

## Community Planning & Economic Development

Crown Roller Mill, 105 Fifth Ave. S.  
Suite 200  
Minneapolis, MN 55401



# REQUEST FOR PROPOSALS

**PROJECT:** Residential and/or Commercial Development

**SITES:** 115 5<sup>th</sup> Street North East  
Minneapolis, MN 55413

**SUBMIT TO:** 105 5<sup>th</sup> Avenue South, Suite 200  
Minneapolis, MN 55401  
Attention: Cherie Shoquist

612.673.5073, [cherie.shoquist@minneapolismn.gov](mailto:cherie.shoquist@minneapolismn.gov)

**DEADLINE:** Wednesday, October 31, 2012

**Please check the website regularly for announcements and updates pertaining to this RFP!**

<http://www.minneapolismn.gov/cped/rfp/index.htm>

### Request for Proposals Summary

The Department of Community Planning and Economic Development of the City of Minneapolis is soliciting housing development proposals for the tax forfeited property at: 115 5<sup>th</sup> Street North East. Housing development proposals are encouraged. Proposals for rehabilitation or redevelopment will be considered with weight given to projects that demonstrate financial feasibility and project readiness.

For further information regarding submission requirements please contact Cherie Shoquist at 612.673.5078, [cherie.shoquist@minneapolis.mn.gov](mailto:cherie.shoquist@minneapolis.mn.gov).

**Proposals are due at 4:00 p.m. Wednesday October 31, 2012.**

### Project Descriptions:

115 5th Street North East

The project site is located in the Nicolet Island –East Bank neighborhood in the Third Ward. The zoning is C2/ Neighborhood Corridor Commercial District. The approximate parcel size is 66.00 x 165.00. The City has currently assessed the property at \$380,000 for 2012.

The subject property was forfeited to the State of Minnesota for nonpayment of property taxes on June 23, 2011. The City plans to work with Hennepin County Taxpayer Services (County Auditor-Treasurer Office), in its capacity as administrator of state of Minnesota tax-forfeited properties, to request direct purchase the property from the State for resale for redevelopment. The current blighting influence of the subject property which is highly visible, located in a high traffic area and the amount of public investment in the area makes this property critical to the larger redevelopment area.

The development of this property is consistent with the Comprehensive Plan as a high density rental housing development. As the project proceeds to development, additional review will be necessary to further ensure consistency the Comprehensive Plan and with the Zoning Code.

### **Minimum Requirements:**

Proposals will be considered complete if they include the following:

- Complete offer to purchase (See link below)
- Minimum of conditional commitments for all project financing to develop the sites
- Conceptual drawing of the proposed development that adequately displays the development (drawings must include site plans, elevations of the building exterior and the interior floor plans)
- Parking strategy
- Experience in developing similar projects (include addresses and photos)
- Estimated sale price of completed development or proposed rent (where applicable)
- Marketing strategy
- Fair Housing Plan

Guidelines:

- Homeownership, higher density rental, commercial or mixed-use development
- Affordability or cost effectiveness
- Demonstrated capacity to carry out the project
- Feasibility and readiness
- Overall community plans

Selection Criteria:

- Financial feasibility and project readiness (20 points)
- Compatibility with adjacent buildings (20 points)
- Quality of design (20 points)
- Energy efficiency and ability to meet Minnesota Green Communities Criteria requirements (20points)
- Marketing plan (10 points)
- Green space (10 points)

### **Timeline:**

Subsequent to the submission of all proposals by the due date, all complete proposals that have not already received neighborhood approval will be forwarded to the neighborhood for their review and comment (45 days). Neighborhoods will have the opportunity to meet with proposers and review their development plans with the goal of making comments to the City of Minneapolis. Staff will author a report to the Minneapolis City Council recommending a proposer based on the neighborhood comments and staff's evaluation (up to 30 days). Once the Council acts on the staff recommendation, staff will commence closing on the sale of the properties to the developer.

### **Application Materials:**

- Offer to Purchase –Single Family  
[http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert\\_264604.pdf](http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_264604.pdf)
- Procedure to acquire lots

- [http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert\\_278917.pdf](http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_278917.pdf)
- Offer to Purchase – Commercial and Multifamily  
<http://www.minneapolismn.gov/groups/public/@cped/documents/webcontent/wcms1p-099993.pdf>
- Minnesota Overlay to the Enterprise Green Communities Criteria  
[http://mnhousing.gov/housing/architects/MHFA\\_012470.aspx](http://mnhousing.gov/housing/architects/MHFA_012470.aspx)
- Enterprise Green Communities Criteria  
<http://www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities/criteria>
- Administrative Site Plan Review for Single Family Development Application Standards  
[http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert\\_268302.pdf](http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_268302.pdf)  
The Minneapolis zoning code requires that all single family homes obtain administrative site plan review approval before a building permit may be issued for construction.
- City of Minneapolis Neighborhoods; Neighborhood Organizations  
<http://www.ci.minneapolis.mn.us/residents/neighborhoods/index.htm>  
Nicollet Island – East Bank Neighborhood Association  
132 Bank Street SE  
Minneapolis, MN 55414  
All proposers are required to contact the neighborhood organization where the project is located.
- Zoning  
<http://www.minneapolismn.gov/zoning/index.htm>

## Financing

If subsidies are required for rehabilitation or redevelopment of the project, visit the following websites for additional funding information:

- Minnesota Housing Single Family Request for Proposals  
<http://mnhousing.gov/resources/apply/rfp/index.htm>
- Minnesota Housing Multifamily Rental Housing Common Application:  
<http://www.mnhousing.gov/housing/developers/common-app/index.aspx>
- Hennepin County Coordinated Housing, Support Services and Transit Request for Proposals:  
<http://hennepin.us/portal/site/HennepinUS/menuitem.b1ab75471750e40fa01dfb47ccf06498/?vgnextoid=24542d403c6e5210VgnVCM2000048114689RCRD>
- City of Minneapolis Department of Community Planning and Economic Development Requests for Proposals, Requests for Qualifications and program nominations:  
<http://www.minneapolismn.gov/cped/rfp/index.htm>