

**Request For Proposals
Public Use of Cooks Run
IRON COUNTY**

Issued By: Board of County Commissioners of the County of Iron

Effective: March 10, 2026

Project Representation: Lynette Lorenz
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Proposal Deadline
Extended: Aug. 31, 2026

Proposal Opening
Extended: Sept. 1, 2026
8:00 a.m.

Acceptance of Proposal:
(tentative) Sep. 8, 2026

SECTION I
Information:

The County of Iron owns certain real estate located in the Township of Stambaugh, County of Iron and State of Michigan, located in Section 2, Township 43 North, Range 37 West, described as:

Surface rights only in the following: East 8 acres of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ subject to easement for electric distribution line. NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ subject to easement for electric distribution line. W $\frac{1}{2}$ of NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ subject to easement for electric distribution line. West 2 acres of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ subject to easement for electric distribution line. NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. E $\frac{1}{2}$ of NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. N $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$. N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$. S $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of the NE $\frac{1}{4}$. NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of the NE $\frac{1}{4}$. NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of the NE $\frac{1}{4}$. NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of the NE $\frac{1}{4}$. East 6 acres of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ subject to easement for electric distribution line. West 2 acres of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$. West 4 acres of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ subject to easement for electric distribution line. Containing 121.56 acres. (hereinafter "**Cooks Run**")

which has a historical log cabin located upon the 121.56 acre parcel and which real estate is currently in the County Forestry Program and will continue to remain in such program.



Cooks Run has a deed restriction that requires the real estate to be "used solely for Public Purposes".

SECTION II Deliverables

The "Public Use of Cooks Run" deliverables are requested to include the following:

1. A non-profit or governmental unit to operate a non-discriminatory public use program(s) of activities on a year round basis;
2. Conceptual and organization detail plan to provide non-discriminatory public use programs(s) on a year round basis;
3. A detailed method of financing, without support from the County of Iron, for the non-discriminatory public use program(s) on a year round basis;
4. A detailed tentative budget for first year of operations on a non-discriminatory public use program(s) on a year round basis;
5. A statement and methodology for assessing usage fees to be charged, if any, for the non-discriminatory public use of program(s) on a year round basis;
6. A detailed method of financing, without the support from the County of Iron, for the maintenance and improvement of **Cooks Run**;
7. A detailed method of staffing the program(s) and the hours of operation of the program(s);
8. A central telephone number and/or internet address for information on and/or enrollment in any programs to be offered;
9. A listing of any local, regional or national organizations that will be involved with or providing technical and/or operational support of the program(s) with specific details of all operational support to be provided.

SECTION III Proposal Outline

Your organization is invited to submit a written proposal describing the benefits that the County of Iron will derive by selecting your



organization for the providing of "Public Use of Cooks Run". Please submit the proposal as follows:

1. Transmittal Document;
2. Executive Summary;
3. Your proposal for meeting County needs and stated deliverables; and
4. A statement signed by an authorized official of your organization.

SECTION IV
Organization Background

1. Provide general information about your organization related to size, history, number of staff and growth over the last five (5) years;
2. Describe the compliance of your organization to provide the stated deliverables and plans to meet or exceed the standards set forth herein;
3. Provide a summary of any pending lawsuits against your organization and what judgments have been entered against your organization or its employees in the past five (5) years;
4. Identify the leadership team that would be assigned to "Public Use of Cooks Run" and their relevant professional experience;
5. Provide a detailed description of how your organization intends to financially capitalize the operation necessary to provide the service required in this request for proposal;
6. Provide a "Public Use of Cooks Run" Service Contract which would be proposed by your organization if the County should desire to proceed;

SECTION V
Proposal Format And Timetable

Please submit seven (7) copies of your proposal and any additional documents you wish to provide. Your proposal and additional documents should be delivered to the project representative in a sealed envelope



clearly marked on the outside, "Public Use of Cooks Run Service Proposal" on, or before June 3, 2026 at 2:00 p.m.

Each proposal shall be considered binding and in effect for a period of ninety (90) days and shall affirmatively state all program(s) shall operate in compliance with the deed restriction for **Cooks Run**.

The County reserves the right to reject proposals or parts thereof, the right to waive any irregularities, inconsistencies and bidding provisions or take whatever action that is in the County's best interest as determined by the Board of County Commissioners of the County of Iron.

Thank you in advance for your organization's consideration of this request for proposal. Should you have questions, or need additional background information, please do not hesitate to contact the project representative.