Baldwin Square
Ideal Development Group

Lower Level Event Center - Art Gallery & Black Box Theater (10'-0" Ceiling Height)

- Art Gallery
- Black Box Theater/Conference Space
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2nd Floor Office Space
- Mobilize Design & Architecture (Future Location)

- Office Space
1. Contact Info
   Ideal Development Group LLC
   Jamil Ford, CEO/President 612.990.1927
   jamilford@gmail.com
   Minneapolis, MN
   Federal EIN #: [Redacted]
   There is no attached Tax Statements for IDG based on it’s start date of 2016 (See attached Documents), please note IDG is in the process of acquiring a company with a net worth of 1 million dollars. As the proposal moves forward and if IDG is a serious contender we will be more than happy to demonstrate the transaction details in further review. There is also a personal net worth statement included in this document.

2. Proposed Development
   We propose to redevelop the 4140 - 46 Fremont Avenue North properties into a major gathering place for the community that includes a restaurant for 125 people; a small book store; coffee café; art gallery; event center; and office headquarter for IDG (Ideal Development Group) LLC. The two commercial buildings will be called Baldwin Square to honor James Baldwin one of the most gifted African-American writers of the twentieth century. This historical commercial district was developed in the 1920’s. Thus, one of the many streetcar lines that was extended to 42nd Avenue North. Baldwin Square Cooperative will be owned by the five business owners.

   We plan to undertake significant building improvements, including total restoration of the west façade to its original first-story storefront openings, second story openings, and parapets, elevator to all floors, renovating of lower level into a 7,000 square feet art gallery and event center; renovating first floor into a restaurant, coffee café and a small book store with an emphasis on cultural diversity; and renovating the second floor into a world class office building for the ID Group LLC.

   The proposed D-Line Chicago-Fremont BRT project is tentatively planned for the 42nd and Fremont intersection, paralleling again what the streetcar line did in the 1920’s

   This structure has been neglected for too long and we believe that by maintaining the buildings integrity that this project will be a catalyst for North Minneapolis that will begin to transform this intersection.

3. Identification of the Entities
   a. The Baldwin Square Team
      Jamil Ford – Founder and CEO/President of the Ideal Development Group LLC will act as the developer of this project.
      Mobilize Design Architecture/Architect McGlory – MDA/AM will be the architect of record for the redevelopment of the buildings.
      Tri Construction – Tri will be the construction manager for the redevelopment.