

## **Community Planning and Economic Development News Release**

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### **City of Minneapolis is Seeking Request for Proposals for Commercial Property at 4146 Fremont Avenue North**

**Thursday, November 10, 2016 (MINNEAPOLIS)** – The City of Minneapolis is seeking redevelopment proposals for two commercial buildings located at 4146 Fremont Ave N in the Webber-Camden neighborhood of North Minneapolis. The property is located near the southeast corner of the intersection of 42<sup>nd</sup> Ave N and Fremont Ave N. A mix of retail and service-oriented businesses are currently located at this intersection and the City is seeking to further strengthen the commercial activity in this area by reactivating these vacant storefronts.

The buildings contain approximately 7,000 square feet of ground-floor commercial space. One of the buildings also includes a second floor with 4 vacant apartment units totaling approximately 2,500 square feet; this space could be renovated for residential use or converted to office space. The property also includes a parking area behind the buildings.

“This corner is unique in that it has a number of original buildings from the street car era. There are a number of neighborhood amenities close by and it is served by a high frequency transit line. It is a great development opportunity,” said Council President Barbara Johnson.

The development goals for the site were developed with input from the Webber-Camden Neighborhood organization and include revitalizing the vacant storefronts and providing retail goods and services to the community that will support the commercial and residential activity near the 42<sup>nd</sup> & Fremont intersection.

The property is being offered for \$1.00 based on the buildings’ condition as they will require extensive reconditioning. Respondents to this RFP must demonstrate the financial and organizational capacity to rehab the property.

An optional pre-proposal meeting will be held on Wednesday, November 30 from 4:00 – 6:00 p.m. at the City’s Innovation Center located on the 1<sup>st</sup> floor of the Crown Roller Mill building at 105 5<sup>th</sup> Ave S, Minneapolis.

Building walk-throughs will be available by appointment on December 2, 7, and 9. Email Casey Dziejeczynski at [casey.dziejeczynski@minneapolismn.gov](mailto:casey.dziejeczynski@minneapolismn.gov) to RSVP for the informational meeting and/or the building walk-throughs.

Questions regarding the RFP should be directed via email to [casey.dziejeczynski@minneapolismn.gov](mailto:casey.dziejeczynski@minneapolismn.gov). All questions are due no later than Friday January 13, 2017. All questions and corresponding answers will be posted on the City’s [website](#) by Friday, January 20, 2017.

Proposals are due to City offices no later than 4:00 p.m. CST on Friday, February 10, 2017. Proposals received after the deadline will not be accepted. The RFP document and related materials are available on the City’s website, [here](#).

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