

Community Planning & Economic Development

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**GRAIN BELT MARSHALL STREET SITE
RFP Pre-proposal Meeting – June 16, 2011
Meeting Minutes and Q & A**

Jerry LePage of CPED's Housing Development Division opened the Pre-Proposal meeting. Other City staff in attendance were: Kevin Carroll of CPED Business Development, Steve Maki of CPED Engineering, Haila Maze of CPED Planning, John Smoley of CPED Planning/Preservation & Design, Mary Altman of CPED Planning-Public Arts, and Matthew Hendricks of City Finance.

Jerry indicated that the Pre-proposal meeting was originally going to be held at CPED's downtown office but change in location to provide another opportunity to view Office Building in addition to the May 12th and May 19th tours. Therefore, after the staff presentations, ample time would be provided for attendees to walk through the Office Building.

1. The following announcements were made:
 - Attendees were reminded to periodically check for RFP updates, addendums, and Q & A at the CPED website: http://www.ci.minneapolis.mn.us/cped/RFP_Grain_Belt.asp.
 - The half-way point in the RFP response period has been reached. The deadline for submission of proposals is still Monday, August 1, 2011 by 4:00 p.m.
 - All questions still need to be submitted by email to jerry.lepage@ci.minneapolis.mn.us. The RFP schedule currently has a cut-off date of July 1st for any questions. However, CPED is extending this date so that the new deadline for questions will now be Monday, July 18th.

2. **GRAIN BELT OFFICE BUILDING:** Kevin Carroll, John Smoley, and Steve Maki provided an update on the Office Building and responded to a number of questions:
 - Kevin reported on the water infiltration work and the roof work that is being undertaken utilizing State Legacy grant funds and some City funds. The grant-funded work needs to be completed by the State imposed deadline of June 30th, and the remaining work will be completed by mid-July.
 - In early July, CPED will be posting an update on the RFP website that will include a complete description of the final scope of work, and also a revision to the City's asking price for the building (which is currently \$50,000) based on an updated appraising taking into account these improvements. In addition, when all of the work is completed, the City is willing to schedule another walk-thru of the building in mid-July if there is interest in inspecting these completed improvements. Anyone that would like to participate in a walk-thru inspection should indicate their interest by emailing Jerry LePage at jerry.lepage@ci.minneapolis.mn.us.
 - Kevin also indicated that redacted versions of the development proposals submitted for the Office Buildings from the previous RFP in June 2009 will be available on the website in early July, based on earlier requests for copies of these proposals. However, in staff's opinion, these proposals have limited value in the current RFP process since none of these proposals were ever accepted by the City Council and the conditions and assumptions regarding the Office Building have changed significantly over the last two years.

Questions:

Q: What roof repairs are needed beyond what is already planned to be completed?

A: The repairs will address leaking in the middle section of the roof (which had resulted in water damage in the past), and a corner of the barrel roof that was damaged by a nesting hawk. The roof is otherwise mainly intact. We decided not to re-shingle the barrel roof, as the developer may wish to do something different with it, especially related to the stained glass currently covered up.

Q: In addition to the drain tile work underway in the basement, will there be any waterproofing of the basement walls?

A: No. It is hoped the improvements underway will bring down the water levels enough that this is not needed.

Q: Will the State and HPC be reviewing proposed changes?

A: Yes, these properties (i.e. the Office Building and the Housing Parcel) will require State and HPC review based on their local and national designations, the use of Legacy Amendment funds, and the past use of federal historic preservation tax credits in the brewery complex.

Q: Who is the contact person at the State Historic Preservation Office (SHPO) regarding this project?

A: The SHPO contact person is Natascha Wiener.

Q: Why did the City decide to stop using the Grain Belt Office Building as office space?

A: Back in the early-1990's, there was a consolidation of City offices, concentrating them Downtown. The Office Building was subsequently leased out to other tenants, but has been vacant since 1999-2000.

Q: Why were past proposals unsuccessful?

A: The City purchased the entire complex over two decades ago to preserve this significant element of our community and state's shared heritage. Well-qualified developers with viable long-term uses and the capital to restore and maintain the buildings have successfully purchased and restored portions of the complex over time. The few proposals that were received during the recent economic downturn did not appear to meet these basic qualifications.

Q: What is the period of significance for the historic brewery complex?

A: 1891-1927

3. HOUSING PARCEL:

- John Smoley and Haila Maze provided an update on the Housing Parcel in terms of archaeological report, planning and zoning controls, and new City standards for plazas that will apply to the plaza required on the Housing Parcel.
- Haila encouraged applicants to review these plaza standards incorporated in the City's zoning ordinance, which address issues such as access, materials, lighting, amenities, and other features: http://library.municode.com/HTML/11490/level4/COOR_TIT20ZOCO_CH535REGGEAP_ARTXIPL.html#TOPTITLE.
- Mary Altman, the City's Public Art Administrator, noted that the site is in the Northeast Arts District (<http://www.northeastminneapolisartsdistrict.com/>), and that the neighborhood and other arts district stakeholders would probably contact the selected developer and encourage them to include public art in their project. Public art is one way the developer could achieve needed credits in the Plaza Ordinance. Depending on the timeline of the development, the project also might be eligible to apply to be a candidate for public art in 2012 through the City's Art in Public Places program.
- They also responded to a number of questions:

Questions

Q: When will the updated historic resources report be coming out?

A: The Phase II archaeological report (which updates the 2006 report and includes more technical data) is underway now and will be available in early July. When it is completed, it will be posted on the project website.

Q: Are federal and state historic preservation tax credits available for use with new construction or just for the rehabilitation of historic buildings?

A: Just for the rehabilitation of the historic building. Other funding sources are available for other potential development opportunities, such as treating the archaeological site, installing public art, and constructing affordable housing.

Q: As there is state and federal funding involved in this property, what sort of historical review will be triggered?

A: It is expected that SHPO will have a role in reviewing plans for renovation and new construction.

Q: Will any new structures be allowed on the plaza?

A: Possibly. New structures may be on the surface, but nothing (including footings) will be allowed underneath – at least not without close consultation with a qualified archaeologist. It was noted there is an existing trench through the site from a previous excavation that could be used for utility connections.

Q: Are there any records of the other buildings that used to be on the site, besides the Orth Brewery located under the plaza?

A: Yes. There are records of the former Caswell building and some residences. However, these are not considered historically significant.

4. The CPED staff presentations ended around 1:45 p.m. and attendees used the remaining time to inspect the Office Building.

