

**Board of Directors**

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*State of Michigan*  
**State Land Bank Authority**

**Emily Doerr**  
Executive Director

**Notice of Intent to Solicit Development Proposals  
&  
Request for Qualifications**

The State Land Bank Authority (SLBA) hereby announces its intention, on behalf of itself and select local governmental units, to solicit development proposals for the following land parcels:

1. City of Grand Ledge, Eaton County  
*(in cooperation with the City of Grand Ledge)*  
Parcel 23-400-078-001-791-01 / 105 East Saginaw Highway
2. City of Hartford, Van Buren County  
*(in cooperation with Van Buren County Land Bank Authority)*  
Multiple Parcels  
80-52-402-001-00 and 80-52-402-003-00 / 1 & 5 West Main Street
3. City of Sault Ste. Marie, Chippewa County  
*(in cooperation with City of Sault Ste. Marie)*  
Multiple Parcels  
051-292-019-00 / Court Street  
051-072-005-00 (lots 5,6,7,8) / East 8<sup>th</sup> Avenue  
Portions of 051-010-501-00, 051-011-001-00, & 051-012-001-00 / East Portage Avenue  
051-045-001-00 and 051-045-002-00 / Riverside Drive  
051-001-006-00 / West Pier Point
4. City of Muskegon Heights, Muskegon County  
*(in cooperation with City of Muskegon Heights)*  
Multiple Parcels  
61-26-770-011-0001-00 / 3001 Jefferson Avenue  
61-26-185-067-0010-00 / 2245 Hoyt Street

\*NOTE – Interested developer parties must be a prequalified member of the SLBA's Developer Group. SLBA accepts submittals on an ongoing basis and a party may obtain information on how to submit qualifications [here](#) / [here](#).

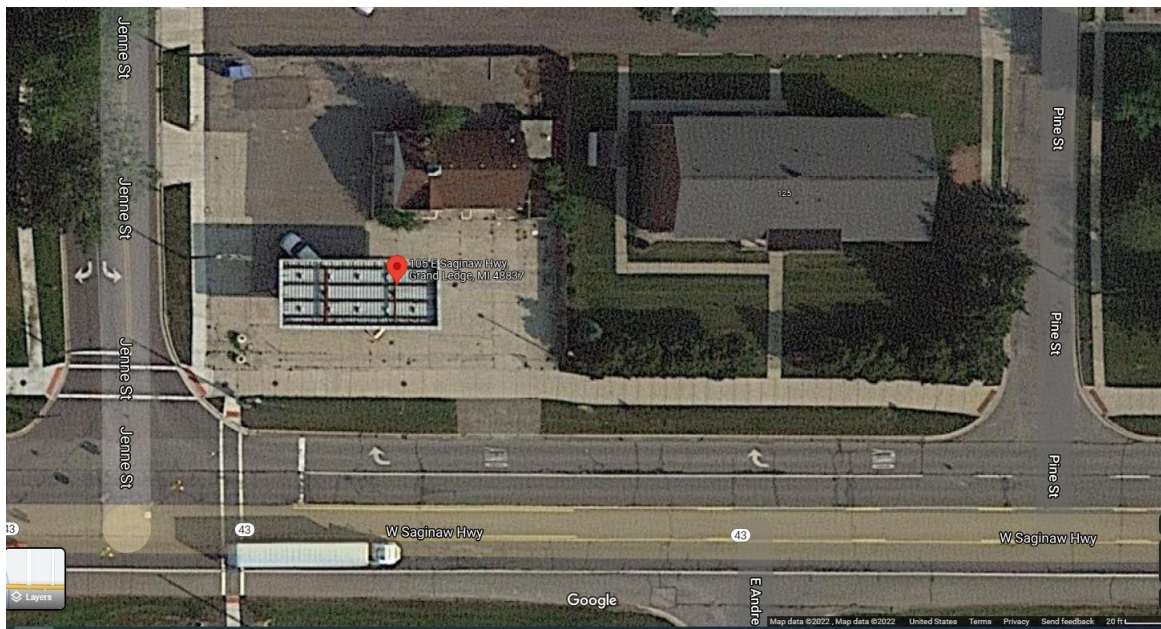
**Key Dates**

Notice Issue Date:	February 14, 2022
Respondents Technical Submissions Due Date:	March 4, 2022
Release of Site Specific Solicitations:	March 2022 (Anticipated)

Preliminary details on parcels anticipated for solicitation follow this notice cover.

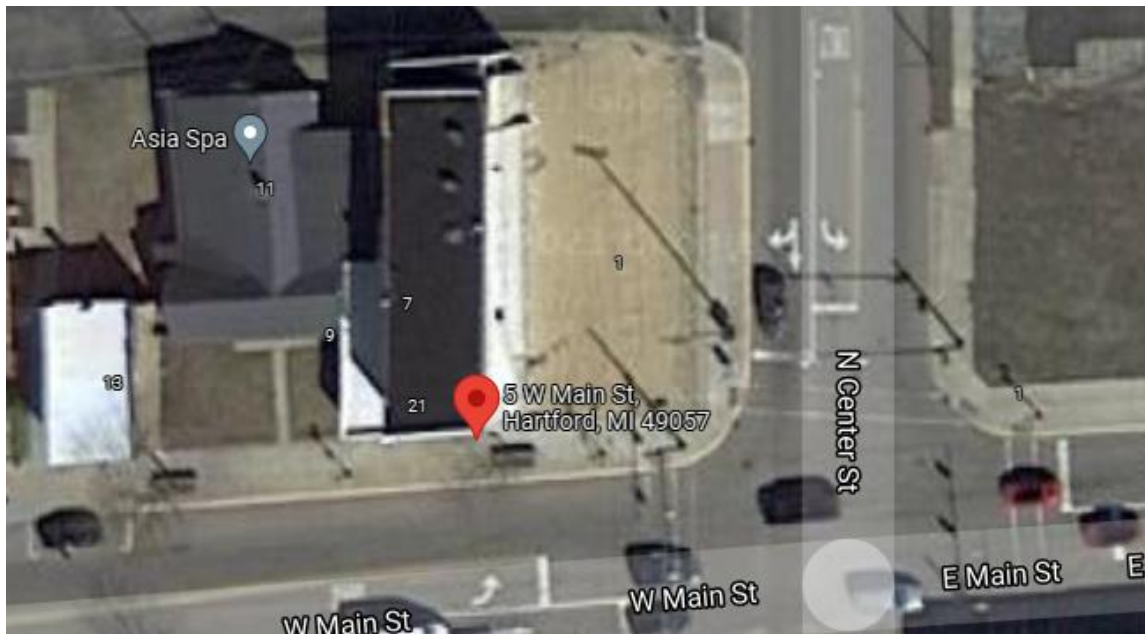
Site Name: 105 East Saginaw Highway  
Parcel No.: 23-400-078-001-791-01  
Sponsor: State Land Bank Authority  
(in cooperation with the City of Grand Ledge, Michigan)

The subject property located at 105 East Saginaw Highway, Grand Ledge, Michigan is approximately 0.39 acres in size. The subject property formerly operated as Bob's Marathon as a gas station and service station and is classified as an MCL 324.20101 "facility" (EGLE ID 00-001806). Appropriate assessment and due care must be undertaken in re-use of the subject property.



Site Name: 1 & 5 West Main Street  
Parcel No.: 80-52-402-001-00 and 80-52-402-003-00  
Sponsor: Van Buren Land Bank Authority  
(in cooperation with the State Land Bank Authority)

The subject property is located in the heart of rural downtown Hartford, Michigan. 1 West Main Street is a vacant lot and neighboring 5 West Main Street was previously a mixed-use commercial-residential building, ideal for both commercial and housing development.





Site Name: Court Street  
Parcel No.: 051-292-019-00  
Sponsor: City of Sault Saint Ste., Michigan  
(in cooperation with State Land Bank Authority)

The subject property consists of three platted lots with a size approximately 120x122. The site is zoned B-3 which permits mixed use, apartments (provided four or more units) or straight office/medical office/retail uses. The property has been owned by the Sault DDA since 1989. Prior to the construction of the parking lot currently on-site, aerial photos show what appears to be a single-family dwelling on each of the three platted lots.





Site Name: East 8<sup>th</sup> Avenue  
Parcel No.: 051-072-005-00 (lots 5,6,7,8)  
Sponsor: City of Sault Ste. Marie, Michigan  
(in cooperation with State Land Bank Authority)

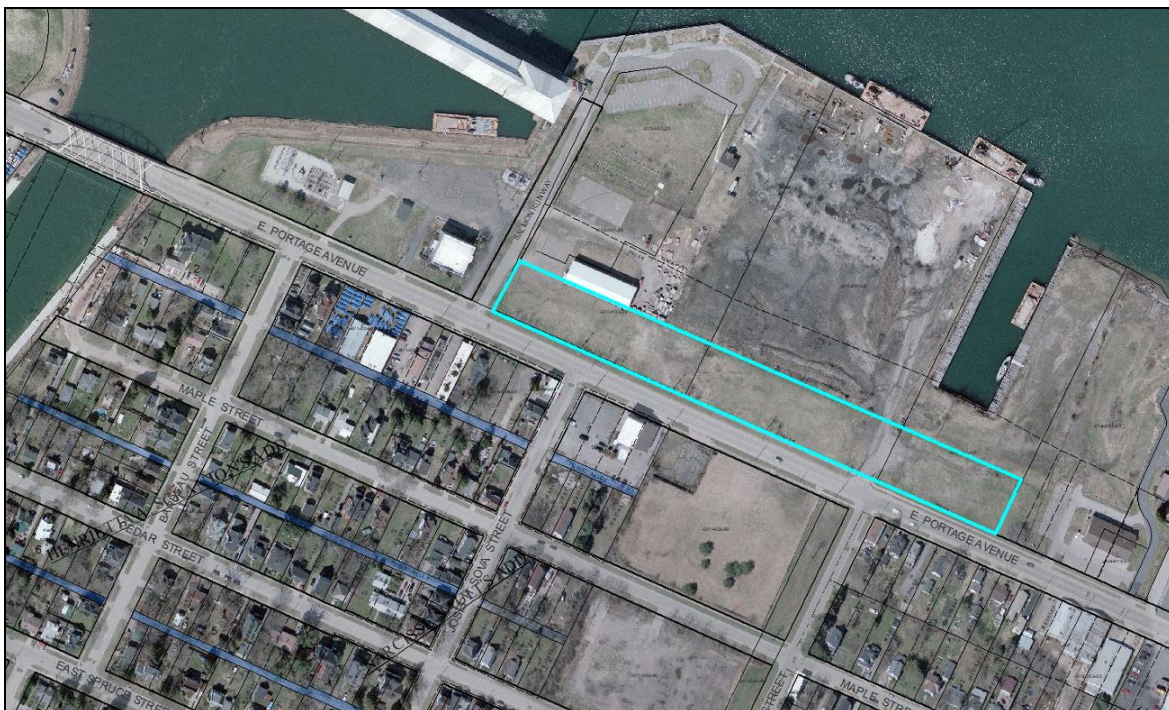
The subject property is comprised for four platted lots with a total width of 164 feet and total depth of 125 feet. Site zoning is RM-1, which is a low-density residential designation. Presently undeveloped, the site appears to have been in agricultural use in the 1950s. There is a similarly sized undeveloped four-lot parcel immediately to the east under private ownership which may be available for purchase if out-of-town owners are amenable. Zoning permits low-density multi-family, duplexes, and single-family residential uses. Is across the street from Housing Commission property. Wetlands may be present on-site; however, none are indicated on the online EGLE Wetland Mapper.





Site Name: East Portage Avenue  
Parcel No.: Portions of 051-010-501-00, 051-011-001-00, and 051-012-001-00  
Sponsor: City of Sault Ste. Marie, Michigan  
(in cooperation with State Land Bank Authority)

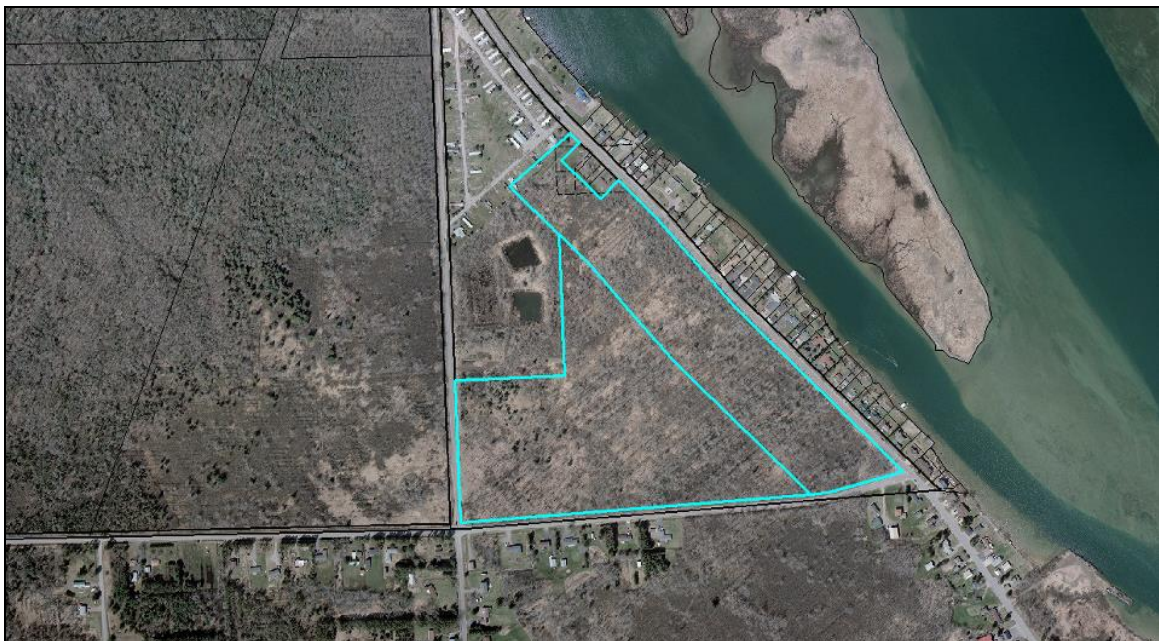
The subject property is a strip approximately 135 feet in depth with a length of approximately 1,200 feet. Site has a mixed B-3, I-1, and Tourist zoning designation which is likely to be modified in connection with any expressed development interest. Site does have an industrial history being part of a former Union Carbide facility. The area in question was part of the facility's outdoor material storage area, aerial photos appear to show a dark-colored material stored in this area, likely coal or coke. Significant changes have occurred on-site since the aerial photo was taken, namely, the construction of the Lake Superior State University Center for Freshwater Research and Education. The coming years will see significant upgrades to the docking facility located adjacent to the water. Note, long and skinny building adjacent to the west end of the designated site has been demolished. This site has excellent views to the St. Marys River, freighter traffic, and into Sault Ste. Marie, ON, beyond. City expects residential or mixed use are best candidates for the site.





Site Name: Riverside Drive  
Parcel No.: 051-045-001-00 and 051-045-002-00  
Sponsor: City of Sault Ste. Marie, Michigan  
(in cooperation with State Land Bank Authority)

The subject property is two adjoining undeveloped parcels with a combined total of roughly 60 acres. The easterly parcel is zoned RSV and is approximately 25 acres in area. Depth is approximately 465 feet and frontage along Riverside Drive is 2,260 feet give or take. Zoning permits single family residences and farms. Minimum lot width is 100 feet, minimum lot area is 2 acres. Water and sewer are available in Riverside Drive. EGLE online Wetland Mapper indicates some wetland presence along Riverside Drive. City is looking for low-impact residential uses, likely single-family, on this parcel consistent with the uses adjacent to the river. The westerly parcel is zoned B-3 is approximately 35 acres in size and would make an ideal location for multifamily construction. Current zoning permits the densities of the RM-1 district, however, rezoning to RM-2 could be explored if additional density was required. Wetland maps show no impacts outside of the northern 500 feet or so of the property, this information should be verified by a field visit, however. These parcels were previously used for agricultural purposes prior to returning to nature.



Site Name: West Pier Point  
Parcel No.: 051-001-006-00  
Sponsor: City of Sault Ste. Marie, Michigan  
(in cooperation with State Land Bank Authority)

This is a ~7.4 acre parcel zoned RM-2, the highest density multi-family zoning district in the city. Undeveloped at this time, a number of the material piles shown in site images have been removed though some remain on-site. The site has never been developed to any notable degree. Soils are very shallow in this area with Jacobsville Sandstone immediately below. Site is adjacent to West Pier Apartments, a 218-unit market rate development which often runs a lengthy waiting list. Immediately to the north is the upriver approach to the Soo Locks, a facility which operates 24/7 outside of an approximately 2-month window in the winter. Shipping traffic is a regular presence in this part of the river. The site also presents views of the International Bridge. This would be an excellent site for multifamily uses.





Site Name: Former Glendale Elementary School  
Parcel No.: 61-26-770-011-0001-00  
Sponsor: State Land Bank Authority  
(in cooperation with the City of Muskegon Heights, Michigan)

The subject property located at 3001 Jefferson Street, Muskegon Heights, Michigan is a single parcel of approximately 2.37 acres which comprises an entire city block, bounded on the north by Summit, east by Jefferson, south by Rotterdam, and west by Glendale streets. The subject property formerly operated as an elementary school and closed in 2013. In 2019 the school was demolished, and the subject property is now vacant. This is a unique opportunity to develop an entire block within Muskegon Heights. The Summit Avenue side would lend itself well to a commercial or mixed use development to provide neighborhood services.



Site Name: Former Lindbergh Elementary School  
Parcel No.: 61-26-185-067-0010-00  
Sponsor: State Land Bank Authority  
(in cooperation with the City of Muskegon Heights, Michigan)

The subject property located at 2245 Hoyt Street, Muskegon Heights, Michigan is approximately 1.92 acres in size. The subject property formerly operated as an elementary school and closed in 2007. The subject property has the potential to be converted into commercial or housing development.

