

MJC HOMES, INC.

Proposal for Acquisition and Redevelopment
Former Rochester Community Schools Administration Building
501 W. University Drive, Rochester, Michigan

Purchase Price	\$2,500,000
Proposed Use	Approximately 21 single-family residential homesites
Development Approach	High-quality detached homes designed to complement the surrounding Rochester neighborhood

Development Vision

MJC Homes appreciates the opportunity to submit this proposal for the acquisition and redevelopment of the former Rochester Community Schools Administration Building property. MJC is a Southeast Michigan-based residential builder and developer with decades of experience developing high-quality residential communities throughout Oakland, Macomb and surrounding counties.

Our preliminary concept contemplates redevelopment of the property as approximately **21 single-family residential homesites**, generally consistent with the property's existing R-1 zoning. The attached conceptual site plan evaluates a combination of existing street frontage and a new internal residential street. The plan is preliminary and will be refined through engineering, architectural design and consultation with the City of Rochester.

MJC believes detached single-family residential development provides a natural transition between downtown Rochester and the established residential neighborhoods surrounding the property while maintaining a residential scale compatible with the existing neighborhood.

Architectural Character and Historic Context

MJC intends to develop homes specifically designed to complement Rochester's traditional architectural character. Attached are preliminary residential concepts currently being developed by MJC for another historic school redevelopment property in Romeo, Michigan. They are provided as **representative examples of the architectural direction and character** MJC would explore for the Rochester property, rather than final proposed plans for this site.

The concepts emphasize traditional architecture, front porches, varied elevations and pedestrian-oriented streetscapes. MJC would work with its architects to develop a distinct architectural program appropriate for Rochester and this particular property.

MJC also recognizes the historical significance of the former school property. During due diligence and design, MJC intends to evaluate opportunities to **preserve, salvage, restore or incorporate historically significant architectural elements and materials** from the existing buildings into the redevelopment where reasonably feasible. This may include masonry, stone, architectural features, historic markers or other elements capable of preserving a meaningful connection to the property's educational history.

Community Benefit

MJC's objective is to create a high-quality residential community that becomes a long-term extension of the surrounding Rochester neighborhood. The redevelopment would replace a substantially vacant and functionally

obsolete institutional property with new residential investment; maintain a neighborhood-compatible residential scale; introduce new homes within walking distance of downtown Rochester; expand the City's residential tax base; and provide an opportunity to recognize and preserve elements of the property's history.

Development Feasibility and Process

MJC has extensive experience with acquisition, entitlement, engineering, infrastructure construction, home construction and final community completion, and has the organizational and financial capacity to complete the proposed redevelopment.

Following selection, MJC would proceed with detailed due diligence, engineering and architectural development, including evaluation of demolition and environmental conditions, grading and stormwater management, utilities, site access, final lot configuration and applicable governmental approvals.

Because of the age, size and historical nature of the existing improvements, MJC also intends to work with the City of Rochester, Oakland County and other applicable agencies to evaluate **Brownfield Tax Increment Financing and other available redevelopment incentives** for eligible demolition, environmental remediation, site preparation, infrastructure and historic preservation/restoration expenses.

Proposal Conditions

MJC's \$2,500,000 purchase price is subject to the definitive purchase agreement, satisfactory completion of due diligence and confirmation that the property is suitable for MJC's intended residential redevelopment. MJC's obligation to close would also be conditioned upon (i) governmental approvals reasonably satisfactory to MJC permitting redevelopment for not fewer than **20 single-family residential homesites**, and (ii) approval of a Brownfield Plan and/or other governmental redevelopment incentive program, on terms reasonably satisfactory to MJC, providing reimbursement or other economic benefit for eligible demolition, environmental remediation, site preparation, infrastructure, historic preservation/restoration and related redevelopment expenses.

MJC proposes an initial 90-day due diligence period, followed, if necessary, by an approval period of up to nine months to obtain the governmental and Brownfield approvals described above, with MJC retaining the right to waive the approval period and close earlier.

Commitment

MJC would approach this property as a signature infill development. We recognize that its redevelopment warrants particular attention to architecture, streetscape, neighborhood compatibility and historical context. We welcome the opportunity to further develop and present our concept to Rochester Community Schools and the community as part of the RFP evaluation process.

Attachments

Exhibit A - Preliminary 21-Lot Site Concept

Exhibit B - Representative MJC Residential Architectural Concepts

FINANCIAL CAPACITY AND BANKING REFERENCES

MJC Homes, Inc. is an established Southeast Michigan residential builder and developer with the financial capacity and banking relationships necessary to complete the proposed \$2,500,000 acquisition and contemplated redevelopment of the Property.

MJC maintains longstanding relationships with institutional lenders that provide acquisition, development and construction financing for its residential development activities. Rochester Community Schools may contact the following banking references to verify MJC's financial capacity:

Marty Peltier

Senior Vice President, Chief Growth Officer
Lake Michigan Credit Union
248.505.4622
Marty.Peltier@lmcu.org

R. Bird Anderson, Jr.

Managing Director - Head of Homebuilder Banking
Wells Fargo
Corporate & Investment Banking / Commercial Real Estate Group
550 S. Tryon St., Floor 20
Charlotte, NC 28202-4200
704.258.9607

Additional financial information or documentation regarding MJC's financial capacity can be provided upon request.

Appendix A: PROPOSAL FORM

**TO PURCHASE APPROXIMATELY 4.34 ACRES OF DEVELOPED PROPERTY
KNOWN AS THE ROCHESTER COMMUNITY SCHOOLS ADMINISTRATION BUILDING
501 W. UNIVERSITY DRIVE, ROCHESTER, MICHIGAN**

PURCHASER'S INFORMATION:

1. Name of Purchaser: MJC Homes, Inc
2. If an entity, list type of entity and state of formation: Michigan corporation
3. Person completing information: Michele J. Chirco
4. Address of Purchaser: 46600 Romeo Plank Road, Suite 5
5. City: Macomb State: MI Zip: 48044
6. Telephone Number: 586.263.1203
7. Facsimile Number: _____
8. Email Address: chircom@mjccompanies.com

ENCOURAGED INFORMATION:

Bidders are encouraged to address the following items in their proposals:

- Financial Strength and Offer Price
- Community Benefit and Intended Use
- Business Plan Quality and Feasibility
- Development and Site Plan

See attached proposal narrative, site concept and architectural concepts.

**PROPOSAL TO PURCHASE APPROXIMATELY 4.34 ACRES OF DEVELOPED PROPERTY KNOWN AS THE
ROCHESTER COMMUNITY SCHOOLS ADMINISTRATION BUILDING
501 W. UNIVERSITY DRIVE, ROCHESTER, MICHIGAN**

TERMS OF OFFER:

1. Purchase Price: \$2,500,000

2. Additional Conditions: Purchaser submits this Proposal with the understanding that if Rochester Community Schools (RCS) accepts this Proposal that Purchaser will execute the Purchase Agreement attached as Appendix B with all of the terms and conditions as contained therein, except as specifically modified and/or amended as follows:

See attached Additional Conditions Rider, incorporated herein by reference.

(Attach Additional Sheets or markup copy of Appendix B with changes, if desired)

The undersigned represents and warrants to RCS that he/she/it has been duly authorized to execute this Proposal on behalf of Purchaser and that if this Proposal is accepted by RCS that the same shall be binding upon and fully enforceable against Purchaser.

Print Name of Purchaser: MJC Homes, Inc.

Print Name and Title of
Authorized Agent: Michele J. Chirco, President

Signature of Authorized Agent: 

Date: 8/31/26

ADDITIONAL CONDITIONS RIDER

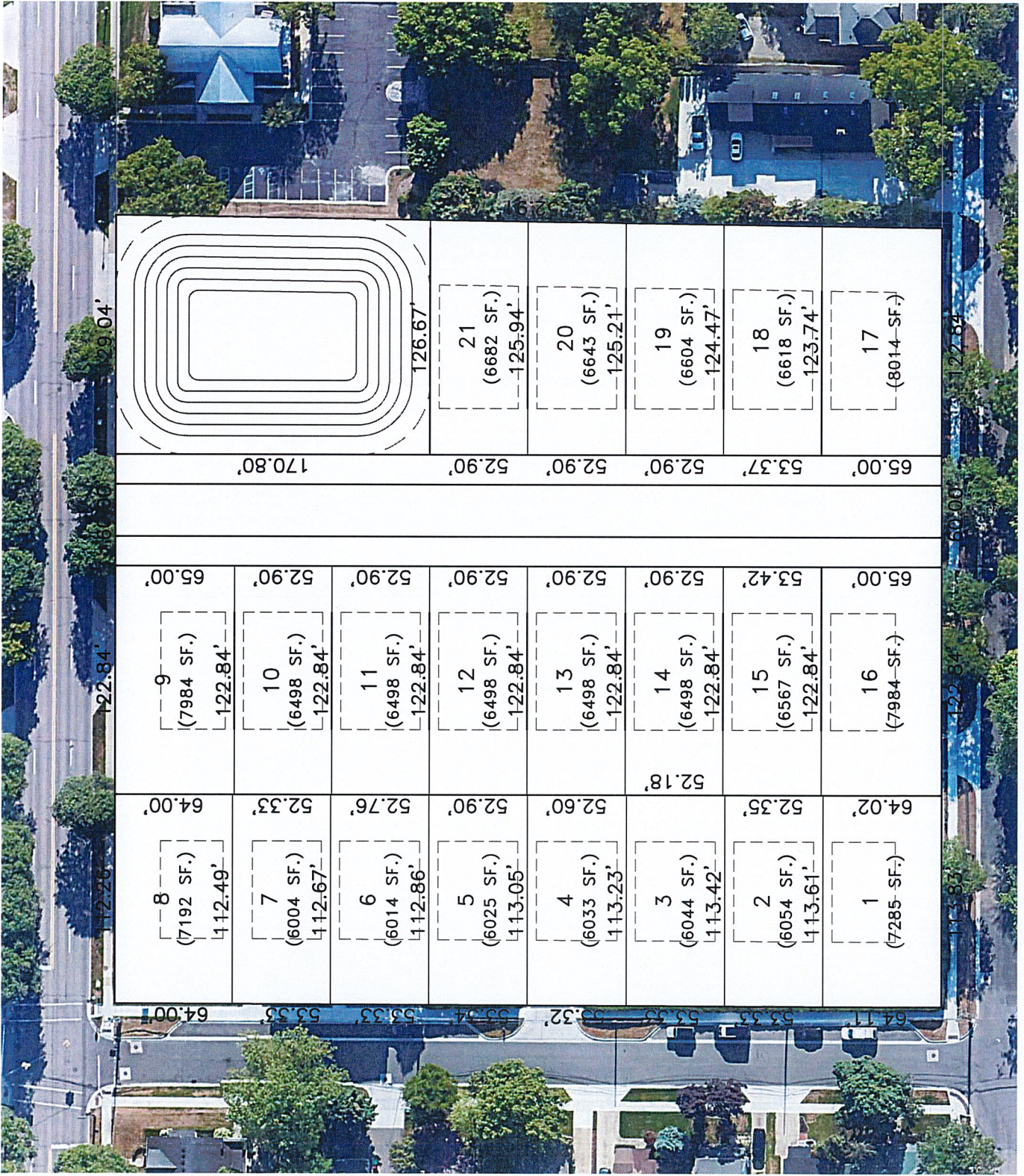
**Rochester Community Schools Administration Building
501 W. University Drive, Rochester, Michigan**

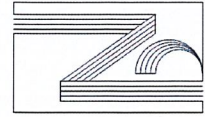
This Rider supplements Item 2, "Additional Conditions," of Purchaser's Proposal Form.

Purchaser's obligation to close is conditioned upon satisfactory completion of due diligence and governmental approvals reasonably satisfactory to Purchaser permitting redevelopment of the Property for not fewer than **twenty (20) single-family residential homesites**.

Purchaser's obligation to close is further conditioned upon approval of a Brownfield Plan and/or other governmental redevelopment incentive program, on terms reasonably satisfactory to Purchaser, providing reimbursement or other economic benefit for eligible demolition, environmental remediation, site preparation, infrastructure, historic preservation/restoration and related redevelopment expenses.

Appendix B shall be modified to provide the ninety (90) day Due Diligence Period stated therein, followed, if necessary, by an approval period of up to nine (9) months for Purchaser to obtain the foregoing governmental and Brownfield approvals. Purchaser may waive all or any portion of the approval period and proceed to Closing earlier.





BRIAN NEEPER
ARCHITECTURE P.C.
BRIANNEEPER.COM
248.259.1784

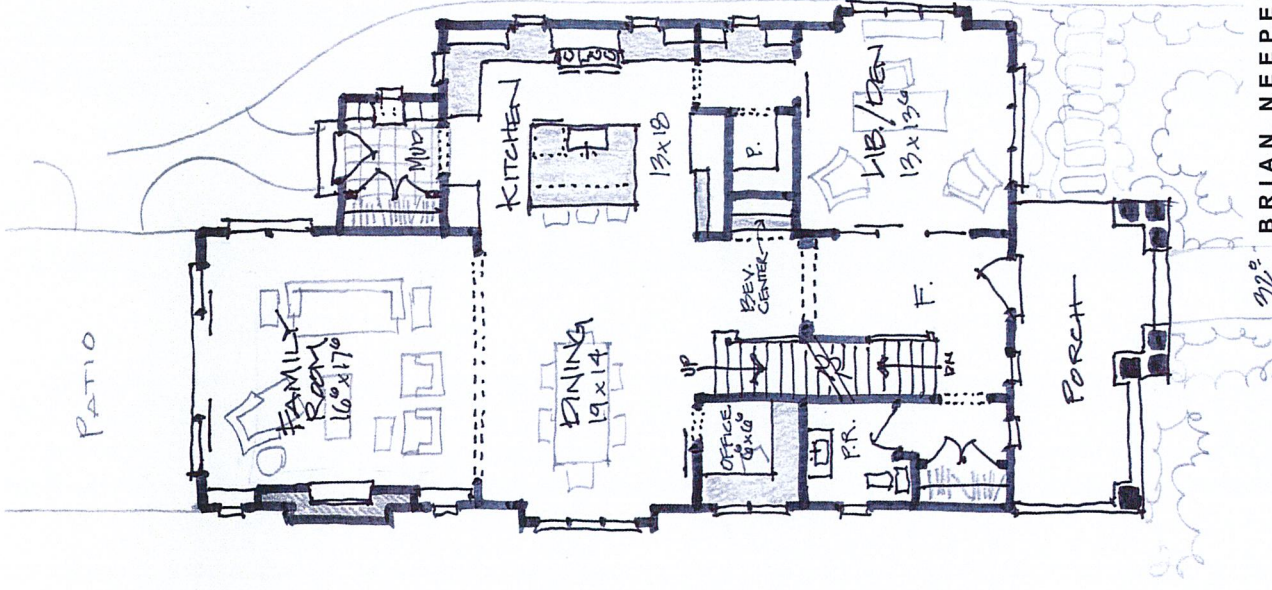
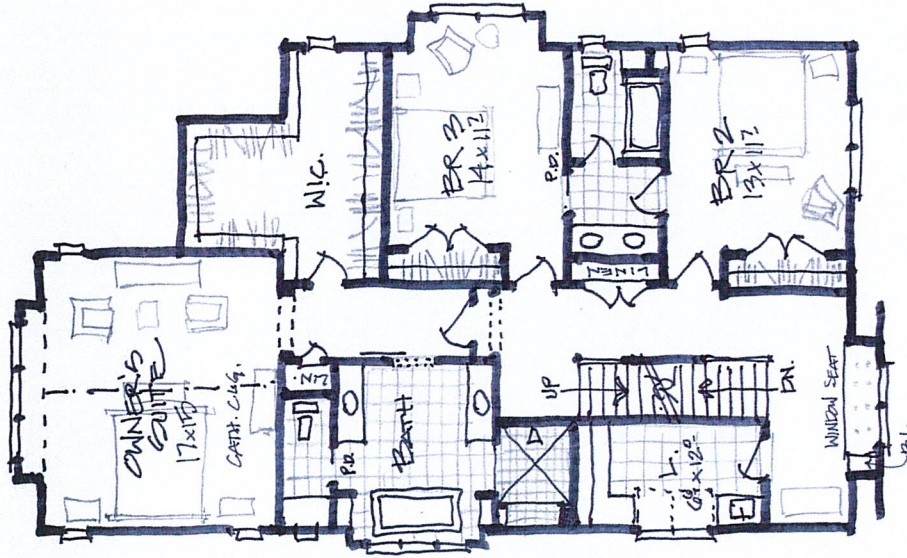
Romeo, Michigan

Prototype Concept A

CONCEPT PLANS

MJC Development

Optional Attic Space





SITE + ELEVATION CONCEPT

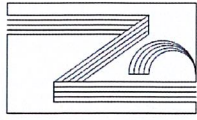
MJC Development

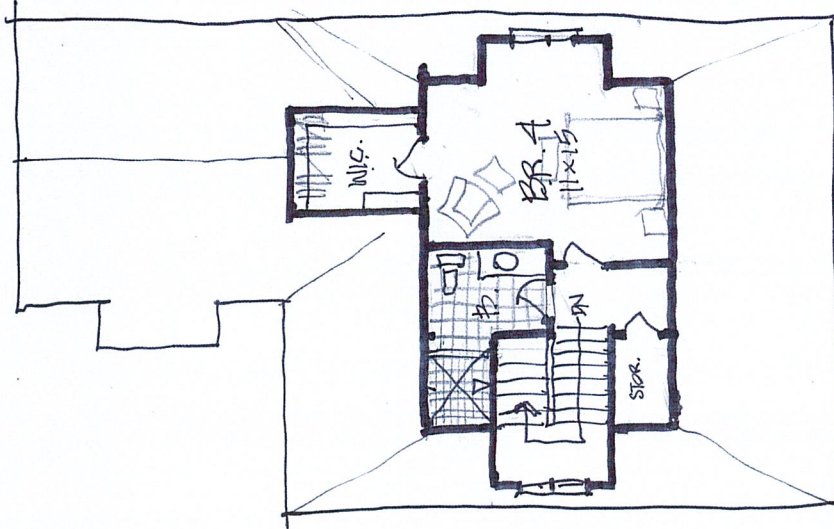
Prototype Concept A

Romeo, Michigan

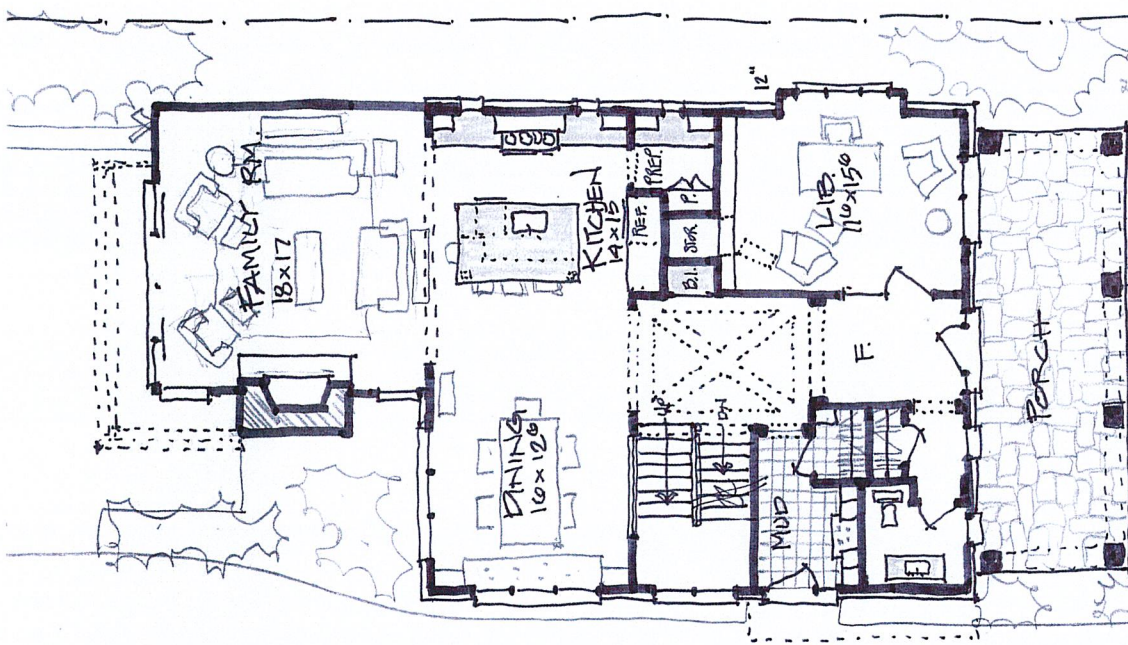
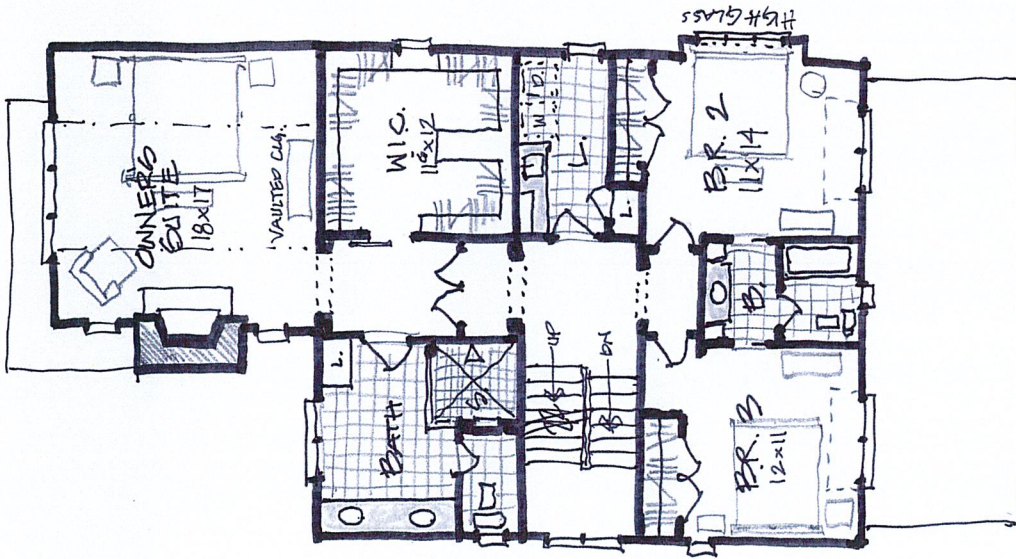
BRIAN NEEPER
ARCHITECTURE P.C.

BRIANNEEPER.COM
248. 259. 1784





Optional Attic Space

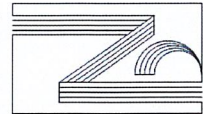


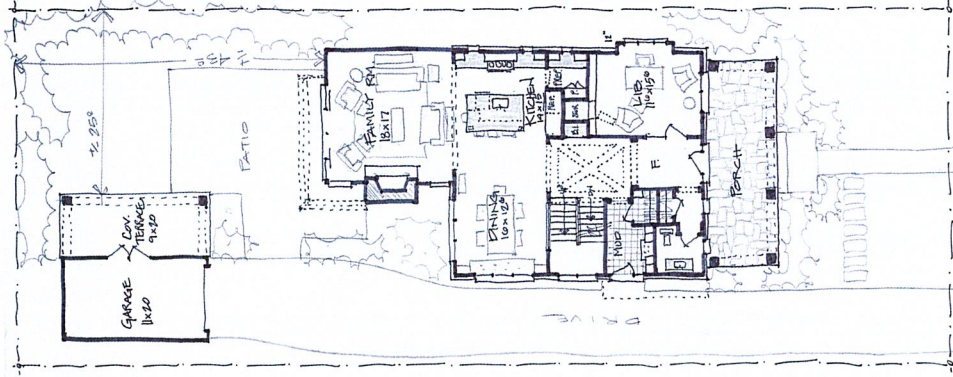
CONCEPT PLANS **MJC Development**

Prototype Concept B

Romeo, Michigan

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 248. 259. 1784



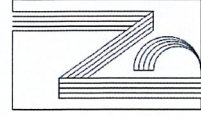


SITE + ELEVATION CONCEPT **MJC Development**

Prototype Concept B

Romeo, Michigan

BRIAN NEEPER
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 BRIANNEEPER.COM
 248. 259. 1784





ROCHESTER COMMUNITY SCHOOLS
VENDOR INFORMATION

»»»»»»»»»»This document MUST accompany a completed IRS W-9 form to ensure proper payment.««««««««««««

Vendor Legal Name:

Doing Business As:

TIN/EIN: or SSN:

Vendor Email to Send Purchase Orders:

Vendor Email to Send Payment Inquiries:

Vendor Phone: Vendor Fax:

Will vendor provide a service which comes in direct contact with students? (YES or NO)

If yes, what type of service will be provided involving students?

Are you currently, or have you ever been, employed by a public school district in MI? (YES or NO)

PURCHASE ORDER INFORMATION

Address 1:

Address 2:

City: State: Zip:

Contact Name:

Contact Email:

Contact Phone:

PAYMENT INFORMATION (Remit To)

Payment Method (choose one): ☐ Check mailed via USPS ☐ ACH (AR email address and bank letter are required. Please include/attach.)

Info Below Same as PO Info Above: ☐

Address 1:

Address 2:

City: State: Zip:

Contact Name:

Contact Email:

Contact Phone:

AUTHORIZATION

By completing this form, Vendor acknowledges all of the following:

- »Orders over \$500 will only be filled AFTER receipt of a valid RCS purchase order. Orders over \$500 filled without a valid RCS purchase order are NOT the liability of the District.
- »All invoicing must be directed to RCS Accounts Payable, 52585 Dequindre Road, Rochester, MI 48307 or ap@rochester.k12.mi.us.
- »Any changes to the above information must be provided IN WRITING to the RCS Purchasing Department at purchasing@rochester.k12.mi.us.

Signed:

Date:

Printed Name:

Title:

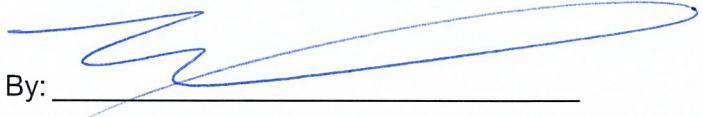
FAMILIAL DISCLOSURE AFFIDAVIT OF BIDDER

The undersigned, the owner or authorized officer of MC Homes Inc. (the "Bidder"), pursuant to the familial disclosure requirement provided in the Rochester Community Schools' (the "School District") advertisement for construction bids, hereby represent and warrant, except as provided below, that no familial relationships exist between the owner(s) or any employee of RCS and any member of the Board of Education of the School District or the Superintendent of the School District.

List any Familial Relationships:

BIDDER:

MC Homes Inc.

By: 

Its: President

STATE OF MICHIGAN)
COUNTY OF Macomb)

This instrument was acknowledged before me on the 31 day of August, 2020, by Michael Chirce.

SCOT J MOCERI
Notary Public, State of Michigan
County of Macomb
My Commission Expires 01-17-2032
Acting in the County of MACOMB


_____, Notary Public

MACOMB County, Michigan

My Commission Expires: 1/17/32

Acting in the County of: MACOMB

CERTIFICATION OF COMPLIANCE – IRAN ECONOMIC SANCTIONS ACT
Michigan Public Act No. 517 of 2012

The undersigned, the owner, or authorized officer of the below-named company (the "Company"), pursuant to the compliance certification requirement provided in the Rochester Community Schools' Request For Proposal (the "RFP"), hereby certifies, represents, and warrants that the Company (which includes its officers, directors and employees) is not an "Iran Linked Business" within the meaning of the Iran Economic Sanctions Act, Michigan Public Act No. 517 of 2012 (the "Act"), and that in the event the Company is awarded a contract by Rochester Community Schools as a result of the aforementioned RFP, the Company is not and will not become an "Iran Linked Business" at any time during the course of performing any services under the contract.

The Company further acknowledges that any person who is found to have submitted a false certification is responsible for a civil penalty of not more than \$250,000.00 or two (2) times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the Rochester Community Schools' investigation, and reasonable attorney fees, in addition to the fine. Moreover, any person who submitted a false certification shall be ineligible to bid on a request for proposal for three (3) years from the date the it is determined that the person has submitted the false certification.

MJC Homes Inc.

Name of Company

Michael Chirco, President

Name and Title of Authorized Representative

[Signature]

Signature

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

MJC Homes, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

- ☐ Individual sole proprietor or single-member LLC
- ☒ C Corporation
- ☐ S Corporation
- ☐ Partnership
- ☐ Trust/estate
- ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►
- Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.
- ☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

46600 Romeo Plank Road, Suite 5

Requester's name and address (optional)

6 City, state, and ZIP code

Macomb MI 48044

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

38-1958116

or
Employer identification number

38-1958116

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

8/31/26

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.