



Addendum No. 1
Solicitation 26-AA14
RFP for Duluth-Winnipeg-Pacific Redevelopment Site

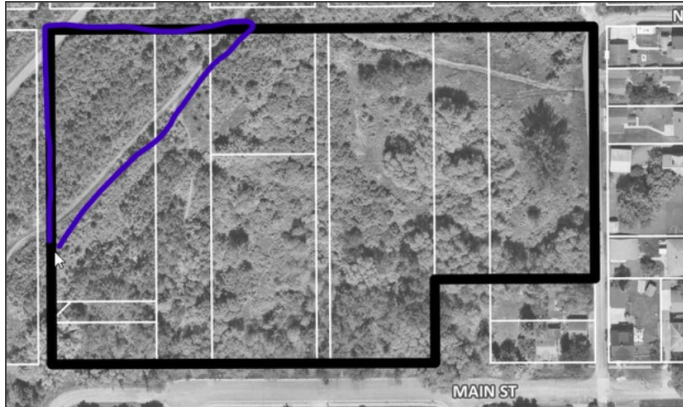
This addendum serves to notify all bidders of the following changes to the solicitation documents:

1. Insert the documents labeled 'Construction Contingency Plan', 'Phase I Environmental Site Assessment', 'Phase II Environmental Site Assessment', and 'Supplemental Phase II Environmental Site Assessment', into the RFP Packet as Appendix L. Due to file size of documents, each PDF is available for individual download on the City's website, linked under this Addendum.

The following are questions asked by potential developers and the subsequent answers (in italics)

1. If an environmental review was done, would all of those things be flagged (i.e. some contamination pieces) or would it be ok because of the work that has been done?
 - a. From the ER perspective, if they follow the RAP and can avoid or mitigate contamination, then yes it would be allowed.*
2. One developer said they maximum amount of housing units they could fit in the parcel would be 40-45 units, but our RFP stated 77 as the max?
 - a. This number is the maximum allowed in the entire R-P district. We expect the proposals to put forth what they think they are capable of for this portion of the site.*
3. Will DEDA/City assist in costs associated with roads/developing?
 - a. DEDA expects that if assistance is needed, it will be included in the proposal and evaluated during the negotiation/evaluation phase.*
4. Is TIF possible here, particularly for home ownership?
 - a. Housing TIF districts are managed through the HRA. Caleb Anderson from the HRA stated that they are doing a home ownership TIF currently, for the Orchards at Morgan Park*
5. What are thoughts on existing right of way grid, and if there is existing expectation that grid is maintained?
 - a. DEDA is open to what the developer prefers and proposes.*
6. Does the trail have to go through the development, or can it connect via the western end of Main Street?
 - a. We are open to locations. The concept plan approved by the City Council showed it from the end of Main Street as a public benefit, but the location could be altered depending on the development.*
7. Expectations regarding the corner southwest of the trail (see image below). Could we just shave that off? What does DEDA want?

- a. *This is the developer's choice. It could be included in your proposal that you don't want to purchase that parcel, or maybe you want to modify it in some way. It could be carved out on the front end, but it has the potential to be a lengthy process.*



8. Could you see the corner (see above image) back to DEDA after it is bought and potentially deemed non-developable?
- a. *It is possible. The process would likely involve Property & Facilities as well as Parks, and not DEDA, if the option of selling it back was to be explored.*
9. Has anyone at the City or DEDA spoken to the homeowner, whose backyard is on Nicolette, against the development site, about the potential to purchase their land?
- a. *It is recommended that the awarded developer speak to the homeowner themselves if this is something of interest.*
10. Is the City the sole arbiter of stormwater issues?
- a. *Yes.*
11. Is there a reason why there is a triangle of land on the development site that is not owned by the City?
- a. *The assumption is that this was a piece of land that was missed in lengthy processes. Any development to be done to the site can be done around that piece of land without causing much issue.*
12. What do we know about street lighting requirements or power underground?
- a. *Refer to engineering guidelines for requirements and/or Minnesota Power. Note that site lighting also has zoning requirements for dark sky lighting, including full cut off fixtures etc.*
13. What are the metrics associated with project readiness given that the whole area needs to be replatted, etc?
- a. *Primarily funding, or concept plans/developmental processes are taken into consideration.*

Please acknowledge receipt of this Addendum by initialing and dating Addendum # on Appendix A – Proposal Cover Sheet.

Posted: **April 27, 2026**