

**REQUEST FOR REDEVELOPMENT PROPOSALS  
FOR CITY-OWNED REAL PROPERTY AT  
THE GRAIN BELT RIVERFRONT REDEVELOPMENT AREA**

**October 25, 2017**



RFP Issued by:

City of Minneapolis – Community Planning and Economic Development

105 5<sup>th</sup> Ave South, Suite 200

Minneapolis, MN 55401

[www.minneapolismn.gov/cped](http://www.minneapolismn.gov/cped)

Contact:

Shalaunda Holmes at [shalaunda.holmes@minneapolismn.gov](mailto:shalaunda.holmes@minneapolismn.gov)

For inquiries specific to this RFP.

## Introduction

On behalf of the City of Minneapolis (“City”), the Department of Community Planning and Economic Development (CPED) is seeking development proposals to purchase and redevelop multiple semi-contiguous parcels located in the Sheridan Neighborhood in Northeast Minneapolis known as the “Grainbelt River Front Redevelopment Area”.

The Grainbelt Brewery Complex is one of the great architectural and cultural resources of the Mississippi Upper River and a significant landmark in Northeast Minneapolis. The Grain Belt complex received local designation as a historic property in 1977 and was placed on the National Register of Historic Places in July 1990. The vision for the area involves a varied yet cohesive mix of land uses complementing and enhancing the historic character of the brewery complex.

The Grain Belt brewery closed in 1975 and the site was dormant for 25 years. In 2002, after investing more than a year and millions of dollars refurbishing the historic structure, RSP Architects moved its Minnesota headquarters there and Artspace Inc., a national non-profit organization has offices and indoor and outdoor studio space. The redevelopment parcels also benefit from other significant public and private investments in the immediate vicinity, including the Grainbelt Terrace Apartments, River Run Apartments, Pierre Bottineau Public Library, Sheridan Veterans Memorial and the East Bank Mississippi River Trail. The Site is located less than 3 miles from the St. Anthony Main Entertainment District and Nicollet Island.



View the [Sheridan Neighborhood Small Area Plan](#) for more photos of historic structures and neighboring buildings.

## Development Objectives

The purpose of this RFP is to solicit proposals specifically related to the redevelopment of the property addresses listed in the table on page 8. The following development objectives are based in part on a collaborative effort by the City of Minneapolis and the Sheridan Neighborhood Organization. The City of Minneapolis is seeking a project with desirable amenities that will help continue to build the northeast Minneapolis commercial, housing and artist markets; complement the other development activities in the area; and meet both City goals and the interests of the community.

- 1) The site is designated for mixed use on the future land use map of the small area plan. The new development must provide opportunities for mixed use (office, commercial, residential), with sidewalk-oriented commercial/retail.
- 2) Develop new housing that compliments the neighborhood and the historic character of surrounding buildings.
- 3) Develop affordable housing units consistent with the City's housing policy. At least 20% of the housing units should be affordable minimally at 60% of the Area Median Income for rental or 80% of Area Median Income for ownership. Explore ownership units as well as rental.
- 4) Include alternative parking options for parking lots that currently serve the existing businesses and any new and proposed businesses. Also provide shared parking options for businesses along 13<sup>th</sup> & 14<sup>th</sup> Ave closest to Sheridan Memorial Park. Keep traffic calm at 14<sup>th</sup> and Marshall.
- 5) Collaborate with neighborhood artists for creating a beautiful, creative, and uniform neighborhood appearance and consider creating outdoor artist work space. Collaborate on all streetscape improvements to incorporate artistic elements in features such as bicycle racks, benches, signs, landscaping etc. Creating an inviting pedestrian experience through the use of specific streetscape designs.
- 6) Developer to reconstruct Water Street connecting to 14<sup>th</sup> Ave NE in collaboration with Public Works Department. Developer to reconstruction Water Street at developer cost.
- 7) Collaborate with Minneapolis Parks & Recreation Board (MPRB) for the reconstruction of Water Street and on any proposed additional park space. Note: land to the north/west of the reconstructed Water Street/14<sup>th</sup> Ave NE will accrue to MPRB. (See Land Sale Terms section below).

- 8) Redevelop all CPED owned parcels included in the RFP into useful and functional space for the community to enjoy.
- 9) Consider the permanent re-use of Ramsey Street Right-of-Way as green space or outdoor leisure space for public use.

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## RFP Timeline

It is the City's intent that a redevelopment contract be executed with the selected developer within a year of receiving exclusive development rights and that redevelopment of the site would begin no later than spring 2020.

ANTICIPATED GRAINBELT RFP TIMELINE	
RFP Release Date	October 25, 2017 (W)
RFP Questions Due	December 22, 2017 4:00pm (F)
Submission Deadline for Proposals	January 5, 2018 4:00pm (F)
Internal Review /Evaluation of Proposals	January 5 -February 5, 2018
Forward Selected Proposal(s) to Neighborhood	March 5, 2018 (M)
End of Neighborhood Review ( 45 days from due date)	April 19, 2018 (TH)
Developer Selection and Recommendation to CDRS	April-May 2018
Final Action by City Council	April- May 2018

## PROPOSAL DEADLINE: Friday January 5, 2018 at 4:00pm

Proposals are due in City offices no later than 4:00pm Central Standard Time (CST), Friday, January 5, 2018 and should be addressed to:

Minneapolis Community Planning & Economic Development  
 Attn: Shalaunda Holmes, Senior Project Coordinator  
 105 5<sup>th</sup> Ave South, Suite 200  
 Minneapolis, MN 55401

**Proposals received after the deadline will not be accepted.** It is neither CPED's responsibility nor practice to acknowledge receipt of any proposal. It is the responder's responsibility to assure that a proposal is received in a timely manner.

### RFP Inquiries

Potential proposers may only direct questions in writing to the department contact person:

Shalaunda Holmes, Senior Project Coordinator  
 Email: [shalaunda.holmes@minneapolismn.gov](mailto:shalaunda.holmes@minneapolismn.gov)

All questions are due no later than **December 22, 2017 at 4:00pm**. Questions will be answered in writing and posted on the City's website at [http://www.ci.minneapolis.mn.us/cped/cped\\_rfp](http://www.ci.minneapolis.mn.us/cped/cped_rfp). The department contact person is the only individual who can be contacted about the RFP by proposers before the proposal deadline. The department cannot vary the terms of the RFP. All questions and corresponding answers will be posted on the City's RFP website noted above.

## Planning Framework

This site is subject to policies in the City Comprehensive Plan (aka The Minneapolis Plan for Sustainable Growth), Mississippi River Critical Area Plan, and the Sheridan Neighborhood Small Area Plan. These plans can be accessed electronically at the following web links:

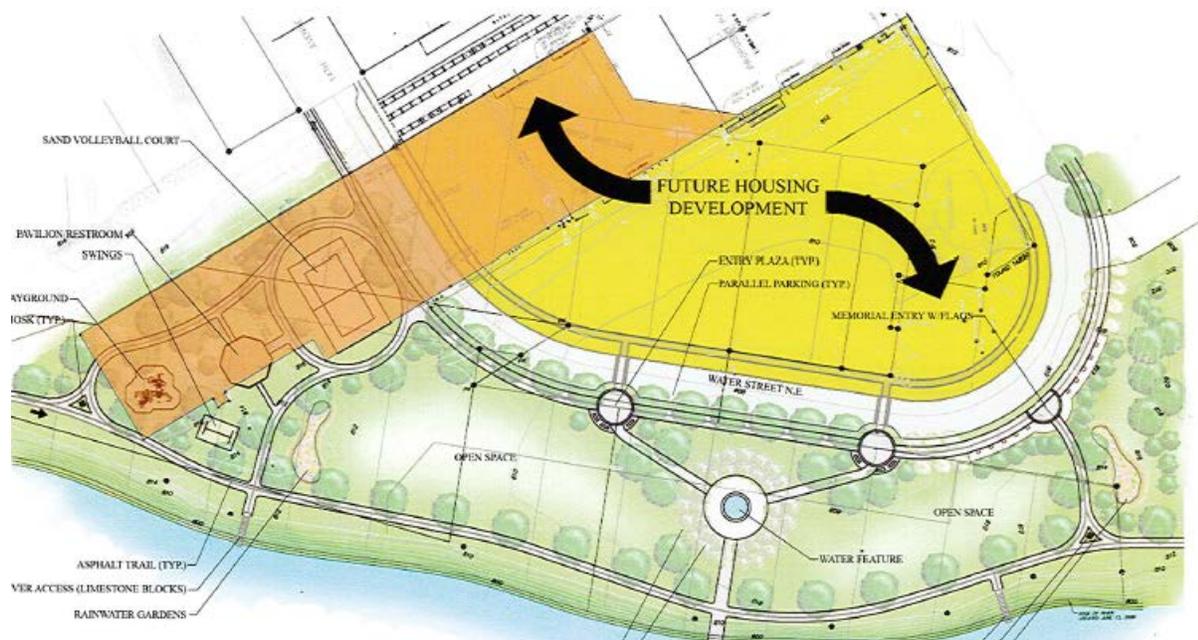
[Sheridan Neighborhood Small Area Plan](#)

[Mississippi River Critical Area Plan](#)

[City of Minneapolis Comprehensive Plan](#)

## Sheridan Memorial Park & East Bank Trail Extension

Development of this park, located at the former Grain Belt Beer Brewery Campus on the east bank of the Mississippi River has started and is anticipated to be completed by 2019. The Park will include a playground and a veteran's memorial. The East River Parkway Trail will link this park with sites to the north and south. See "Land Sale Terms" for more information regarding park board land.



The parcel is zoned I1 (Industrial District). It is likely that a rezoning would be required to achieve the development objectives outlined in this RFP. The following are some of the sites preservation, land use and zoning considerations:

## Historic Preservation

- The properties of 74 14<sup>th</sup> Ave NE and 39 13<sup>th</sup> Ave NE are part of the locally designated Grain Belt landmark and a National Register of Historic Places district. Information on the National Register Nomination can be found here:  
<http://www.mnhs.org/preserve/nrhp/nomination/90000988.pdf>
- Certificate of Appropriateness applications are required for the demolition of any building and the construction of any new building. These applications are acted on by the Heritage Preservation Commission and require a public hearing.
- Because there are no design guidelines for this landmark, all interested proposers should reference the [Secretary of the Interior Rehabilitation Standards for New Construction](#).

## Land Use and Zoning

- The existing zoning is I1 Light [Industrial District](#), MR Mississippi River Critical Area Overlay District, SH Shoreland Overlay District (does not extend past Ramsey St), and FP Floodplain Overlay District (only covers a small portion of the southeast corner of the site). In this location, a mix of moderate to high density office, commercial and residential uses that are river-oriented are supported by adopted land use policies. However, any proposals that include housing will require rezoning. Many commercial uses are also not allowed under the existing zoning and would likely require rezoning.
- Constructing a building or a portion of a building over Ramsey St is not appropriate. Maintaining open space in the street/rail corridor will protect the integrity of the adjacent contributing landmark buildings. As supported by the [Sheridan Neighborhood Organization Small Area Plan](#), Ramsey St should be explored as an opportunity to create a neighborhood gathering/festivity space.
- A public hearing with the City Planning Commission will be required.
- The site is partially located in an Activity Center. 1314, 1312, 1300 Marshall and 74 Ramsey Street are within the boundaries. If needed, see pages 1-17 and 1-18 of the Minneapolis Comprehensive Plan for more information  
<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcms1p-084730.pdf>

If you have specific questions about the rezoning requirements or restrictions, the comprehensive plan or the small area plan please contact **Catherine Sandlund, Principal City Planner at 612-673-5058** or **Hilary Dvorak, Principal City Planner at 612-673-2639**.

## Location and Description of Parcel

The parcels included in this RFP are the properties listed in the table below. The City has ordered an ALTA Survey of the site which will be available on the RFP website the third week of November. [http://www.ci.minneapolis.mn.us/cped/cped\\_rfp](http://www.ci.minneapolis.mn.us/cped/cped_rfp).

The site is located east of the Mississippi River and Sheridan Memorial Park and west of Marshall Ave NE between 13th Ave NE and 14th Ave NE and north of Broadway Street NE. See Exhibit 1.

PROPERTY ADDRESSES	PID
39 13 <sup>th</sup> Ave NE	15-029-24-14-0109
19 13 <sup>th</sup> Ave NE	15-029-21-14-0025
15 13th Ave NE	15-029-24-13-0006
9 13th Ave NE	15-029-24-13-0007
74 14 <sup>th</sup> Ave NE	15-029-21-14-0106
1315 Water Street	15-029-21-13-0008
1300 Marshall St NE	15-029-21-14-0011
1314 Marshall St NE	15-029-21-14-0013
1312 Marshall St NE	15-029-21-14-0012

\*The RFP does not include 84 14<sup>th</sup> Ave NE, 1332 and 1328 Marshall Street NE.



The redevelopment sites contain interim uses that include vacant land, surface parking, public right of way, warehouse storage and a unique exterior artist space owned by the City of

Minneapolis. The total square footage of the sites is approximately 146,853 square feet (3.37 acres) and is semi-contiguous.

Additional site maps of the RFP parcels can be seen in Exhibits 1 and 2. The exhibits also highlight the historic buildings and their locations. Each address can be viewed on the Hennepin County website property information webpage at:

<http://www.hennepin.us/residents/property/property-information-search>

#### Right-of Way and Railroad Easement (Ramsey Street NE)

There is Right-of-Way (ROW) known as Ramsey Street NE that runs through the site that previously had a railroad easement on it. That easement has been released, and the ROW can be used as part of the redevelopment. Ramsey Street NE is not vacated. Any proposed use of those parcels would require going through the formal process. The rail way corridor is considered an historic element. Please refer to the “Planning Framework” section of this document on how the ROW can be utilized.

#### Water Street Reconstruction

As part of this RFP, the developer is responsible for the design and reconstruction of Water Street at developer’s cost. Water Street should connect to 14<sup>th</sup> Ave NE as called for in the [Above the Falls Master Plan Updated](#) to provide a connection to the river. The street will need to be constructed to City standards or above, and dedicated to the City. A maintenance agreement must be established with the Public Works Department.

#### High Voltage Transmission Lines (HVTL)

The site has a high voltage transmission line running along the west edge of 39 13<sup>th</sup> Ave NE. This line has a 100 foot wide easement in which no permanent structures or fixtures can be placed.

#### Parking

Parking is in demand in the area. There are current contracts in place to provide replacement parking for two of the existing parking lots:

- See Exhibit 1, parking area labeled P1 (39 13<sup>th</sup> Ave NE parcel, 75 spaces). The P1 replacement parking must be provided exclusively for the Bottling House or Warehouse. This parking agreement runs until replacement parking is provided.
- See Exhibit 1, parking area labeled P2 (Marshall Avenue lot, 120 spaces). The P2 replacement parking must be within 600 feet of the Brew House (also labeled on Exhibit 1). This parking agreement runs through October 31, 2099 or upon termination as defined in the lease agreement.

If necessary, City staff will assist with facilitating any negotiations regarding the parking agreements. Copies of the agreements will be provided upon request.

#### Other Special Conditions

These properties are encumbered by various agreements; Parking Easement, Ingress/Egress Easement, Party Wall, Restoration & Reciprocity Easement, & Parking Lot Agreements. Copies of the agreements will be provided upon request.

#### Environmental Conditions

The property will be sold “as-is” and it will be the developers responsibility to correct and pay for all costs associated with environmental pollution and remediation related to the redevelopment site. If a proposal requires environmental remediation of any portion of the Property, the developer may request that the City, subject to City Council approval, sponsor a future pollution grant application. The developer will be responsible for all costs associated with a grant application.

There are no known environmental site assessments or geo-technical reports completed for the Site. The developer selected for the redevelopment of the site will be provided an opportunity to conduct environmental testing under a Right of Entry Agreement with the City.

#### Land Sale Terms

The City expects that the redevelopment sites will be sold for at least the fair market value. Proposal submittals must include an offer price; price will be one of the factors considered in evaluation.

The City will not sell the parcel for less than the fair market value. In accordance with the City’s disposition policy, the City Assessor or an independent appraiser will be asked for input as to the fair market value of the parcel before any sale is proposed to the City Council for approval.

The parcel will be sold pursuant to a redevelopment agreement that will include a number of terms (see pages 11-17). Please note that any public financial assistance may trigger additional requirements.

The City will not provide financial incentives or subsidies for a market rate development project on any of the subject parcels. However, the City is open, subject to City Council approval, to supporting and assisting the selected developer with any application for federal, state, county and regional funding for which the proposed development might qualify, subject to specific

program guidelines. City resources and/or subsidies for affordable housing components will be available through the regular competitive processes.

The site includes land acquired with federally funded Higher Density Corridor Housing Program (HDCHP) funds. The HDCHP and Federal Community Development Block Grant (CDBG) program funds require that the redevelopment results in increased housing density and [affordable housing](#) as further outlined within this solicitation and the Development Objectives.

#### Rail Salvage Values

The site includes the remaining rail ties and track from BNSF Railway. The City will take the salvage value of these items into consideration when evaluating the offer price.

#### Park Board Land & City Land

There is a land sale agreement currently in place between the City and Minneapolis Parks and Recreation Board (MPRB) that accounts for any residual land and whom it will accrue to upon the realignment of Water Street and the replat of the properties.

### **Proposal Contents (Minimum Requirements)**

Proposals must include the following information to be deemed complete and responsive. Failure to supply the requested information may result in rejection of the proposals. The City is not responsible for the costs incurred by proposers or their subcontractors in connection with this RFP process, including, but not limited to costs associated with preparing a proposal or associated with participating in any presentations or negotiations related to this RFP. Proposals deemed incomplete and/or non-responsive will not be considered.

- One unbound copy
- ten (10) bound copies
- One electronic version Microsoft Office compatible or in PDF format on CD or USB flash drive.

Proposals must be on standard 8 ½” by 11” paper. All supporting documentation must be on paper no larger than 11” by 17”. Proposals and supporting documentation must be submitted in a sealed envelope or boxed container labeled “Grainbelt Riverfront Redevelopment Proposal.” Faxed and emailed proposals will not be accepted.

Proposers may choose to provide additional sets if and when invited to do so for presentation purposes. Submissions will not be returned. Text must be in font size no smaller than 11 points and must include the information requested below to be deemed complete and responsive. Proposals must be in the order described below with corresponding section numbering (All

proposals must include page numbers). The information being requested through this RFP is necessary for the City to adequately evaluate your proposal. Failure to supply the requested information may result in rejection of your proposal.

Any and all submitted proposals must include the following information and materials:

A cover page expressing the developer’s desire to submit the proposal and the following information:

- Proposer’s/Developer’s name and mailing address
- Contact person’s name, title, phone number, and e-mail address
- Reference the development site as the **“Grainbelt Riverfront Redevelopment”**
- Signature of authorized corporate officer for each participating entity proposing as a partnership or team.
- Proposers current legal status: corporation, partnership, sole proprietor, etc. and supporting evidence/documentation
- Federal tax ID number, State ID or Social Security number

In addition to the cover page, the packet should include the following materials separated by index tabs or dividers:

Attachment	Description
A	Completed and signed Offer to Purchase Property for a Commercial/Industrial or Multifamily/Residential Project. (Exhibit 3)
B	A description of the proposed redevelopment. A description of the public benefits that will result from the development e.g., the number and types of housing units, commercial, retail or office space, the incorporation of public art and/or cultural elements, etc. If applicable, information should be included about the anticipated type of retail or commercial tenant expected. Include a description of a parking plan.
C	Complete Set of Design Concept Plans or Renderings that adequately display the development (drawings must include site plan, elevations of the building exterior and interior floor plans – including electronic copies of elevations and site plan)
D	Marketing Plan and Strategy
E	Proposed development funding Sources and Uses along with 20 year operating proforma
F	Consent for Release of Response Data Form. Proposals that do not include an executed “Consent for Release Response Data” form shall be considered incomplete. (Exhibit 4)
G	Documentation of Letter of Interest or Commitment to Finance the proposed development.
H	Proposed planning and/or zoning approvals

I	Proposed timeline for the development, 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 entitlements and permits, prepare the site, start and complete construction, and start and complete lease-up and/or sale of units/space.
J	Developer's portfolio – description of the development team's experience in development of recent projects similar to what may be proposed including details of project name, location, total development cost, rents, income restrictions, date completed and credentials.
K	Letter(s) of neighborhood support
L	Project Development Team - Identify the entities that will be involved and the roles they will play (e.g. developer, architect, general contractor, property manager, professional consultants). <ul style="list-style-type: none"> <li>a. Design consultants must be licensed in the State of Minnesota and contractors must be licensed to work in the City of Minneapolis.</li> <li>b. The submission must include a certification that identifies team members meet these requirements.</li> </ul>
M	Proposer must provide two years of financial statements, which may be submitted confidentially to CPED senior project coordinator under a separate cover.

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 – 10% of purchase price upon execution of the redevelopment contract. The City will hold the deposit until development of the project is complete.

### Evaluation Criteria

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

1. The experience and organizational capacity of the developer.
2. The extent to which the proposed development is in compliance with the Minneapolis Comprehensive Plan, redevelopment goals of this document, and other relevant planning 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.
6. Overall quality of the proposal.
7. Review of related previous development experience.
8. Consistency with the Unified City of Minneapolis Housing Policy.
9. The extent to which the proposed development incorporates historic design and preservation.
10. The extent to which the proposal utilizes all available parcels.

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.

### **Citizen Participation**

The City of Minneapolis has established a citizen participation process for development projects impacting neighborhoods and values advice and 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**.

Proposers may be required to attend a community meeting to discuss their proposal. Additional information regarding a presentation, location, and participation will come after the submission date. All responsive proposers that wish to be considered for development rights must be present and deliver a professional presentation on their proposal if there is a community meeting.

Under the Minnesota Government Data Practices Act (GDPA), 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 also attached as Exhibit 4. Failure to submit the "Consent for Release of Response Data" will be grounds for rejection of the entire proposal as unresponsive.

### **Review/Selection Process**

A review committee has been formed to outline and define this solicitation for development proposals that includes City staff and neighborhood organization representatives. Some or all of the applicants may be requested to present their proposals to the review committee and/or at a neighborhood meeting.

The review committee will then make a recommendation on which proposals should be forwarded to the neighborhood for their 45-day review and comment period. The neighborhood organization may then provide their written comments on their preferred proposal which the review committee will take into consideration. The review committee will then make a final decision on which proposal best meets the proposal evaluation criteria. This recommendation for exclusive development rights will then be forwarded and considered by the CPED Director and then to the City Council for action. The review committee reserves the right to reject any and all proposals.

If the City Council concurs with the Review Committee's recommendation on the selected development proposal that does not entail any additional public financial 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 approval of the land sale and related terms.

### **City Policies & Contracting Requirements**

The selected developer will be required to enter into a redevelopment contract with the City that will contain standard City requirements such as insurance, indemnification, and provisions to ensure redevelopment of the Property, e.g., construction and financing plan approval prior to commencement of construction, transfer and encumbrance limitations prior to completion, and reversionary rights. Other requirements vary depending upon the type of development and the source and amount of public investment, if any. The following list is not exhaustive.

Proposers unfamiliar with these standard requirements are urged to seek further information from City staff. <http://www.ci.minneapolis.mn.us/civilrights/contractcompliance/index.htm>

1. ***Equal opportunity (affirmative action and nondiscrimination)***. If the project receives public financial assistance over \$50,000, the selected developer will be required to submit a written affirmative action plan to the City's Department of Civil Rights for the development project. The selected developer will be required to comply and cause its contractors to comply with applicable provisions of Chapters 139 and 141 (Title 7, Civil Rights), Minneapolis Code of Ordinances, and other applicable federal, state and local regulations, statutes and ordinances pertaining to civil rights and nondiscrimination.

2. ***Prevailing Wage Policy***. In accordance with federal Prevailing Wage Policy, the developer must covenant and agree to cause its general contractor to comply with the wage and hour

standards issued by the United States Secretary of Labor pursuant to the Davis Bacon Act, 40 U.S.C. Sections 276a to 276a-5, as amended, and the Contract Work Hours and Safety Standards Act, 40 U.S.C. Sections 327-333. The Davis-Bacon Act requires that all contractors and subcontractors pay prevailing wages as determined by the federal Davis-Bacon wage decision. All contractors and subcontractors subject to the Davis-Bacon Act must provide weekly certified payroll records to the Minneapolis Department of Civil Rights. The signed construction contract that contains the building specifications for the project must contain a copy of the appropriate United States Department of Labor Federal Wage Decision document and the HUD form 4010, Federal Labor Standards Provisions.

The appropriate date for the wage decision shall be the earliest of (i) the date of formal bid opening for either the general contractor (if the general contractor was competitively procured) or for the subcontractor (if the general contractor was not competitively procured) provided the construction contract is awarded within 90 days; (ii) the start of construction; and (iii) the date of the construction contract where complete construction specifications are included, with such wage decision modified and updated as required by federal labor standards.

**3. *Small and Underutilized Business Program.*** Development projects that receive public financial assistance over \$100,000 must comply with Chapter 423 of the Minneapolis Code of Ordinances, which requires “good faith efforts” to meet goals for the use of businesses owned by women and minorities in construction and professional services. A list of certified businesses can be obtained by contacting the Small and Underutilized Business Program at 612-673-3076 or at [Small Underutilized Business Program website](#).

**4. *Apprenticeships.*** If the City provides assistance to the developer as defined in the City’s Registered Apprenticeship Training Program Policy, the developer must covenant and agree to cause its general contractor and any subcontractors with a construction contract over \$50,000 to provide evidence of participation in an apprenticeship training program registered with the state.

**5. *Minnesota Business Subsidy Act.*** Depending upon the level and purpose of public assistance that may be received, provisions of the Minnesota Business Subsidy Act, Minnesota Statutes, sections 116J.993-116J.995, and/or the City’s Living Wage Ordinance, Minneapolis Code of Ordinances, chapter 38, may also apply to the project. Should these requirements apply, they will be incorporated into a business subsidy agreement.

**6. *Uniform Federal Accessibility Standards.*** The development must be in conformance with the Uniform Federal Accessibility Standards as published on April 1, 1988. Developers must describe the accessibility design for people with disabilities of each of the code-required handicapped units, any proposed housing development (e.g., roll in showers), the mix of accessible units in the project and where they are located, and any appropriate safety features for vision- and hearing-impaired people.

**7. *Soil Conditions.*** The Site will be sold “as is” and it will be the developer’s responsibility to correct and pay for all costs associated with environmental or geotechnical soil problems. Any

environmental reports in CPED's possession regarding the property may be reviewed during normal business hours at the CPED offices by making arrangements with the department contact person. Any potential proposer may also reasonably conduct its own environmental testing of the property by contacting the department contact person, entering into a right of entry agreement with the City and providing the requisite insurance coverage.

8. **Affordable Housing Policy.** The City's Affordable Housing Policy applies to any residential development (rental or ownership) with ten units or more, or a project with a residential component of 10 or more units, that receives any public financial assistance. Public financial assistance includes the receipt of City-wide resources through the normal, competitive funding processes established by the City, or the receipt of non-City resources that are either passed through the City or requires the City to be a co-applicant. View [Affordable Housing Policy](#).

9. **Rezoning Responsibility.** It is the selected developer's responsibility to undertake and finance any rezoning, variance and use permits necessary for approval of the proposed development.

10. **Utilities.** It is the selected developer's responsibility to identify the locations of and provide for the installation of electricity, gas, water, sewer service and other utilities servicing the site from the public mains to the individual units.

11. **Construction Standards.** Development must meet all Minneapolis City codes, and projects will be reviewed for energy efficiency.

12. **Hold Harmless.** The selected developer shall agree to defend, indemnify and hold the City harmless from any and all claims or lawsuits that may arise from the developer's activities under the provisions of the redevelopment contract, that are attributable to the acts or omissions, including breach of specific contractual duties of the developer or the developer's independent contractors, agents, employees or officers.

13. **Relocation Policy.** This policy applies to all private development receiving direct (e.g., loan, grant) or indirect (e.g. Industrial Revenue Bonds, Housing Revenue Bonds) City financing, including Neighborhood Revitalization Program financing, which will result in the displacement of residential or business tenants. In many instances a project will be receiving assistance from a program which is also governed by other Federal or State relocation standards. In such cases, those relocation regulations and standards shall apply exclusively. This policy is not applicable to rehabilitation or weatherization assistance for owner-occupied buildings of not more than three dwelling units where the owner occupant is the applicant for assistance [Relocation Policy Terms](#).

**NO LATE PROPOSALS WILL BE ACCEPTED  
EQUAL OPPORTUNITY HOUSING**

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**OTHER RESOURCES & SUGGESTED CONTACTS**

**City of Minneapolis**

**Mary Altman**

Public Arts Administrator, CPED

Office: 612-673-3006

[mary.altman@minneapolismn.gov](mailto:mary.altman@minneapolismn.gov)

[www.minneapolismn.gov/dca](http://www.minneapolismn.gov/dca) (Art in Public Places)

**Sheridan Neighborhood Organization**

1304 University Avenue NE

Minneapolis, MN 55413

(612) 379-0728

[sno@sheridanneighborhood.org](mailto:sno@sheridanneighborhood.org)

Contact: Sandy Kortebein, Board Chair

**Minneapolis Parks & Recreation Board**

2117 West River Road

Minneapolis MN 55411

(612)-230-6470

[aarvidson@minneapolisparcs.org](mailto:aarvidson@minneapolisparcs.org)

Contact: Adam Arvidson, Director of Strategic Planning

**Minneapolis Public Works Department**

Room 200, City of Lakes Building

309 2nd Avenue South

Minneapolis, MN 55401

612-673-2363

[paul.miller@minneapolismn.gov](mailto:paul.miller@minneapolismn.gov)

Contact: Paul Miller, Transportation Planning and Programming

**Artspace Inc. (Adjacent Property Owner of Brewhouse & Warehouse – P1 Parking)**

250 Third Avenue North, Suite 400

Minneapolis MN 55401

612-419-0107

[jean.kramerjohnson@artspace.org](mailto:jean.kramerjohnson@artspace.org)

Contact: Jean Kramer-Johnson

**Ryan Companies Inc. (Marshall Parking Lot –P2 Leasee)**

533 South 3<sup>rd</sup> Street Suite 100

Minneapolis MN 55415

612-492-4213

[jeff.borst@ryancompanies.com](mailto:jeff.borst@ryancompanies.com)

Contact: Jeff Borst

**RSP Architects (Brew House and P2 Parking Tenant)**

1220 Marshall Street NE

Minneapolis MN 55413

612-677-7100

Contact: Mike Wiskus