



Ingham County Land Bank Fast Track Authority

3024 Turner Street • Lansing, Michigan 48906 • phone (517) 267-5221

Request for Proposals for Development Opportunity

at

Former Pleasant Grove School Property

2130 W Holmes Rd, Lansing, MI 48910

Parcel #33-01-01-29-305-122

June 27, 2024

The Ingham County Land Bank is seeking an interested and qualified partner to redevelop 3.98 acres of vacant land located at 2130 W. Holmes Rd, within the City of Lansing, MI. The property is the site of the former Pleasant Grove School, which was recently demolished. The property is zoned MX-1 under Form Based Code. This zoning allows many types of community based, mixed use developments with one or more buildings.

All responses to this RFP need to be mailed, emailed, or hand delivered to the Land Bank Office located at 3024 Turner St, Lansing, MI 48906. Contact David Burns with any questions at dburns2@ingham.gov, 517-267-5221 Ext 2384.

Project Scope and Intent

The purpose of this Request for Proposals is for the Land Bank to receive and consider a variety of development options proposed from several developers which effectively combines needed services, businesses, and housing into one project. Towards that goal, the proposal should contain, but not be limited to a combination of uses such as a health care facility, dental care, financial services, senior and child care services, community space, educational space, legal services, insurance services, retail, and café/restaurant space. Traditional market-rate rental housing with some units utilizing grants to lower rents is a good option. Additionally, a housing/residential component which may be modeled in a less than traditional way such as shared or cooperative housing. VA housing and housing for demographically targeted groups may also serve an important need. Overall, a proposal that effectively combines services, businesses, and a residential use which complement each other and the surrounding neighborhood would be considered a strong proposal.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

History of Site and its Impact

Pleasant Grove School was originally built in 1929 and remodeled in 1949. An addition was added a bit later bringing the building to 33,683 sq. ft. The school sat on approximately 4 acres in the geographic center of southwest Lansing. With the school on the corner of Pleasant Grove and W Holmes, the area was vibrant, lively, and had a focus on community. The Lansing School District closed the school and then sold the building on February 29, 1996. It was tax foreclosed in early 2014 and sold later that year. The building was tax foreclosed again and this time the property did not sell at the treasurer's auction. After auction, it was deeded to the Ingham County Land Bank in December of 2017, which continues to own the property.

Since then, the condition of the unoccupied building has worsened to a point where taking the building down was the soundest decision. In spring 2024, preliminary work began to demolish the old decaying structure that was built nearly 100 years earlier. Environmental studies were completed and work to mitigate contaminants was started. On May 20th, 2024, after the building was deemed safe from environmental concerns, the demolition of former Pleasant Grove School began. In the coming months, this unique property will be cleared, cleaned up, and a development-ready site will remain for the construction of a new mixed-use project.

Improving a sense of community and vibrancy, that has been missing in the area since the school was closed in 1996, has become a priority. Non-profit and neighborhood groups are active in the area, namely South Side Community Coalition and the Southwest Action Group (SWAG) which were formed to focus and discuss these topics and engage citizens. In recent years, these groups and local residents have been making a difference in the community. To capitalize on their momentum, a new development with multiple community-based services is needed and for eight years, discussion and planning by these local groups have focused on this site as a critical location to bring everything together.

Zoning, City of Lansing Permits/Approvals, and Financial Incentives

The site is zoned MX-1 Mixed Use Neighborhood Center and falls under Form Base Code zoning. This designation allows many different uses. When considering a project on this site, please confirm the intended use and that the proposed project(s) fits within code. Contacting the Lansing Planning and Economic Development Department is advised. In addition to site plan code, the departmental staff will be able to help with the approvals and permits required to start construction. They are very helpful and most know this site well.

Because the school sat vacant, this location has been discussed a great deal over the past several years and there is widespread support for the right mixed-use project. Developer incentives are available to build a well-designed project that meet specific goals. Brownfield Incentives, Tax Increment Financing, Home – ARP for affordable rental units, are a few. Please contact area agencies such as Lansing Economic Development

Corporation (LEDC), Michigan Economic Development Corporation (MEDC), Lansing Economic Area Partnership (LEAP), Federal, State, County, and local governments to explore all grants and finance options that may be available.

Property Purchase Price

The purchase price for the property is negotiable. The Land Bank understands that the scope of a project affects the land cost. We are most interested in a project that fits well into the immediate surrounding area and one that will benefit local community and residents. However, the holding costs for the property have been substantial, so include a proposed purchase price in the specified area of the Development Timeline provided.

Commitments from End Users and More

Currently, there are two committed end users for commercial space which meet the goals of this RFP. Ingham Community Health Center, which operates clinics on behalf of Ingham County Health Department, has asked that around 6,000 – 10,000 square feet of space be available for a neighborhood health clinic. Site plan requirements will include a monument style sign, a public entrance to the building, a separate staff entrance, adequate parking for patients and medical professionals are among them. Ingham County has a contracted architect and construction manager that will design and oversee construction of their space beyond the “white-boxed” space provided. The finished clinic will have approximately 10-12 exam rooms, a staff meeting/conference room, a small lab, office space, a break room, public restrooms, staff restrooms, a lobby/waiting area with a reception window. Plumbing needs and other required “specialties” can be discussed with their architect and construction manager if needed, but in general, it’s standardized construction.

A financial institution has committed to approximately 3,000 square feet of “white box” space in two separate suites. Approximately 1,500 square feet for a financial literacy meeting space and a separate 1,500 square feet for a lobby with electronic transaction tellers. Each space will require its own public entrance and the lobby will require an additional entrance for staff and deliveries. The space in the building should be located so it has good visibility from W. Holmes and Pleasant Grove Rd. Their own architect and construction manager will work through design and build-out. A prominent sign and a drive through teller are other site plan design considerations for the financial institution.

The representatives from the health center and the financial institution have stressed an interest in owning their space rather than leasing it. Accommodating owner-occupied space in the commercial component will be given priority. Perhaps a condominium approach or something similar to the commercial component may provide an answer.

Memorial and Salvaged Items from the School

Civil rights leader, Malcolm X, attended Pleasant Grove School in 1931. A memorial in his honor needs to be constructed in a prominent, public orientated space, and some details need to be in the proposal. In addition to our commitment to recycle and reuse, the Land Bank salvaged bricks and limestone among other miscellaneous items during the demolition. The purpose of the reclaimed material is for building the memorial honoring Malcolm X, his family, and remembering the previous use of this site is important. The collection of everything gathered will be made available to the developer when necessary.



Letter of Interest and R.F.P. Submission Requirements and Process

Provide a cover letter identifying the development team, its capacity to finance pre-development activity for this, and a brief description of the team's vision for the site. Also discuss other projects that your team is currently developing and the impact it will have on this project.

Each response must include all the following information to be considered complete:

1. Company resume, background, owner(s), project list including addresses and how each was financed.
2. Summary of proposed development. Total residential units, total commercial space, and other.
3. Preliminary site plan and building elevation.
4. Malcolm X memorial design concept, location on site, how will salvaged material be utilized.
5. Property purchase price – add to Development Timeline (form attached)
6. Project Proforma
7. Ownership structure: rental, for sale, or a combination.
8. Long-term plan for ownership and management of the development.
9. Development Timeline – complete form attached.

Complete RFP packages can be submitted by e-mail in PDF format, paper copy with USB drive by mail, or hand delivered to:

David M. Burns
Real Estate Specialist
Ingham County Land Bank
3024 Turner St, Lansing, MI 48906
517-267-5221 exit 2384
Dburns2@ingham.org

Release date: June 27, 2024

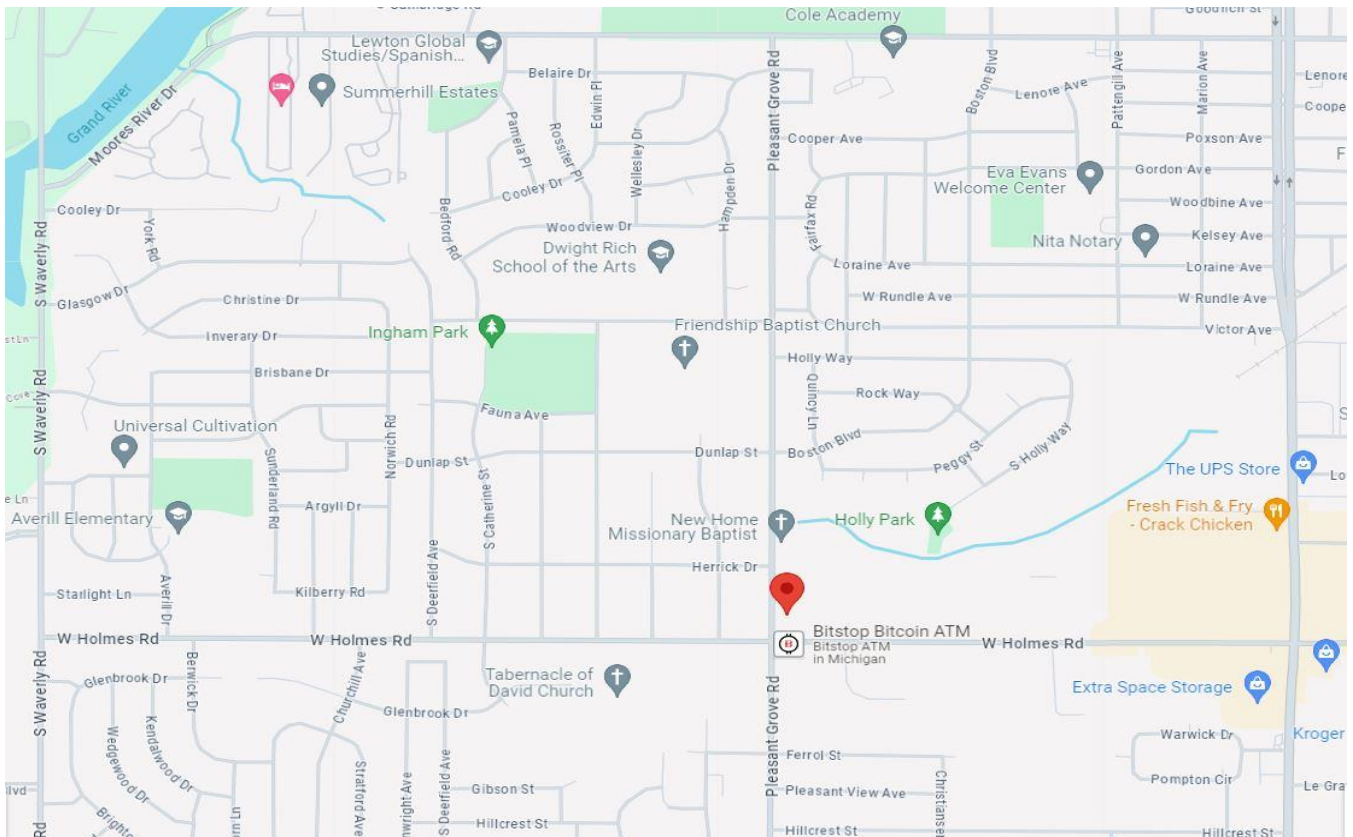
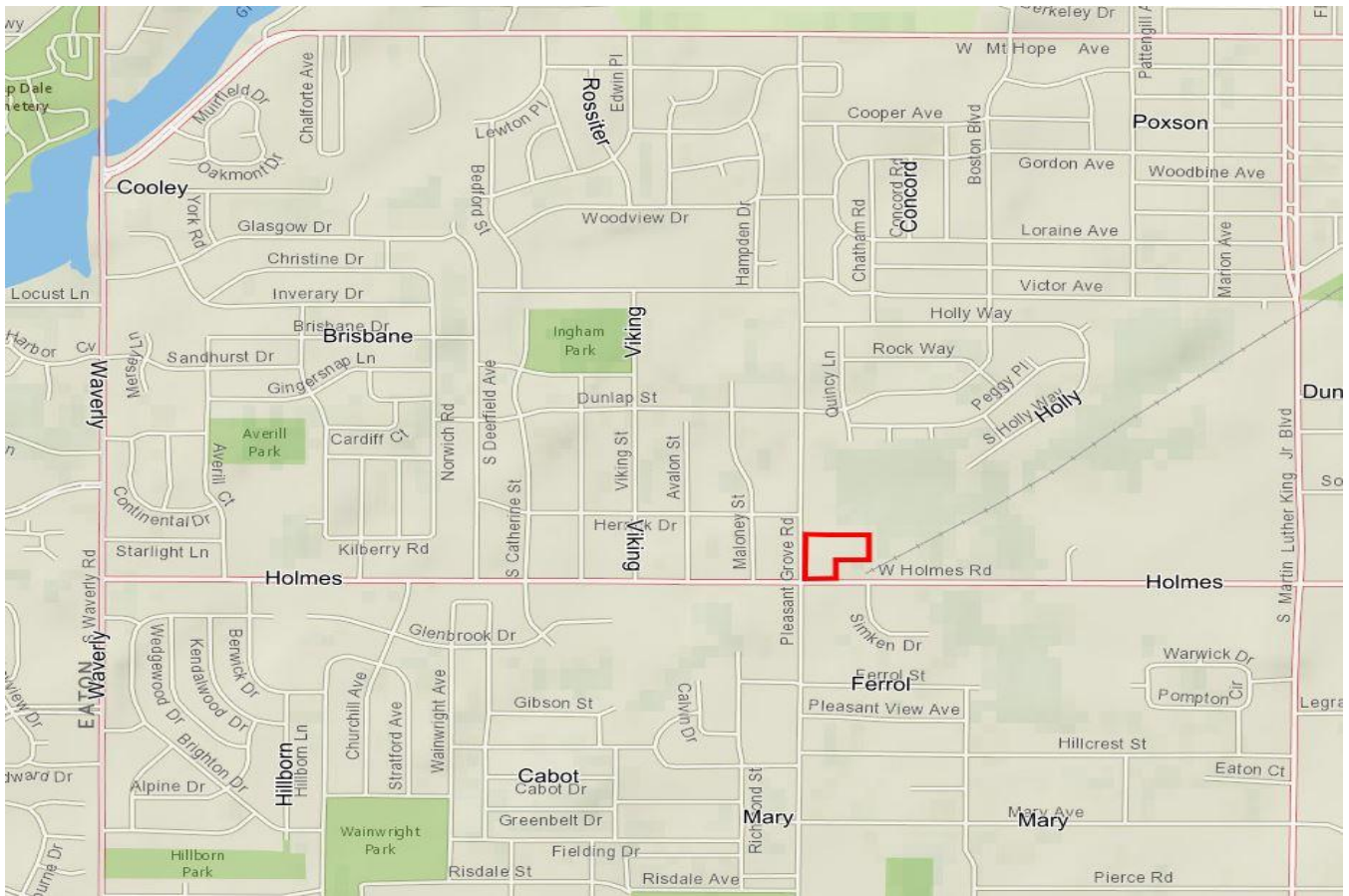
Proposals are due by: **Thursday, August 15, 2024 by 12:00pm**

Evaluation period: August 22, 2024 – September 10, 2024

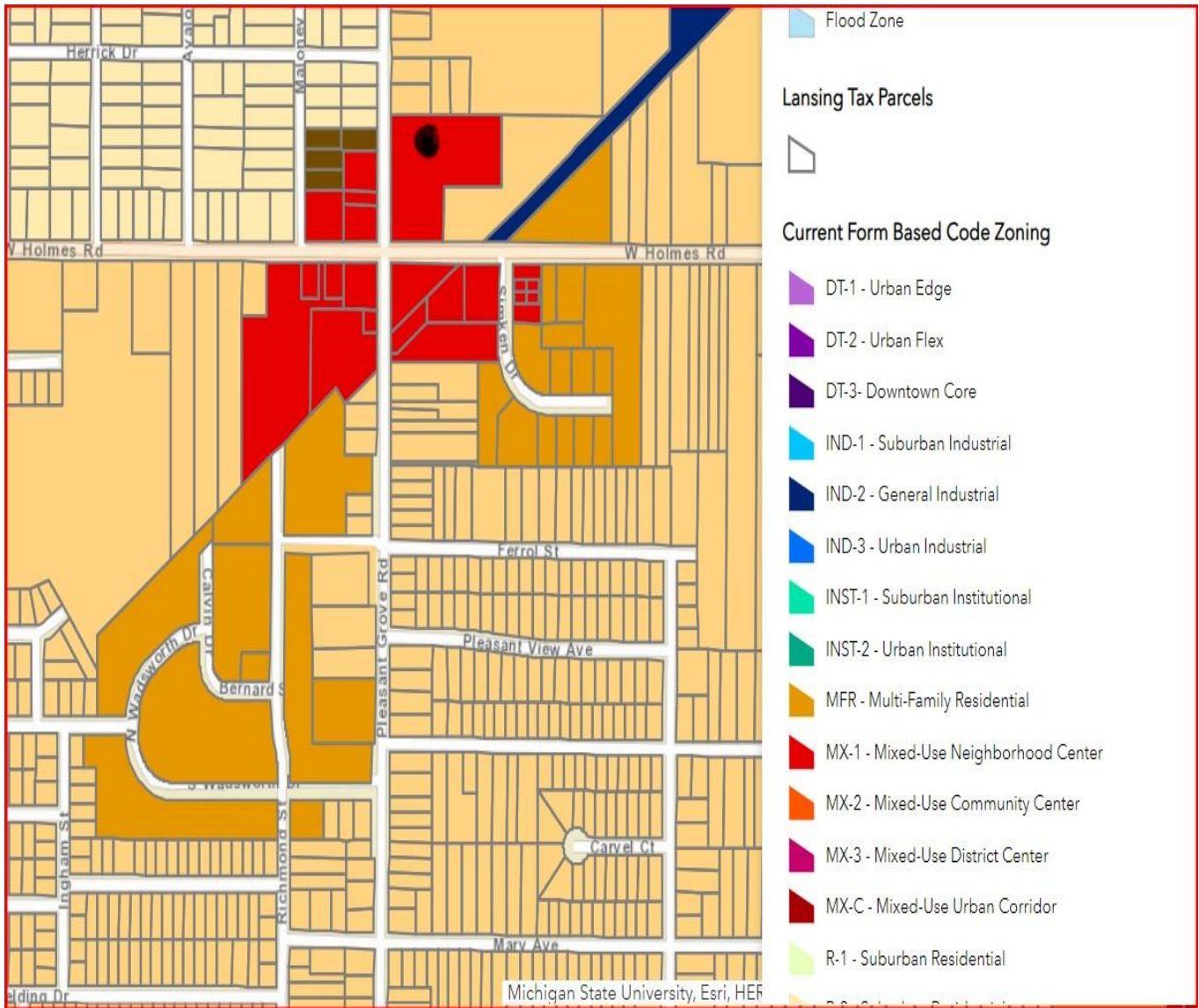
Candidate's Presentation to Panel: Tuesday, September 17, 2024

Award will be made : Monday, September 30, 2024

** Ingham County Land Bank may ask for additional information after its initial review of a development proposal. The Land Bank also reserves the right to refuse or reject any or all proposals or to abstain from selecting any proposal. Any submission should not be considered a legally binding agreement. If a developer and their proposal is selected, the Ingham County Land Bank will enter into a Purchase and Development Agreement including purchase price of the property, due-diligence period and other related terms.



Zoning Map



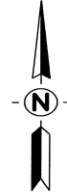
CERTIFIED BOUNDARY SURVEY

FOR: INGHAM COUNTY LAND BANK

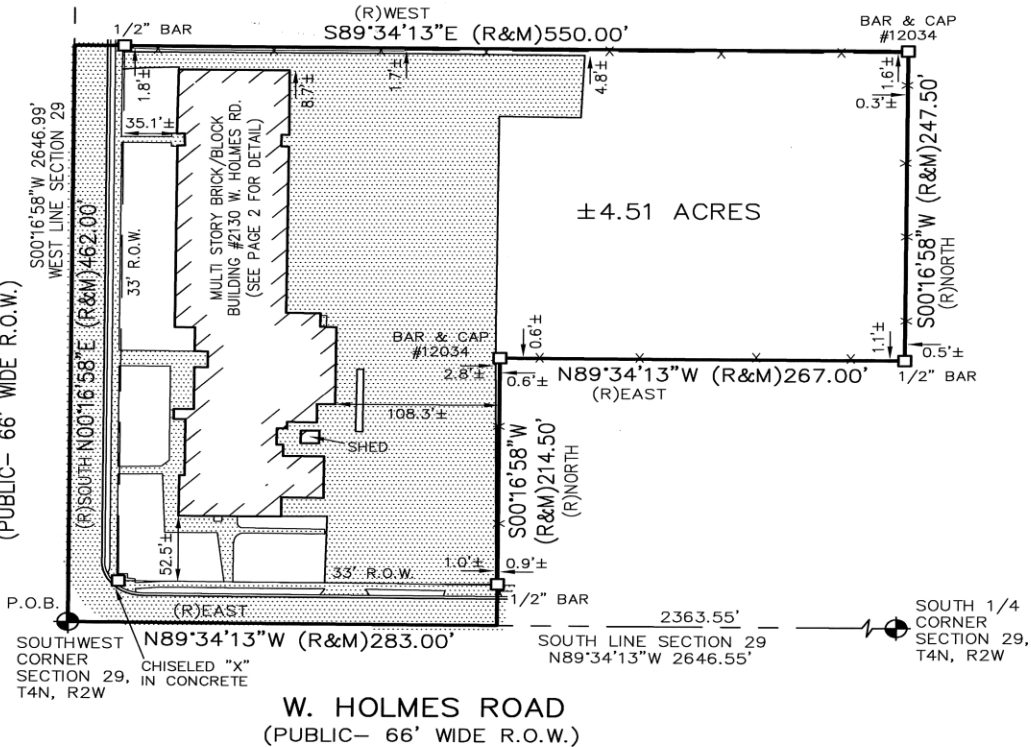
WEST 1/4
CORNER
SECTION 29,
T4N, R2W



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
2. ALL DIMENSIONS ARE AS MEASURED
UNLESS NOTED OTHERWISE
2. SEE PAGE 2 FOR BUILDING DETAIL



PLEASANT GROVE ROAD
(PUBLIC- 66' WIDE R.O.W.)



LEGEND

- (M) = Measured Dimension
- (R) = Recorded Dimension
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x—x— = Fence
- ± = Denotes Distance to the Survey Line
- ▨ = Asphalt, Concrete

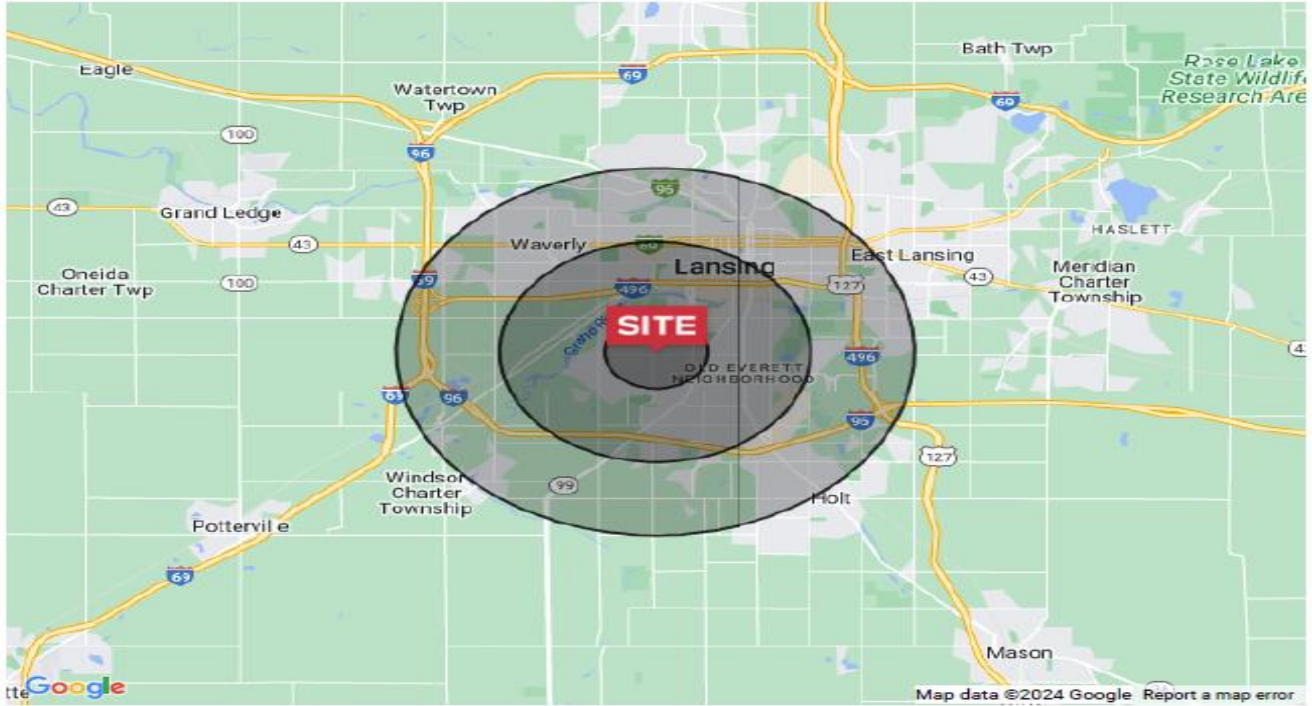
All Dimensions are in Feet and Decimals Thereof.

SCALE 1" = 100'



	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY AN	SECTION 29, T4N, R2W	
FIELD WORK BY AE	JOB NUMBER:	
SHEET 1 OF 3	101896.BND	

Local Demographics



	1 Miles	3 Miles	5 Miles
Total households	5,201	34,000	74,020
Total population	12,648	82,800	176,847
Population white	58.3%	63.6%	66.2%
Population black	24.6%	22.5%	20.4%
Population hispanic	15.5%	13.5%	11.8%
Population asian	5.1%	3.0%	3.3%
Population pacific islander	0.0%	0.0%	0.1%
Population american indian	0.4%	0.6%	0.5%
Population other	3.0%	3.3%	3.4%
Persons per household	2.4	2.4	2.4
Average household income	\$47,028	\$48,305	\$50,521
Average house value	\$105,676	\$114,587	\$130,339
Average age	35	33.9	34.1
Average age male	32.1	30.7	31.9
Average age female	38.3	36.6	36.1

2020 American Community Survey (ACS)

Development Timeline	Former Pleasant Grove School
Development Company:	
Project Name:	
Parcel #:	33-01-01-29-305-122
City/Township/Village:	Lansing, MI
County:	Ingham
Proposed Land Purchase Price:	
Task	Estimated Date
Purchase Agreement/Development agreement Signed*	10/1/24
Project Discussion Meeting with LEDC/City Staff*	
Meeting with committed Commercial Users to Discuss Ownership, building requirements, etc.*	
Debt Lender Commitment Letter with Amount	
Project Proforma*	
Engage Architect and Civil Engineer	
Sources for 100% of Uses*	
Site and Building Plans completed with copy to Land Bank and City for reviews*	
Final Building Plan Approval	
Final Site Plan Approval	
Other Permits (water, sewer, storm, MP&E)	
Ground Breaking Ceremony*	
Construction Start	
Grand Opening Ceremony*	
Construction Complexation	
Other	
Other	
_____	_____
(Signature)	(Date)

*Items to be provided to or coordinated with Land Bank