Redevelopment Proposals

EXHIBIT C

1800 PLYMOUTH AVENUE NORTH

Evaluation Criteria Scoring Sheet

PROPOSER	1 Financial and organizational capacity of the developer.	2 Level of compliance with zoning code and other relevant plans	3 Ability to move project forward	4 Market and financial feasibility.	5 Ability to secure necessary financing.	6 Extent of public benefits.	7 Overall quality of submission	8 Architectural character and quality of building materials.	9 Related previous experience.	10 Quality of exterior environment and public art elements.	TOTAL POINTS
Dan Bar Homes, Ltd.	1	5	2	1	1	2	1	3	5	1	22
Olson Consulting	3	5	3	4	4	4	5	5	3	4	40
Urban Homeworks	3	3	3	4	3	4	5	5	4	5	39

Instructions: The maximum points for each category is 5.
Score of 5 = exceptional. Score of 1 = unacceptable

PROPOSAL RECAP FOR THE REDEVELOPMENT OF 1800 PLYMOUTH AVENUE NORTH

PROPOSER	CO-DEVELOPER	ARCHITECT	TYPE DEV.	OFFER AMOUNT	TOTAL UNITS	STORIES	PARKING Surface	PARKING Covered	# BATHS/UNIT	Eff.	# 1-BR	# 2-BR	# 3-BR	TDC	TDC/UNIT	UNIT SF	INCOME TARGET	SALES PRICES START	TYPE CITY ASSIST.	AMT CITY	DEV FEE
Dan Bar Homes, LTD Daniel Bartus 612.695.4501 George Barr 763.286.4494		Bruce Kutson Architects Bruce Kutson 612.332.8000	Townhomes For sale	$231,000	12	2	24	24	1			12		$3,322,725	$276,894			$190,000	None	$0	$60,000 2%
Olson Development Consulting, Inc. Wayne Olson 612.227.4666	Mississippi Pathways (NRRC) Sarah Huss Landmark Environmental, LLC	LHB Corporation	Townhomes For sale	$197,940	18	3	18		1			18		$4,078,284	$226,571	1100+		$200,000	Workforce EZ	$160,000 $100,000	$370,753 9%
Urban Homeworks Chad Schwitters 612.275.2855		Tushie Montgomery Architects Andrew Krenik 612.661.9636	Townhomes 12-For sale 8-Rental	$197,940	20	2	8	12	1 - RE 2.5 - HO	2 (RE)	2 (RE)	4 (RE) 6 (HO)	6 (HO)	$4,581,436	$229,072	13,374 HO 11,082 RT	2 @ 50% 2 @ 80% 8 Market 8 rental @ <30%	$184,900	TIF AHTF NRP/EZ	$300,000 $293,744 $150,000	$200,000 4%

HO - Homeownership units
RE - Rental units