

City of Michigan City
Request for Proposals
5TH & PINE STREET PROPERTIES

ADDENDUM #2

JUNE 24, 2024

RE: TIME EXTENSION, FUNDING, PHASING



In response to additional requests for time, The City of Michigan City is issuing **Addendum #2** to the 5th & Pine Streets Properties RFP. Please note the following:

1. **Due Date:** the City is extending the Due Date for the Part One RFP to **Wednesday, July 17, 2024 at 2pm CDT**, based on recent requests for additional time to facilitate the advancement of proposals. This extended date takes into consideration next week's holiday.
2. **Additional Questions:** To further facilitate, the City will accept any follow-up questions or inquiries through **Wednesday, July 10, 2024 at 2pm CDT**.
3. **Build America: RRIF Financing Tool:** The 5th & Pine site is located within a ½ mile of the new South Shore 11th Street Station, making it highly favorable with the Build America Bureau for its RRIF (Railroad Rehabilitation and Improvement Financing) Program. Michigan City is a leader in transit-oriented development Public Private Partnerships with the development of the Franklin at 11th Street Station project. The new station is one of the transit improvements within the recent \$649 million Double Track project. The RIFF Program offers low interest rate financing and flexible amortization for TOD projects. More information can be found here: [RRIF Program | Build America](#)
4. **Project Phasing:** Michigan City is sensitive to the current development market and recognizes that the development of 5th & Pine, a large, multi-block opportunity, will be financed and constructed in phases and over time as part of the Proposer's comprehensive and cohesive development vision for the entire site.

The City Team welcomes any further questions and clarifications. Please note Addendum #1 is incorporated herein. Remember to submit the **Exhibit A Acknowledge of Addendum** form in your Part One Submittal confirming receipt and review of the two Addenda.

City of Michigan City
Request for Proposals
5TH & PINE STREET PROPERTIES

ADDENDUM #1

JUNE 3, 2024

RE: TIME EXTENSION, GROCERY STORE
CLARIFICATIONS & PHASING



In response to questions, feedback, and requested clarifications, The City of Michigan City is issuing **Addendum #1** to the 5th & Pine Streets Properties RFP. Please note the following:

1. **Due Date:** With the timing of Addendum #1, the City is extending the Due Date for the Part

NOTE UPDATED DUE DATE PER ADDENDUM #2
One RFP to Thursday, June 27, 2024 at 2pm CDT to enable time for review, adjustment, and advancement as needed.

2. **Additional Questions:** To further facilitate, the City will accept any follow-up questions or

NOTE UPDATED DATE PER ADDENDUM #2
inquiries through Friday, June 14, 2024 at 2pm CDT.

3. **Grocery Store:** Given the importance of the grocery store use to the City and the growing downtown residential community, the City is open to creative solutions to facilitate this key element within the development project. The City acknowledges at this early stage, prior to developer site control, that grocery tenants may not be in a position to commit or may have a longer or later phase timeframe to enter the market. To mitigate some of this potential risk to Proposers, the City will entertain creative options through enhanced City participation. Examples may include City contribution to build and/or own the space (up to 40,000 SF), assisting with Grocery tenant leasing, or a partial write-down of the grocery store site within the project. The City's goal is to ensure that the project, at full build out, has some form of grocery tenant use to serve the downtown. The City still values Proposals and Proposers that can evidence Grocery tenant experience, relationships and timely implementation commitments.

While the leasing details of the grocery use component are not a requirement for the Part One submittal, the City is offering this clarification now should this requirement be deemed a hindrance to responding with the Part One submittal.

4. **Project Phasing:** As referenced in the RFP (Section 1.2, 2.6, 3.2), the City will entertain a variety of phasing options with respect to the purchase / take down and implementation of the project. Encompassing three city blocks and eight acres, the City recognizes the potential complexity of the timing, sequencing, financing, implementation, leasing and absorption of the program and density envisioned by the City and ideally the Proposer. To that end, the City has received various investor/tenant inquiries for this prime downtown site and is willing to share that interest with the Shortlisted Developers in Part Two including any potential grocers, businesses, and recent hotel investors interested in possible partnerships.

The City Team welcomes any further questions and clarifications. Remember to submit the **Exhibit A Acknowledge of Addendum** form in your Part One Submittal confirming receipt and review.