

**REQUEST FOR DEVELOPMENT PROPOSALS  
FOR CITY-OWNED REAL PROPERTY AT  
800 SOUTH WASHINGTON AVENUE  
March 18, 2015**



*800 South Washington in lower right, looking west to downtown (taken from adjacent parking ramp)*

RFP Issued by:  
City of Minneapolis – Community Planning and Economic Development  
105 Fifth Avenue South, Suite 200  
Minneapolis, MN 55401  
[www.minneapolismn.gov/cped](http://www.minneapolismn.gov/cped)

Contact:  
Bob Lind at [bob.lind@minneapolismn.gov](mailto:bob.lind@minneapolismn.gov)  
for issues specific to this RFP.

## INTRODUCTION

On behalf of the City of Minneapolis, the Department of Community Planning and Economic Development (CPED) is seeking development proposals for a vacant parcel of land that the City owns at 800 South Washington Avenue. This parcel benefits from significant public and private investments in the immediate vicinity, including the Mill City Museum, Mill Ruins Park, West River Parkway and its associated riverfront trails, Open Book, Guthrie Theater complex, American Academy of Neurology headquarters, Mill City Farmers Market and various housing and commercial projects. The parcel also is centrally located near the downtown core in a highly visible Washington Avenue location, two blocks from the Downtown East LRT station and the new Vikings stadium. Also within two blocks, Ryan Companies is currently constructing two 18-20 story office towers that will be owned by Wells Fargo that will be completed in mid-2016. In addition a new 1,610-stall parking ramp is under construction on the block bound by Park Avenue, 3<sup>rd</sup> and 4<sup>th</sup> Streets and Chicago Avenue.

The City's development goals for the site include:

1. Maximizing the site's development potential and contributing to the vibrancy of the Mill District area with a well-designed development that will bring employees, residents, customers, hotel guests and/or visitors to the area.
2. If housing is included in the proposal, the City would like to see a mixed-income project with at least 20% of the proposed units affordable to households at or below 50% of Area Median Income.
3. Maximizing retail space on the ground floor. Proposals should, at a minimum, include retail at both corners fronting along Washington Avenue.

More information about this exciting development opportunity and the Request for Proposals process follows:

**PROPOSAL DEADLINE: Wednesday, May 20, 2015 at 4:00 p.m.**

Proposals are due in City offices no later than 4:00 p.m. local time Wednesday, May 20, 2015. Project staff will hold an optional pre-proposal meeting on Thursday, March 26, 2015 at 11:00 a.m. at the Crown Roller Mill Building office to discuss the RFP and answer questions (105 Fifth Avenue South, Suite 200, Minneapolis).



800 South Washington parcel location

## BACKGROUND INFORMATION

- **Location and Description of Parcel**

800 South Washington is located on the block between Washington Avenue South, Second Street South, Chicago Avenue and Ninth Avenue. The majority of the block has been improved with the Riverfront Municipal Parking Ramp and the new headquarters for the American Academy of Neurology. The 800 South Washington parcel is the remaining undeveloped portion of the block and runs along Washington Avenue from Chicago to Ninth Avenue (see area outlined in orange above).

The parcel is about 24,419 square feet in size and roughly 76 feet by 320 feet (see survey at: [800 South Washington Survey, Sept 2013.pdf](#))

As noted elsewhere in the RFP on Page 7, a 10 foot setback will be required along the Chicago Avenue side of the parcel, and a 15 foot easement impacts the inner side of the parcel next to the parking ramp. The parcel is generally flat, but is somewhat sloped along the Washington Avenue frontage, from Ninth Avenue down to Chicago Avenue. Prior to the construction of the Riverfront Ramp, the parcel was used as surface parking and more recently the parcel has been vacant.

- **Planning Framework**

The parcel is zoned C3A ([Community Activity Center District](#)). This zoning is intended to provide for the development of major urban activity and entertainment centers with neighborhood-scale retail sales and services. In addition to entertainment and commercial uses (including office, retail, hospitality), the zoning allows for residential uses, institutional and public uses, parking facilities, limited production/processing and public services and utilities. The 800 South Washington parcel also is located within the [Downtown Height Overlay District](#) (DH) and [Downtown Parking Overlay District](#) (DP).

The governing policy direction for development of the parcel comes from the Comprehensive Plan -- *The Minneapolis Plan for Sustainable Growth*, as well as the *Historic Mills District Master Plan and Update*. The plans designate the Central Riverfront as an Activity Center and a neighborhood that complements the uses in the office core. The primary use envisioned in the Mill District is a new residential neighborhood. Other retail, office, hospitality, cultural and recreational uses are encouraged as long as they are compatible with residential. Approved plans can be viewed on the City website at:

[http://www.ci.minneapolis.mn.us/cped/planning/cped\\_plans](http://www.ci.minneapolis.mn.us/cped/planning/cped_plans)



*Illustration from Historic Mills District Master Plan Update*

The 800 South Washington parcel is located a block from, but is not within, either the St. Anthony Falls Historic District or the Mississippi River Critical Area.

As with all proposed development in the city, final plans are subject to compliance with adopted City policies and ordinances.



*800 South Washington, looking from Ninth to Chicago*

- **Development goals and vision, possible uses, scale, streetscape, parking and service**

As noted, the overall goal is a development that will build upon and complement the vitality of the Mill District area, including supporting the success of existing uses, while maximizing the development potential of the site. The Mill District is one of the vibrant areas of the city that combines natural amenities, cultural resources, educational opportunities, housing, workplaces and retail services. Proposals for the site should contribute to this mix of activity by creating a unique place, providing services or experiences, and/or drawing in visitors, employees and/or residents.

Ground-floor active uses are critical along Washington Avenue, and active uses that are open to the public should be included on the corner of Chicago Avenue and Washington Avenue (as the highest priority commercial node identified in the adopted Historic Mills District Master Plan Update), and the corner of 9<sup>th</sup> Avenue and Washington Avenue. Examples of active public uses are commercial uses (restaurant, breakfast place or coffee shop, retail, food-related retail such as a deli or bakery, neighborhood services) and arts and culture uses that invite activity for much of the day. Active public uses also are desired at the corner of Washington and Ninth. Possible ground-floor uses between the corners include additional

commercial, arts and/or cultural space and the public entry and shared spaces for upper-level uses (e.g., hotel, office or residential).

A wide range of uses are possible above street-level, including office, residential and hotel. Residential uses may be rental and/or ownership and may be directed to the general market or targeted to a specific segment such as seniors or artists. Active roof uses would be welcomed. The goal is to achieve a redeveloped block that is pedestrian-friendly and active with people and that supports additional development in the adjacent area.

Current projects such as the new Vikings stadium, Wells Fargo development and proposed downtown park are further emphasizing the prominence of the Chicago Avenue corridor as outlined in the adopted plans. Chicago Avenue is being planned as a major pedestrian-friendly connection from the riverfront to the stadium/ Downtown East LRT station and to neighborhoods beyond. The Chicago Avenue right-of-way between Washington and Second is 10 feet wider than the normal 80 foot right-of-way. This, along with the setback described below, allows for a wider sidewalk area on the east side of Chicago Avenue to accommodate additional streetscape elements and/or other amenities such as sidewalk cafes. It also better preserves views north along Chicago to Guthrie and beyond to the historic Pillsbury A Mill complex and its iconic sign on the east bank of the River. More detail on the Chicago Avenue frontage can be found below.

The Mill District in which the site is located is home to numerous architectural award-winning buildings. The development on the site in question will be expected to continue this tradition of high quality design and materials. Design to meet LEED and/or similar environmental guidelines also is strongly encouraged.

### **Building massing and setbacks**

The development on the 800 South Washington parcel must screen the parking ramp and thus must be at least 4-5 stories in height, with zoning allowing a maximum height of up to eight stories or 112 feet, whichever is less. The maximum floor area ratio is 4.0, but additional density may be achieved through density bonuses and/or a variance.



*800 South Washington from southwest*

In addition to the extra right-of-way width of Chicago Avenue, the building must be set back 10 feet from the property line along Chicago. The 10-foot setback area is intended to provide space for outdoor seating, furniture, etc. and to maintain the view corridor. The Chicago Ave Streetscape Plan illustrates the intended design in more detail. [Chicago Avenue Streetscape Plan.pdf](#)

Along Washington Avenue, a small setback may be necessary to accommodate landscaping and lighting. [Washington Avenue Sidewalk Design.pdf](#)

As noted, an easement impacts the buildable area along the inner side of the parcel (see the parking and service plan outlined below for more information).

### **Streetscape**

Streetscaping is required on Chicago, Ninth and Washington avenues and must be installed and paid for (and maintained) by the developer. Along Chicago Avenue, streetscaping must consist of scored sidewalks (including in the service lane area), acorn lights and tree plantings. See the Chicago Ave Streetscape Plan for details. [Chicago Avenue Streetscape Plan.pdf](#). Trees and acorn lighting also will be required along Washington Avenue. [Washington Avenue Sidewalk Design.pdf](#)

The existing streetscaping on Ninth must be replaced in kind if damaged by construction of the new development.



*Streetscape and view corridor along Chicago next to American Academy of Neurology*

Hennepin County is currently working on a design plan for Washington Avenue South. At this point, the County does not plan to change the curb line location and instead will focus on improvements within the existing road section. Further information on the County's roadway plan may be found at:

<http://www.hennepin.us/residents/transportation/washington-ave-mpls>

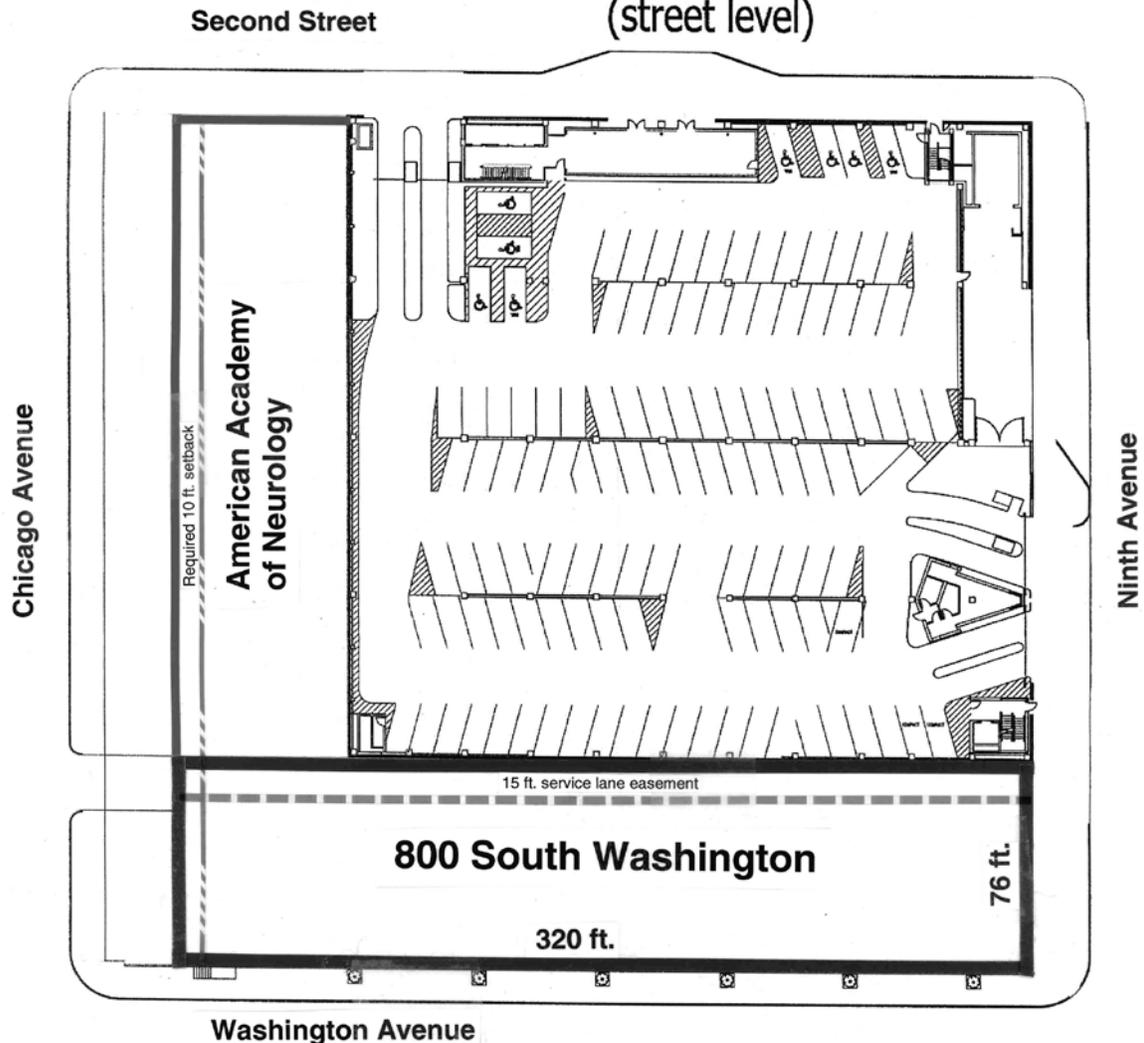
If the County formulates a new plan for streetscaping along Washington while plans for the 800 South Washington parcel are still being finalized, the selected developer may be asked to revise its streetscape plan accordingly.

### **Parking and service plan**

The City-owned Riverfront Parking Ramp occupies the majority of the block. This 994-stall ramp is open to the general public and is used by employees and patrons of the Guthrie Theater, the American Academy of Neurology and other local businesses, as well as visitors to Gold Medal Park, the Mill City Museum and other special events in the area. As shown on the enclosed plan, the ramp has vehicular entrances/exits on both Second Street South and Ninth Avenue, with the primary pedestrian elevator core on the Second Street side of the facility and a secondary elevator on the Ninth Avenue side, near Washington. Approximately 400 of the parking spaces are in two levels below-grade and the rest of the spaces are above-grade. More detailed information about the ramp may be found at:

[http://www.ci.minneapolis.mn.us/cped/rfp/parkingrfp\\_riverfront](http://www.ci.minneapolis.mn.us/cped/rfp/parkingrfp_riverfront).

## RiverFront Ramp Level 1 (street level)



*Relationship between parcel and Riverfront Ramp (see the survey [800 South Washington Survey, Sept 2013.pdf](#) for precise site dimensions)*

The ramp has sufficient capacity to support new development on the parcel (currently 400+ spaces are not committed under existing agreements). Proposers are encouraged to utilize this capacity. A below-grade connection to the ramp's Ninth Avenue elevator tower could be considered. In addition, it may be possible to add a short skyway to connect an upper floor of the 800 South Washington development to the Ninth Avenue elevator tower in the ramp. Since the City financed the ramp with tax-exempt bonds, various federal restrictions apply to its operation. It should be assumed that if development on the parcel requires parking in the ramp, then these stalls would be provided at the same rates available to the general public. Minneapolis Public Works will work with the selected developer to explore how to meet the parking needs of the 800 South Washington development via their various

parking programming options and within the limitations of the bond financing. Proposers are strongly encouraged to identify their parking needs in their proposal.

If parking underneath the new development is necessary, Public Works is open to exploring whether it would be possible to create a connection between one of the below-grade levels in the parking facility and parking that would be constructed under the 800 South Washington parcel. However, it should be noted that this may be challenging from an engineering point of view due to the sloping parking floor. In addition to the costs of retrofitting the parking facility, there also may be costs related to changes in the ramp's access equipment to accommodate access to parking under the development parcel. Necessary easements and operating agreements would be negotiated with the selected developer as part of the overall development package.

A 15-foot wide service alley between the ramp and the 800 South Washington building will serve both the American Academy of Neurology building and the new development on the 800 South Washington parcel. This alley is on the parcel pursuant to a permanent easement, which may be found at: [Service Lane Alley Easement \(pdf\)](#) As noted in the easement, the construction and maintenance of the service alley are to be split between the American Academy of Neurology and the owner of the 800 South Washington parcel. Additional curb cuts will not be allowed onto any of the surrounding streets.



*800 South Washington from Chicago Avenue side, showing portion of service alley*

Above the ground floor of the 800 South Washington development, a 10-foot wide area along the Washington side of the parking ramp in which above-grade construction will not be allowed will be reserved in order to assure adequate parking ventilation. A portion of this 10-foot area is also needed for snow removal from the parking facility. The 800 South Washington development may, however, physically abut the below-grade portion of the Washington Avenue side (i.e., be constructed under the service alley).

- **Environmental**

The site was purchased by the City from the Hennepin County Regional Rail Authority (HCCRA) and was partially cleaned as part of the ramp construction. Environmental documentation on the 800 South Washington parcel and the now-developed American Academy of Neurology site may be found at:

[http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert\\_253617.pdf](http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_253617.pdf).

The frontage along Washington Avenue over to Ninth Avenue South still contains some buried ash that will need to be handled appropriately if it is excavated from the site. If the ash materials remain on site, a restrictive covenant may be required. The quantity and location are identified in the report.

The property will be sold “as-is,” and it will be the developer’s responsibility to correct and pay for all costs associated with soil and environmental problems. The City is open to considering the establishment of a modest escrow account from a portion of the land proceeds to cover clean-up costs. 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, Bob Lind (see p. 12 for contact information). Any potential proposer may also reasonably conduct its own environmental testing of the property by contacting Bob Lind, entering into a Right of Entry Agreement with the City and providing the requisite insurance coverage.

- **Land sale terms**

The City expects that the parcel will be sold for at least the fair market value. The land sale proceeds must be used to retire tax-exempt bond debt that was used to acquire the site. Proposal submittals must include a proposed 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 pp. 14 – 16). Please note that any public financial assistance may trigger additional requirements.

- **Potential mined space reserved**

The portion of the city that includes the site has been determined to be suitable for mined space development to create additional development space in the sandstone level deep below the surface. More information about the mined space concept may be found here. [Mined Space Illustrative Summary.pdf](#)

In order to facilitate possible future implementation of mined space, the City policy in this area has been to retain ownership of the property below 790 feet above sea level. While this is a unique situation, a restrictive covenant benefiting the surface owner has been developed that has successfully addressed the concerns of the surface owners (and lenders). [Mined Space Covenant Benefiting Property.pdf](#)

**The City of Minneapolis does not have any available development financial incentives or subsidies for the 800 South Washington development project. 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.**

## **IF YOU ARE INTERESTED...**

- **Optional Pre-Proposal Informational Meeting**

An informational meeting will be held:

**Thursday, March 26, 2015; 11:00 a.m.** at

**City of Minneapolis – CPED Offices  
Crown Roller Mill Conference Room #3  
105 Fifth Avenue South  
Minneapolis, MN 55401**

Please contact Bob Lind at [bob.lind@minneapolismn.gov](mailto:bob.lind@minneapolismn.gov) or 612-673-5068 to RSVP your attendance at the Pre-Proposal Informational Meeting.

- **Whom to contact**

Questions regarding the RFP should be directed via email to the following City staff representative no later than 4:00 p.m. on Wednesday, **April 8, 2015**:

Bob Lind, Senior Manager, Special Projects  
[bob.lind@minneapolismn.gov](mailto:bob.lind@minneapolismn.gov)

Answers to all questions received will be posted on the web site by **April 22, 2015**, and will be available for download from:

[http://www.minneapolismn.gov/cped/rfp/cped\\_rfp](http://www.minneapolismn.gov/cped/rfp/cped_rfp)

In addition, City staff may provide periodic updates and addenda to this project and this information also will be posted on the City website. Potential respondents are encouraged to periodically check the City website for any new information concerning this process and for answers to questions posed by other respondents during the proposal preparation process.

- **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 or USB 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 labeled “800 South Washington Parcel Development.” Faxed 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.

Proposals shall be delivered to the City on or before:

**Wednesday, May 20, 2015, at 4:00 PM**

To:

**City of Minneapolis – Procurement Office  
Request for Proposals for: 800 South Washington Parcel  
330 2<sup>nd</sup> Avenue South, Suite 552  
Minneapolis, MN 55401**

Proposals received after the deadline will not be accepted.

- **Proposal Contents**

The information being requested through this RFP is necessary for the City of Minneapolis to adequately evaluate your proposal. Failure to supply the requested information may result in rejection of your proposal. The City is not responsible for the costs incurred by proposers or their subcontractors incurred 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 must include the following:

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, schematic plans and elevations) of the proposed development** (e.g., size of building and square footage of specific components, nature of improvements and how they would bring active public uses to the block, amount and type of parking spaces needed, anticipated materials and design style/concept, circulation patterns, proposed public realm improvements,

loading/service provisions) to be built on the site. As noted above, the proposal should indicate how the 10 feet of setback along the Chicago Avenue frontage might best be deployed to complement the proposal. If residential development is proposed, the proposal should include tentative information about the bedroom compositions, rents and/or sales prices and amenities/services included. If commercial development is proposed, information should be included about the anticipated type of tenants expected.

3. An **identification of the entities** that will be involved, a description of the roles they will play (e.g., developer, building owner, tenant, professional consultant) and a summary of the team's past experience in working together. A description of the entities' experience in developing similar projects 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. 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 entity 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 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 sources and uses of funds (debt, equity and other) to acquire the parcel and construct the development (including any tenant improvements). Information as to the status of securing those funds should be included, and inclusion of a conditional financing commitment is strongly encouraged. If the project includes multiple uses, the capital pro forma should be broken down for the component uses.
5. For rental projects, a before and after-tax flow preliminary **operating pro forma** of at least 20 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 proformas 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 space.
7. A **description of the public benefits** that will result from the development, e.g., the number and types of housing units, the creation or retention of jobs (including the estimated number, type and wage levels), tax base enhancement, the

provision of retail goods and services, public realm improvements, etc. This should include an estimate of the taxable real estate value upon completion and annual real estate taxes.

8. A **proposed timeframe** 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 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 (see Exhibit A). 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. 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.

Developers responding to this RFP are not required to provide a Good Faith Deposit on the land with their proposals. However, the developer whose proposal is ultimately selected by the City Council must make the required deposit (10% of the purchase price) at the time of selection.

- **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 Downtown Minneapolis Neighborhood Association. Other interested organizations are the East Downtown Council and the Mill District Neighborhood Association.

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. 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.

- **Review/evaluation criteria**

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

- The experience and the financial and organizational capacity of the developer in successfully planning and completing development projects of similar type and scale, on time and within budget. The developer's development track record with the City of Minneapolis, including any history of meeting (or not meeting) its contractual commitments to the City, will be an important factor.
- The extent to which the proposed development meets the goals and requirements outlined in this RFP, as well as the goals of the *Update to the Historic Mills District Plan* (including the goal of active retail/public uses at Washington and Chicago) and meets the intent of the Minneapolis Zoning Code and *The Minneapolis Plan for Sustainable Growth*.
- The existence of committed building tenant(s), if a commercial or office proposal.
- The degree to which the proposal supports the neighborhood's design character and contributes to the public realm.
- The quality of the proposed project's exterior design and materials and the intended application of LEED or other environmental standards.
- The ability of the proposal to utilize the Riverfront Ramp capacity will be considered a benefit.
- The market and financial feasibility of the project, and its ability to secure necessary private funds and be started and completed in a timely manner.
- The public benefits to be provided by the development (e.g., the generation of real estate taxes, the creation or retention of jobs, the provision of housing units and/or commercial goods and services).
- The land price and whether any additional public investment would be needed to make the project feasible.
- Overall quality of the submission

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

- **Review/selection process**

A committee that will include City representatives will review proposals received by the due date. Input also may be sought from the Downtown Minneapolis Neighborhood Association, East Downtown Council and Mill District Neighborhood Association. Some or all of the proposers may be requested to present their proposals to the review committee and/or neighborhood organization(s). During the review process, proposers may be asked questions to clarify their proposals, but cannot modify their proposals.

The review committee will make a recommendation as to the proposal that best meets the evaluation criteria. This recommendation will be considered by the CPED Director, and the Director's recommendation then will be forwarded to the City Council for action. At this point, the City Council will select a development proposal

and authorize staff to negotiate the terms of the redevelopment contract that will include the terms of the transaction.

As noted previously, the current budget climate limits the City's ability to offer any financial assistance for the 800 South Washington development, and a proposal that does not request such an investment is preferred. 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 approval 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.**

## **SCHEDULE**

Following is the anticipated tentative timeline:

Pre-proposal meeting	March 26, 2015
Questions due:	April 8, 2015
Answers to questions posted on web site:	April 22, 2015
Submission deadline for proposals:	May 20, 2015
Review/evaluation of proposals:	June and July 2015
Recommendation of selected developers to Community Development & Regulatory Services Committee and final action by City Council:	August and September 2015

- **City Contracting Requirements**

The selected developer will be required to enter into a redevelopment contract with the City and comply with any applicable City requirements. These requirements vary depending upon the type of development and the source and amount of public investment, if any, and may include, without limitation, the payment of prevailing wages for construction, the preparation of affirmative action plans, competitive bidding, compliance with the Small and Underutilized Business Enterprise program or equivalent federal program, and Business Subsidy Act/Living Wage Policy and reporting requirements for those programs. Some of the standard requirements are further discussed below, but the following list is not exhaustive. Proposers unfamiliar with these standard requirements are urged to seek further information.

The redevelopment contract also will provide that the City will not close on sale of the parcel to the selected developer until the proposed project is ready to proceed, as evidenced by the provision of evidence of financing, approval by the City of detailed plans and other conditions precedent.

Requirements that apply to all developments:

1. **Equal opportunity (nondiscrimination and affirmative action)** The selected developer and contractor will be required to submit a written affirmative action plan for the development project and to comply and cause its contractors to comply with applicable provisions of Chapters 139 and 141 (Title 7, Civil Rights), Minneapolis Code of Ordinances, nondiscrimination provisions contained in Chapter 181, Minnesota Statutes, the Americans with Disabilities Act of 1990 (as amended), Section 109 of the Housing and Community Development Act of 1974 (as amended), the Age Discrimination Act of 1975 (as amended) and Executive Order 11246, as amended by Executive Order 12086. The selected developer will be required to agree not to discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, affectional preference, disability or other handicap, age (40 – 70), marital status, or status with regard to public assistance. The selected developer also will be required to take affirmative action to ensure that all employment practices are free of such discrimination. These employment practices include, but are not limited to the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. The developer will be required to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this non-discrimination clause. The selected developer also will be required to, in all solicitations or advertisements for employees placed by or on behalf of the developer, state that it is an equal opportunity or affirmative action employer. CPED will require compliance in demolition, construction and marketing of development projects.
2. The development must be in conformance with the **Americans with Disabilities Act** of 1990 and ADA Amendments Act of 2008, the **Fair Housing Act** and the **Uniform Federal Accessibility Standards**.
3. **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.
4. **Construction Standards:** Residential development must meet FHA minimum property standards and all Minneapolis City codes, and projects will be reviewed for energy efficiency.

5. **Residential Sale and Commercial Sale/ Lease:** The completed units must be advertised and offered publicly and must be sold to the general public.
6. **Hold Harmless:** The selected developer must agree to defend, indemnify and hold CPED harmless from any and all claims or lawsuits that may arise from the developer's activities under the provisions of the development agreement, 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.

Requirements that may apply depending upon amount/type of public financial assistance and type of development:

7. If the City provides assistance to the development as defined in the City's **Prevailing Wage Policy**, the selected developer will be required to covenant and agree that it will 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.
8. The developer's contractor and any subcontractors with a construction contract over \$50,000 will be subject to the City's **Apprenticeship Training Policy** for development projects where public assistance is provided to the developer/owner.
9. The **Job Linkage Program** links economic development with employment. The purpose of the program is to insure increased employment opportunities for Minneapolis residents. All commercial/industrial development projects whose primary purpose is job creation or retention and that receive City public development assistance will be required by contract to identify positions that are reserved for Minneapolis residents.
10. The City of Minneapolis **Living Wage Policy** established certain wage and hiring requirements applicable to the owner and tenants of development projects where the primary objective of the project is job creation or retention.
11. City of Minneapolis regulations require that all development projects that receive public financial assistance in excess of \$100,000 must comply with Chapter 423 of the Ordinance where subcontracting opportunities exist. Such requirements encourage the use of businesses owned by women and minorities in securing construction and professional services and are applicable to developers and contractors. Additional information is available at <http://mnucp.org>
12. Depending upon the level and purpose of public assistance that may be received, provisions of the Minnesota **Business Subsidy Act and/or the City's**

**Responsible Public Spending Ordinance** may also apply to the project. Should these requirements apply, they will be incorporated into the development agreement.

13. 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 RFP funding processes established by the City, or the receipt of non-City resources that are either passed through the City or that require the City to be a co-applicant (see Affordable Housing Policy at: [http://www.minneapolismn.gov/cped/resources/reports/cped\\_affordable\\_housing\\_resolution](http://www.minneapolismn.gov/cped/resources/reports/cped_affordable_housing_resolution)).

## **AN EQUAL HOUSING OPPORTUNITY**

### EXHIBITS

#### A. Form of Consent for Release of Response Data

Links imbedded in the RFP:

City web pages:

- C3A description
- DH Overlay
- DP Overlay
- SUBP information

Posted documents (all links imbedded in the RFP):

- Site survey
- Chicago Avenue streetscape plan
- Washington Avenue streetscape plan and sidewalk design plan
- Service lane alley easement
- Mined space illustrative summary
- Mined space covenant
- Affordable Housing Policy

EXHIBIT A  
Form of Consent for Release of Response Data

\_\_\_\_\_, 20\_\_

City of Minneapolis  
Department of Community Planning and Economic Development  
105 5<sup>th</sup> Avenue South, Suite 200  
Minneapolis, MN 55401

Re: \_\_\_\_\_ Request for Proposals  
Consent for Release of Response Data

\_\_\_\_\_, on behalf of \_\_\_\_\_, hereby consents to the release of its development proposal in response to the \_\_\_\_\_ Request for Proposals and waives any claims it may have under Minnesota Statutes Section 13.08 against the City of Minneapolis for making such information public. The foregoing consent and waiver does not extend to financial statements submitted under separate confidential cover, which shall be treated by the City consistent with Minnesota Statutes, Section 13.591.

\_\_\_\_\_  
\_\_\_\_\_