

REQUEST FOR PROPOSALS (RFP)
FOR THE REDEVELOPMENT
OF

THE CAPRI BLOCK

INTRODUCTION

The City of Minneapolis (“the City”) is 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.

This area of north Minneapolis is currently the focus of a significant amount of investment and redevelopment activity. The Capri Block is bookended by the 5 Points Building – home to KMOJ Radio and Northside Achievement Zone – and the Capri Theater, named the best metro jazz venue. The Capri plans an expansion, with a new black box theater and prominent West Broadway face. Directly across the street from The Capri Block is Dr. Tara Watson’s new Anytime Fitness facility.

Additionally, the West Broadway Crescent housing project with 54 apartments will soon be under construction at a location just one block southeast of the Capri Block site. Just across the Penn Broadway intersection from the Capri Block, is the future home of Broadway Flats, a proposed mixed-use development that will house 103 units of affordable rental housing and first floor commercial/retail. West Broadway Avenue is also home to the new Minneapolis Public Schools headquarters located about three blocks east of the Capri Block.

Please see the North Minneapolis Investments Map that’s included as part of this RFP as **Exhibit G**.

The redevelopment site includes, specifically, the following properties:

Property Address	PID
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 rd Avenue North	16-029-24-22-0189
2106 23 rd Avenue North	16-029-24-23-0065

Proposals containing additional parcels are encouraged and it should be noted that 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 acquisition prior to the proposal submittal deadline. 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 Commercial 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 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 call Jim Voll, Principal City Planner, at 612-673-3887

This site is also subject to the policies in the City Comprehensive Plan (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](#)

ESTIMATED FAIR REUSE VALUE OR ASKING PRICE

An estimated fair reuse value of the site has been determined, estimating the value at \$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.

DEVELOPMENT OBJECTIVES

The development objectives for the area are attached as **Exhibit A** to this document. The development objectives are the result of a collaborative effort between City of Minneapolis staff, the Northside Residents' Redevelopment Council and other area stakeholders. The site is part of the Corridor Housing Initiative, which seeks viable development projects that include housing options along the City's transportation and commercial corridors.

The Northside Residents' Redevelopment Council is seeking a project with desirable amenities that will help build the north Minneapolis 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 neighborhood's 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. However, 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.

PROPOSAL SUBMISSION AND DEADLINE

Proposal submission

Proposers must submit copies of their proposals as follows: one unbound copy, eight bound copies and one electronic version in Microsoft compatible or PDF format on diskette or CD. Proposals must be on standard 8 ½" by 11" paper. All supporting documentation must be on paper no larger than 8 ½" by 14". All proposals and supporting documentation must be submitted in a sealed envelope labeled "Capri Block Development."

Telefaxed 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:

4:00 p.m. on Thursday, December 12, 2013

To:

**Tiffany Glasper
CPED Residential Finance Department
105 5th Avenue 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 submitted in a timely manner.

RFP INQUIRIES

Prospective responders may only direct questions in writing to the department contact person:

Tiffany Glasper
CPED Residential Finance Department
105 5th Avenue South, Suite 200
Minneapolis, MN 55401
Phone: 612.673.5221
Email: tiffany.glasper@minneapolismn.gov
Fax: 612.673.5036

All questions are due no later than **Friday, November 15, 2013**. Questions will be answered in writing and posted on the CPED website no later than the end of business on Monday, November 25, 2013 at <http://www.minneapolismn.gov/cped/rfp/index.htm>. The department contact person is the only individual who can be contacted about the project by proposers before the proposal deadline. The department contact cannot vary the terms of the RFP. If you would like to tour the property, contact the department contact person in writing to schedule a tour.

PROPOSAL CONTENTS 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. and supporting evidence/documentation
 - c. Federal ID number or Social Security number
 - d. DUNS Number if applicable
 - 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. Development Proposal Information Form with All Required Attachments, including:**
 - a. A **market study** or other information documenting the demand for the proposed development.

 - b. A **description of the public benefits** that will result from the development, e.g., the number and types of housing units, the creation and/or retention of

jobs (including the estimated number, type and wage levels), tax base enhancement, the provision of retail goods and services, the incorporation of public art and/or cultural elements, etc. This section of your proposal should include an estimate of the taxable value upon completion and annual real estate taxes.

c. 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.

d. An executed “**Consent for Release of Response Data**” form (see **Exhibit C**). 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.

e. A completed **Development Pro-Forma** Form (see **Exhibit D**)

f. Request for **Small Business Participation Goals** form (see **Exhibit E**)

g. Plans, Elevations and Site Plan (s)

h. Any **other information** that would help City staff understand and evaluate the development proposal.

i. Proposed planning and/or zoning approvals (i.e. alley or street vacations, conditional use permits, variances, etc.)

j. Completed **Offer to Purchase City Owned Land** form (see **Exhibit F**)

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 at the time of land sale approval.

EVALUATION CRITERIA

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

1. The extent to which the proposal adheres to and/or complements the neighborhood development objectives and guidelines in this RFP (Exhibit A).
2. The extent to which the proposed development is in compliance with the Minneapolis Zoning Code, comprehensive plan and other relevant planning documents for the area.
3. The extent to which the project can move forward on a timetable that will coordinate with the other development in the area.
4. The market and financial feasibility of the project.
5. The anticipated ability of the project to secure necessary public and private funds.
6. The public benefits that would be provided by the project, including the incorporation of public art, parking and pedestrian-oriented design elements.
7. Overall quality of the submission.
8. 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.
9. The extent to which the proposal complements other development in the area.
10. The extent to which the proposing developer can collaborate with the existing users on the block.

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.

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 Northside Residents' Redevelopment Council. 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 the Development Proposal Information Form. 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/SELECTION PROCESS

A committee that includes City staff, community representatives and other stakeholders will review proposals received by the due date. Input also will be sought from the

affected neighborhood and business organization(s). Some or all of the proposers may be requested to present their proposals to the review committee and/or neighborhood organizations. It is hoped that this review process will be completed within 90 days after the proposal submission deadline.

The review committee will then make a recommendation as to the developer that best meets the evaluation criteria. This recommendation will be considered by the CPED Director and then forwarded to the City Council for action.

If the City Council selects a development proposal that does not require any additional public investment, staff will proceed to negotiate with the selected developer the terms of the proposed land sale. If the selected proposal does require 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.

TIMING

It is the City's desire that a redevelopment contract be executed with the selected proposer within nine (9) months of selection and that construction of the project would begin within 120 days thereafter.

Following is the anticipated timeline:

RFP questions due to staff:	November 15, 2013
Answers to questions posted to CPED web site:	November 25, 2013
Submission deadline for proposals:	December 12, 2013
Review/evaluation of proposals and neighborhood review:	February 14, 2014
Recommendation to City Council Community Development Committee on the selected developer:	April 1, 2014
Final action by City Council:	April 11, 2014

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.

- 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 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 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,

that receive City public development assistance, are required by contract to identify positions that are reserved for Minneapolis residents.

3. 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.
4. In accordance with the City's **Prevailing Wage Policy**, the selected developer covenants and agrees 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. The developer shall maintain appropriate payroll documentation for a 3-year period after completion of the project.
5. All development projects that receive any type of public financial assistance in excess of \$100,000 must establish contract goals for the utilization of **Small and Underutilized Businesses**.
6. The developer's contractor will be subject to the City's **Apprenticeship Training Policy** for development projects where public financial assistance is provided to the developer/owner.
7. Depending upon the level and purpose of public assistance that may be received, provisions of the Minnesota **Business Subsidy Act** may also apply to the project. Should these requirements apply, they will be incorporated into the development agreement.
8. 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.
9. The City's **Unified 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 requires the City to be a co-applicant (see Unified Housing Policy).

Under the Unified Housing Policy, three options are available:

- 20% of the units in the development must be affordable, or
- A comparable number of affordable units must be legally committed by the developer to be built elsewhere in the City, or
- A payment equal to the number of required affordable housing units times \$80,000 must be made into the City's Affordable Housing Fund.

Units are considered affordable if the rent (and/or the combined PITI with utilities) is no more than 30% of 50% of the Twin Cities Standard Metropolitan Statistical Area monthly household income, by family size. Affordable units must be occupied by households with incomes <50% MMI. Units must be affordable for a minimum of 15 years after completion.

10. **Soil Conditions:** 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 problems. Any environmental reports regarding the property within CPED's possession 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.
11. **Rezoning Responsibility:** It is the selected developer's responsibility to undertake and finance any rezoning, variance and use permits necessary for approval of proposed development.
12. **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.
13. **Construction Standards:** Development must meet FHA minimum property standards and all Minneapolis City codes, and projects will be reviewed for energy efficiency.
14. **Residential Sale and Commercial Sale/ Lease:** The completed units must be advertised and offered publicly and must be sold to the general public.
15. **Hold Harmless:** The Respondent shall agree to defend, indemnify and hold the City harmless from any and all claims or lawsuits that may arise from the Candidate'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 Respondent or the Respondent's independent contractors, agents, employees or officers.

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. Residential development over ground floor commercial space is preferred for new development at this location. Rental is preferred with an emphasis on market rate housing.
3. The development must include a shared parking component to serve the various uses on the block including, but not limited to The Capri Theater and the businesses included in the 5 Points Building.
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. Special consideration for views and sunlight should be given to homes adjacent and in the rear of new development. This site is in 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 is encouraged.
8. Commercial space is strongly desired on this property for new business expansion, with a preference for a sit-down restaurant.

The following are taken from the West Broadway Alive! small area plan, Case Study #5. For more information and a complete list please see:

http://www.ci.minneapolis.mn.us/cped/docs/08_Case_Studies_WBA.pdf

- Development and future redevelopment should celebrate, build upon and enhance the neighborhood-chosen design elements and assets of Penn-West Broadway and the surrounding community.
- The community welcomes new businesses, but any new commercial use should complement the existing neighborhood while increasing the diversity of products and services available in North Minneapolis.
- New and redeveloped buildings should balance, enhance or complement the existing character of the West Broadway community.
- New housing units should complement and supplement the existing housing types found in the surrounding neighborhood.
- Public art awareness is encouraged in design(s) and planning, especially for public spaces and uses.

**EXHIBIT B
Area Map**

[Link to Penn Broadway Area Map](#)

EXHIBIT C

Form of Consent for Release of Response Data

_____, 2013

City of Minneapolis
Department of Community Planning and Economic Development
105 5th Avenue S.
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 may be public data, but shall be treated by the City consistent
with Minnesota Statutes Section 13.591.

EXHIBIT D
Operating Pro-Forma – MHFA Form 402

Follow this link to the required form

[Development Pro Forma](#)

**You need only complete the “App” tab and the “10 Year Pro Forma”
tab of the Common Application form (Excel File).**

EXHIBIT E

SUBP Goals Request Form

Follow this link to the required form

[Civil Rights SUBP Goals Request Form](#)

EXHIBIT F
Offer to Purchase City Property

The information being requested in this Offer to Purchase is required to be submitted before the City of Minneapolis will consider any land sale to the Offeror. Failure to submit this information may disqualify the Offeror from eligibility to purchase the property. All information provided by the Offeror in this document will be treated in accordance with the Minnesota Government Data Practices Act.

OFFER TO PURCHASE PROPERTY FOR A COMMERCIAL/INDUSTRIAL
OR MULTIFAMILY/RESIDENTIAL PROJECT

FOR CPED STAFF USE ONLY	
Entered MINS	_____
Date Received	_____
Project/Site	_____
Disposition Parcel No.	_____
Date Neigh Notice Sent	_____

1. _____,
a _____, ("Offeror"), offers to purchase upon the terms set forth herein, the following described real property, including land and improvements thereon, located at:

_____, Minneapolis, Minnesota, (the "Property"), and legally described as:

_____ in the following name and entity type:

2. Acceptance of the offer by the City of Minneapolis, a Minnesota municipal corporation, (the "City"), will require the approval of the City Council and the execution of a Redevelopment Contract between the City and the Offeror or an affiliate. If the City Council accepts the offer, the City will only sell the Property to the Offeror pursuant to the terms of the Redevelopment Contract. This document is NOT a purchase agreement. The Redevelopment Contract shall be the binding agreement between the parties for the sale and redevelopment of the Property.

3. Purchase Price and Good Faith Deposit

The offered Purchase Price for the Property is \$_____

In addition, the Offeror must make a Good Faith Deposit equal to ten percent (10%) of the Purchase Price upon execution of the Redevelopment Contract.

The Good Faith Deposit is \$_____

The Good Faith Deposit will not be applied to the Purchase Price, but will be held by the City until completion of the development in accordance with the terms of the Redevelopment Contract. The City will not pay interest on the Good Faith Deposit.

4. The Offeror intends to redevelop the Property as

(the "Proposed Project").

5. The Offeror estimates the completed value of the Proposed Project to be \$_____.

6. The Offeror plans to start construction/rehabilitation of the Proposed Project on or about _____, _____, and complete construction/rehabilitation by _____.

7. The Offeror understands and agrees that the specific terms and conditions for the sale of the Property and the construction/rehabilitation of the Proposed Project will be made only pursuant to the terms and conditions of the Redevelopment Contract, which will include, if applicable, but not be limited to, the following terms:

(a) Affirmative Action Plan, Preconstruction Booklet, Registered Apprenticeship Policy, Small and Underutilized Business Program, Job Linkage Program, Business Subsidy Act, Living Wage Ordinance, and Labor Peace Ordinance requirements;

(b) Payment and Performance bond requirements;

(c) Prevailing wage requirements;

(d) General liability, hazard, builder's risk and worker's compensation insurance requirements;

- (e) Indemnity and hold the City harmless provisions;
 - (f) Standard warranties and representations; and
 - (g) City reversionary rights and certificate of completion requirements.
8. The Offeror shall pay the following costs:
- (a) Purchase Price;
 - (b) 10% Good Faith Deposit;
 - (c) Title Insurance, closing costs and recording fees;
 - (d) Prorated taxes, special assessments and utilities;
 - (e) Insurance and bond fees;
 - (f) Appraisal, survey and site investigation costs;
 - (g) Legal costs, sales commission and professional service fees; and
 - (h) Design and architects fees and construction costs.
9. The Offeror shall be responsible to ensure that the Property is zoned properly for the Proposed Project, and if a rezoning, special use/conditional use permit, replatting or other land use permit or approval is necessary or desired for the Proposed Project, the Offeror, at its sole cost and expense, shall obtain same.
10. The City reserves the right to reject this offer, in its sole discretion, without penalty or recourse, and upon written notice of such rejection to the Offeror, this offer will become null and void and immediately terminate. The Offeror may withdraw its offer at any time prior to the written rejection of the offer by the City or the execution of the Redevelopment Contract by the City (acceptance), and upon written notice of such withdrawal to the City, this offer will become null and void and immediately terminate.
11. This offer will expire and become null and void if the City and the Offeror do not enter into a fully executed Redevelopment Contract within six (6) months from the date of the City Council approval, unless the City Council authorizes a later expiration date.

STATEMENT OF NON-COLLUSION

The Offeror states that:

1. The Offeror is fully informed respecting the preparation and contents of this Offer to Purchase and of all pertinent circumstances respecting such offer.
2. Such offer is genuine and is not a collusive or sham offer, nor does the Offeror intend to hold said Property as a “speculative” investment.
3. The purchase price or prices quoted in this offer are fair and proper and the Offeror or any of its officers, partners, agents, representatives, owners, or employees has not in any manner, sought to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City, or any person interested in the proposed Redevelopment Contract and/or Proposed Project.

The information contained herein is true and correct to the best of the Offeror’s knowledge and belief.

Signature	Title	Date

Signature	Title	Date

OFFEROR'S APPLICATION TO PURCHASE LAND AND IMPROVEMENTS

Offeror: Entity
Name: _____
Address: _____
City: _____ **State:** _____
Zip Code: _____

Contact Person: _____
Phone: _____
Cell Phone: _____
E-mail Address: _____

Full name of person or persons who will be signing documents for the Offeror:

Name: _____
 Title: _____

Name: _____
 Title: _____

Offeror Entity Information:

1. The Offeror is (___) an individual/ (___) an entity organized on _____, _____, and organized or operating under the laws of the State of _____, as:

- _____ A corporation
- _____ A limited liability company
- _____ A non-profit or charitable institution or corporation
- _____ A partnership or limited partnership
- _____ A Federal, State, or local government or instrumentality thereof
- _____ Other _____

2. Offeror's IRS number: _____

3. List names and description of interest of partners, officers, principal members, and investors having an interest of ten percent (10%) or more of the Offeror.

<u>Name</u>	<u>Title</u>	<u>Description of Interest</u>	<u>% of Interest</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Redevelopment Property Address:

- _____
- a) Lot size: _____ x _____ = _____ sq. ft.
b) Offer Price per square foot: \$ _____
c) Total Price offered (a x b): \$ _____

Type of Development:

1. Proposed Development/Type of Use (if available, attach a site plan and/or other relevant graphics):

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- Rehabilitation Commercial Use
 New Construction Industrial Use
 Multi-Family Use, # of units

2. a) Building Area: _____ s.f. No. of Stories: _____
b) Total Floor Space: _____ s.f.
c) Landscape Area: _____ s.f.
d) Parking Area: _____ s.f. No. of Spaces: _____

Area and parking attributed to each use: _____

3. Prospective Commercial/Industrial Tenants: (List on a separate sheet if you want names kept confidential)

Tenants you have letters of intent from or written agreements: _____

Tenants with verbal agreements: _____

Tenants you have contacted: _____

4.	No of Residential Units	Size (finished square footage)	Est. Sales Price/Rent
	Studio _____	_____	\$ _____
	1 BR _____	_____	\$ _____
	2 BR _____	_____	\$ _____
	3 BR _____	_____	\$ _____
	__ BR _____	_____	\$ _____

Offeror Experience (last three years):

Please describe briefly your professional development experience with other new construction/rehabilitation projects, particularly comparable projects (list specific projects, addresses, dates, etc.) and explain your ability to undertake this project.

Project Information:

1. Briefly describe timetable for development, including anticipated date of closing on property, closing on construction financing, construction start, 50% completion, 100% completion, and sale.

2. Describe your marketing plan for this property (i.e. identification of marketing agent, process, and timeframe).

3. Estimated number of construction jobs for the development _____.
- Estimated number of new permanent jobs created by development: _____.
- Estimated number of permanent jobs retained: _____.

4. Financing: (If you wish the details of financing to be confidential, please list on a separate sheet).

a) How will your project be financed and do you presently have commitments for financing?

	<u>Amount</u>
Construction Loan Source: _____	\$ _____
Permanent Financing Source: _____	\$ _____
Letter of Credit: _____	\$ _____

Attach Letters of Commitment, if any, for interim and permanent financing.

b) If you are selected as the Redeveloper for this Proposed Project, what is the maximum time you need to secure firm financial commitments?

c) What, if any, public financial assistance are you requesting? What is the status of that request?

d) Attach a Financial Statement of the offering entity and, if applicable, any parent entity showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet no more than sixty (60) days old.

The financial condition of the Offeror, as of _____, _____, is as reflected in the attached financial statement.

e) Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Other pertinent information: _____

5. Sources and amount of cash available to Offeror meet equity requirements of the proposed undertaking:

a) In banks:

<u>Name, Address and Zip Code</u>	<u>Amount</u>
-----------------------------------	---------------

b) By loans from affiliated or associated corporations or firms:

<u>Name, Address and Zip Code</u>	<u>Amount</u>
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c) By sale of readily salable assets:

<u>Description</u>	<u>Market Value</u>	<u>Mortgages or Liens</u>
--------------------	---------------------	-------------------------------

6. Bank references: (names, address, zip code)

7. Has the Offeror or any subsidiary or affiliated corporation of the Offeror or any of the Offeror's officers or principal members, or investors, or other interested parties been adjudged bankrupt, either voluntary, or involuntary, within the past 10 years:
Yes _____ No _____

If yes, give date, place, and under what name.

8. a) Name of Contractor or Builder: _____
Address: _____
City: _____ State: _____ Zip: _____
Contact Person: _____ Phone: _____

b) Construction contracts or developments now being performed by such contractor or builder:

<u>Nature of Development</u>	<u>Location</u>	<u>Amount</u>	<u>Date to be Completed</u>
------------------------------	-----------------	---------------	-----------------------------

9. Have you or your contractor within the past 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

Yes _____ No _____

If yes, explain:

10. Briefly describe the qualifications of the Offeror's management team for the development, including key personnel, architect, contractor, marketing, legal, financial/accounting and other consultant team members who will be working on the project.

11. Does any member of the governing body or employee of the City have any direct or indirect personal interest in the Offeror, in the redevelopment or rehabilitation of this Proposed Project upon the basis of such proposal? Yes _____ No _____

If Yes, explain:

12. Any additional statements and other evidence of the Offeror's qualifications and financial responsibility (other than the financial statement referred to in Item 4 (d) are attached hereto and hereby made a part hereof as follows:

PROPOSED PROJECT BUDGET

Offeror: _____

Property Address: _____

1. Acquisition Cost
 \$ _____

2. Gross Rehabilitation Cost or Construction
 \$ _____

3. Demolition Cost
 \$ _____

4. Contingency*
 \$ _____

5. Marketing*
 \$ _____

6. Developer's Profit*
 \$ _____

7. Financing and Carrying Costs*
 - a. Interest During Construction \$ _____
 -Estimate No. of Months ____

 - b. Taxes During Construction \$ _____

 - c. Insurance During Construction \$ _____

 - d. Title and Recording Fees \$ _____

 - e. Legal Fees \$ _____

 - f. Points \$ _____

 - g. Closing Costs \$ _____

 - h. Appraisals \$ _____

 - i. Utilities \$ _____

 - j. Property Management \$ _____
 - Estimate No. of Months ____

 - k. Other (specify) _____ \$ _____

- I. TOTAL (a-k) \$ _____
8. Total Development Cost (sum 1 thru 7)
\$ _____
9. Appraised Value after Rehabilitation/Construction
\$ _____
- 10 Gain or Loss (9 minus 8)
\$ _____

** Note that for multi-family residential projects receiving City financing, contingency may not exceed 10% of gross rehab costs, marketing may not exceed 7% of sales price, developer's profit may not exceed 8% of total development costs, and financing and carrying costs may not exceed 15% of total development costs*

CERTIFICATION

I (We) ¹ _____
certify that this Offeror's Application is true and correct to the best of my/our knowledge and
belief.²

Date: _____

Signature

Title

Date: _____

Signature

Title

¹ If the Offeror consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.

²Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provide a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in a matter within the jurisdiction of any Department of the United States.

EXHIBIT G

Follow this link to the map

[North Minneapolis Investments Map 2005-2013](#)