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Notice of Intent

The State Land Bank Authority (SLBA) announces its intention to seek Letters of Intent for a Builder/Developer for the following project:

**ROLLING HILLS CONDOMINIUM COMPLETION
BUILD-OUT OF UNITS 9-20, 29-32 & POTENTIAL UNITS 37-48
VILLAGE OF PINCKNEY, LIVINGSTON COUNTY**

*NOTE – Interested developer parties **must** be a prequalified member of the SLBA's Developer Group. SLBA accepts qualifications submittals on an ongoing basis and a party may obtain information on how to submit qualifications [here](#) / [here](#). The SLBA's formal request document will be disseminated on or about May 22, 2024, to the Developer Group.

The subject property consists of the Units 9-20, 29-32, and potential 37-48 of the Rolling Hills Condominium, Village of Pinckney, Livingston County. The original developer received entitlements in 2002 and commenced development in 2003. After the existing twenty units were constructed, all interests in the project were sold to a successor developer in 2006. The unbuilt units were tax foreclosed and title to all except Unit 45 was vested in SLBA in 2011. Title for Unit 45 was vested in SLBA in 2013.

This project requires requisite pre-development work is undertaken to ensure successful completion. The following items should be understood by considering parties:

- The condominium is unfinished and earlier approvals may have expired. Re-submittal and approval of the site condominium plan from the Village may be necessary. The Village has indicated support for seeing completion of the condominium.
- Neither the original nor successor developer completed all the on-site infrastructure improvements. Street, parking, and stormwater upgrades may be necessary.
- Existing building format/floorplans are over 20 years old, and their availability is unknown. Selection of a similar or new format/plan is likely required.

SLBA's intent is to secure a builder/developer to execute the above tasks and finish build-out of the Rolling Hills Condominium.

SITE & AREA MAPS

