

Questions and Answers 427 Cedar Ave Redevelopment RFP

RFP Issue Date: Wed, October 8, 2025

Proposals Due: Thu, April 9, 2026

Questions on RFP Due Date: Mon, January 12, 2026

Questions sent via e-mail

Has anyone from Midwest Development reached out regarding the RFP?

Midwest Development, Inc. is the adjacent property owner as identified on the online Hennepin County map. There has been no communication between Midwest Development and CPED staff.

Has the city approached them (Midwest Development) to sell the adjacent property by any chance?

No, the City is not interested in acquiring the adjacent property.

Do you have their (Midwest Development) contact information?

We do not have their contact information.

Is the parking lot to the south owned by the City?

The City does not own the parking lot to the south. The parking lot includes the addresses of: 509 Cedar Ave S, 507 Cedar Ave S, 515 Cedar Ave S, 519 ½ Cedar Ave S, and 1807 5th St S.

Any idea who owns 521 Cedar Ave.?

According to the online Hennepin County map, the owner of [521 Cedar Ave S](#) is identified as Shanti Prokhar Aalok LLC.

Is the City able to acquire the adjacent property, the parking lot, and 521 Cedar, making way for one of the largest areas of development in the West Bank?

The City has no plans to acquire these properties.

In-Person Meeting, November 25, 2025

Will the City help finance the project?

The City offers different types of [financing options for real estate developers](#). Each program has eligibility requirements and application processes. A selected developer for this project would need to apply and compete for financial assistance.

Will the developer need to engage with the community?

As stated on page 11 of the RFP document, some or all of the applicants may be invited to participate in a public meeting and other community engagement activities to gather feedback on the responses. The selected development team will refine their development plan and continue to engage the community for feedback. Community engagement may include providing updates about the project and seeking community input on design and program alternatives through public meetings, events, surveys, and/or focus groups.

After the City selects a developer, what if community feedback clashes with the developer's project and design?

Community feedback is important for this redevelopment project and there will be opportunities for the community to voice concerns during the community engagement process and the city planning approval.

Is the property in the Opportunity Zone?

The property is located in a Designated Opportunity Zone.

Is TIF available for the project? (Answer copied from the Nov 19 QA)

[Tax Increment Financing](#) (TIF) and [Revenue Bonds](#) may be available for projects that qualify. Each of these tools has specific legal requirements and transaction costs. Potential developers are encouraged to seek the appropriate legal and financial counsel for these tools

There were instances where the property is sold for \$1. Will this apply for this project?

As stated on page 9 of the RFP, in accordance with the City's disposition policy, the City expects to sell the site for at least fair reuse value and will obtain an independent appraisal to confirm the proposed price is at or above the fair reuse value. Any sale of the property below the fair reuse value will require City Council and Mayoral approval.

Are there federal funds available?

Some of the City's funding programs for real estate development are funded with federal funds. Each program has eligibility requirements and application processes. For example, federal funding for ownership housing can only fund 1-4 units buildings. A selected developer for this project would need to apply and compete for financial assistance. There is not a specific pot of federal funding for this project.

Has the City done a market or feasibility study?

The City has not done a market or feasibility study. Developers and proposers are welcome to complete their own study.

Does the City have funds for a feasibility study?

The City does not have funds available for a feasibility study to inform a proposal.

Will City help with cost of utility relocation?

If a proposal involves the relocation of the existing underground utilities, such relocation would be expensive. The City will consider financial assistance after a developer is selected and when the proposed redevelopment is being flushed out.

Will the City have a stability report done of the adjacent buildings when construction begins?

The City will defer to the selected developer to commission a stability or structural engineering report based on the proposed development plan.

Can you confirm the height application requirements of the percentage required for commercial and/or retail space based on housing units?

The site is in the CM4 Destination Mixed-Use District. The building will need to be at least two stories tall, with commercial or retail uses on the ground floor. The size of the commercial use space needs to comply with at least one of the three standards noted in the Zoning Code under Article 4 Commercial Mixed-Used Districts, section [530.360 CM4 Destination Mixed-Use District](#), “size of required commercial use space”. Developers can call or email 311 for specific zoning questions.

Can the City-owned parcels (parking lots) behind the site be part of the RFP?

This RFP is only for the property at 427 Cedar Ave.

Who are the neighborhood associations or organizations in the community?

Some of the community and neighborhood organizations in this area are Cedar Riverside Community Council (CRCC), West Bank Business Association (WBBA), Cedar Riverside Partnership, West Bank Community Development Corporation (WBCDC), and Brian Coyle Center.

What is the history behind the mosaic monument?

After Dania Hall was destroyed, West Bank Community Development Corporation (WBCDC) hired John Pitman Weber, a Chicago-based muralist, painter and printmaker, to create a community art project to remember Dania Hall by. Weber, along with local mural artist Marilyn Lindstrom, engaged West Bank residents in making the mosaic pillar, displaying 15 cultural symbols of past and present West Bank immigrant populations.

In-Person Meeting, November 19, 2025

Who attended the community meetings during the community engagement period?

The City hired Public Policy Project (PPP) to do community engagement in Cedar Riverside and received summarized reports on the topics discussed and key findings.

- Between July and October 2024, PPP met with 136 individuals that were residents, business owners, or youth (ages 14+), as well as staff from 8 community organizations.

- A community meeting opened to the public was held on February 13, 2025, at the Cedar Cultural Center. Over 55 residents participated in the meeting, and PPP invited residents to send feedback and suggestions through March 5, 2025.
- Some of the community and neighborhood organizations that participated in the community engagements were Cedar Riverside Community Council (CRCC), West Bank Business Association (WBBA), Cedar Riverside Partnership, West Bank Community Development Corporation (WBCDC), and Brian Coyle Center.

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Will the City assist with a Phase 2 environmental assessment of the site?

The City will consider this once a developer is selected.

What does the timeline look like for selecting the developer?

Refer to the Anticipated Timeline on page 12 of the RFP.

Will the proposal be adversely affected if it includes ownership opportunity for either housing or commercial/retail space?

No, the City is open to a project that provides ownership opportunities.

What is the City metric for evaluating energy efficiency?

The City does not use any one metric to evaluate energy efficiency of a building. We will consider the energy efficient features in the design proposal and how it meets any existing green building standards. Developers should be aware that all new commercial buildings need to meet the [2024 Minnesota Energy Code](#).

What has changed since the last RFP (2010) that will have a different result? What changed for the RFP to be released?

With the passage of 15 years the neighborhood and the market have experienced changes while some things have stayed the same. The City hopes that current conditions will support the redevelopment of the site.

What methods will the City use to maximize responses to the RFP? Deliver to the way community wants.

The City has extended the response deadline to 6 months to allow groups time to formulate proposals. The City is trying to raise awareness of the RFP through both digital and in-person communications.

Is the City willing to make a commitment to the neighborhood, similar to the developments happening at Nic&Lake, uptown, other districts?

The City is committed to doing what it can for this neighborhood in relation to the specific properties that the City owns here. The City is offering 427 Cedar for redevelopment proposals. The City has granted development rights for another City-owned property in the neighborhood known as Lot A. The City continues to own and operate several parking lots that support the commercial district.

Will CPED commit to investing and making recommendations for the neighborhood?

The Community Planning and Economic Development Department continues to make recommendations to invest in this neighborhood through the City's Great Streets and Business Technical Assistance Programs.

What kind of commercial use is the community looking for?

Refer to the Development Objectives on page 3 of the RFP.

Can a basement be built?

The zoning code allows for basements in the development. However, developers should refer to the Appendix C of the RFP for the property's Site Survey. There are underground electric lines, natural gas lines, and water main pipes on the southern end of the property where the vacated 5th Street used to be.

Will the proposal be evaluated if the financial strength is not strong?

Proposals will be evaluated based on the criteria described on page 11 of the RFP. The criteria include the feasibility of the proposed project budget and financing and the organizational and financial capacity of the development team.

What kind of funding is available for this project?

The City offers different types of [financing options for real estate developers](#). Each program has eligibility requirements and application processes. A selected developer for this project would need to apply and compete for financial assistance.

Is TIF or Revenue Bonds an available funding source?

[Tax Increment Financing](#) (TIF) and [Revenue Bonds](#) may be available for projects that qualify. Each of these tools has specific legal requirements and transaction costs. Potential developers are encouraged to seek the appropriate legal and financial counsel for these tools.

What are some community partners or association that can help with funding opportunities?

There are a range of potential community-based partner organizations that may be able to assist with funding a redevelopment of the site. They include the network of nonprofit Community Development Financial Institutions (CDFIs) including African Development Center, Neighborhood Development Center, MEDA, NEON, MCCD, LEDC, and others. LISC Twin Cities provides a range of support for community-benefiting projects. The GroundBreak Coalition is working to bring capital to underinvested communities and businesses.

When does the City expect to start and end construction?

Construction start and end dates would be determined by the development team and their proposed construction schedule. The City is open to proposals for when these dates occur. Ultimately though, the dates will be a term mutually agreed to in the Redevelopment Contract for the sale and development of the property.

Have zoning requirements been finalized?

The current zoning is finalized. There are no proposed changes in the near future.

What is the purchase price – will an appraisal be completed so the number can be added to the budget?

The purchase price will be determined during the period of exclusive development rights based on an appraisal of the proposed development.

Why is a design concept not a requirement in the RFP?

The City is requiring design concept plans that display a site plan, interior floor plans, and building elevations. The City is hesitant to require more detailed drawings than these for the proposal submission because of the cost. The City is conscientious of the expenses a developer will spend on a proposal at this phase of the process. The developer can opt for a more detailed design plan if they want.

Will Brownfield funding be available for this project?

Any project seeking [Brownfield Grants](#) for the investigation and cleanup of the site will need to submit an application following the regular process. These grants are funding offered by Hennepin County, the Met Council, and the Minnesota Department of Employment and Economic Development according to their program guidelines. The City serves as the applicant and pass-thru for any grants awarded by those other public agencies.

Did the community give any indication of what community ownership means?

Residents and stakeholders that attended the community engagement meetings emphasized these items for community ownership: profit reinvested into the neighborhood, local hiring, cooperative governance, equity opportunities, and a development that cannot be sold or privatized.

How does the monument need to be incorporated in the project?

The City is open to a design a developer wants to propose. The monument can be incorporated inside the proposed building or remain outside.

Will there be a metric to score the evaluation criteria, and will it be shared?

The City will review the proposals qualitatively using the Evaluation Criteria on page 11 of the RFP document.

Do the tax records have to be personal taxes and not a firm?

The financial statements or tax returns that an organization or company submits should be for that organization or company. If an individual is submitting a proposal, then they should submit their personal tax returns.

Will there be a priority evaluation when designing a 2-story vs a 10-story building? Financial capacity showing for the height of building

As stated on page 11 of the RFP document, the City will evaluate how well a proposal meets the Development Objectives, one of which calls for a two to six story building, and the feasibility of the proposed project budget and financing.

Will there be any Transit oriented development funding available?

Hennepin County's [Transit Oriented Communities](#) program and the Met Council's [Transit Oriented Development](#) grants provide such funding. Any applicant will need to qualify and apply for that funding through those agencies' application processes. Note that Met Council is revising its [Livable Community Grants](#) in 2026.

Online Meeting, November 4, 2025

Would you please elaborate more on the 10% deposit? Is this earnest money?

The deposit (Good Faith Deposit) is only applicable to the selected developer at the time a Redevelopment Agreement (purchase agreement) is finalized. This step happens after all the following have been completed:

- City Council and Mayor approve granting Exclusive Development Rights for the development of the site.
- Completion of project design, community engagement on project design and property use, and secured project funding.
- City Council and Mayor approval of land sale and Redevelopment Contract terms (includes a public hearing).

Will this project still move forward regardless of who the elected mayor is?

City staff will continue to move the request for proposals process forward.

What are the recommendations from the Phase 1?

The Phase 1 environmental site assessment (ESA) revealed some known or suspect environmental conditions, including recognized environmental conditions (RECs) that have to do with the potential for buried building debris, ash, and/or fuel oil tanks at the property, stemming from the historical fire and use of fuel oil as a heating source in the prior building. The full Environmental Report is included in the RFP Appendix. Any development will need to properly address and mitigate these conditions.

Can you define privatization?

The RFP used this term because we heard it from community. The community wants the new development to remain for community-use and explored the idea of community ownership.

Does the property include the stores on either side? or just the vacant lot?

The developable property is the vacant lot at 427 Cedar Ave S (PID 2502924320619) and does not include the adjacent properties.

What is the zoning?

The zoning is included in the RFP. The site is located in the CM4 Destination Mixed-Use and Corridor 6. The building will need to be at least two stories tall, with commercial or retail uses on the ground floor.

Is the City required to sell the property for fair market value?

It's the City's policy to sell development property based on an appraisal of its fair reuse value. The sale price will be determined in later based on the details of the project.

Is the City willing to conduct a Phase II environmental assessment of the site?

The City would not conduct a Phase II before the RFP deadline. The City will reconsider once a developer is selected.

Is there a type of community ownership that the City is looking for?

The City is open to whatever model of community ownership a project wants to propose. Some type of community ownership is an important goal that we heard from community.

Will the City provide technical assistance to a developer?

The City offers [business technical assistance](#) through our BTAP and DTAP programs, led by the Small Business Team (smallbusiness@minneapolismn.gov).