



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 Leslie High School Property 112 Woodworth St., Leslie, MI 49251 Parcel #33-17-14-28-126-016

Release Date: August 26, 2024

The Ingham County Land Bank is seeking an interested and qualified partner to redevelop 3.98 acres of vacant land located at 112 Woodworth St., within the City of Leslie, MI. The property is the site of the former Leslie High School, which was recently demolished and is now vacant.

All responses to this RFP should be mailed, emailed, or hand delivered to be received by the Land Bank no later than **3:00 p.m. Monday, September 30th, 2024.**

Contact David Burns with any questions at dburns2@ingham.gov, or 517-267-5221 Ext 2384.

History of Site and its Impact

The footprint of the old school sat on 2.4 acres of the 3.98-acre property. After the public school was shuttered, there were a few attempts at reusing the building but each attempt failed and the property was foreclosed. Ownership transferred to Ingham County Land Bank in 2014. Since then, the Land Bank has tried to sell the old school without success. Several developers looked at the property but the economics for reuse prevented necessary investment. Over the years, the building deteriorated further and it became a public safety hazard and eyesore in the neighborhood. It was clear that demolition was the only option. In 2023, funds were secured by the Ingham County Land Bank and the old Leslie High School was razed. By the end of 2023, the site received an “all clear” of environmental concerns and the vacant site was ready for a new development.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case
EXECUTIVE DIRECTOR
rcase@ingham.org

3024 Turner Street
Lansing MI 48906

517.267.5221
www.inghamlandbank.org



Project Scope and Intent

The Ingham County Land Bank and the City of Leslie would like to see a creative for-sale housing project that has a bit more density than the surrounding single-family neighborhood. Row houses, clustered cottage style homes, detached condominiums, or something similar that creates a campus style residential product are just a few examples. Traditional single-family homes are an option, but priority will be given for something more creative. Home ownership, affordability, and unit count are all priorities. Fitting into the neighborhood and having the neighbors support the proposed development is a necessity, particularly, if a zone change is required. Although not required, incorporating some public space into the development plan will add to the overall proposal. The City of Leslie would like to see this in the form of a small city park.

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

The property is zoned R1-A, Single Family Residential. This zoning limits the use of the property to single family homes. However, many compatible residential housing options exist, but would require rezoning the parcel to RM-X. A re-zoning request has a good chance for success if the local neighborhood supports the proposed development. It will be necessary to have informational public meetings during the pre-development process if something other than traditional single-family homes are proposed. The City Manager, the Leslie City Council, and the Leslie Planning Commission are all very helpful and should be contacted with development concepts. They will help with project approvals and other necessary steps throughout the municipal approval process. RM-X with a special use permit, allows a large multifamily rental apartment project but the surrounding neighbors will not be supportive and it is unlikely to be approved. Financial incentives may be available for new construction housing. Contact State, County, and local officials to determine if there are incentives for your project.

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 development that fits well into the immediate surrounding area and one that will benefit the 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.

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, and a brief description of the team's vision for the site. Also include the following information as attachments:

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.
3. Preliminary site plan and building elevation if possible.
4. Property purchase price – add to Development Timeline (form attached)
5. Project Proforma – basic sources and uses is adequate.
6. Ownership structure: rental, for sale, or a combination.
7. 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 ext 2384
Dburns2@ingham.org

Release date:	8/26/24
Proposals are due by:	9/30/24, 3pm
Candidate's Presentation to Panel:	10/4/24
Award will be made the week of:	10/14/24

** 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.



CITY OF LESLIE

602 W. Bellevue • P.O. Box 496 • Leslie, MI 49251-0496
Phone: 517-589-8236 • Fax: 517-878-6868 • Web Site: www.cityofleslie.org

Dear David Burns

I am writing to express our enthusiastic support for the development of the old School Property into a vibrant community space that serves the needs of our residents while enhancing the overall quality of life in our neighborhood.

The old School property holds immense potential for transformative projects that align with the aspirations of our community leaders. We believe that a thoughtful development plan should prioritize initiatives such as affordable housing and the establishment of a pocket park, both of which are integral to fostering a sense of belonging and well-being among our residents.

Affordable housing is a pressing need in our community, and the redevelopment of the old school property presents a unique opportunity to address this challenge. By incorporating affordable housing units into the development plan, we can ensure that individuals and families of varying income levels have access to safe and stable housing options, thereby promoting inclusivity and socioeconomic diversity within our neighborhood.

Additionally, the creation of a pocket park on the premises of the old school property would provide a much-needed green space for recreational activities, social gatherings, and relaxation. A well-designed pocket park not only enhances the aesthetic appeal of our community but also fosters a sense of community pride and camaraderie among residents of all ages.

In terms of zoning considerations, we understand that the old school property is currently zoned as R1A, allowing for low-density housing. However, we are open to exploring the possibility of rezoning to RM1 to accommodate multi-family housing, provided that such a change aligns with the vision and goals of our community. We believe that a mix of housing options, including single-family homes and multi-family dwellings, will contribute to the diversity and vitality of our neighborhood.

In conclusion, we wholeheartedly support the inclusion of affordable housing and a pocket park in the redevelopment of the old school property. We are committed to working collaboratively with the Land Bank and the selected developer to ensure that the final project reflects the values and aspirations of our community.

Thank you for considering our input, and we look forward to the opportunity to partner with you on this important endeavor.

Sincerely,

Ron Bogart
City Manager

Manager@cityofleslie.org

City of Leslie

602 W. Bellevue St., PO Box 496

Leslie, MI 49251-0496

Phone: 517.589-8236

Cell: 517.257-3094

Fax: 517.878.6868

This institution is an equal opportunity provider and employer.



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Woodworth

Armstrong



Professional Service Industries, Inc.
3120 Sovereign Drive, Suite C
Lansing, MI 48911

Phone: (517) 394-5700
Fax: (517) 394-5796

Report No: FDR:04083056-1

Issue No: 1

These test results apply only to the specific locations and materials noted and may not represent any other locations or elevations. This report may not be reproduced, except in full, without written permission by Professional Service Industries, Inc. If a non-compliance appears on this report, to the extent that the reported non-compliance impacts the project, the resolution is outside the PSI scope of engagement.

Field Density Test Report

Client: BOLLE CONTRACTING
408 EAST 4TH STREET
CLARE, MI 48617

CC: MARK BOLLE

Project: 112 WOODWORTH STREET
LESLIE, MI

Approved Signatory: Joel Walter (Branch Manager)
Date of Issue: 8/5/2024

Testing Details

Tested By:	Jacob Walter	Date Tested:	7/24/2024
Field Methods:	ASTM D 6938	Test Mode:	Direct Transmission
Gauge Make/Model:	Troxler	Serial Number:	30002
Standard Count: Density:	1546	Weather:	Sunny
Standard Count: Moisture:	660		

Proctor Information

Sample ID	Supplier	Material	Method	MDD (lb/ft³)	OWC (%)
04083056-1-S11	In situ	Brown fine to medium SAND, trace gravel	ASTM D 1557 (A)	120.0	8.6

Test Results

Test No.	Method	Proctor Sample ID	Probe Depth (in.)	Wet Density (lb/ft³)	Water Content (%)	OWC Var (%)	Dry Density (lb/ft³)	Comp (%)	Comp Spec (%)	Results
1	D 6938	04083056-1-S11		122.2	7.2	-1.4	114.0	95.0	≥95	A
2	D 6938	04083056-1-S11		124.2	6.9	-1.7	116.2	96.8	≥95	A
3	D 6938	04083056-1-S11		122.0	6.6	-2.0	114.4	95.3	≥95	A
4	D 6938	04083056-1-S11		125.4	9.1	+0.5	114.9	95.8	≥95	A
5	D 6938	04083056-1-S11		130.0	10.1	+1.5	118.1	98.4	≥95	A
6	D 6938	04083056-1-S11		127.0	9.0	+0.4	116.5	97.1	≥95	A
7	D 6938	04083056-1-S11		121.2	7.2	-1.4	113.1	94.3	≥95	B
8	D 6938	04083056-1-S11		119.4	6.4	-2.2	112.2	93.5	≥95	B
9	D 6938	04083056-1-S11		118.6	7.4	-1.2	110.4	92.0	≥95	B
10	D 6938	04083056-1-S11		127.2	7.2	-1.4	118.7	98.9	≥95	A

Location

General Location: Building demolition

Test No.	Location	Test Elev/Depth	Material/Layer
1	See attached sketch	Grade	Backfill
2	See attached sketch	Grade	Backfill
3	See attached sketch	Grade	Backfill
4	See attached sketch	Grade	Backfill
5	See attached sketch	Grade	Backfill
6	See attached sketch	Grade	Backfill
7	See attached sketch	Grade	Backfill
8	See attached sketch	Grade	Backfill
9	See attached sketch	Grade	Backfill
10	See attached sketch	Grade	Backfill

Comments Legend

The tests were performed in shallow test pits excavated by others that extended through the topsoil to the underlying material. The locations shown on the attached sketch are approximate.

OWC = Optimum Water Content
MDD = Maximum Dry Density
A = TEST RESULTS COMPLY WITH SPECIFICATION
B = COMPACTION PERCENTAGE DOES NOT COMPLY WITH SPECIFICATIONS



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