

CITY OF LIVONIA HOUSING COMMISSION

SALE OF CDBG LOT

SEPTEMBER, 2025

1. Introduction

The City of Livonia Housing Commission is requesting bid proposals from developers and interested citizens that wish to purchase vacancy property (lots) in the City of Livonia.

2. Submittal Deadline

Bids must be received no later than 2:00PM on Monday, October 20th, 2025 to:

Livonia Housing Commission, Community Development
ATTN: Ava Gomez
Community Development Division Director
33780 Lyndon
Livonia, Mi 48154

3. Instructions

- a) Submit one (1) original proposal, marked as such, and three (3) copies of the entire original proposal. All proposals must be typewritten or printed in ink.
- b) All documents must be submitted in a sealed envelope, labeled “Bid for City of Livonia Lots”.
- c) Complete the proposal in the name of the principal, if co-partnership, list names of all parties and complete address.

4. Proposal Summary

The City of Livonia Housing Commission purchased Wayne County property tax foreclosed properties through the Community Development Block Grant (CDBG) program. As part of the redevelopment the City razed the existing structures and prepared the lot for development. The current vacant lot offered for sale is as follows:

- a) 19731 Middlebelt Road, Livonia, Mi. 48150. The Middlebelt Road lot is 123’ x 204.27’ with a C-1 Local Business zoning designation. The site has 123’ feet along Middlebelt Road and 204.27” feet of depth. The parcel is rectangular in shape and contains 25,125 square feet or 0.577 acres. The topography is level. Public utilities include natural gas, electricity, telephone service and city water/sewer. The lot is in the Clarenceville School district. The vacant lot has been appraised, and the established value is **\$195,000.00 as a C-1 zoning classification. Prospective bidders may submit a bid for a lesser amount**

based on your redevelopment plans. The lot is to be sold via a quit claim deed and the purchaser is to be responsible for adhering to City of Livonia zoning, permits, building codes and city ordinances. See attached site maps.

5. Capacity and Proposal Amount

Purchase proposals should include the following information:

- Organization Name
- Contact Information
- Bid Amount: \$ _____
(Proposed Bid Amount for Redevelopment)
- Plans for Redevelopment
- Development Experience
- Use this space to provide any additional information that you feel will be important to demonstrate your capacity to develop the parcel

6. Evaluation Criteria

Each proposal/bid will be evaluated by the City of Livonia Community Development Division as to price, qualifications, and eligibility. The evaluation by Housing Commission staff will result in a recommendation for approval to the Livonia Housing Commission Board of Commissioners and thereafter to the Livonia City Council for approval.

7. Terms and Conditions

- I. The City of Livonia does not discriminate based on race, color, origin, sex, religion, age, familial status or disability in employment or in provision of services.
- II. The City of Livonia reverses the right to reject any or all proposals. This request for proposal does not commit the City of Livonia to award a contract or to pay for any cost incurred by purchasers. It is the City of Livonia's intent to award the contract to the most responsive and responsible proposer.
- III. The City of Livonia will negotiate contract terms upon selection.
- IV. All proposers shall disclose any financial, business, or other relationship with the City of Livonia official, City of Livonia employee that would create a conflict of interest when this contract is awarded.

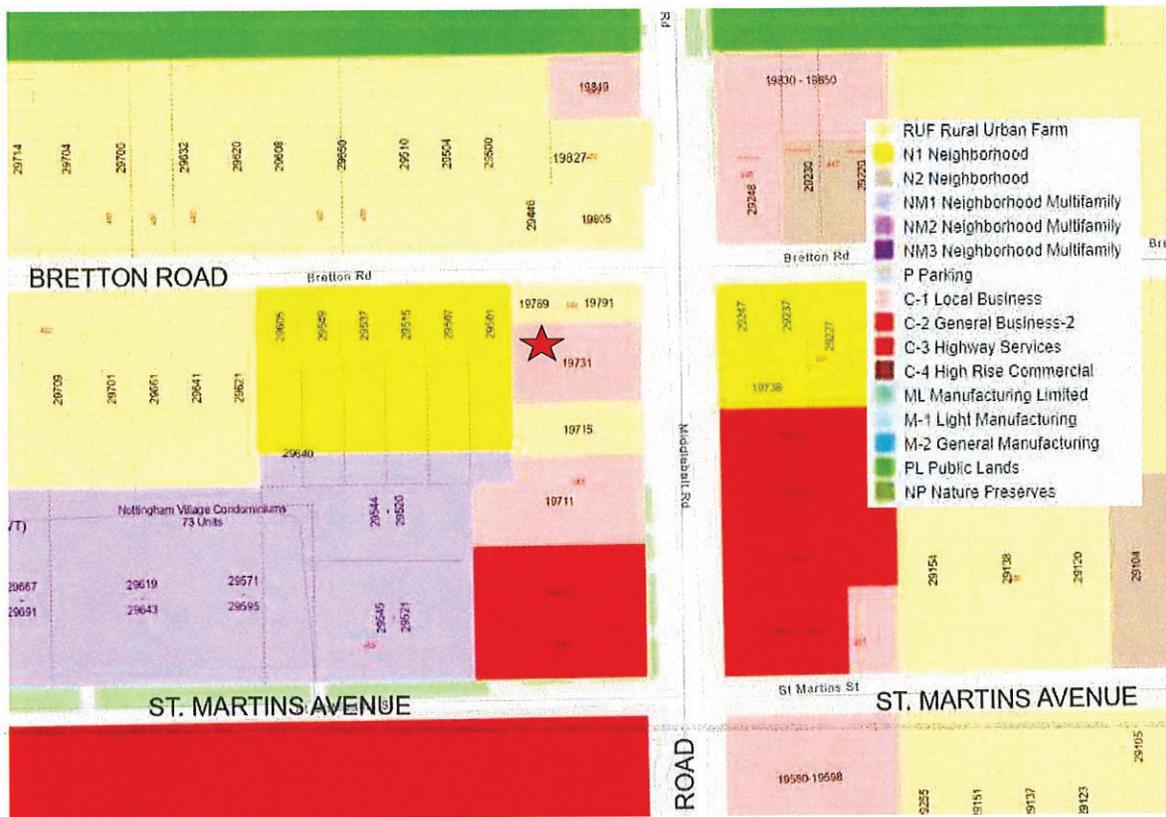
City of Livonia Housing Commission
Madison Bjertness, Executive Director

MBjertness@Livonia.Gov

(734) 421-6450 ext. 1

September 17, 2025

ZONING: As shown below, the subject lies within a C-1 Local Business zoning district:



This district is designed to accommodate a variety of uses such as retail, general/medical offices, financial institutions (banks/credit unions), catering businesses, lodges, and libraries.

Within the city, C-1 zoning district provides for a minimum lot area of 4,000 square feet, with setbacks as follows: front 15 feet, side 8 feet/16 feet total of two, rear 8 feet and a maximum height of 35 feet (2-story). In this valuation, the subject parcel is assumed to accommodate a small scale commercial development with a proposed Floor-area Ratio (FAR) within a wide range from roughly 0.25 to 0.40. This would produce a future building area within a wide range from $\pm 6,000$ to $\pm 10,000$ square feet.

ASSESSED VALUE & PROPERTY TAX ANALYSIS: As noted, the site is owned by City of Livonia and is not subject to ad valorem taxation. Therefore, there are no valuation records or property taxes applicable for this property.

Legal Description - continued:

