



Request for Proposals

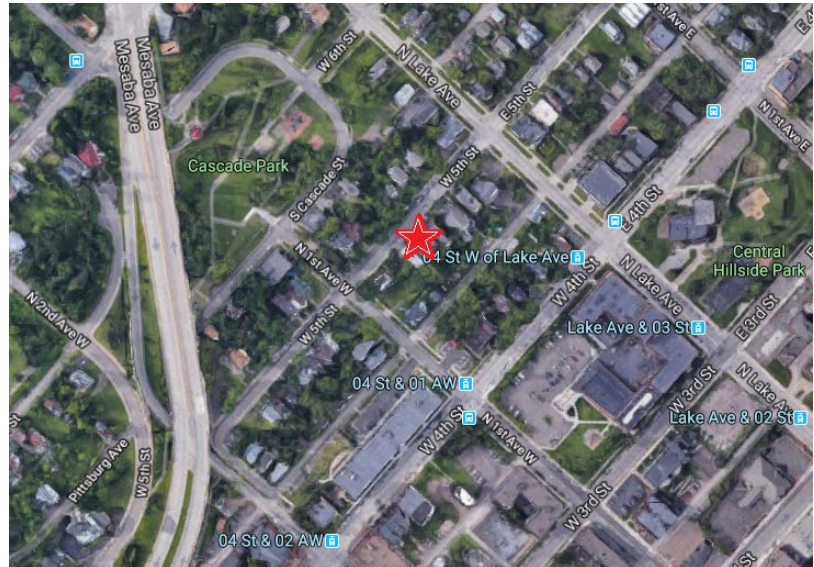
20 West 5th Street Multi-Family Building – 3 stories and located in close proximity to Downtown amenities

Release date: April 24, 2018

Proposals due: 12:00 PM, June 5, 2018

Overview

The City of Duluth Community Planning Division is requesting proposals for the development of a 3-story multifamily building, zoned R-2– Residential Urban, located at 20 West 5th Street, Duluth. The City seeks a qualified developer to purchase and improve the existing 3-story, 6-unit apartment building. The City will consider all proposals that contemplate rehabilitation of the property and are compatible



with the neighborhood and Comprehensive Plan for residential uses. To be considered, proposers must submit a concept development proposal in response to this Request for Proposal (RFP), following the directions below. Proposals that include a purchase offer will be most competitive.

Location/Neighborhood

The property is located near downtown businesses and amenities. Located near Mesaba Avenue and 4th Street, the site is centrally located with quick access to I-35. The property is located in an area characterized by single and multi-family residential development. The property's location provides a view of Lake Superior and downtown Duluth. Please refer to the location map for more information. The building is within walking distance to neighborhood parks, downtown Duluth and Canal Park, transit, and the medical district.

Property Description

The property is currently owned by the State of Minnesota through tax forfeiture for the non-payment of real-estate taxes and managed by St. Louis County Land Department. The lot is a total area of 7,000 square feet with space for off-street parking. The dimensions of the entire site are 140' x 50'. Currently the lot holds a two story brick building with six, two bedroom units. The building's foot print is 42' x 45' with nearby adjacent brick buildings. The site is zoned R-2 – Residential Urban. Learn more about zoning at <http://www.duluthmn.gov/community->

[planning/land-use-zoning-applications/](#). St. Louis County's basic sale price for the parcel is \$200,900 in total. Proposals should include a purchase offer based on site realities and the type of housing proposed. All offers will be considered.

Development Potential

The City is particularly interested in proposals that address the need for housing in Duluth and include a complete rehabilitation plan for the property. Alternatively, proposals that seek to re-develop the site should focus on residential use.

Development Timeline

The city desires development or rehabilitation of the site in a reasonable timeframe. Scoring preference will be given to proposals that outline timing for acquisition of the land within 120 days and construction completion prior to December 31, 2019.

Access

For information on site access, please contact the St. Louis County Land and Minerals Department located at 320 W 2nd Street, Duluth or call (218) 726-2606 and specify the site. A liability waiver will be required.

Project Goals

The goal is to sell the property to a potential developer with the intent of increasing housing with a plan for rehabilitation of the property that is in character with the neighborhood. The City is encouraging all builders and developers to respond to this Request for Proposal.

Specific Goals for the project should include the following:

- Consistent with the R-2 zone district and allowed uses
- Plans to rehabilitate the current property
- Increase residential opportunities for residents in Duluth
- Complement and enrich the current neighborhood
- Enhance the tax base

Proposal Format

Proposals should include the following:

1. **Proposal Cover Sheet** – A completed and signed Proposal Cover Sheet (see attached).
2. **Proposal Narrative** – A summary of the proposed development for the site.
3. **Site Plan** – Conceptual architectural renditions of the site.
4. **Financial Capacity** – Provide a narrative explaining proposers' qualifying development background experience demonstrating sufficient competency and financial resources to complete the land transaction and project development.
5. **Project Schedule** – Include a preliminary schedule for the development of the site.
6. **Statement of Qualifications** – Include descriptions of relevant example single-family or multi-family housing projects completed within the past 5 years that are comparable in

scope to the project.

Selection Process and Proposal Evaluation Procedures

This RFP is not subject to a formal bid process. A team of staff members from the City will review proposals and make a recommendation to the City Administration. The selected proposer will enter into a development agreement with the City to set forth terms for the land transaction and timing of the development. The City will coordinate the land transaction with the St. Louis County Land and Minerals Department as part of the development agreement. The City will consider the proposed purchase price, housing development concept, and experience of the builder/developer as main factors in determining the accepted proposal. The City reserves the right to reject all submitted proposals.

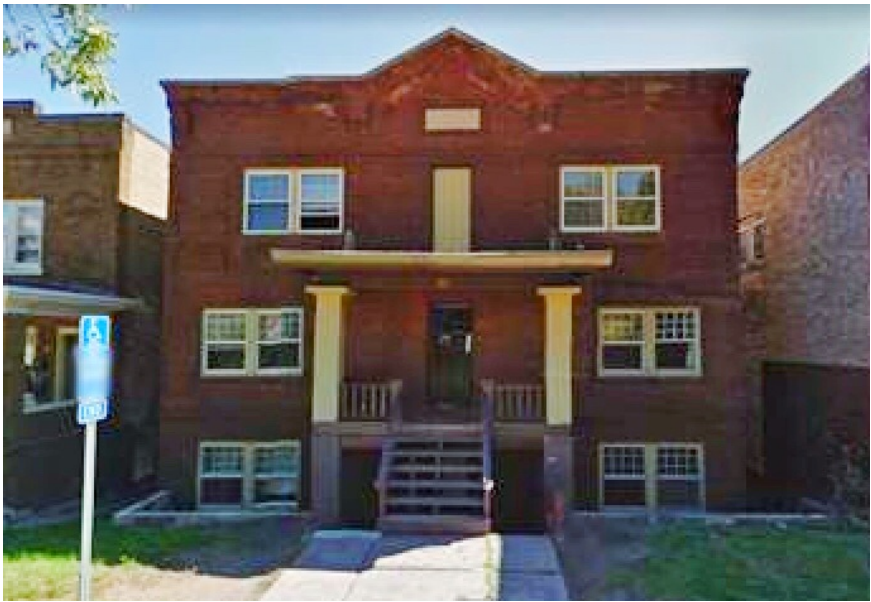
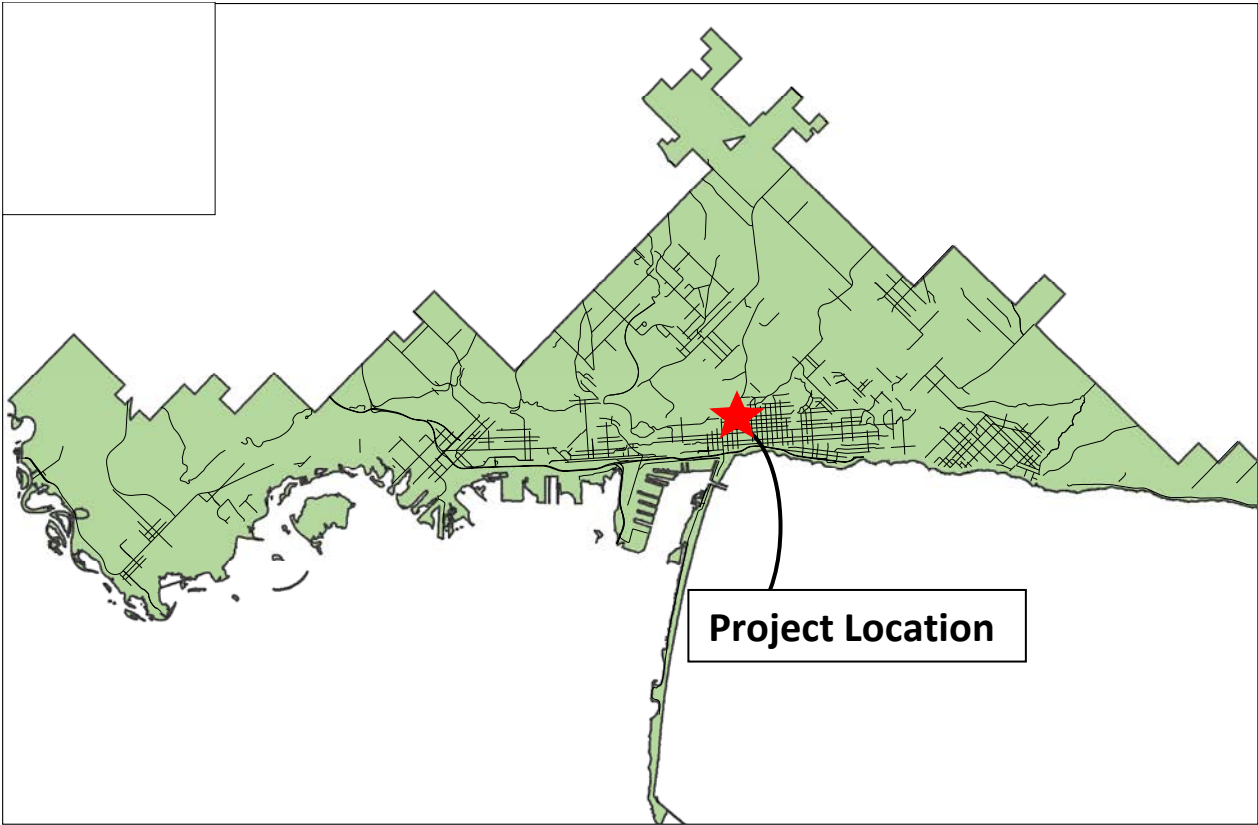
Proposal Submittal

Proposals are due no later than Tuesday, June 5th, 2018 by 12:00 p.m. to City of Duluth, Community Planning Division, 411 W First Street, Room 208, Duluth, MN 55802. Complete responses to this RFP can be submitted electronically or in a sealed envelope. Electronic copies of the proposal and background information should be in PDF format. Please be sure to include all attachments. Complete responses should be addressed to the following person:

City of Duluth
Adam Fulton, Community Planning Manager
411 W First Street – Room 208
Duluth, MN 55802
afulton@duluthmn.gov

Questions may be directed to either City of Duluth Community Planning Manager Adam Fulton (218-730-5301 or afulton@duluthmn.gov) related to development or St. Louis County Deputy Director of Planning & Community Development Darren Jablonsky (218-725-5011 or jablonskyd@stlouiscountymn.gov) for tax forfeited land specific questions.

PROJECT LOCATION AND SITE DETAILS



PROPOSAL COVER SHEET

20 West 5th Street Multi-Family Building Proposal

Required Attachments:

- Proposal Cover Sheet
- All items listed in the “Proposal Format” section of this RFP

Proposer Information:	
Company Name	
Mailing Address	
Website	
Principal Contact Person	
Contact Person's Phone Number	
Contact Person's E-Mail Address	

<i>Signature</i>	
Signature of authorized official. Signatory consents and agrees to adhere to the terms outlined in this proposal:	
Printed Name	
Title	

FAILURE TO COMPLETE, SIGN AND RETURN THIS FORM MAY RESULT IN THE REJECTION OF THE PROPOSAL

The Signatory hereby represents upon all of the penalties of law for the purpose of inducing the City of Duluth to review a proposal for development, that all documentation herein and attached are true and that all work herein described, if selected, will proceed in accordance with the Ordinances of the City of Duluth and the laws of the State of Minnesota. Signatory also understands that all documents provided to the City may be considered public data, per Minnesota Government Data Practices Act.