

**REQUEST FOR REDEVELOPMENT PROPOSALS
FOR CITY OWNED REAL PROPERTY AT
1215 MARSHALL STREET N.E.**



SUBMISSION DEADLINE- JULY 13, 2009

City of Minneapolis – Community Planning and Economic Development
105 Fifth Avenue South, Suite 200
Minneapolis, Minnesota 55401
(612) 673-5095
www.ci.minneapolis.mn.us/cped

Contact Judy Cedar at judy.cedar@ci.minneapolis.mn.us
for issues specific to this RFP

I. INTRODUCTION

The City of Minneapolis (“City”) is seeking redevelopment proposals for property owned by the City and located at 1215 Marshall Street N.E. The City’s development goals for the property are renovation of the existing structure to accommodate neighborhood-oriented, pedestrian-scale mixed-use commercial/retail/office uses.

II. GRAIN BELT BREWERY AREA DEVELOPMENT OBJECTIVES

The City’s Comprehensive Plan for Sustainable Growth identifies this section of the Mississippi River as an area where future changes are directed. The small area plan specific to the area, *Above the Falls*, identifies mixed residential and commercial uses for the Grain Belt complex and the Minneapolis Plan designates the area an Activity Center for an even wider variety of uses including entertainment. The upper river area is considered a part of the City where there is need for improvement in the park system and the creation of stronger greenway connections to nearby neighborhoods currently isolated from riverfront facilities and amenities. The *Above the Falls* Plan refers to the Grain Belt Brewery complex as one of the great architectural and cultural resources of the Upper River and the most significant landmark in Northeast Minneapolis.

A. Vision

The vision for the area involves a varied yet cohesive mix of land uses complementing and enhancing the historic character of the brewery complex. Such uses might include neighborhood commercial services, including hospitality and restaurant facilities; residential uses, perhaps including residential units above ground-floor commercial uses; arts and arts-related uses; light industrial uses, including sound and video production facilities, that are compatible with commercial, residential and recreational uses; and a public riverfront attraction, including a park and activity node.

B. Objectives

The City of Minneapolis seeks to achieve the following objectives within the Grain Belt Brewery area through phased rehabilitation of historic buildings and redevelopment:

1. Preserve the historic and landmark nature of the brewery complex through the renovation, reuse and interpretation of the historic buildings.
2. Improve public access to and enjoyment of the Mississippi Riverfront.
3. Encourage development that can become the key focus of the revitalization of the Upper Riverfront area and that complements and encourages other revitalization efforts in the area through the removal of blight and uses that are not supportive of the vision for the area.
4. Encourage appropriate residential development that maximizes the value of the riverfront amenity and the historic setting.
5. Retain and provide job opportunities for neighborhood residents.
6. Enhance the tax base of the City.

C. Marshall Street Northeast and other Streetscape Improvements

Improvements, by Hennepin County, to Marshall Street (including the linear area in front of the Office Building) are expected that will redesign this heavily-used thoroughfare into

a boulevard with a streetscape that will be “greener, less cluttered, and safer.” It is also a goal to encourage the development of streetscape improvements on 13th and 14th Avenues Northeast between Marshall Street and the river to make these streets attractive gateways with landscaping and infrastructure to promote pedestrian and bicycle movement from the neighborhood to the riverfront. Hennepin County has completed the Marshall Main Street Corridor Plan, but there is no established time-table for completion or funding identified in the Hennepin County Capital Budget for the project. For more information contact Andrew Gillette at (612) 348-4949.

D. Grain Belt Brewery Complex

The Grain Belt Brewery area includes a mix of building types and uses, including the eight buildings that make up the brewery complex, other commercial and industrial buildings, and some residential structures. The Minneapolis Park Board has acquired and assembled two privately-owned riverfront properties, the former foundry and the Minneapolis Commodity property. The Park Board plans to combine this property along with some riverfront property that it has obtained from the City for the development of a riverfront park.

E. The Historic Office Building Specifically

The Office Building is locally designated as an important historic structure and listed on the National Register of Historic Places as part of the Minneapolis Brewing Company Historic District. The specific objectives for the Office Building include the following:

- Reactivating this historic building with commercial, office and/or retail uses consistent with the building’s character and building toward a mix of uses encouraged in an Activity Center.
- Rehabilitating and redeveloping this structure in a manner sensitive to the historic nature of the building.
- Constructing drainage infrastructure that will alleviate the water infiltration issues.
- Restoring this property to the City’s real property tax base.
- Identifying a commercial reuse of the structure that brings jobs and commercial activity to the area.

To view the full development objectives go to:

<http://www.ci.minneapolis.mn.us/planning/docs/AmendedGrainBeltDev.pdf>.

To view *Above the Falls* go to:

<http://www.ci.minneapolis.mn.us/planning/planpubs/above-falls/index.html>.

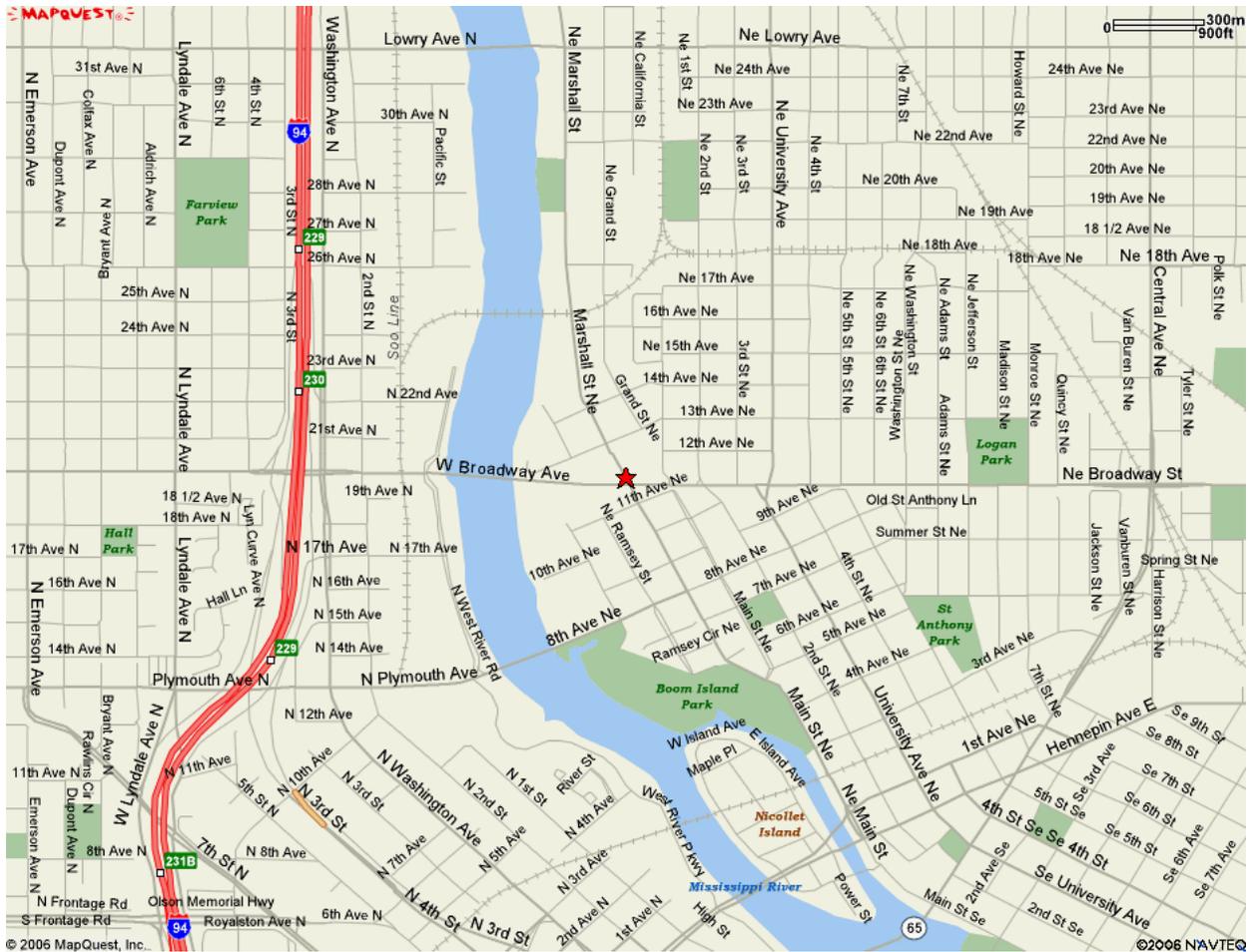


Figure 1. 1215 Marshall Street NE, mapquest.com

III. SITE FACTS

The redevelopment site is located on Marshall Street N.E. between 13th Avenue N.E. and Broadway Street. The site includes an 18,991 square foot two-story structure. The parcel size will allow for approximately 34 car spaces. The parking area is to be at the rear of the building and along the northerly side of the building outside of the view corridor. The City will provide for a permanent access easement on the adjacent City-owned site for driveway ingress/egress and will be included in the sale of this RFP parcel.

A. Zoning.

The parcel is mostly zoned Neighborhood Commercial District C1. The proposed reuse of the historic Office Building as commercial office space is permitted under the C1 zoning category. A small area of the parcel (the northeasterly portion) is zoned Residential R-5. A rezoning effort is underway to eliminate the split zoning and to classify the entire parcel as either C1 or C3A. We expect to completion of the rezoning Summer 2009. For more information on the zoning code refer to www.ci.minneapolis.mn.us/zoning/code/.

B. Plat.

A plat application will need approval prior to an actual land sale closing and title transfer. The sale parcel will be divided from Outlot A (see attached survey map). Outlot A is approximately 108,872 square feet in area or 2.5 acres. Outlot A includes all of the City-owned land reserved for a future multi-family housing development. Outlot A is vacant land and it is hoped that a multi-family development project can be identified for this site sometime within the next three to five years when the condominium market has recovered from the economic recession.

The proposed legal description for the property to be sold is Lot 1, Block 1, Minneapolis Brewing Company Addition to Minneapolis. The proposed property area for the subject sale parcel is 241.37 x 96.37 feet, providing an area of 23,260.827 square feet or 0.53 acre. The gross building area is 18,507 square feet with rentable area of 10,397 square feet including 2,818 square feet of garden-level area. The redesign of interior spaces during rehabilitation of the structure may somewhat increase rentable area.

An easement is necessary for the proposed project. The easement proposed for this sale is located just north of the sale parcel and will provide ingress/egress to the property as well as provide for surface rainwater runoff (from the parking area). The dimensions for the easement are 22 X 241.37 feet and described as follows:

An easement for driveway purposes over and across that part of Outlot A, Minneapolis Brewing Company Addition, according to the recorded plat thereof, Hennepin County, Minnesota, being a 22.00 foot wide strip of land, the southeasterly line of which is described as follows:

Beginning at the most westerly corner of Lot 1, Block 1, said Minneapolis Brewing Company Addition; thence northeasterly along the northwesterly line of said Lot 1 to the most northerly corner of said Lot 1 and there terminating.

This easement is located on Outlot A that includes all of the City-owned land reserved for the future multi-family housing development. The easement preserves the area for a planned promenade and retains a desired view across Marshall to the Brew House property. Attached find proposed plat of the office building site (Exhibit 1) and an aerial view of the site (Exhibit 2).

C. Asbestos and Hazardous Materials.

The City contracted with Groundwater & Environmental Services, Inc. to prepare the Asbestos and Hazard Survey Report for the Grain Belt Office Building. That report, dated July 21, 2006, is attached (Exhibit 3). The City may require that the developer escrow or dedicate funds sufficient to cover the costs of abatement work.

D. Drainage Study.

The City contracted with Loucks Associates to perform a drainage study of the Office Building Site (which includes information for Outlot A) to determine the source and extent of water infiltration into the basement of the building. The resultant study, dated

August 27, 2008, indicates multiple sources of water infiltration into the Office Building: perched groundwater seeps into the building; surface runoff draining toward the building; faulty roof gutters; lack of window well drainage; and sewer backup from downstream piping systems. Remedies for curing the drainage issues include various treatments, including the up-grade and connection to the public storm sewer requiring installation of a lift pump. Please reference Loucks Associates Grainbelt Office Building Drainage Study dated August 27, 2008, provided with this RFP (Exhibit 4). The City may require that the developer escrow or dedicate funds sufficient to cover the costs of drainage remediation work.

E. Rainwater Disconnect from Sanitary Sewer.

City Regulatory Services and Public Works will require that a Rainleader Disconnect Plan be provided for final Project Design Review approval. The roof drains must be disconnected before 2010. The sanitary manhole located on the north side of the building must be fitted with a solid cover and set at the same elevation as the surrounding parking area. Window well drains that receive storm water must be disconnected from the sanitary sewer as well. The site's storm water system shall connect to the storm sewer along Marshall Street. The connection may require a correction of grade differentials requiring a lift within the building. Costs to disconnect rainwater runoff from the sanitary sewer and reconnection to a storm sewer system will be the responsibility of the Developer. The existing stormwater connection to the sanitary sewer must be disconnected in 2009 by order of Regulatory Services. For more information related to separation of stormwater from sanitary sewers, please see <http://www.ci.minneapolis.mn.us/cso/ordinance.asp>.

F. MPCA Request for Additional Work on Site ID #: LEAK 00003719, Grainbelt Complex.

The Minnesota Pollution Control Agency (MPCA) is requiring that a closed LEAK Site be reopened at the Grainbelt Complex in order to conduct a soil vapor intrusion investigation and to complete two test borings. The soil vapor intrusion investigation includes soil vapor testing within the Office Building and one soil boring on land adjacent and south of the Office Building. Results of those tests and any necessary subsequent remediation will be shared with the Developer when they are available. The MPCA issued notice of this additional required investigation to the City on April 20, 2009 and all testing will be completed on or before July 20, 2009.

G. Grain Belt Complex Background.

In 1989, the City of Minneapolis acquired the 14-acre Grain Belt Brewery complex in Northeast Minneapolis. To date, the City has successfully sold all the historic structures except for the Office Building: the Brew House and Boiler House were sold to Ryan Companies in 2000 (both are now leased to RSP Architects for their corporate headquarters); the Wagon Shed and Shop buildings were sold to the Minneapolis Public Library in 2002 for reuse as the Pierre Bottineau Library; the Warehouse and Bottling House were sold to Artspace Grainbelt LLC in 2005 as lease space for artists and creative businesses.

With the success of the Brew House redevelopment, the City's efforts focused on finding a developer for housing infill within the Grain Belt complex. The efforts lead to the issuance of an RFP in 2000 for housing development proposals. The 2000 housing RFP called for reuse of the Office Building as one component of a housing development (the same Office Building which is the subject of this RFP). The City Council awarded Sheridan Development Company (SDC) exclusive development rights in 2001 but SDC withdrew from the project in 2006 and negotiations were terminated. The Office Building was separated from the housing site in 2006 to allow for marketing of this structure independent of the housing development. Outlot A continues to be a housing site and that site may remain as vacant, unused land for several years until the City can identify a developer to construct ownership units on the site through an RFP process. CPED does not have near-term plans to issue this RFP for ownership housing construction.

The State Historic Preservation Office (SHPO) required an archeological study be conducted on Outlot A and the study found the presence of building foundations from the 1850 Orth Brewery located underneath the existing site (land adjacent to the Office Building). This area is not part of the subject Office Building site but is part of the adjacent housing development site. SHPO requests that the Orth Brewery foundations not be removed or built over because of their historic significance. The location of the 1850 Orth Brewery underground space foundations is slated to be a public plaza commemorating the Orth Brewery complex that once existed on this site. The public plaza is generally planned for the corner of Marshall & 13th.

H. Historic Status.

The Grain Belt complex (which includes the Office Building) received local designation as an historic property in 1977 and was placed on the National Register of Historic Places in July 1990. Redevelopment of the building must comply with federal, state and local regulations regarding historic preservation.

The historic status of the brewery complex brings with it certain design standards regarding the renovation and reuse of the buildings. The Minneapolis Heritage Preservation Commission (HPC) regards the Grain Belt Brewery complex as being of utmost importance to the City of Minneapolis, both for its historical importance and its commanding architectural presence. The Department of the Interior standards must be met to receive federal tax credits for renovation. The HPC will review all applications for permits related to this property.

I. Building Character and Historic Uses

In the context of Minneapolis' industrial development, the Minneapolis Brewing Company Historic District is significant under National Register Criterion A for its representation of an important agricultural product processing industry that has been, and continues to be associated with the Upper Midwest. The brewery was one of the leading industries in the city around the turn of the century and the Minneapolis Brewing Company is the only identifiable property associated with such a business in Minneapolis. The 1893 Office has elements of the Richardsonian Romanesque design.

The brewery complex is a distinctive form of industrial architecture that is functional in character and reflective of the strong ethnic identity of the building's architects.

The 1990 registration for historic designation of the Minneapolis Brewing Company district includes descriptions of the contributing structures. Information related to the Office Building includes the following:

In 1893 the Minneapolis Brewing Company built a two-story, rectangular office (the Office Building) directly across Marshall Street from the 1904 malt elevator. It has a limestone foundation, cream brick walls, and elements of Richardsonian Romanesque design. The three bay façade is dominated by a projecting, one-story portico with a semicircular stone arch supported by two polished granite columns with enriched capitals. Adorning each corner of the stone balustrade are two sets of carved beer steins decorated by circular and floral motifs. The recessed entrance is flanked by two 1/1 double hung sash windows and corner pilasters, while the second story has three pairs of the same windows. An iron "OFFICE" sign in relief is centered below the cornice, which has a wide band of patterned brick and successive corbels terminating in an arcade table. The building is crowned with a small arcaded parapet above the middle bay, which is stabilized by flanking carved consoles and capped by a pair of finials carved in the shape of stylized hop plants. Two similar motifs decorate the corner pilasters. The south wall is pierced by a series of foundation level windows, and seven 1/1 double hung sash aligned on the first and second floors. The same patterned brick and corbelling extend the length of the wall. The north elevation is essentially the same as the south side, but has a small brick extension that provides access to the building's lower level. All windows have stone sills and lintels. In 1910 the office length was doubled with a 1 1/2 -story, 85'-long addition, which used identical materials, and incorporated a hipped, leaded glass roof for nearly the entire length of the building. The Office Building interior has original patterned wainscoting in the 1893 section, while the 1910 addition has a tile mosaic floor, dentil frieze, and decorative logos in each gable. There is a walk-in vault on each floor. The basement level of the addition was known as the Friendship Room, a multi-purpose space equipped with dining tables and a bar for annual meetings, informal gatherings, and public parties.

While the Grain Belt was vacant at the time of purchase in 1988, the Office Building has had continued occupancy since 1988 up until 1999. Although the structure is currently vacant it is heated during the winter season to prevent freeze-thaw damage. The property is sandbagged during the spring rainy season to minimize water infiltration into the building.

J. Location

The property is located in the Sheridan Neighborhood of Northeast Minneapolis, approximately one and one-half miles from the Minneapolis Central Business District. The neighborhood extends from Washington Street NE, west to the Mississippi River, and from Broadway Street NE, north to 17th Avenue NE. Historically development was

industrial, but today the City of Minneapolis and others are working to recreate the neighborhood with a wider variety of land uses.

The site has strong transportation connections to surrounding communities. Automotive traffic passes the site along Broadway at a rate of 15,000 average daily trips (Minneapolis Public Works 2006 traffic counts data). To the East, Broadway connects to 35W and St. Paul. To the west, it intersects with West River Parkway and across the Mississippi River to I-94.

The site is serviced by the Metropolitan Transit bus system with direct links to the downtown business district. Both route 11 and 824 are within walking distance from the property. Route 11 connects the Grain Belt Office Building to Columbia Heights, Fridley, Downtown Minneapolis, and South Minneapolis, while route 824 connects Coon Rapids, Blaine, Spring Lake Park, Fridley, Columbia Heights, Minneapolis, and Downtown Minneapolis.

IV. ESTIMATED FAIR REUSE VALUE OR ASKING PRICE

The City has not set an Estimated Fair Reuse Value for the development property. Proposers will need to indicate an offer price in the proposal. A Fair Market Value of One Dollar and No Cents (\$1.00) has been established by a City appraiser for the property. Using an income approach, a January 2009 Nicollet Partners appraisal (Exhibit 5) subsequent to the drainage study findings established the value at that time and given current needed investment estimates at negative \$140,000.

V. CITIZEN PARTICIPATION

The Sheridan Neighborhood Organization (SNO) is recognized as the official neighborhood organization to be consulted in the review of plans and proposals for the Grain Belt Brewery area.

VI. DIVERSE PROJECT PARTICIPATION

The City of Minneapolis encourages the use of businesses owned by women or minority citizens in the procurement of goods, professional services and construction. Should the selected respondent seek and receive City financial assistance in developing the parcel, they would be required to comply with the Small & Underutilized Business Enterprise Program (SUBP), as detailed in Chapter 423 of the Minneapolis Code of Ordinances and Affirmative Action workforce participation requirements. Participation goals would therefore be established prior to the construction phase.

The SUBP Ordinance may apply to any construction/development project that receives public financial assistance (see www.ci.minneapolis.mn.us/subp/subp_faqs.asp). Such business arrangements should be identified in the proposal. Documented efforts and results will be considered favorably during the review and selection process.

VII. PROPOSAL SUBMISSION

Proposers must submit copies of their proposals as follows: one unbound copy, ten bound copies and one electronic version in Microsoft compatible or PDF format on CD. Proposals must be on standard 8 ½" by 11" paper. Foldouts containing charts,

spreadsheets and oversized exhibits are permissible as long as they are packaged with the proposal.

Proposals and supporting documentation must be submitted in a sealed envelope labeled "1215 Marshall Street NE Redevelopment Proposal" and sent to:

City of Minneapolis (Attention Judy Cedar)
Community Planning and Economic Development
Business Development Section
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401

Faxed proposals will not be accepted. Proposers may choose to provide additional copies if and when invited to do so for presentation purposes. Submissions will not be returned.

Proposals shall be delivered to the City on or before: 3:00 p.m. Tuesday, July 13, 2009. Proposals received after the deadline will not be accepted. It is neither the City's responsibility nor practice to acknowledge receipt of any proposal. It is the proposer's responsibility to assure that a proposal is received in a timely manner.

VIII. RFP INQUIRIES

The building will be opened for two times for a pre-proposal walk through for interested parties: Wednesday morning, June 17, at 9:00 AM and Thursday afternoon, June 18, at 1:30 PM. The building will be open for viewing for only one and one-half hours on each day. Meet in front of the building.

Conference Room #3 at the Crown Roller Mill (second floor) has been reserved for a sit-down meeting on Tuesday, June 30, **at 10:00 AM** amongst City Staff and interested parties to allow staff to address your questions

Except for the sit down meeting, any prospective proposers may only direct questions in writing to the department contact person. Questions and responses will be posted onto the website weekly during the RFP review period. The department contact person is the only individual who can be contacted about the RFP before the proposal deadline. The department contact cannot vary the terms of the RFP. The contact person is:

Judy Cedar
City of Minneapolis, Department of CPED
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401
Email: judy.cedar@ci.minneapolis.mn.us
Fax: (612) 673-5113

IX. PROPOSAL CONTENTS

Proposals must include the following information in the following order and with corresponding section numbering (all proposals must include page numbers):

1. A cover page that includes the following information:
 - a. Developer's name and mailing address
 - b. Developer's current legal status: corporation, partnership, sole proprietor, etc.
 - c. Federal ID number or Social Security number
 - d. State ID number
 - e. Contact person's name, title, phone number, fax number and e-mail address
 - f. Signature of authorized corporate officer for each entity proposing as a partnership or team
2. A description (narrative, preliminary schematic plans and elevations if applicable) of the proposed redevelopment (e.g., size of building and square footage of specific components, nature of improvements, parking spaces, rehabilitation plan, anticipated materials and design style, circulation patterns, loading/service provisions) related to the Office Building. Information should be included about the anticipated type of tenants expected, and rents and/or sale prices.
3. An identification of the entities that will be involved, a description of the roles they will play (e.g., developer, architect, building owner, property manager, tenant, professional consultant) and a summary of the development team's past experience in working together. A description of the entity's experience in redeveloping similar historic buildings must be included, including location, type of development, proposer's role(s), cost of project, funding sources, status of project, and information about any continued financial or operating interest in each. Include specific previous relevant experience with public entities, including reference contact information. The City may ask for supporting documentation substantiating claims of previous experience. Summarize any lawsuits to which the proposer or any principals of the proposer have been a party. Identify the principal person who will speak for the development team and any other key participants who will be involved in negotiating the project terms. Specify whether the development team is or intends to form a corporation, a general or limited partnership, a joint venture or other type of business association to carry out the proposed development. The developer must also provide two years of financial statements, which may be submitted confidentially to the CPED Director under separate cover. Design consultants on the team must be licensed in the State of Minnesota and contractors must be licensed to work in the City of Minneapolis; the submission must include a certification that identified team members meet these requirements.
4. A preliminary capital pro forma showing the detailed sources and uses of funds (debt, equity and other) to acquire the parcel and redevelop the property (including any tenant improvements). Information as to the status of securing those funds should be included. Demonstrated equity resources and a letter of intent to finance from the lender are required submissions. Clearly indicate any

public assistance requested and the status of the request. If the project includes multiple uses, the capital pro forma should be broken down for the component uses (retail, office, entertainment, other commercial, etc.).

5. A preliminary operating pro forma of at least 15 years for the building operation, including the assumptions underlying the income and expense projections. Also show the Cash-on-Cash Return and Internal Rate of Return. If the project includes multiple uses, the operating pro forma should be broken down for the component uses. Detailed pro formas in a format acceptable to the City will be required during the negotiation of a redevelopment agreement.
6. A market study or other information documenting the demand for the proposed use.
7. A description of the public benefits that will result from the development, e.g. the creation or retention of jobs (including the estimated number, type and wage levels), tax base enhancement, the provision of retail goods and services, etc. This should include an estimate of the taxable value upon completion and annual real estate taxes.
8. A proposed timeframe for the redevelopment, including identification of any conditions that must be met before the proposal can become a reality. The schedule should include the time needed to obtain financing, complete design and secure permits and approvals, prepare the site, start and complete construction, and start and complete lease-up and/or sellout.
9. An executed "Consent for Release of Response Data" form (Exhibit 6). Proposals that do not include an executed "Consent for Release of Response Data" form shall be considered incomplete which will be grounds for rejection of the entire proposal.
10. Identify the end user if known.
11. Any other information that would help City staff understand and evaluate the concept.

The contents of the proposal and any clarification to the contents submitted by the successful proposer may become part of the contractual obligation and be incorporated by reference into the redevelopment contract between the selected developer and the City.

Development teams/developers responding to this RFP are not required to provide a good faith deposit on the land with their proposals. However, the development team whose proposal is ultimately selected by the City Council must make the required deposit at the time of selection.

X. EVALUATION CRITERIA

In reviewing potential development concepts, the following criteria are among those that will be considered:

1. The experience and the financial and organizational capacity of the developer in successfully planning and completing development projects of similar historic preservation type and scale, on time and within budget.
2. The extent to which the proposed development is in compliance with the Minneapolis Zoning Code, comprehensive plan, redevelopment goals of this document, and other relevant policy documents for the area.
3. The market and financial feasibility of the project.
4. The anticipated ability of the project to secure necessary private funds.
5. The public benefits that would be provided by the project, including the proposed land price.
6. Overall quality of the submission.
7. Review of related previous experience.
8. The extent to which the historic nature and value of the Office Building would be preserved and enhanced by redevelopment plans.
9. Energy efficient and sustainable construction practices and proposals that strengthen the relationship between public transit and development are encouraged.
10. Proposals that will encourage further development in the area and that will attract people to Northeast Minneapolis as a destination will be preferred.

The City may, in its sole discretion, expand or reduce the criteria upon which it bases its final decisions regarding selection of the development team or developer for this site.

A. Citizen Participation

The City of Minneapolis has established a citizen participation process for development projects impacting neighborhoods and values advice/input from the public obtained through this process. The neighborhood group officially designated to provide input on responses to this RFP is the Sheridan Neighborhood Organization (SNO).

Under the Minnesota Government Data Practices Act, Minnesota Statutes Ch. 13, public disclosure of RFP response data prior to execution of a contract is restricted. In order to meet the City's citizen participation goals, the City requires each proposer to execute and submit a "Consent for Release of Response Data" form as attached to this

RFP as Exhibit 6. Failure to submit the “Consent for Release of Response Data” will be grounds for rejection of the entire proposal as unresponsive. Notwithstanding the foregoing, if proposers are being asked to provide financial statements as part of the RFP response, proposers may submit such financial statements confidentially under separate cover pursuant to the Minnesota Government Data Practices Act.

B. Review/Selection Process

A committee that will include City staff will review proposals received by the due date. Input also will be sought from the affected neighborhood organization(s). Some or all of the proposers may be requested to present their proposals to the review committee and/or neighborhood organizations.

The review committee will then make a recommendation regarding the development proposal that best meets the evaluation criteria. This recommendation will be considered by the CPED Director and then forwarded to the City Council for action. The goal is to have a recommendation before the City Council in 2009.

If the City Council selects a development proposal that does not entail any additional public investment, staff will proceed to negotiate with the selected developer the terms of the proposed land sale. If the selected proposal requests additional public investment, staff will determine what types of further analysis, underwriting and/or other processes are required. Unless further analysis indicates that the selected proposal is infeasible, staff will negotiate the terms of the proposed transaction during this period.

Once redevelopment contract terms have been negotiated and any further analysis completed, staff will return to the City Council for a land sale public hearing and consideration of the land sale and related terms.

The City reserves the right to reject any or all proposals or parts of proposals, to negotiate modifications of proposals submitted, and to negotiate specific work elements with a proposer into a project of lesser or greater magnitude than described in this RFP or the proposer’s reply.

XI. TIMING

It is the City’s desire that a redevelopment contract be executed with the selected proposer as soon as possible and that construction of the project would begin before 2010.

Anticipated timeline

Tour of building	June 17, 2009, 9:00 a.m.
Tour of building	June 18, 2009, 1:30 p.m.
Sit Down Meeting with Staff, Q & A	June 30, 2009, 10 a.m.
Submission deadline for proposals	July 13, 2009, 3:00 p.m.
Review/evaluation of proposals and neighborhood review	July 2009
Recommendation to City Council Community Development Committee and Full City Council	August 2009

Negotiate Terms of Contract	September 2009
Land Sale Public Hearing	October 2009
Transfer of Land, Construction and Rainwater Runoff	November and December 2009
Disconnect from Sanitary Sewer	

Enclosures

Exhibit 1 – Plat Survey
Exhibit 2 – Aerial
Exhibit 3 – Environmental Survey, 2006
Exhibit 4 – Drainage Study, 2008
Exhibit 5 – Appraisal, 2009
Exhibit 6 – Form of Consent
Exhibit 7 - General Requirements