

Questions and Answers

New Nicollet Redevelopment: Phase 1 Development RFP

RFP Issue Date: Mon, October 6, 2025

Proposals Due Date: Tues, January 6, 2026, at 4:00 p.m. Central

Questions on RFP Due Date: Mon, November 24, 2025

Q: If proposing supportive housing, will the supportive services provider need to be identified as part of the response to the RFP?

A: Yes, please identify and describe all the members of the project team, including any supportive housing service provider if applicable. This information should be included as part of the RFP submittals related to development team and experience.

Q: Will there be a grading sheet published with the RFP? Is there a scoring rubric that assigns weight to each of the competitive factors?

A: There will be no grading sheet or rubric published for the RFP. Please see the evaluation criteria in the RFP on [page 19](#).

Q: Will you be sending out the RSVP list for the Q&A meeting?

A: Attendees of the pre-proposal/question and answer meeting on October 14, 2025, who consent to sharing their contact information, will receive an email sharing the contact information of other meeting attendees who consent to sharing contact information.

Q: Is the developer mixer only for developers and nonprofits?

A: The mixer is an opportunity for developers and nonprofits to meet and discuss their ideas for the community-serving space.

Q: Will TIF or other City financial assistance be available?

A: [Appendix 6](#) of the RFP provides a list of public programs that support real estate development activities. The selected developer would need to follow the application process for any program and compete for any public financial assistance. Being selected

as the developer of the properties addressed in this RFP in no way guarantees funding via financial assistance programs.

Q: Is there a timeline for the development of the public park and other phases?

A: The RFP describes the anticipated timeline for the park on [page 12](#). Future development phases are expected to be initiated once Phase 1 and the new park are underway. The [Development Framework](#) describes the phasing plan further on pages 37-39.

Q: To what extent will a project's concept design and elevations play into your selection process?

A: Proposals will be evaluated according to the evaluation criteria outlined on [page 19](#) of the RFP, including the extent to which the proposal meets the development objectives and includes the competitive factors outlined in this RFP. The development objectives describe expectations about site and building design. The RFP review committee will utilize the proposal's concept design(s) and elevation(s) to help in determining if a proposal meets the evaluation criteria and City goals and policies.

Q: Is there a target mix of affordable housing units versus market rate housing units?

A: Proposals must meet the minimum affordability requirements of the [Unified Housing Policy \(UHP\)](#), and projects that exceed the minimum affordability requirements of the UHP will be more competitive.

Q: Can you describe the anticipated community engagement process expectations for the chosen developer?

A: The RFP describes community engagement expectations on [page 15](#). Ongoing community engagement has been integral to the New Nicollet planning process and will continue to be a priority as the site is developed. As the selected proposal moves through the design process, the selected developer(s), City, and community will work together to secure input on the final redevelopment plan and design. This might include seeking community input through public meetings, events, surveys, and/or focus groups.

Q: Will the City consider splitting up the parcel for projects that may scale better for more smaller developments within the larger framework?

A: Development teams can propose one building or more than one building and propose to divide the site into more than one parcel, as long as the entire 1.4-1.6 acres are included in

the proposal. And there can be more than one development team, working in coordination with one another, if there is more than one building.

Q: Is there a traffic study for the area given the new connection and new BRT lines?

A: Yes, a Traffic Evaluation Study was prepared for the City of Minneapolis in January 2024 to evaluate traffic impacts related to the new segment of roadway and adjacent development. The study is available online here:

<https://lims.minneapolismn.gov/Download/RCAV2/45328/New-Nicollet-Ave-Traffic-and-Transit-Speed-and-Reliability-Report.pdf>

Q: Is there any DBE (Disadvantaged Business Enterprise) participation needed?

A: The RFP encourages proposal teams to include emerging developers, organizations, and/or small businesses with connections to the project area, especially since this was identified as important to the community during prior engagement phases. The RFP also encourages proposals to connect with existing apprenticeship and training programs (e.g., Apprenticeship Outreach Office at Minneapolis Careerforce, Summit Academy, Dunwoody College of Technology, etc.) to generate construction job opportunities for local residents. However, projects that ultimately receive financial assistance from the City's Affordable Housing Trust Fund (AHTF) or other programs will be subject to the City's standard contracting requirements such as participation in the City's Small and Underutilized Business Program (SUBP).

Q: How could the Minneapolis Park and Recreation Board (MPRB) be involved in the Phase I RFP response? Can proposers connect with someone at the park board to discuss development proposals?

A: MPRB has provided a letter of interest (LOI) to help all proposers understand MPRB's interest in the Phase 1 development. This LOI is included in the RFP as [Attachment 2](#). Proposals should carefully review the LOI and then submit any questions for MPRB staff in writing through the RFP contact, Linnea Graffunder-Bartels (linnea.graffunder-bartels@minneapolismn.gov). The response(s) will then be posted online for all proposers to see.

Q: Can the City provide a list of local non-profits whose values are in line with the New Nicollet Phase 1 RFP?

A: We will not provide a list of nonprofits. Proposers must make their own connections to nonprofits that might be interested in locating at New Nicollet.

Q: Can the same community-serving nonprofit be included in multiple development proposals?

A: Yes, the same community-serving nonprofit organization can submit a letter of interest for more than one development proposal. Generally, members of the development team, whether they be a nonprofit space user, consultant, potential funder, etc., can participate in multiple proposals.