

Request for Qualifications

THE MASON OF SAGINAW, MICHIGAN

Property Information and Concepts | January 2026



The Mason Building, also known as the “Bliss Block” or the “Kahan-Dominium,” was designed by celebrated Saginaw architect Ludwig V. Bude and built by Bliss, Fay & Co. in the 1860s. Now one of the most historic buildings left standing in Downtown, there is an exciting opportunity to re-imagine the role this architectural jewel will play in the future. The City of Saginaw, in partnership with the building’s owner, the Saginaw County Land Bank seeks a development partner for the rehabilitation and transformation of the historic Mason Building located in the heart of our town. The city is eager to work with qualified respondents in negotiating a mutually beneficial arrangement for this one-of-a kind opportunity.

CONTENTS

4		WELCOME TO SAGINAW
6		WELCOME TO THE MASON
10		THE SITE
14		THE BUILDINGS
16		RESTORATION OPPORTUNITIES
17		ADAPTIVE REUSE OPPORTUNITIES
18		RE-IMAGINING THE MASON
20		A SCENARIO FOR THE FUTURE
22		CONCEPTUAL DEVELOPMENT
24		PHASE 1. DEMOLITION
25		PHASE 2A. RENOVATION + RESTORATION OF EXISTING BUILDING
26		PHASE 2B. BUILDING ADDITION
27		PHASE 3. EXPANSION
29		LEVERAGING LOCAL RESOURCES



View looking Northwest toward the Mason building at the intersection of E Genesee Ave and S Washington Ave.



WELCOME TO SAGINAW

Located at the heart of the Great Lakes Bay Region, Saginaw blends rich industrial heritage with forward-looking economic development. Once a 19th-century lumber and manufacturing hub, the city now hosts leading corporations, medical centers, universities, and research institutions—continuing its legacy as a center of innovation. Saginaw also offers a vibrant mix of cultural attractions like the Castle Museum and Children's Zoo, alongside access to stunning outdoor destinations including Ojibway Island and the Shiawassee National Wildlife Refuge. The walkable downtown and riverside setting connect residents to both history and nature.

As climate migration reshapes national population patterns, Saginaw stands out as a receiver city — safe from extreme weather events and rich in natural resources. Its infrastructure, housing, and quality of life make it a welcoming destination for new residents seeking stability and opportunity.

With a thriving arts scene, strong educational institutions, and major industries already in place, Saginaw is well-positioned to attract investment and talent. Whether you're developing housing, launching a business, or expanding operations, Saginaw offers the foundation for long-term success.



SOURCE | CITY OF SAGINAW

ECONOMIC MOMENTUM

Saginaw anchors a thriving regional economy powered by higher education, healthcare, and advanced manufacturing. Ranked third in Michigan for tourism revenue, the region is also a magnet for major investments in semiconductors and EV supply chains. In 2022, three of Michigan's largest investments in semiconductor and EVs were in the region:

- Hemlock Semiconductor - \$375 Million
- Nexteer Automotive - \$51 Million
- SK Siltron CSS - \$300 Million

INTERNATIONAL COMMUNITY

Saginaw County is home to a diverse population and diverse businesses. With three Canadian border crossings nearby, local companies regularly do business in the Canadian market and benefit from Canadian tourism.

ACTIVE IN THE ARTS

Saginaw's vibrant arts scene is woven into the fabric of its historic downtown. From its architectural charm to unique arts public art and dynamic cultural institutions like the Dow Event Center, Castle Museum, Saginaw Art Museum, Saginaw Children's Zoo, and Mid-Michigan Children's Museum, the city celebrates creativity and heritage in equal measure.

CONNECTED TO NATURE

Nestled along the Saginaw River, the city offers seamless access to nature through its extensive network of parks, trails, and preserves. Just a short drive from Saginaw Bay and the Shiawassee National Wildlife Refuge, residents and visitors alike enjoy a rich outdoor lifestyle.

CLIMATE HAVEN

As a "receiver city" in the Great Lakes region, Saginaw offers a stable climate profile and reduced environmental risk—making it an attractive destination for long-term growth. Receiver cities are proactively expanding infrastructure, housing, and quality-of-life amenities to welcome future residents and businesses.



WELCOME TO THE MASON

The Mason Building, also known as the “Bliss Block” or the “Kahan-Dominium,” was designed by celebrated Saginaw architect Ludwig V. Bude and built by Bliss, Fay & Co. in the 1860s. Now one of the most historic buildings still standing in Downtown, this architectural jewel presents an exciting opportunity to reimagine the role it will play in the community’s future.

At over 20,000 square feet, this stunning 4-story building sits at a pivotal intersection in the heart of Downtown Saginaw: Genesee and Washington. Built right up to the edges of the almost half acre parcel, this building fronts the highly active Genesee Avenue corridor and plays an important role in creating a walkable, vibrant neighborhood.

The building is now owned by the Saginaw County Land Bank and has been vacant for over a decade. Together, the Land Bank, City of Saginaw, Saginaw Downtown Development Authority, and partners have put significant time and resources into cleaning the interior and maintaining key historic elements that display the charm and character of the structure.



THE MASON IS DEEPLY ROOTED IN SAGINAW’S HISTORY

Restoring the Mason is a legacy project that will be celebrated for decades to come.

The building offers an incredible investment opportunity to create a unique Downtown living experience for community members that leverages remarkable interior and exterior spaces, while accommodating modern amenities, all within blocks of the Saginaw River and some of the best cultural amenities in the region.



THE BUILDING FEATURES UNIQUE ARCHITECTURAL DETAILS THAT ADD CHARACTER TO THIS DOWNTOWN GEM



KAHAN-DOMINIUM
100 S. WASHINGTON

THE MASON IS AT THE HEART OF IT ALL...

THE MASON IS
JUST A 5-MINUTE
DRIVE FROM
SEVERAL PREMIER
INSTITUTIONS IN
SAGINAW.



...A SHORT WALK FROM DOWNTOWN'S BEST.



THE SITE

PARCEL CONFIGURATION

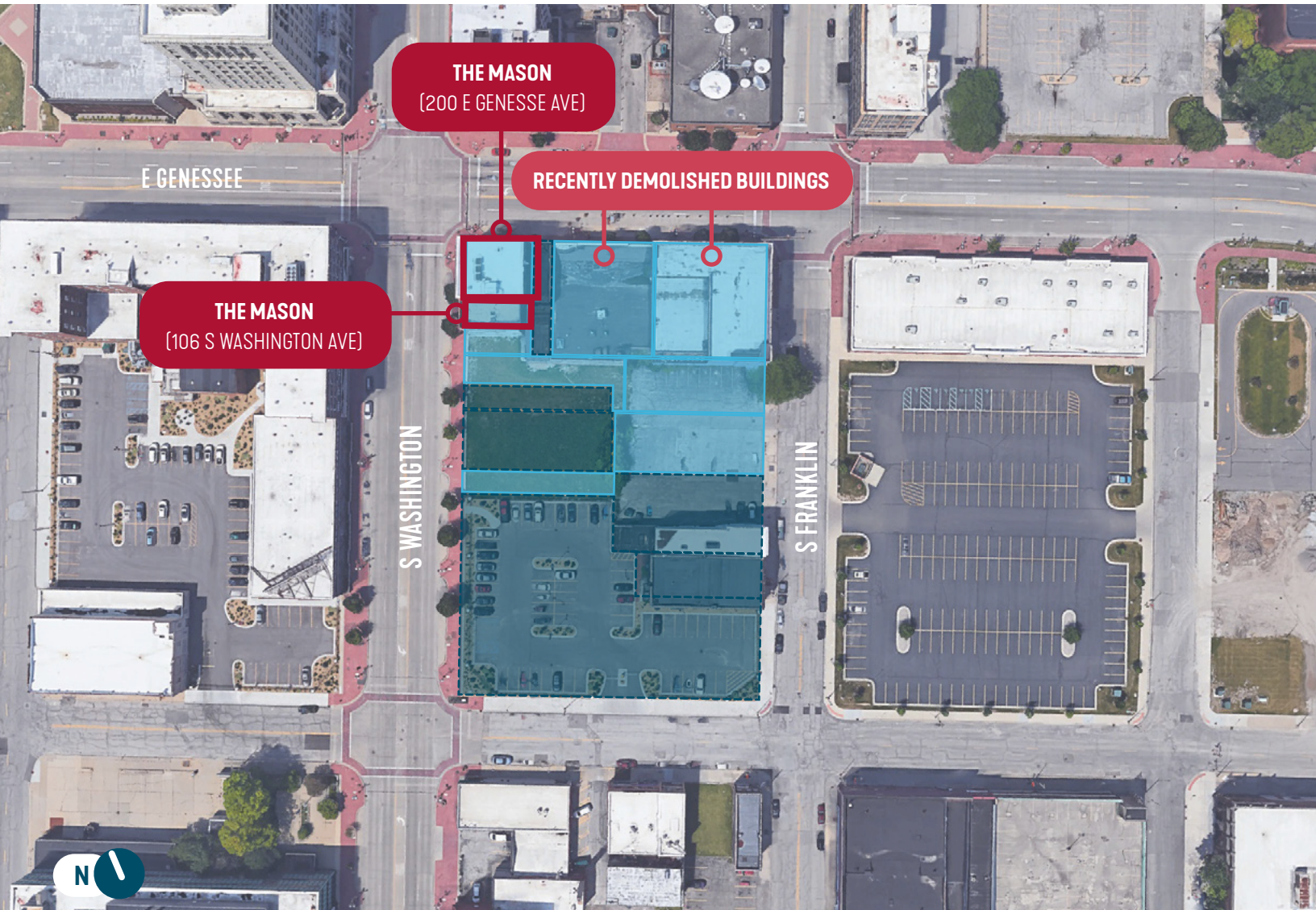
The parcel is zoned Mixed Use-3E (MU-3), a high-intensity district that supports a diverse mix of residential, commercial, and institutional uses. It encourages dense, mixed-use development with pedestrian-friendly design, quality architecture, and preservation of historic character—advancing Saginaw’s vision for a vibrant, accessible downtown. Please refer to the City of Saginaw Zoning Ordinance for more details on required regulatory compliance.

The parcel is located at the corner of two highly important corridors in the area: Genessee and Washington. The County Land Bank owns and manages the parcel. They also own several other parcels on the block including lots directly to the rear of the historic Mason building, providing an opportunity for future parcel assembly and a building expansion.

OWNERS

Saginaw County Land Bank Authority

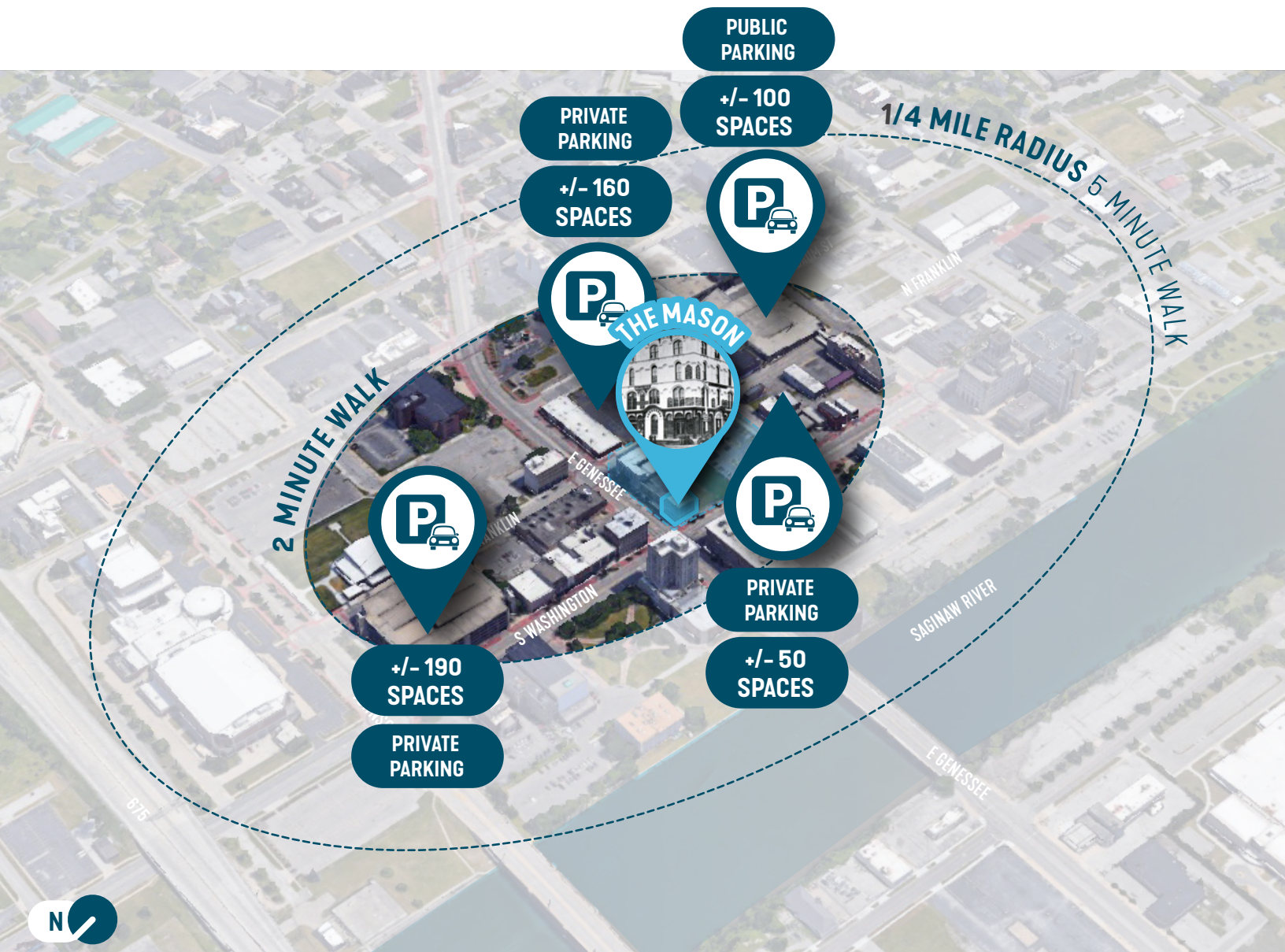
Private Ownership



PARKING CONSIDERATIONS

While the Mason currently lacks on-site parking, over 550 spaces are available within a two-minute walk via nearby surface lots and parking structures. Saginaw typically requires 1.5 spaces per dwelling unit for multi-unit developments; however, this requirement is halved for projects that include non-residential uses and convert existing upper stories into residential units. The city's proposed development scenario leverages this flexibility by incorporating commercial space on the ground floor and housing above.

Saginaw can also completely remove parking requirements for development in Downtown, such as the Mason, although parking agreements are recommended if no private parking is developed. The abundance of nearby parking presents several opportunities to secure off-site parking agreements. For details, see [Section 153-5.2 of the City of Saginaw Zoning Ordinance](#).



MARKET COMPARISONS

MARKET BASELINE OVERVIEW

To assess the feasibility of the proposed development at The Mason, recent market data offers valuable insight into residential, retail, and office leasing trends in Saginaw.

RESIDENTIAL RENTAL TRENDS

Saginaw’s rental market remains stable and cost-effective. Zillow reports an average rent of \$900/month across all home types, with rates ranging from \$400 to \$3,150. Apartments.com data shows studio units averaging \$577/month, one-bedrooms at \$848, two-bedrooms at \$1,018, and three-bedrooms at \$1,279. Rents have increased modestly—about 2.8% over the past year—yet remain 48–57% below national averages.

RETAIL LEASE RATES

Retail spaces in Saginaw typically lease for \$9–\$18/SF (square feet)/year, with higher rates along prime corridors like Gratiot and Bay roads. LoopNet lists average rates around \$11/SF/year, while Crexi examples show variability: \$25/SF/year for a 2,000 SF space on Bay Road, \$18/SF/year for Cardinal View Phase 2, and \$11/SF/year for smaller suites. Fashion Square Mall offers spaces between 2,600 and 7,500 SF, with pricing available through brokers. These figures suggest a healthy range of retail opportunities, with flexibility for both small businesses and larger tenants.

OFFICE LEASE RATES

Office and medical spaces average \$10–\$18/SF/year. LoopNet reports a range of \$12–\$19/SF/year, while CommercialCafe lists rates between \$10 and \$14.55/SF/year for spaces averaging 1,740 SF. Downtown shared office spaces offer monthly rates of \$544–\$777, including utilities—ideal for startups and small firms seeking predictable costs.

SECTOR	TYPICAL RANGE
RESIDENTIAL	\$848–\$900/month (1 bedroom avg)
RETAIL	\$9–\$18/SF/year
OFFICE	\$10–\$18/SF/year; shared: \$544–\$777/month

This snapshot shows the market may support the viability of a mixed-use development at The Mason, with competitive rental rates across all sectors and room for strategic pricing. The City of Saginaw, Land Bank Authority, Downtown Development Authority, and MEDC are dedicated to Downtown Saginaw. They may collaborate with the selected developer to support the adaptive reuse of this site and its catalytic potential. There are several incentives that may be available to help fill the development gaps and aid with financing. See page 29 for more information.



THE BUILDINGS

STRUCTURAL OBSERVATIONS

A building scan was conducted in 2025 to understand the unique considerations of this historic structure. This conditions assessment was limited to visual observations as no structural drawings currently exist for the building but did identify several key elements.

FOUNDATIONS

- Foundations are buried below grade and not visible.
- No evidence of displacement, rotation, or settlement.

VERTICAL SUPPORTS

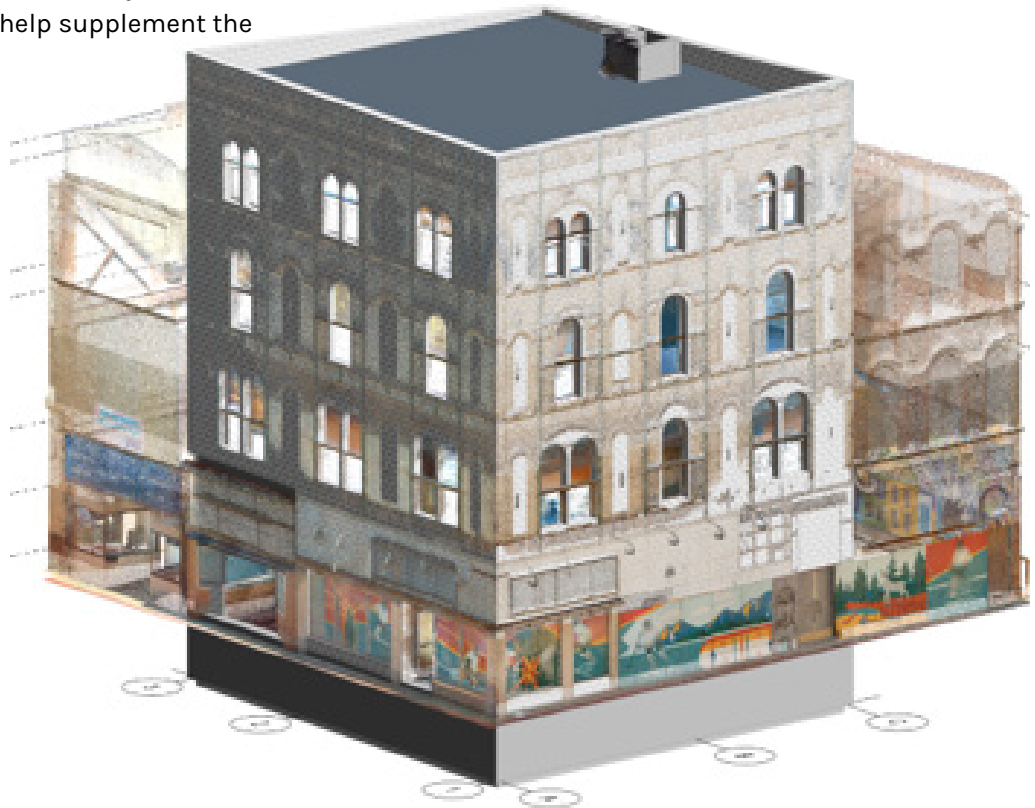
- Gravity loads are mainly supported by load bearing masonry walls. Masonry is assumed to be unreinforced, multi-wythe masonry.
- In area 1 some columns were observed to be concrete or masonry, or steel encased in concrete or masonry.
- It is suspected that walls around the stair and elevator may provide support for a new U-shaped stair.
- In area 3 it appears that the perimeter masonry walls are unbraced for much of their height; there are steel channels with what is assumed to be threaded rods installed approximately at levels 2 and 3 that are assumed to help supplement the unbraced walls.

SUPPORTED FLOORS AND ROOFS

- The floor and roof framing appears to be regularly spaced dimensional lumber. Floors have 1x sub-floor and finish flooring. Most finish floor and some of the sub flooring is in poor shape in all areas.
- Most framing was not visible in Areas 1 & 2. However, there was not evidence of damage to the framing. Conditions will need to be confirmed once finishes are demolished.
- Levels 2, 3, and roof framing is anticipated to have collapsed in Area 3.

LATERAL FORCE RESISTING SYSTEM

- The unreinforced multi-wythe masonry walls provide the wind and lateral force resistance for the buildings.
- In areas 1 and 2 the floor and roof framing and subfloor provides the diaphragms at each level to transfer the lateral wind and seismic forces to the shear walls.
- In area 3 there is no diaphragm to transfer the lateral wind and seismic to the shear walls.



STRUCTURAL RECOMMENDATIONS

If any finishes are demolished, an additional assessment would be required to confirm the existing structural framing. However, there are several key recommendations gained from the structural assessment that can inform future design.

RISK CATEGORY

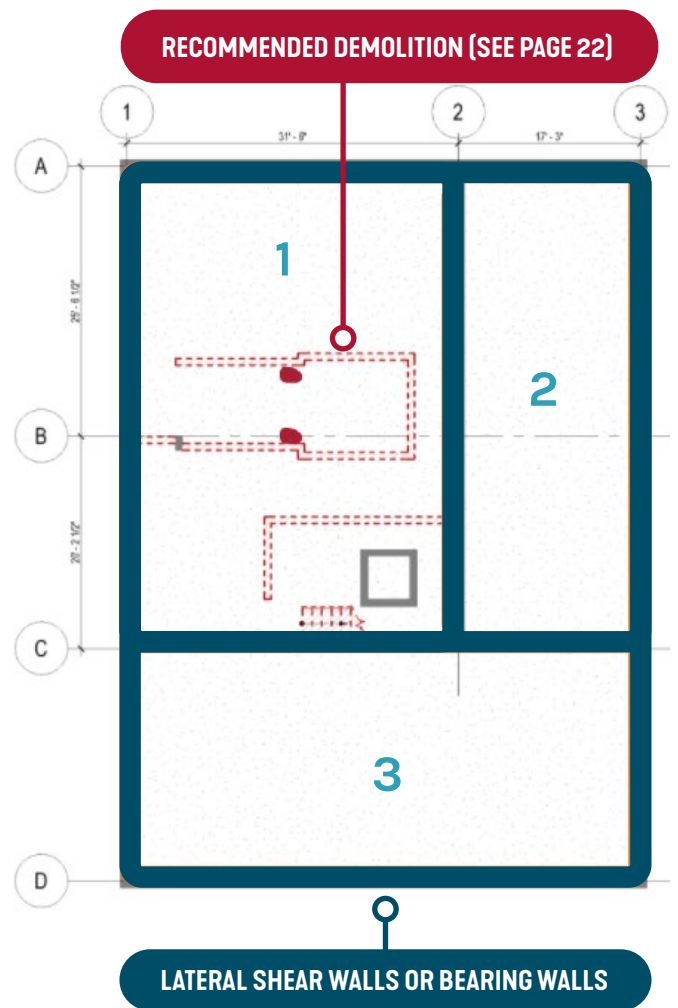
- Building use is expected to remain in the same Risk Category (Risk Category II and thus Seismic Design Category A) as defined by the Michigan Building Code and ASCE 7.
- Changes that elevate the risk category of the building are not recommended as they will increase environmental loads acting on the building structure (e.g. use as emergency response is not recommended).

AREAS 1 AND 2

- It is recommended that existing columns remain.
- It is recommended that existing load bearing and shear walls remain as is to the greatest extent possible.
- New openings in existing walls will require lintels and/or supplemental support and their locations should be optimized to minimize structural scope.
- It is recommended that openings in shear walls be placed in center of walls versus at ends, corners and intersections.
- It is recommended that openings in shear walls and modifications to the structure be limited to not exceed prescriptive compliance for alterations per the Michigan Existing Building Code.
 - Less than 5% increase in gravity loads
 - Less than 10% increase in lateral loads or demand

AREA 3

- Overall building condition poses a challenging approach to any adaptive reuse approach:
 - It is recommended that the existing exterior walls facing the street receive temporary shoring to prevent further damage or potential collapse. OR
 - It is recommended that the existing exterior walls be demolished and rebuild the entire structure upon further in detail site investigation.
- The existing upper floors and roof need full replacement. Currently they are collapsed inward.



Any new construction must be designed in accordance with the latest version of the Michigan Rehabilitation Code. New construction should be structurally independent from the existing with an expansion joint to separate the old versus the new structures.

REHABILITATION STRATEGY

EXISTING ASSETS

There are several defining architectural elements that should be catalogued and preserved or rehabilitated where possible in accordance with historic preservation practices. Elements includes but not limited to:

- Cornice
- Masonry arches, vaults, lintels
- Corbeling at each floor
- Masonry decorative elements

CODE CONSIDERATIONS

Under the Michigan Rehabilitation Code for Existing Buildings, last updated in 2021, adaptive reuse of this iconic building would likely include several changes.

- Change of use and occupancy to future occupancy groups:
 - **B Business** - bank, medical office, beauty shop, dry cleaning, restaurant
 - **R Residential** - R2 live/work, apartment
- Assumed level alterations, 1, 2, and 3 per MRCEB 2021 Chapter 6.
 1. 602.1 Scope. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment or fixtures that serve the same purpose.
 2. 603.1 Scope. Level 2 alterations include the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment, and shall apply where the work area is equal to or less than 50 percent of the building area. active and passive fire protection systems in the existing and future addition.
 3. 604.1 Scope. Level 3 alterations apply where the work area exceeds 50 percent of the building area.
- Accessibility updates to bring the building in compliance with applicable federal, state and local codes. Field visits discovered multiple non compliant conditions such as slope of accessible route path, width of doors/entries in means of egress, etc.
- Means of Egress updates to provide additional exit access, exit and exit discharge to allow occupancy of the 4th floor. Current elements of the means of egress are non compliant such as hallways widths, stair widths, handrails, signage, etc.
- New fire protection systems to be installed.

REPAIRS AND PARTIAL DEMOLITION

The initial assessment assumes asbestos is present in various building elements which will require future Inspection, Testing and Abatement. There are several elements in need of repair, renovation, or remediation. It is assumed that extensive demolition of interior architecture will require additional field investigation.

EXTERIOR ENVELOPE

- Walls (brick, cornice, parapet, ledges).
- Windows (frames, sills, glazing).
- Exterior doors (frames, panels, glazing).
- Roof (additional inspection needed).
- Previously removed panelized facade has remaining anchoring that includes penetrations thorough the original exterior wall assembly. Short term patching and repairing required to prevent additional damage from air/water infiltration.

VERTICAL CIRCULATION

- Elevator shaft does not meet minimum code requirements; potential expansion/relocation needed.
- Stairs (STRINGERS, RISERS, THREADS, HANDRAILS/GUARDRAILS, LANDINGS).
- Doors/entries that are part of the means of egress (sloped entry, ADA clearance, hardware.) Maintain decorative elements where possible.

INTERIOR ELEMENTS

- Partitions (assumed partial demolition as needed to create new spaces for future uses.
- Doors (assumed demolition/removal).
- Ceilings to be removed on upper floors. Assumed preservation/reconstruction of the unique ceiling tiles on ground level retail space.
- Floors (removal of exposed subfloors and replacement. Structure appears intact for most of the building with minor local exceptions on upper levels).
- Additional decorative built in elements to be assessed for repair or reconstruction.

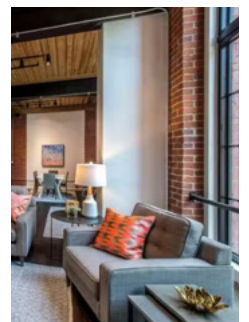
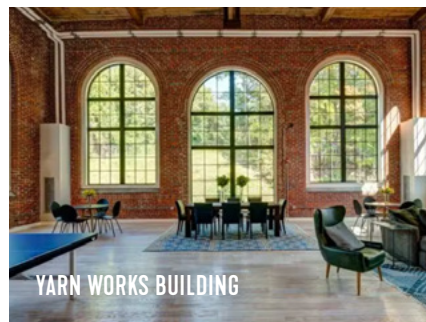
ADAPTIVE REUSE OPPORTUNITIES

Across the Great Lakes region, cities are quietly transforming vacant buildings into vibrant community anchors. Adaptive reuse is more than a nod to history — it's a strategic approach to reduce embodied carbon, preserve cultural identity, and invest in smarter, more sustainable development. With 40% of U.S. raw materials tied to construction and demolition generating 145 million tons of waste annually, repurposing existing structures offers both environmental and emotional benefits, maintaining the connective fabric of place and memory.

Organizations like the Michigan Economic Development Corporation have a proven track record of revitalizing historic structures across the state. From the Village at Grand Traverse Commons — a former hospital turned mixed-use destination — to the Checker Cab Building in Detroit, now a lively residential and retail hub, Michigan is rich with success stories.

Saginaw stands as an increasingly thoughtful advocate for adaptive reuse, consistently transforming historic structures into dynamic spaces that fuel community revitalization and economic growth. The SVRC Marketplace transformed the former Saginaw News Building into a 100,000-square-foot mixed-use facility along the downtown riverfront, including a new farmers' market and renovated mid-century modern spaces. Funded in part through federal historic tax credits, this project exemplifies the city's commitment to adaptive reuse.

Historic buildings are also helping address Michigan's housing gap. Projects like Emerald Flats in Grand Rapids and St. Mary's Academy in Monroe have created affordable homes while preserving local heritage. Saginaw is advancing similar efforts through the redevelopment of the Former Jefferson Apartments and Bearinger Building to meet the City's projected need for 1,000 new senior housing units and additional 1-2 bedroom homes by 2030. These initiatives show Saginaw's readiness to transform its most challenging sites into valuable assets. The Mason has incredible potential to join this proud roster — converting a building that was once a vital part of Downtown Saginaw's success story into a hub for community and downtown living.



RE-IMAGINING THE MASON



Conceptual interior ground
floor rendering of the Mason

SMITHGROUP



A SCENARIO FOR THE FUTURE

A NEW LIFE FOR THE MASON

Saginaw and the Michigan Economic Development Corporation see an opportunity for the Mason to be reimagined in the future as a mixed-use hub of activity in the heart of Downtown. Anchoring a key intersection, retail and residential amenities can add vibrancy and activity along Genessee, where expansive windows invite community members into the space. Preserved brick, architectural detailing, and finishes provide a nod to the history and legacy living throughout these halls while ushering in a new wave of activity, life, and entrepreneurship.

The upper three floors offer a dynamic opportunity to introduce for-rent multi-family housing, with diverse unit styles tailored to the lifestyles of Saginaw's residents. With premier amenities on the ground level, entertainment just a block away, and walkable access to the farmers market, parks, and parking, this building could become a sought-after address — ideal for longtime locals embracing downtown living, new talent joining nearby hospitals, and more. Rehabilitation of the Mason can take advantage of stunning riverfront views from the upper floors, elevating the living experience. Future development should seek to accomplish several key goals:

1. MAINTAIN THE CHARACTER OF THE BUILDING

by preserving key exterior architectural features and strategically showcasing building materials such as the historic brick facade in various interior locations.

2. CREATE OPPORTUNITIES FOR DOWNTOWN LIVING

by bringing residential units into a premier block of Saginaw's main street area.

3. ACTIVATE THE STREET

by creating retail and other inviting amenities on the ground level combined with design techniques such as increased glazing to visually welcome community members into the space.

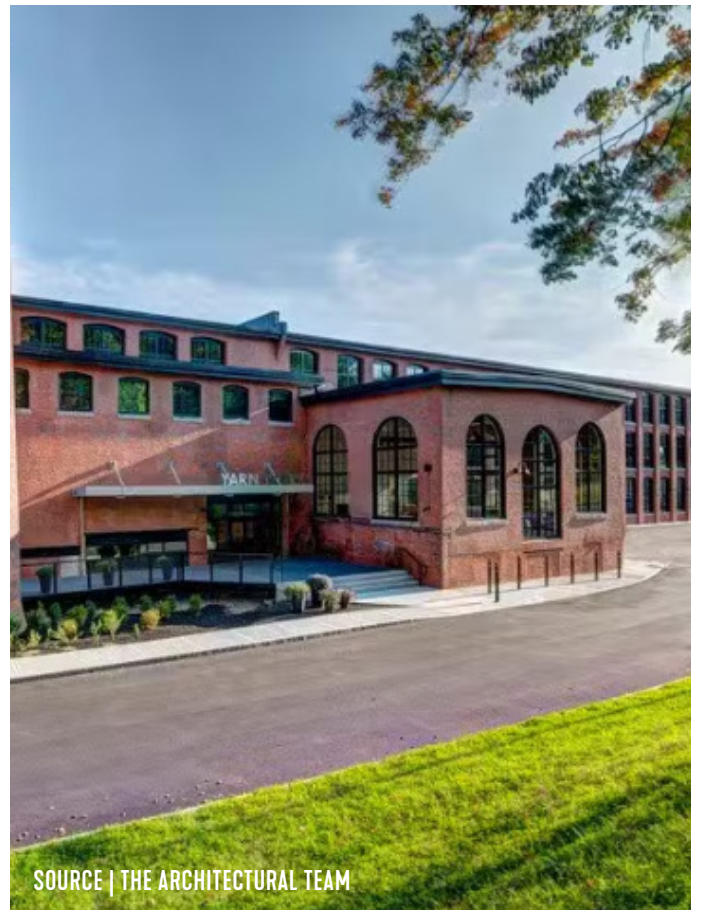




SOURCE | BUILDING DESIGN + CONSTRUCTION



SOURCE | MHP



SOURCE | THE ARCHITECTURAL TEAM

CONCEPTUAL DEVELOPMENT

FLOOR PLANS

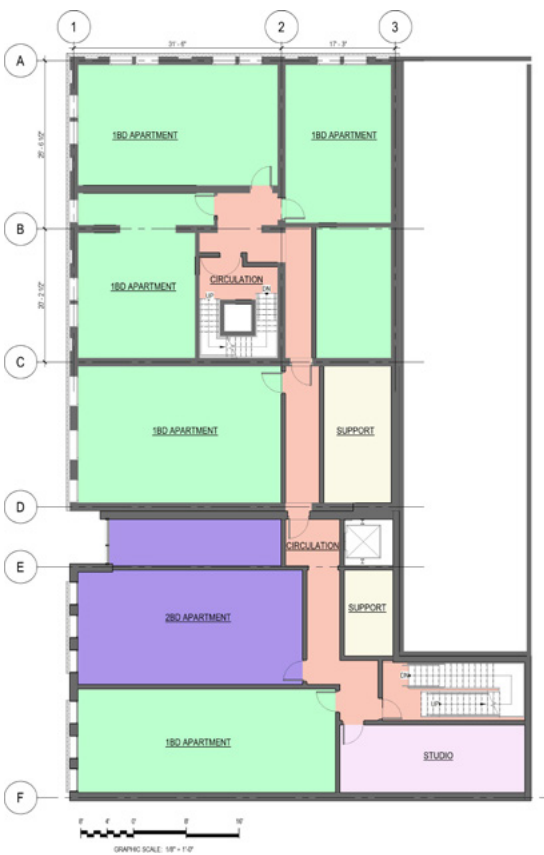
Proposed ground level use includes a mixed occupancy of retail and residential spaces, separated by fire rated walls and distinct entries. The retail/commercial area in the northwest corner of the existing building takes advantage of the busy street intersection and reintroduces the original large arched windows to provide an inviting authentic retail experience.

Levels 2 thru 4 are organized around a central corridor anchored by two stairwells connecting the existing building to the south addition. A distinct rooftop space on the 4th floor aims to provide shared amenities for the residents. Additional support/storage spaces are equally distributed across the building to complete a **22,000 GSF** development.



LEVEL 1	RETAIL	2,180	GSF
	1 BED APARTMENT	1,869	GSF
	SUPPORT	392	GSF
	CIRCULATION	378	GSF

LEVEL 1 SUBTOTAL 5,507 GSF
(GROUND LEVEL)

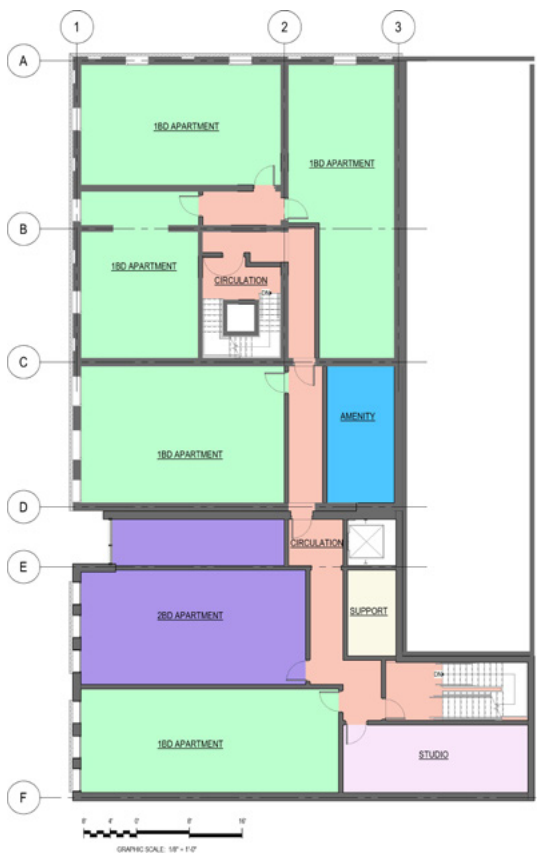


LEVEL 2	1 BED APARTMENT	3,065	GSF
	2 BED APARTMENT	865	GSF
	SUPPORT	308	GSF
	STUDIO	296	GSF
	CIRCULATION	1,028	GSF

LEVEL 2 SUBTOTAL 5,562 GSF

UNIT COUNTS

- STUDIO - 3 UNITS
- 1 BEDROOM - 17 UNITS
- 2 BEDROOMS - 3 UNITS
- TOTAL RESIDENTIAL - 23 UNITS



LEVEL 3	1BD APARTMENT	2,994	GSF
	2BD APARTMENT	869	GSF
	AMENITY	212	GSF
	STUDIO	296	GSF
	SUPPORT	105	GSF
	CIRCULATION	1,040	GSF

LEVEL 3 SUBTOTAL 5,516 GSF



LEVEL 4	STUDIO	296	GSF
	1BD APARTMENT	2,309	GSF
	2BD APARTMENT	801	GSF
	AMENITY	932	GSF
	SUPPORT	98	GSF
	CIRCULATION	1,025	GSF

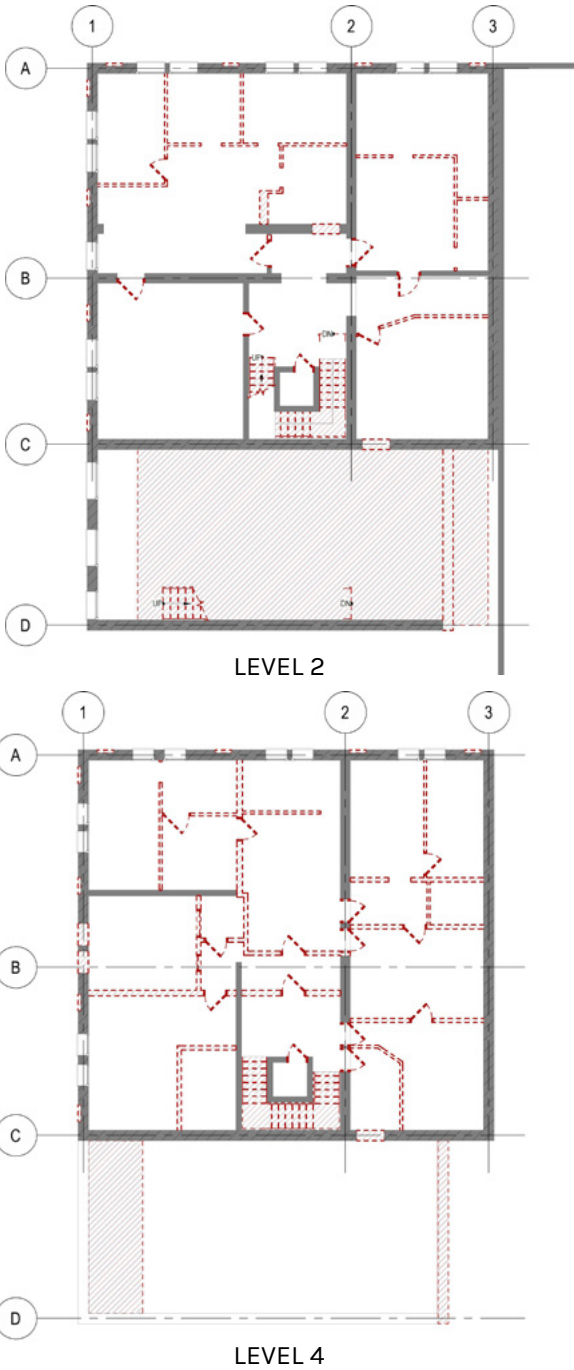
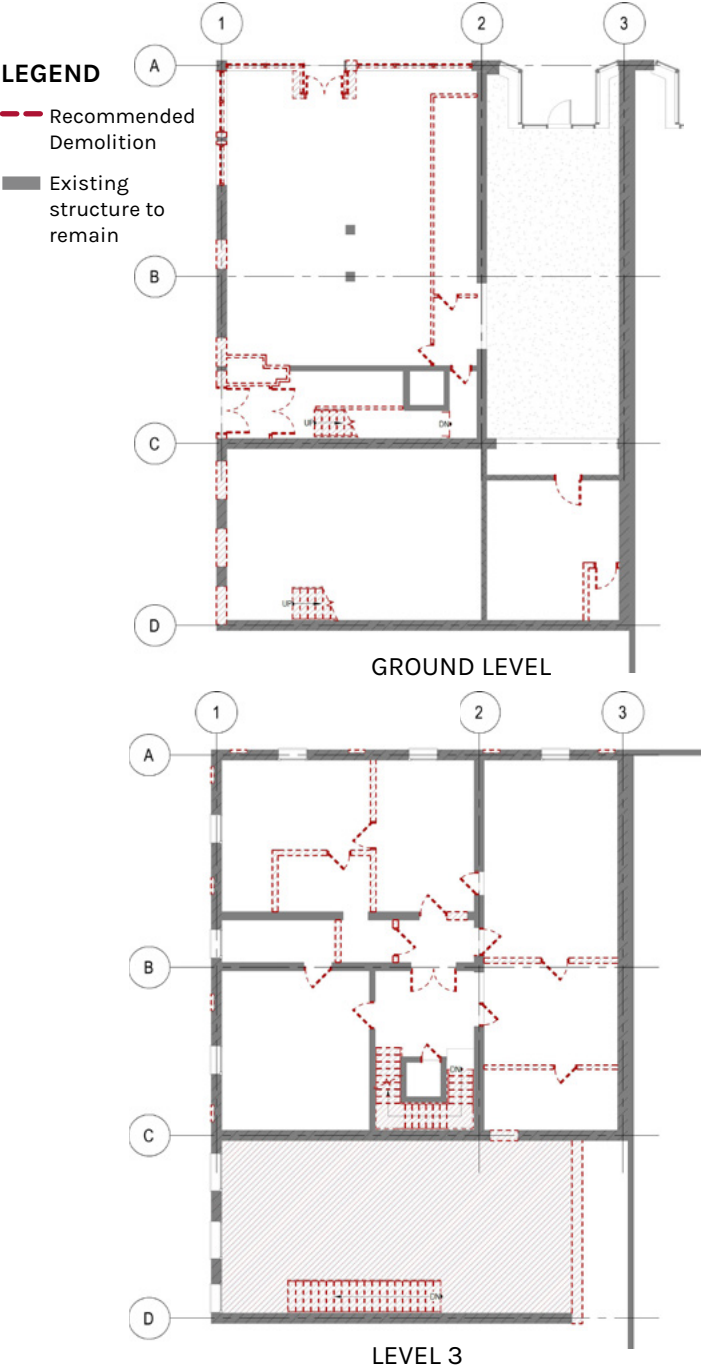
LEVEL 4 SUBTOTAL 5,461 GSF

PHASE 1

DEMOLITION

Demolition assumes extensive portions of interior non-load-bearing and partial load bearing architecture. Additional elements such as vertical circulation, partitions, ceilings, floors and floor structures, mounting systems and interior finishes are to be demolished. Phase 1 & 2 Environmental Assessments could be required due to the age of the building and potential presence of asbestos in various construction

elements. Area south of column grid C should receive extensive facade shoring during demolition and reconstruction. The roof and floors in this area should be demolished and replaced. In the existing building north of column grid C it is recommend that existing columns remain as well majority of load-bearing walls and shear walls.



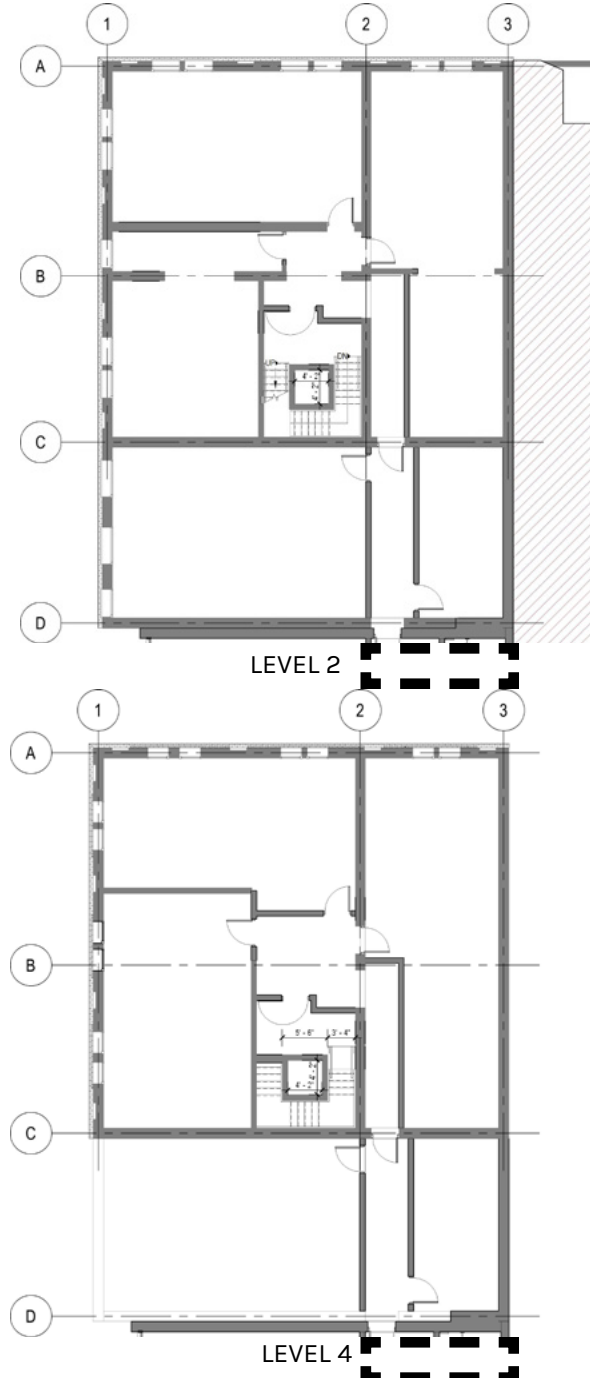
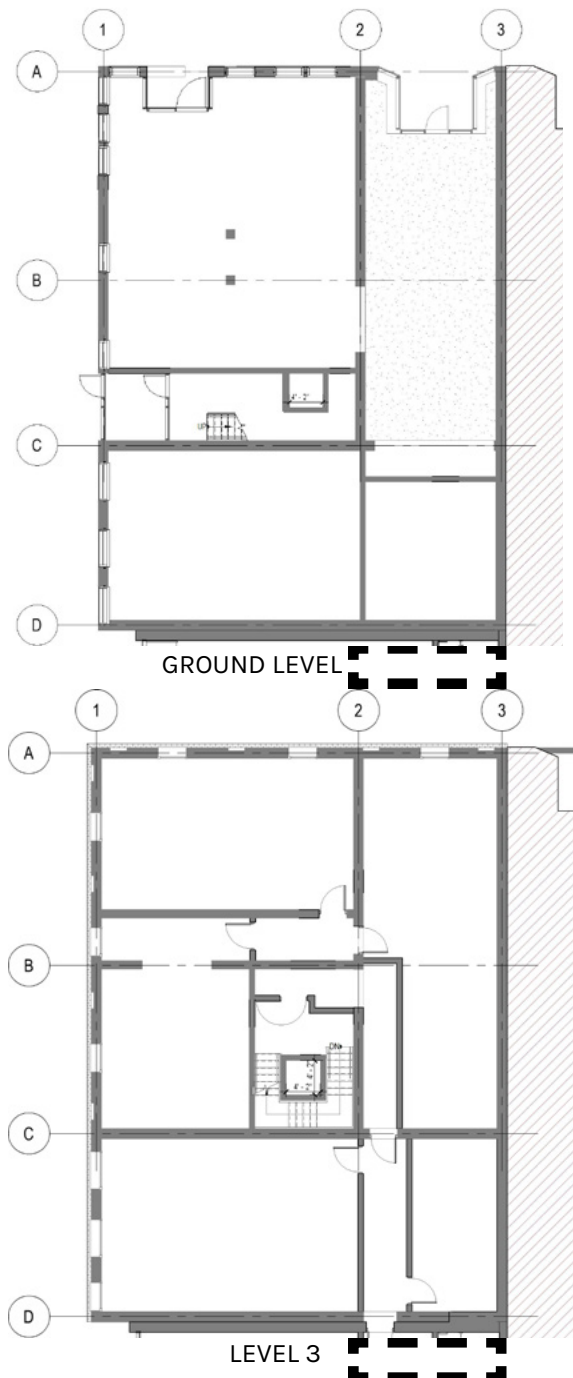
PHASE 2A

RENOVATION + RESTORATION OF EXISTING BUILDING

Given the existing construction type, age of building and egress configuration, the future occupancy is heavily restricted without significant renovations, new MEP, new fire protection and a new circulation core *. R-2 occupancy in a multi story building requires the entire building to be sprinklered. A second stairway and elevator that discharge directly to the street or public way are also required.

The B (Business) occupancy of the retail space on the ground floor will also need to be separated from the R-2 occupancy. These strategic improvements to key structural elements of the existing buildings will open the potential for the future reuse of the spaces.

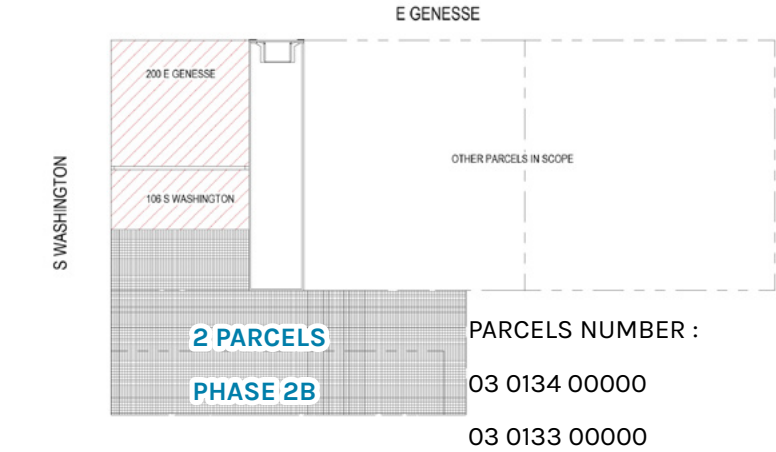
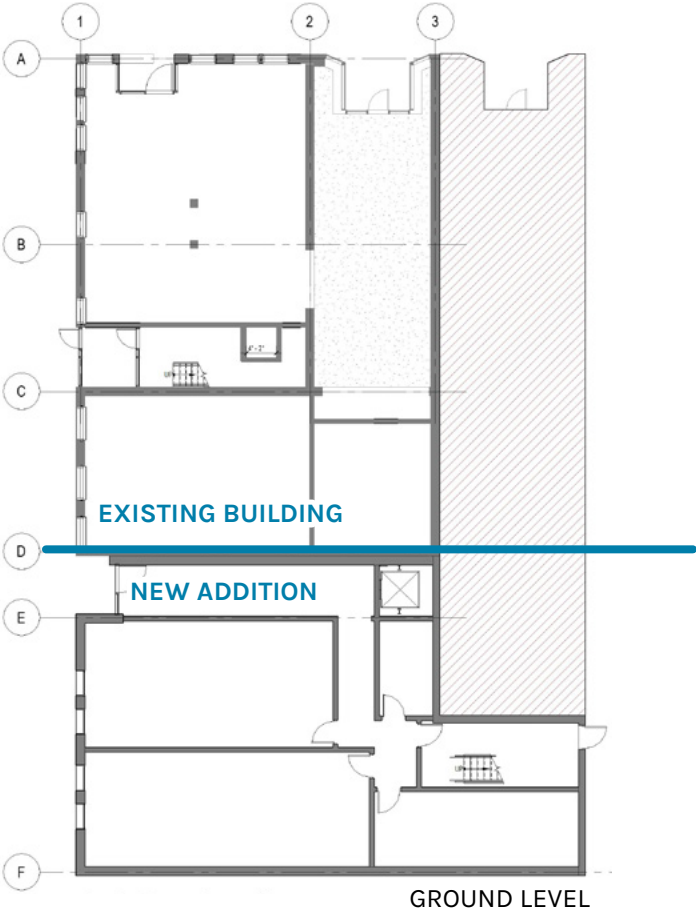
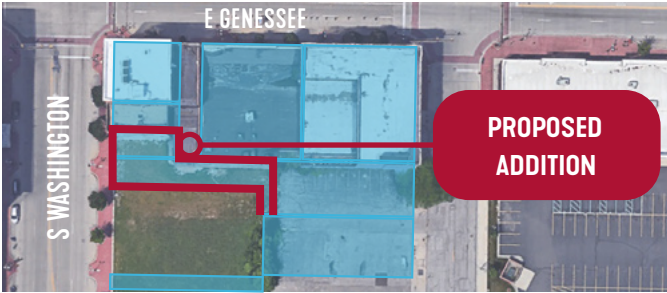
* requires a secondary means of egress route (exit, exit access and exit discharge) outboard and south of gridline D. see dashed outline representing the stair.



PHASE 2B

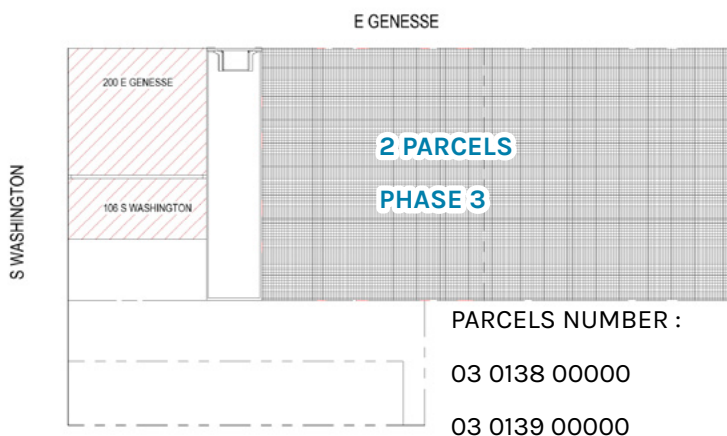
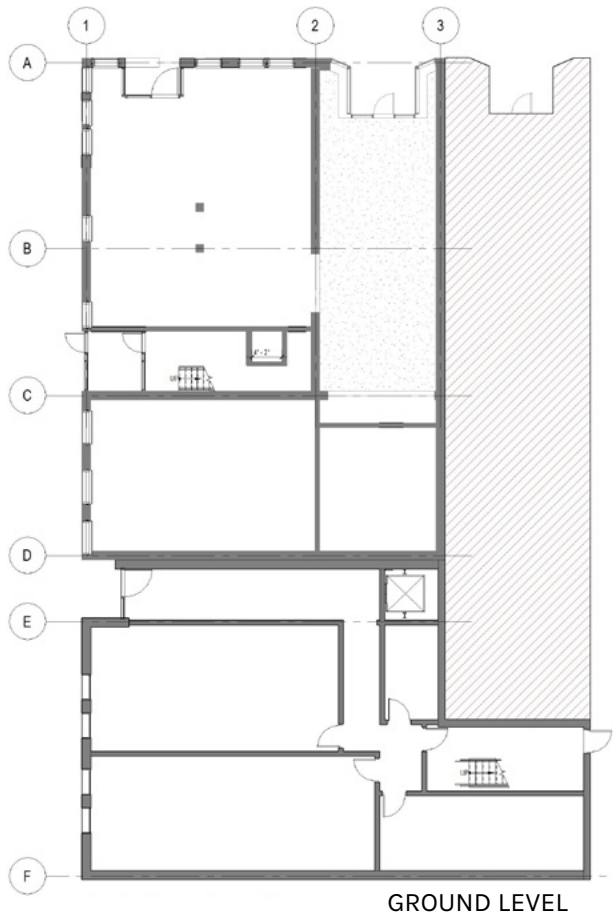
BUILDING ADDITION

Two additional parcels are assumed to be purchased in this phase in order to provide a feasible development footprint south of gridline D. This strategy yields ample area to accommodate a second vertical circulation core needed to support a multi family residential occupancy. Additionally, the new residential entrance, lobby and elevator located in this area provide spatial relief on the existing building.



PHASE 3 EXPANSION

Additional lots purchased on E Genessee (area in RED) could provide a larger development presence anchoring the entire city block with a variety of uses ranging from commercial to business and mixed uses. These two parcels combined could yield a surface area of ~ 15,550 GSF. Current zoning designation would allow heights up to 70' or 5 stories, creating the possibility of a mixed use construction, stick built podium type.





BUILDING ADDITION

LEVERAGING LOCAL RESOURCES

UTILITIES AND LOCAL SUPPORT

This site is served by two major public streets: Genesee Street and Washington Avenue. Full access to utilities is provided from these adjacent streets. For more information, contact the following:

ELECTRIC/NATURAL GAS

800-477-5050

Consumers Energy

CITY OF SAGINAW

DEVELOPMENT AND PRE-APPLICATIONS

989-759-1423

czimmerman@saginaw-mi.com

PUBLIC WORKS

989-759-2196

thare@saginaw-mi.com

WATER BILLING DEPARTMENT

989-759-1450

wbilling@saginaw-mi.com

SAGINAW COUNTY LANDBANK

989-790-5225

tnovak@saginawcountymi.gov

DOWNTOWN DEVELOPMENT AUTHORITY

989-757-2107

shensley@saginawfuture.com

CHAMBER OF COMMERCE

989-757-2112

eugene@saginawchamber.org

SAGINAW FUTURE

989-754-8222 x 238

tmiller@saginawfuture.com

INCENTIVES

Saginaw and the Michigan Economic Development Corporation are committed to the success of Downtown Saginaw. They may collaborate with the selected developer to identify and leverage available incentives which will support a quality outcome commensurate with the project vision and goals. Such incentives may include:

- **Discounted purchase price** to ensure support of an excellent development proposal.
- **Neighborhood Enterprise Zone (NEZ)**, which allows for reduced property taxes for up to 15 years in designated areas to promote revitalization.
- Through the **Michigan Community Revitalization Program**, which is a program available from the Michigan Strategic Fund in cooperation with MEDC, grants or loans may be available to fill financial gaps and promote community revitalization. The program intends to contribute to Michigan's employment opportunities, foster infill redevelopment of historic properties, and reduce blight. MEDC and the City could collaborate with the selected developer to ensure this tool is used efficiently and successfully.
- **New Markets Tax Credit** financing may be available.
- **Obsolete Properties Rehabilitation** tax abatements may be available.
- **Federal and State Historic Tax Credits** may be available.
- **Through Multi Family Direct Lending Programs**, MSHDA may offer direct lending to eligible borrowers in the form of loans from both tax-exempt and taxable bonds, as well as MSHDA gap funding loans and equity bridge loans in certain situations, for the development of affordable rental housing. MSHDA direct lending programs are available for both new construction and acquisition and rehabilitation of affordable or conventionally-financed rental housing, mixed use buildings or the adaptive re-use of other structures.
- The development could be eligible for MSHDA's **Housing Tax Increment Financing** program and the **Brownfield Tax Increment Financing** program.

REDEVELOPMENT READY SITE

THE MASON

Contact Cassi Zimmerman with any questions or requests.

OFFICE | Director of Planning and Economic Development

EMAIL | czimmerman@saginaw-mi.com

PHONE | O: 989-759-1423 C: 989-751-9445



SUBMISSION PROCESS

RFQ Release Date: January 2026

Qualification submission: Please provide the following information for us to consider your proposal:

- A. **Letter of Interest:** Provide a letter (up to 3 pages) identifying the development team and providing a brief description of the team's vision for the site and timeline
 - a. *State the full name and address of your firm/organization. Indicate whether the firm operates as an individual, partnership, corporation or limited liability company.*
 - b. *State history of the firm/organization in terms of length of existence, number and types of developments completed, etc.*
 - c. *Identify the technical expertise that makes you uniquely qualified for this work including your work in, and knowledge of, the City of Saginaw market.*
- B. **Attached any plans you have completed thus far for the project:** *Concept plans, programing plan, renderings, etc.*
 - a. *A completed building scan and model are available on request.*
- C. **Development Experience:** Provide a short description of past projects of a relevant nature completed by the development team (up to 10 pages). Include a description of projects, cost, completion date, and references.
- D. **Fiscal Capacity:** Provide evidence of the development team's fiscal capacity to undertake the proposed project. Identify financial incentives intended to be applied to the project. If available, please include an initial Pro Forma, and Sources & Uses Worksheet.
- E. **Resume of firm and lead team members**

DUE DATE: Qualifications are due to the Saginaw County Land Bank no later than 12:00 pm EDT on March 15, 2026.

Emailed or hard copy proposals must be received by noon and should be addressed to Land Bank Assistant Verda Burns, 111 S Michigan Ave, Saginaw, MI 48602, vburns@saginawcountymi.gov

Emailed proposals will be acknowledged. If you have not received acknowledgment, assume we have not received your proposal and contact us. Late proposals will not be accepted for any reason including technical errors or omissions regardless of the cause of the error or omission. Saginaw County assumes no responsibility or liability for the timely receipt of a proposal.

Interested parties are encouraged to schedule a site visit with city or county officials during the response phase. The City and County are able to provide on-going building access to contractors, architects, and other project team members to facilitate the proposal and development process.

Initial Review: *Qualifications will be reviewed within 45 days.*

Contact Information: Please contact either Cassi Zimmerman or Tim Novak with additional questions or to schedule a site visit during the response phase.

Cassi Zimmerman, City of Saginaw
Director of Planning and Economic Development
989-759-1423, czimmerman@saginaw-mi.com

Tim Novak, Saginaw County
Saginaw County Treasurer and Land Bank Chair
989-790-5225, tnovak@saginawcountymi.gov