



REQUEST FOR PROPOSALS
Disposition of 12895 Rawsonville
Sumpter Township, MI 48111

Event	Date Due	Time Due	Method of Communication
RFP Release	July 20, 2026	5:00 pm	Posted on Website
Questions on RFP	August 18, 2026	5:00 pm	Email croach@waynecountymi.gov
Answers to Questions	August 25, 2026	5:00 pm	Email to individuals asking questions
RFP Response Due	September 1, 2026	5:00 pm	Email croach@waynecountymi.gov

This Request for Proposals (RFP) is issued by the Wayne County Land Bank (WCLB). Please check your submission to make sure you have included all the information which is required in the Request for Proposals section III.

Respondents are responsible for assuring that the submission is emailed to croach@waynecountymi.gov no later than 5:00 pm Tuesday, September 1st, 2026, with the subject line RFP – 12895 Rawsonville. **Late submissions may not be accepted.**

I. Purpose

The Wayne County Land Bank has acquired the property at 12895 Rawsonville Road, Sumpter Township, 48111 (Parcel ID 81119990001724). The purpose of this RFP is to receive proposals for rehabilitation and future use of this property. The Wayne County Land Bank intends for the property to continue to align with Sumpter Townships Rural Small Farm District and master plan in preservation of rural characteristics as well as natural features.

By way of this RFP, the WCLB is requesting Statements of Proposals (“Responses”) to purchase the property and complete a rehabilitation to a point where it will pass all local codes.

II. Submission Requirements

To be considered, each Respondent must submit a complete submission in response to this RFP using the format specified. Respondent’s submission must be submitted in the format outlined below. There should be no attachments, enclosures, or exhibits other than those required in the RFP or considered by the Respondent to be essential to a complete understanding of the submission. Each section of the submission should be clearly identified with appropriate headings:

Scoring:

1. Applicant Information – If a private individual, state full name, mailing address, contact phone number, and email. If an entity, complete the business information questionnaire located in **Exhibit B**.
2. Development Concept and Quality – Provide a detailed description of all plans to return the property to productive use. Your development is subject to approval by the township. A provided statement of support by the township will be considered favorably while scoring.

Provide drawings, maps, site plans, or any other pertinent documentation regarding future plans for this property. The concept must include a minimum of bringing the property into compliance with all local, state, and federal codes. Release of WCLB interest is reliant on a completion of rehabilitation subject to purchase agreement negotiated after selection is completed based on the selected development plan.

3. Financial Offer – The minimum bid for this property is set at the last assessed State Equalized Value (SEV). The SEV set in 2024 is \$130,600. Offers below the minimum purchase price will not be considered. The highest offer provided to the Wayne County Land Bank as part of this RFP will score the maximum number of points and subsequent offers will score fewer points.
4. Financial Capacity and Feasibility – Proof of funds must include both total purchase price as well as all rehabilitation costs. Rehabilitation costs shall be projected by the applicant as part of the schedule and deliverability. Failure to provide proof of available funds will result in your proposal not being considered. Examples of possible acceptable proof of funds would be a bank statement, a personal or business account statement, a hard money letter, a bank letter, or a bank comfort letter. This information must include you or your organization's name.
5. Experience and qualifications – Describe the prior experience of you or your organization which you consider relevant to the successful accomplishment of the project defined in this RFP. Submissions in this section should include descriptions of qualifying experience, descriptions of projects, and starting and completion dates of successful projects. Provide a minimum of three similar projects or relevant work. Include property address, parcel ID, before and after photos, and description of the work completed. The WCLB may evaluate the Respondent's prior performance with the WCLB, The Charter County of Wayne, or the State of Michigan; and prior performance information may be a factor in the award decision.
6. Community and economic benefits – Describe how this project will align with Sumpter Townships Rural Small Farm District and master plan in preservation of rural characteristics as well as natural features. Describe long term ownership, operations, and maintenance plans. Describe how this will provide economic development value to the township and county.
7. Schedule and Deliverability – Provide a detailed rehabilitation schedule outlining all planned steps, with a total project timeline not exceeding one year from the date of sale.
8. Violations and Foreclosures – Briefly list and describe any local, state or federal environmental violations you or organization has received in the past 5 years from Local, State or Federal inspectors. Briefly list and describe any property tax or bank foreclosures. Briefly summarize the nature of the violation or foreclosure, the status of the violation or foreclosure and corrective measures taken to avoid future, similar violations or foreclosures. These can be property/building code violations.

III. Selection Criteria

1. Selection Criteria

Submissions to this RFP will be evaluated based upon a three-step selection process. The submission must address the requirements described in Section III of this RFP. Respondents will move on to the next step if the minimum described below is met.

1) Step I – Initial evaluation for compliance

- a) The WCLB staff will screen the submissions for:
- Timely submission of the documentation.
 - Submissions satisfy the form and content requirements of this RFP.

2) Step II – Criteria for Satisfactory Submissions

- a) During the second step of the selection process, submissions will be considered by an evaluation committee comprised of individuals selected by the WCLB. Only those submissions that satisfy Step I will be considered for evaluation in Step II. The evaluation committee reserves the right to request additional information from any Respondent.
- b) The submission should indicate the ability of the Respondent to meet the requirements of talent and expertise in the fields detailed in this RFP.

Scoring:

Criterion	What we evaluate	Points
Development concept & quality	Detailed description of rehabilitation and aligning with Sumpter Townships goals.	25
Financial offer	Purchase price and total investment into property rehabilitation.	20
Financial capacity & feasibility	Demonstrated funding sources, proof of funds/financing.	20
Experience & qualifications	Qualifying experience and similar projects.	15
Community & economic benefit	Align with sumpter township's goals, long term ownership, operations, and maintenance, and economic development value.	10
Schedule & deliverability	Maximum one year timeline. Provide a detailed schedule for rehabilitation.	5
Violations & Foreclosures	Any violation will result in deduction of possible points if not resolved	5
Total		100

- c) Only those submissions receiving a score of 70 points or more in the technical proposal evaluation will be considered for Step III.

3) Step III – Selection for Specific Projects

- a) Based on what is in the best interest of the WCLB, the WCLB will request an interview from Respondents who score 70 points or more in Step II. The WCLB will consider

value, quality, experience, and the ability to meet the objectives of a specific project in awarding contracts.

- b) The award recommendation will be made to the responsive and responsible qualified Respondent who offers the best value to the WCLB. Best value will be determined by the Respondent meeting the requirements and offering the best proposal that meets the objectives of the specific project.
- 2. The WCLB is not liable for any costs incurred by any Respondent prior to the signing of a Contract by all parties.
 - 3. The WCLB may refuse to qualify a Respondent who has failed to pay any applicable taxes or if the Respondent has an outstanding debt to the State of Michigan or The Charter County of Wayne.
 - 4. If the WCLB determines that a Respondent purposefully or willfully submitted false information in response to this RFP, the Respondent will not be considered for an award or the property will be returned to ownership of the WCLB.
 - 5. Notwithstanding any other statement in this RFP, the WCLB reserves the right to:
 - a. reject any and all submissions.
 - b. waive any errors or irregularities in the bidding process or in any submission;
 - c. rebid the project.
 - d. negotiate with any Respondent for a reduced price, or for an increased price to include any alternates that the Respondent may propose.
 - e. revise or reduce the scope of the project and rebid or negotiate with any Respondent regarding the revised project.
 - f. defer or abandon the project.
 - g. amend or revise the RFP; and/or
 - h. request clarification of information submitted and to request additional information of one or more Respondents.

IV. Process & Terms

Respondents will be notified of the WCLB's determination no later than Friday, September 18th, 2026.

EXHIBIT A
DESCRIPTION OF PROPERTY

30K2A4B PT OF SW 1/4 SEC 30 T4S R8E DESC AS BEG N 00D 31M 45S W 441.61 FT FROM SW
COR SEC 30 - - TH N 00D 31M 45S W 200.00 FT - TH N 89D 28M 15S E 60.00 FT - TH N 00D 31M
45S W 275.21 FT - TH S 89D 29M 39S E 900.13 FT - TH S 00D 31M 45S E 458.95 FT - TH S 89D
28M 15S W 959.98 FT TO POB 9.93 AC - - K - 9.78

Parcel ID 81119990001724

Commonly known as 12895 Rawsonville Road, Sumpter Township, 48111

EXHIBIT B
BUSINESS INFORMATION QUESTIONNAIRE

BUSINESS INFORMATION QUESTIONNAIRE

Name of Company _____

Principal Office Address _____

Telephone Number _____

Form of Ownership

Corporation _____ LLC _____ Joint Venture _____

State of Incorporation/Registration _____ Date of Incorporation/Registration _____

Partnership _____ If Partnership, select one: Limited _____ General _____

Individual _____

List of Partners, Principals, Corporate Officers or Owners

Name/Title

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Has your company operated under any different name in the past five years? Yes / No

If yes, please identify the name(s) under which your company has operated:

I hereby certify that the foregoing business information is true and correct to the best of my knowledge and belief.

By _____

Signature

Name

Title

By _____

Signature

Name

Title