

Request for Development Proposals

1500 4th St. S., Minneapolis



1500 4th St. S. ("Lot A")

Issued on November 1, 2019 by:
City of Minneapolis – Community Planning and Economic Development
105 5th Ave S, Suite 200
Minneapolis, MN 55401
www.minneapolismn.gov/CPED/LotA

Overview

The City of Minneapolis is seeking development proposals for a combined City-owned site located at 1500 4th St. S. (Lot A) and County-owned land north of Lot A, which is referred to in this Request for Proposals (“RFP”) as Lot A1 (collectively, the “development property”). The development property is in Minneapolis’ Cedar Riverside neighborhood (also known as the “West Bank”).

Development objectives for the development property are described later in this RFP.

Proposals are due by Friday, January 10, 2020 by 4:00 p.m.

Location and Description of Parcels

There are two parcels that make up the development property for the purpose of this RFP:

1. A City-owned parcel at 1500 4th St. S. (“Lot A”). It is approximately 36,000 sq. ft. This parcel is triangular in shape and has a level grade. This property is currently operated by the City as a commercial public parking lot (93 stalls).
2. A Hennepin County excess right-of-way parcel (“Lot A1”). It is approximately 37,000 sq. ft., and is directly adjacent to the northern edge of Lot A. About 40% of the land is relatively level with Lot A, and the remainder is a steep slope downward to the Metro Light Rail Transit (LRT) Line (“Green Line”) with an elevation change of about 20 feet.

Hennepin County supports the inclusion of Lot A1 as part of the development property for the purpose of this RFP.

Links to the site surveys are on the [project website](#).

Site Map



Neighborhood Context

The West Bank area of Minneapolis is the only location in the metro area to boast two light rail transit (LRT) stations, one for each of the Metro Transit Blue and Green lines, which connect the area to downtown Minneapolis, the Minneapolis-Saint Paul International Airport, the Mall of America, and Saint Paul. The development property is situated between these two LRT stations and is adjacent to the University of Minnesota and Augsburg University campuses, a thriving business district, and close to park amenities. Development on the development property is expected to benefit from these assets and enhance them by increasing access and connectivity through improved pedestrian and public realm design.

Transportation and Parking

The development property has numerous transportation connections. It is uniquely served by two Metro light-rail transit stations, many bus lines, and abundant bike and pedestrian connections.

The City understands that losing parking in Lot A is a concern. However, within a half-mile radius there are more than 2,300 parking stalls in ramps, lots and on the street. When Cedar Avenue was reconstructed, the City added an additional 25-30 parking spaces on the west side of Cedar.

Nevertheless, based on the concern noted above, the City will give added weight to proposals that incorporate replacement public parking as part of the development.



Hennepin County-owned parcel (Lot A1) with a view of a potential connection to the West Bank LRT station.

Development Objectives

Development of the development property has the potential to benefit the Cedar Riverside community and the city more broadly. The City seeks to create a new “[Africa Village](#)” cultural area and public market featuring a range of retail and professional small businesses serving and accessible to African and non-African communities. Not only will the market provide a place for people to shop, it will also provide economic opportunities to rising entrepreneurs to grow their businesses. The Africa Village area and public market has the potential to become a regional destination that generates customer traffic and other resources for the broader West Bank business community. The Africa Village vision and public market is aligned with the City’s goals around economic inclusion.

More specifically, based on policy guidance, the context of this site, and input from the broader Cedar Riverside community, the City’s development objectives for the development property include:

- A new “Africa Village” Public Market/Mall as part of a broader cultural district, featuring a range of retail and professional small businesses serving and accessible to African and non-African communities;
- Strong preference for a nonprofit or cooperative operation and ownership structure for the public market to promote sustainable, affordable rent levels for a range of businesses, and democratic, transparent decision-making;
- Other uses complementary to the public market such as rental or ownership housing (including affordable as required in the City’s [Unified Housing Policy](#)), office, clinic, recreation, and/or youth, elders, and resident programming space; proposers are encouraged to describe opportunities for owner-occupied housing, with preference for serving residents at lower incomes than required in the City policy.

Per the City’s [Unified Housing Policy](#), if rental housing, at least 20% of the units are required to be affordable to and occupied by households earning 60% or less of Area Median Income (AMI) for at least 30 years. If ownership housing, at least 10% of the units are required to be affordable to and occupied by households earning 80% or less of AMI for at least 30 years.

Please note that pursuant to a City Council action adopted on August 9, 2019 ([RCA-2019-00896](#)), the City may limit or prohibit short term rentals in any residential project that receives City financial assistance and / or is developed on land sold by the City.

- Cedar Riverside is a City-designated Green Zone. There is a strong preference for development to emphasize environmentally sustainable design such as green building and solar gardens;
- Strong preference for inclusion of 40,000-65,000 gross square feet of public/community space, plus associated parking, to accommodate possible co-location of a recreation/community center within the larger, mixed-use development; this portion of the project could be phased in at a later date, as Cedar-Riverside Recreation Centers Predesign Studies are slated for completion in spring 2020.

Development Objectives (continued)

- Density and scale – 10 stories or greater building scale on a portion of the site, while still maintaining the storefront character of two- and three-story buildings on Cedar Avenue;
- Emphasis on transit-oriented development, including project design that increases pedestrian and bicycle connections and access to the West Bank Metro Green Line LRT station, including a possible new pedestrian connection from Lot A to the Cedar Riverside Metro Blue Line LRT station; include traffic circulation and site access; preference to proposals that include improved non-motorized connections and trail conditions to and from the site;
- Emphasis on beautification improvements to the public realm including new sidewalks, public plaza space, wayfinding, cultural amenities, and additional greenery;
- The market and other development and improvements should complement and connect to existing and any future public park space, including a potentially expanded Currie Park;
- The City will give added weight to proposals that incorporate significant replacement of public parking as part of the development and requires that some replacement public parking be included in all proposals; replacement parking could be modal parking that could transition to other uses in the future; preference for provision of interim parking during construction.

Planning and Development Guidance

Lot A, which is part of the development property, has been the subject of numerous studies, including the [2008 Cedar Riverside Small Area Plan](#), the 2010 [West Bank Station Area Implementation Study](#), the 2012 Vision and Planning work led by the WBBA, and the recent [Minneapolis 2040 Plan](#). The WBBA's [Lot A Vision and Planning document](#) developed criteria for an eventual RFP. The City's 2010 Small Area Plan and recent 2040 Plan both call for intensive development of Lot A, and by extension, the development property (Lots A and A1). Links to all these plans are on the [project website](#). The guidance from the 2040 Plan calls for:

- Large-scale mixed-use development, with commercial uses fronting on major streets.
- Commercial retail spaces that are typically smaller, in order to generate pedestrian activity. Smaller retail spaces are often a destination for customers coming from outside of the market area.
- Single-use residential development is not permitted – at least a portion of the site must provide uses that are accessible to the public such as office, food service, retail, or medical establishments.
- Buildings on some portion of the site must be a minimum of 10 stories, but no more than 30 stories.

The Cedar Riverside Small Area Plan (2008) and West Bank Station Area Implementation Study (2010) also encourage mixed use development of the development property to both improve the pedestrian environment, particularly along Cedar Avenue, and to support and enhance the business district.

This planning guidance has been informed by the development property's transportation connections. It is uniquely served by two light-rail transit stations, many bus lines, and abundant bike and pedestrian connections.



View of Lot A looking southwest toward US Bank Stadium and downtown.

Zoning

At a minimum, site plan review will be required for development approval. Additionally, because the City has not yet amended the zoning code consistent with the 2040 Plan, either a rezoning or a conditional use permit to achieve the ten-story minimum height will be required. General language governing the existing base and overlay zoning districts present on the site are below.

- **[C3A, Community Activity Center District](#)**
The C3A Community Activity Center District is established 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, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed.
- **[PO, Pedestrian Oriented Overlay District](#)**
The PO Pedestrian Oriented Overlay District is established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses.
- **[UA, University Area Overlay District](#)**
The UA University Area Overlay District is established to ensure high quality residential development through site design and off-street parking regulations that acknowledge the unique demands placed on land uses near a major center of educational employment and enrollment.

Environmental

The City will sell the property “as-is” and it will be the developer(s)’ responsibility to identify, correct, and pay for all costs associated with environmental remediation related to the redevelopment of the site. If a proposal requires environmental remediation of any portion of the property, the developer(s) may in the future request that the City, subject to City Council approval, sponsor a pollution remediation grant application.

The City has conducted Phase I and II Environmental Site Assessments, links to which are on the project’s website. Any potential proposer may also reasonably conduct its own environmental testing of the property by entering into a Right of Entry Agreement with the City and providing the requisite insurance coverage.

Proposal Requirements

Land Sale Terms

Proposals must include a proposed price for the purchase of the entire development property; price will be one of the factors considered in evaluation. The City will not sell the development property for less than its fair market value. In accordance with the City's disposition policy, the City will seek an independent appraisal to establish the fair market value of the parcel(s) before any sale is presented to the City Council for approval.

The development property will be sold pursuant to a redevelopment agreement, which will be based on a negotiated term sheet. Please note that any public financial assistance may trigger additional requirements.

The City is open to supporting and assisting the selected developer with any application for federal, state, county and regional funding for which the proposed development might qualify, including environmental investigation and remediation grants, subject to specific program guidelines and City Council approval.

Optional Pre-Proposal Meeting

A pre-proposal informational meeting will be held:

Friday, November 15, 2019; 10:00 a.m. at

**City of Minneapolis – CPED Offices
Crown Roller Mill
105 5th Ave. S., Suite 200
Minneapolis, MN 55401**

Attendance at the meeting is not required for proposal submission. Please contact Emily Stern at emily.stern@minneapolismn.gov to RSVP your attendance at the pre-proposal informational meeting.

City Contact

Questions regarding the RFP should be directed via email to [Emily Stern](mailto:Emily.Stern@minneapolismn.gov), Senior Project Coordinator, no later than 4:00 p.m. on November 22, 2019.

Answers to all questions received will be posted on the [website](http://www.minneapolismn.gov/CPED/LotA) by December 6, 2019: www.minneapolismn.gov/CPED/LotA

Proposal Requirements (continued)

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 proposers are encouraged to periodically check the City website for any new information concerning this process and for answers to questions posed by other potential proposers during the proposal preparation process.

Proposal Submission

Proposers must submit copies of their proposals as follows: one unbound copy and one electronic version in Microsoft compatible or PDF format on a 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 "Lot A Development RFP." Submissions will not be returned.

Proposals shall be delivered to the City on or before:

Friday, January 10, 2020, at 4:00 PM

To:

**City of Minneapolis – CPED
Lot A Development RFP
Attn: Emily Stern, Senior Project Coordinator
105 5th Ave. S., Suite 200
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 all proposals. Failure to supply the requested information may result in rejection of proposals. The City is not responsible for the costs incurred by proposers or their subcontractors in connection with this RFP 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:

Proposal Requirements (continued)

1. A **cover page** that includes the following information:
 - a. Developer's name and mailing address
 - b. Contact person's name, title, phone number, and e-mail address
 - c. Signature of authorized corporate officer for each entity proposing as a partnership or team
2. **Description (narrative, schematic plans and elevations) of the proposed development** (e.g. size of building(s) and square footage(s) of specific components, nature of improvements and how they would bring active public uses to the site, 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.
 - a. For any proposed commercial development, information should be included about the anticipated type(s) of tenants expected.
 - b. For the African Village Public Market/Mall, indicate the proposed operating model and operator to the extent known at this time.
 - c. For any proposed residential development, the proposal should include tentative information about the bedroom compositions, rents and/or sales prices, amenities/services included, and the projected number of affordable units.
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 should be included, including location(s), type(s) 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 budget** showing the sources and uses of funds (debt, equity and other) to construct the development (including any tenant improvements). Information as to the status of securing those funds should be included, and inclusion of conditional financing commitment(s) are encouraged. If the project includes multiple uses, the capital budget should be broken down for the component uses.
5. For both (1) the public market, and (2) rental housing projects, separate before and after-tax flow preliminary **operating proformas** of at least 15 years for the building operation, including the assumptions underlying the income and expense projections, and in the case of rental housing, accounting for both market-rate and affordable units. Also show the Cash-on-Cash Return and Internal Rate of Return. If the project includes additional uses, the operating pro forma should be broken down for each component use. Detailed proformas in a format acceptable to the City will be required during the negotiation of a redevelopment agreement.

Proposal Requirements (continued)

6. A **market study**, letter(s) of intent, or other information documenting the demand for the proposed space (commercial, housing or both).
7. A **description of the public benefits** that will result from the development, e.g. the number and types of housing units, the retention/creation of jobs (including the estimated number, type and wage levels), the provision of retail goods and services, public/community space, and public realm improvements, etc.
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 agreement between the selected developer and the City.

Developers responding to this RFP are not required to provide a deposit on the land with their proposals. However, the developer whose proposal is ultimately selected by the City Council must make the required Good Faith Deposit (10% of the purchase price) at the time of execution of a redevelopment agreement, which deposit will be held by the City until completion of the improvements.

Proposal Review Criteria and Process

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 degree to which the proposal meets the development objectives and requirements outlined in this RFP.
- The degree to which the proposal conforms to the [Cedar Riverside Small Area Plan](#) and the [Minneapolis 2040 Plan](#).
- The degree to which the proposal incorporates development criteria identified in the neighborhood-led *Lot A Vision and Planning* process.
- The existence of committed building tenant(s) for commercial, office, recreation facility, and/or clinic components of the proposal.
- If housing, the degree to which the proposal meets or exceeds the affordable housing requirements in the City's [Unified Housing Policy](#).
- The degree to which the proposal supports the neighborhood's design character and contributes to the public realm including drawing on guidance from the [Cedar Riverside Small Area Plan](#).
- The quality of the proposed project's exterior design and materials and the intended application of green building and environmentally sustainable design standards.
- 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).
- Sale price for the land 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 the parcel(s).

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. Input will be sought from Cedar Riverside neighborhood and business organizations including but not limited to the Cedar Riverside Neighborhood Revitalization Program, the West Bank Business Association, and the Cedar Riverside Partnership.

Review and Selection Process

A review committee that will include City and County representatives will review proposals received by the due date.

Some or all of the proposers may be invited 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.

Proposal Review Criteria and Process (continued)

The review committee will make a recommendation as to which proposal best meets the evaluation criteria. This recommendation, together with supplemental information prepared by staff, will be forwarded to the City Council for action. At that point, the City Council may select a development proposal and grant an exclusive negotiating rights period to allow time for staff and the selected developer to negotiate a term sheet that will be the basis for the ultimate redevelopment agreement that will include the terms of the transaction.

Once the term sheet has 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.

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, proposers may submit financial statements or other data confidentially under separate cover with a legal opinion identifying a particular statutory basis, other than Minnesota Statutes, Section 13.591, subd. 3, for classification of the data as private or nonpublic data. The City shall independently evaluate and treat all data submitted under separate cover consistent with the Minnesota Government Data Practices Act.

Schedule

Following is the anticipated timeline:

Pre-proposal meeting

November 15, 2019

Questions due

November 22, 2019

Answers to questions posted on web site

December 6, 2019

Submission deadline for proposals

January 10, 2020

Review/evaluation of proposals

January – February 2020

City Council action to designate a developer

March – April 2020



In the above photo, Hennepin County-owned parcel (Lot A1) is on the left side of the fence; Lot A is on the right side of the fence (facing northeast).

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

The following requirements apply to all developments:

1. **“As Is” Sale and Reversionary Rights.** The City will convey the property “as is,” with no title warranties and subject to reversionary rights running in favor of the City. In the event that subsequent to conveyance of the property and prior to receipt by the selected developer of a “Certificate of Completion”, the selected developer defaults in the terms of the redevelopment contract, the City will have certain rights to re-acquire the property. In order to facilitate the obtaining of funds necessary for construction of the minimum improvements, the City agrees that it will enter into a reasonable agreement of subordination of the City's interest in the property to the interests of the holder of such a permitted mortgage, provided that the City determines, in its reasonable judgment, that the interests of the City under the land sale remain adequately protected.
2. **Equal opportunity (nondiscrimination and affirmative action)** The selected developer and contractor 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, 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, sexual orientation, gender identity, disability, age, marital status, familial status, or status with regard to a public assistance program. 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.

City Contracting Requirements (continued)

3. 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**.
4. **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.
5. **Construction Standards:** Residential development must meet FHA minimum property standards and all Minneapolis City codes, and projects will be reviewed for energy efficiency.
6. **Residential Sale and Commercial Sale/ Lease:** The completed units must be advertised and offered publicly and marketed affirmatively.
7. **Hold Harmless:** The selected developer must agree to defend, indemnify and hold harmless, to the extent allowed by law, the City and its officers and employees from any and all liabilities, claims, damages, costs, judgments, lawsuits and expenses, including court costs and reasonable attorney's fees, that may arise from the redevelopment agreement or the development of the development property.
8. The City's [Unified Housing Policy](#), as updated December 7, 2018, 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 is developed on property purchased from the City even if no financial assistance is being provided.

The following requirements may apply, depending upon amount/type of public financial assistance and type of development:

9. 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.
10. If the City provides assistance to the development as defined in the City's **Apprenticeship Training Policy**, the selected developer's contractor and any subcontractors with a construction contract over \$50,000 must participate in a registered apprenticeship training program.
11. The [Job Linkage Program](#) links economic development with employment. It establishes aspirational goals for employment opportunities for Minneapolis residents. All commercial/industrial development projects whose primary purpose is job creation or retention must sign a job linkage agreement.

City Contracting Requirements (continued)

12. 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.
13. All development projects that receive public financial assistance in excess of \$175,000 must comply with the [Small and Underutilized Business Program](#) ordinance, Chapter 423 of the Minneapolis Code of Ordinances. When this program applies to a project, it requires developers and contractors to either meet the City's goal for utilizing women and minority owned subcontractors on the project or make good faith efforts to do so.
14. 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 redevelopment agreement.

Supplemental Resources

Links to the following documents related to the development property are available on the [project website](#):

- Lot A site survey (City-owned parcel)
- Lot A1 site survey (Hennepin County-owned parcel)
- Minneapolis 2040 Plan
- Cedar Riverside Small Area Plan
- Lot A Vision and Planning document
- West Bank Station Area Implementation Study
- Cedar Riverside Partnership Resolution Recommending Development Objectives for Lot A Redevelopment RFP
- Phase I and Phase II Environmental Site Assessments
- City of Minneapolis Unified Housing Policy
- City of Minneapolis Prevailing Wage Policy
- City of Minneapolis Job Linkage Program
- City of Minneapolis Small and Underutilized Business Program

Exhibit A

**City of Minneapolis
Consent for Release of Response Data
1500 4th St. S. Request for Proposals**

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 waive this restriction.

The undersigned hereby consents to the release of its development proposal. In response to the above referenced 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 or other data submitted under separate confidential cover with a legal opinion identifying a particular statutory basis, other than Minnesota Statutes, Section 13.591, subd. 3 for classification of the data as private or nonpublic data. The City shall independently evaluate and treat all data submitted under separate cover consistent with the Minnesota Government Data Practices Act.

Date: _____, 2019

(print business name of proposer)

By: _____
(sign name of authorized signatory)

(print name of authorized signatory)

Its: _____
(print title of authorized signatory)