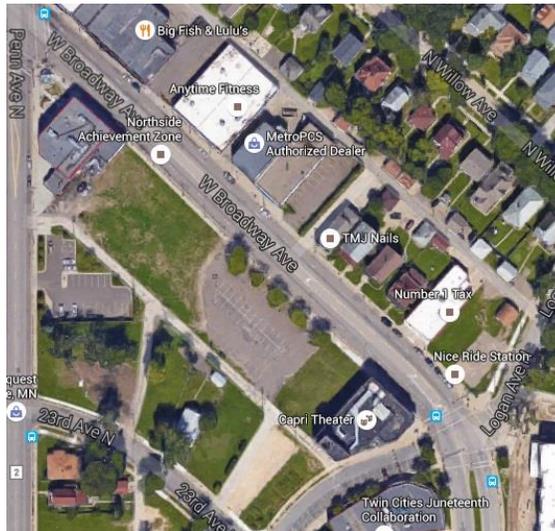


**THE CAPRI BLOCK  
REQUEST FOR REDEVELOPMENT PROPOSALS  
FOR CITY-OWNED REAL PROPERTY AT**

**2101 West Broadway  
(less the easterly 7,012 sq. ft.)  
2306 Penn Avenue North  
2300 Penn Avenue North  
2114 23rd Avenue North**

**MARCH 7, 2016 - MODIFIED on MARCH 11, 2016**



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

Contact James E. Terrell at:  
[james.terrell@minneapolismn.gov](mailto:james.terrell@minneapolismn.gov)  
for issues specific to this RFP

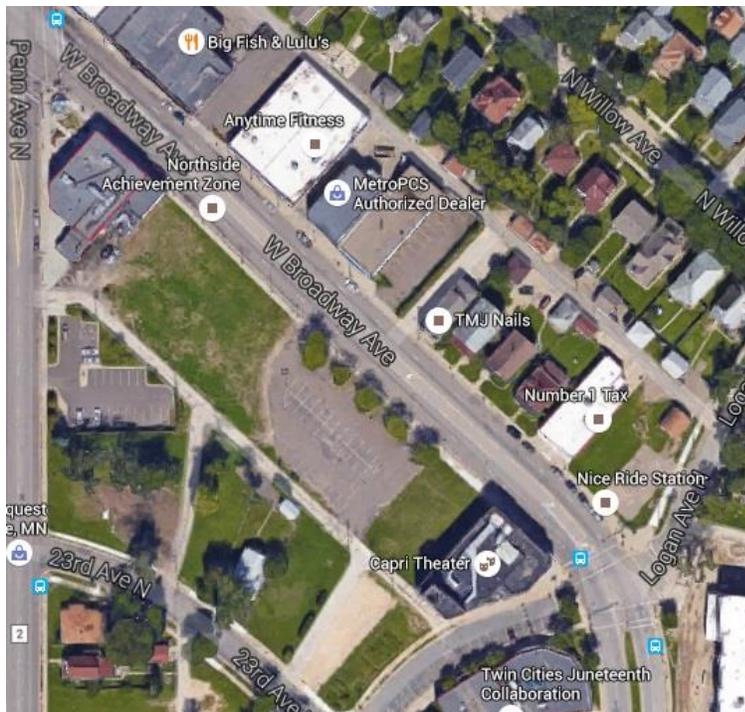
## INTRODUCTION

The City of Minneapolis (“the City”) has issued two (2) previous Requests for Proposals (RFPs) seeking development proposals for certain property owned by the City and located at the site known as **The Capri Block**, which includes the land on the south side of West Broadway Avenue bounded by 23rd and Penn Avenues North. The properties are located in the Near North Neighborhood in North Minneapolis. The most recent RFP was issued in **October 2013**. No responses were received. The City has identified a developer that is interested in obtaining exclusive development rights for the site for a mixed-use development and **the City is now seeking to determine if any other interested parties have development proposals for the site that are nearly complete and ready to implement.**

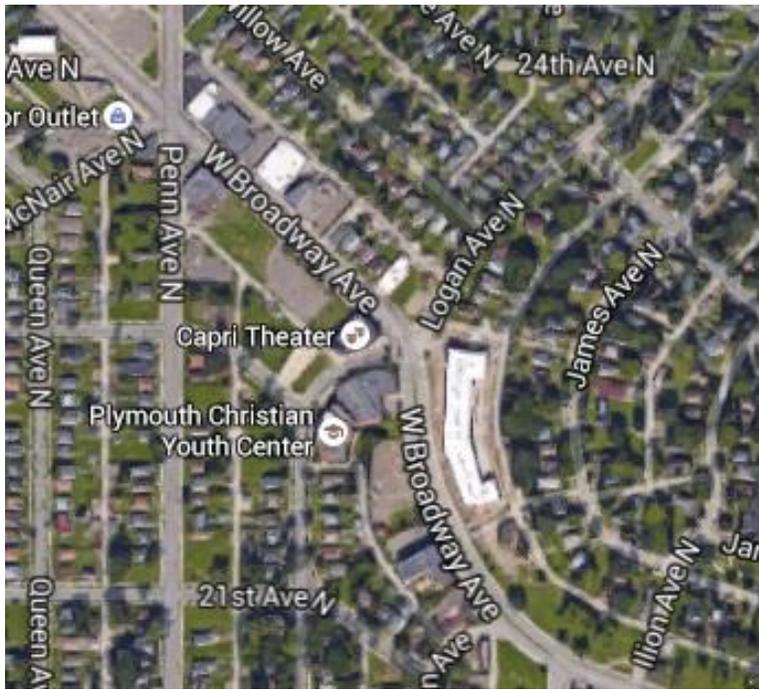
**Responses to this Request for Proposals are due in City offices no later than 4:00 p.m. Central Daylight Time, Monday, April 11, 2016.**

This represents an extension in the response due date from the original date of March 28, 2016.

## SITE FACTS



Aerial photo of the Site  
IMAGE 1



**Aerial photo of the Site  
IMAGE 2**

The redevelopment site includes, specifically, the following properties:

<b>Property Address</b>	<b>PID</b>
2101 West Broadway (less the easterly 7,012 sq. ft.)	16-029-24-22-0195
2306 Penn Avenue North	16-029-24-22-0187
2300 Penn Avenue North	16-029-24-22-0188
2114 23 <sup>rd</sup> Avenue North	16-029-24-22-0189

As of the drafting of this RFP document, the City does not own the property located at 2110 23rd Avenue North. The City is in negotiations with the property owner and hopes to secure this parcel, although RFP responses should not assume that this parcel will be available. Also note that a small portion of the 2101 West Broadway Avenue property, approximately 7,012 square feet of the eastern boundary, is not part of this RFP.

## **SITE FACTS**

The redevelopment site is currently vacant land owned by the City of Minneapolis. The site is approximately 64,360 square feet of land with a zoning classification of C3A (2101 West Broadway) for Community Activity Center District. A Community Activity Center District is established to provide for the development of major urban activity and entertainment centers with neighborhood scale and retail sales and services. In addition to entertainment and commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services are also allowed. The site also contains R4 zoning for Multiple Family District. The Multiple Family District is established to provide an environment of predominantly medium density apartments on lots with a minimum of five thousand (5,000) square feet of lot area and at least one thousand two hundred fifty (1,250) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services may be allowed. The parcels fronting on West Broadway also have the PO Pedestrian Oriented Overlay District, which requires pedestrian friendly development and has required development standards including a minimum floor area ratio (FAR) of 1.0 and a minimum number of two (2) floors for the building frontage along West Broadway.

If you have specific questions about the zoning requirements or restrictions, please email Jim Voll, Principal City Planner, at [james.voll@minneapolismn.gov](mailto:james.voll@minneapolismn.gov).

This site is also subject to the policies in the **City Comprehensive Plan aka The Minneapolis Plan for Sustainable Growth** and the **West Broadway Alive! Small Area Plan**. Both plans can be accessed electronically at the following web sites:

**West Broadway Alive!**

[West Broadway Alive! Plan - City of Minneapolis](#)

**The Minneapolis Plan for Sustainable Growth**

[Update to the 2000 Comprehensive Plan - City of Minneapolis](#)

## DEVELOPMENT OBJECTIVES

The development objectives for the area are attached as **Exhibit A** to this document. The development objectives are in part based on a collaborative effort by City of Minneapolis staff with input from the **Northside Residents' Redevelopment Council**, West Broadway Business and Area Coalition, and numerous other area stakeholders.

The City of Minneapolis is seeking a project with desirable amenities that will help build the north Minneapolis commercial and housing market, complement the other development activities in the area, and that meets both the City goals and the interests of the community. A map of the immediate area is attached as **Exhibit B**.

The development objectives for the site are part of the neighborhood's broader development goals for the area. The purpose of this RFP is to solicit proposals specifically related to the redevelopment of the property addresses noted above. Proposals that include a larger project area will be accepted and considered if the proposing developer can provide evidence of site control for the additional parcels. **Proposals for a smaller portion of the project area will not be considered.**

## ENVIRONMENTAL CONDITIONS

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

## ESTIMATED FAIR REUSE VALUE OR ASKING PRICE

In October 2013 an estimated fair reuse value of the site was determined to be \$532,257 or approximately \$8.27 per square foot. **The City reserves the right to re-value the site based on responses to the RFP and the specific proposals submitted, and the actual square footage of the site, as sold.**

## PROPOSAL CONTENTS

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.

1. A cover page that includes the following information:
  - a. Proposer's name and mailing address
  - b. Proposer'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 and e-mail address
  - f. Signature of authorized corporate officer for each participating entity
2. A **description of the proposed redevelopment**. If applicable, Information should be included about the anticipated type of tenants expected.
3. An **identification of the proposed entities** that will be involved, including the following information:
  - a. A description of the roles they will play (e.g., developer, architect, building owner, property manager, tenant, professional consultant)
  - b. A summary of the development team's past experience in working together
  - c. A description of the entity's experience in developing similar projects.
  - d. Include specific previous relevant experience with public entities.
  - e. Summarize any pending lawsuits to which the proposer or any principals of the proposer have been a party.
  - f. 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.
  - g. Specify whether the development team 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.

4. A **development/construction budget** showing preliminary “high-level” sources and uses of funds (debt, equity and other) to acquire and redevelop the site (including any major or extraordinary tenant improvements). Indicate possible public assistance to be requested.
5. A **market study, letters of interest from tenants**, or other information documenting the demand for the proposed space.
6. A **description of the public benefits** that will result from the development, e.g., jobs created or retained, tax base enhancement, the provision of retail goods and services, etc.
7. A **proposed timeframe** for the development, including identification of any material conditions that must be met before the proposal can become a reality.
8. An executed “Consent for Release of Response Data” form (Attachment 1). Proposals that do not include an executed “Consent for Release of Response Data” form may be considered incomplete which may constitute grounds for rejection of the entire proposal.
9. Any **other information** that would help City staff to understand and evaluate the development concept.

The contents of the proposal and any clarification to the contents submitted by the selected proposer may become part of the contractual obligation and be incorporated by reference into the redevelopment contract between the selected proposer 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.

## **PROPOSAL DEADLINE**

### **Proposal submission**

Proposers must submit copies of their proposals as follows:

- One (1) unbound copy
- One (1) electronic version in PDF format on a CD or USB drive

Proposals must be on standard 8 ½” by 11” paper. Proposals and supporting documentation must be submitted in a sealed envelope labeled “**The Capri Block Redevelopment Proposal.**” Proposers may choose to provide additional copies 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:

**4:00 p.m. (Central Daylight Time) Monday, April 11, 2016**

To: **James E. Terrell, Senior Project Coordinator**  
**City of Minneapolis, Department of CPED**  
**105 Fifth Avenue South, Suite 200**  
**Minneapolis, MN 55401**  
Email: [james.terrell@minneapolismn.gov](mailto:james.terrell@minneapolismn.gov)

Proposals received after the deadline may not, at the City’s discretion, be accepted. It is neither CPED’s responsibility nor practice to acknowledge receipt of any proposal. It is the proposer’s responsibility to assure that a proposal is received in a timely manner.

**Any proposals deemed by the City to be incomplete will be considered unresponsive and grounds for rejection of the entire proposal.**

## **RFP INQUIRIES**

Prospective proposers may only direct questions via email to the department contact person:

James E. Terrell, Senior Project Coordinator  
City of Minneapolis, Department of CPED  
Email: [james.terrell@minneapolismn.gov](mailto:james.terrell@minneapolismn.gov)

All questions are due no later than Monday, March 28, 2016 at 4:00 p.m. Questions will be answered in writing and posted on the RFP website at: [http://www.minneapolismn.gov/cped/rfp/cped\\_rfp](http://www.minneapolismn.gov/cped/rfp/cped_rfp) by Friday, April 1, 2016. The department contact person is the only individual who can be contacted about the RFP by proposers before the proposal deadline. The department contact cannot vary the terms of the RFP.

## **EVALUATION CRITERIA**

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

1. The extent to which the proposed development has already secured financially feasible tenants, as demonstrated by letters of interest or other documentation deemed adequate by the City of Minneapolis.
2. The experience and financial and organizational capacity of the developer.
3. 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.
4. The market and financial feasibility of the project.
5. The anticipated ability of the project to secure necessary private funds.
6. The public benefits that would be provided by the project.
7. Overall quality of the proposal.

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/input from the public obtained through this process. The neighborhood group officially designated to provide input on responses to this RFP is the **Northside Residents' Redevelopment Council**.

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. Additional information regarding this presentation's date, time and location will be provided after the submission date.

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 as Attachment 1. 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 committee comprised of City staff will review proposals received by the due date that are deemed complete and responsive. Input and comment also will be sought from the **Northside Residents' Redevelopment Council**. Once the review is complete CPED staff will seek City Council action to authorize granting of exclusive development rights to the preferred proposer. Exclusive development rights will be for a period of six (6) to twelve (12) months.

**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.**

## TIMING

It is the City's desire that a redevelopment contract be executed with the selected proposer as soon as possible and that redevelopment of the Site would begin no later than spring of 2017.

Anticipated RFP timeline (subject to change)	
RFP questions due	April 1, 2016, 4:00 p.m.
Submission deadline for proposals	April 11, 2016, 4:00 p.m.
Review/evaluation of proposals and neighborhood review	Mid-April – Mid-May 2016
Developer selection and granting of exclusive development rights by City Council	May 2016

## CITY CONTRACTING REQUIREMENTS

**The selected proposer will eventually be required to enter into a redevelopment contract with the City that will contain standard City requirements such as insurance and indemnification and provisions to ensure redevelopment of the Site**, 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.

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. During the performance of the development contract, the selected developer also 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. Job Linkage. 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 must establish and report on certain workforce goals for five years.
3. Prevailing Wage Policy. If the City provides assistance to the developer as defined in the City's 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.
4. 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 [www.mnucp.metc.state.mn.us](http://www.mnucp.metc.state.mn.us).
5. 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.
6. 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.

**Attachment 1**

**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 S. – Suite 200  
Minneapolis, MN 55401

**Re: The Capri Block 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.

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

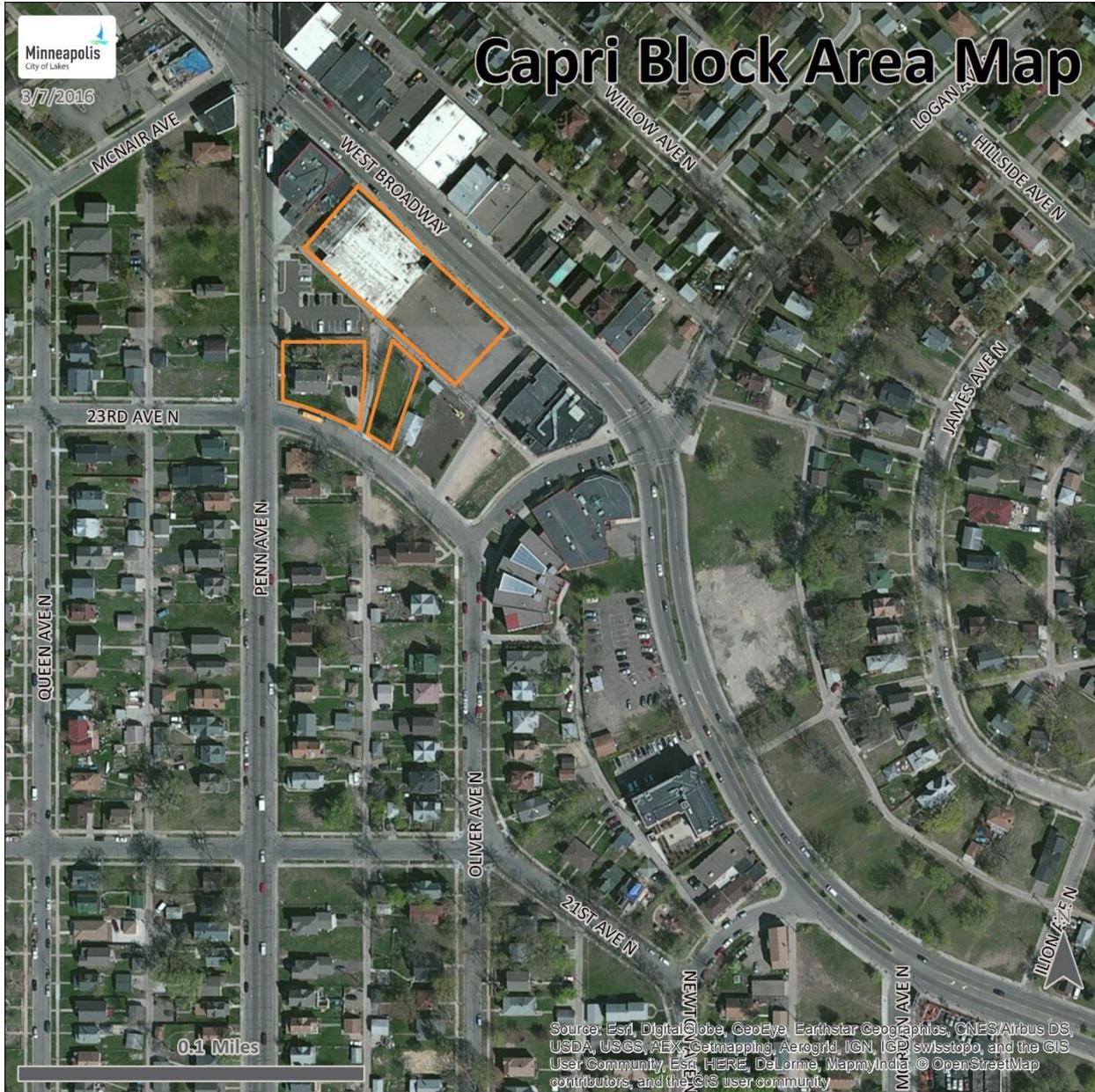
## EXHIBIT A

### Capri Block Development Objectives

1. New development should complement the character of the surrounding neighborhoods. See the *West Broadway Alive! Small Area Plan* for guidance on the inclusion of public art, color, façade design and quality of building materials.
2. The development must include a shared parking component to serve the various uses on the block and area including, but not limited to The Capri Theater and the businesses included in the 5 Points Building.
3. Commercial and/or medical office space is strongly desired on this property with a very strong preference for a sit-down restaurant.
4. Amenities are highly desirable. These include, but are not limited to underground parking, outdoor bicycle racks and indoor bicycle parking, plazas, green spaces and play areas.
5. When considering building height at this location, refer to the policy guidance in the *West Broadway Alive! Small Area Plan*. Pay special attention to the rear elevations as they face established neighborhoods. This site is part of the Pedestrian Overlay, which indicates that structures must be a minimum of two floors. It is also subject to a minimum Floor Area Ratio (FAR) of 1.0.
6. New development should incorporate Crime Prevention Through Environmental Design (CPTED) principles including active first floor uses, large front windows, porches and balconies, exterior lighting, landscaping, public art and minimal use of surface parking lots.
7. Innovative and sustainable design is encouraged. Consider elements such as geothermal heating and/or cooling, green roof design, wind source power, storm water management with bioretention, tree box filters, permeable pavers and native plant landscaping design. B-3 State of Minnesota Sustainable Building Guidelines and LEED Certification are encouraged.
8. Residential development over ground floor commercial and/or medical office space is desirable. Rental is preferred with an emphasis on artist housing and or market rate housing.

# EXHIBIT B

## Capri Block Area Map



Note: Lot lines for included parcels are illustrative only and are not to scale.

