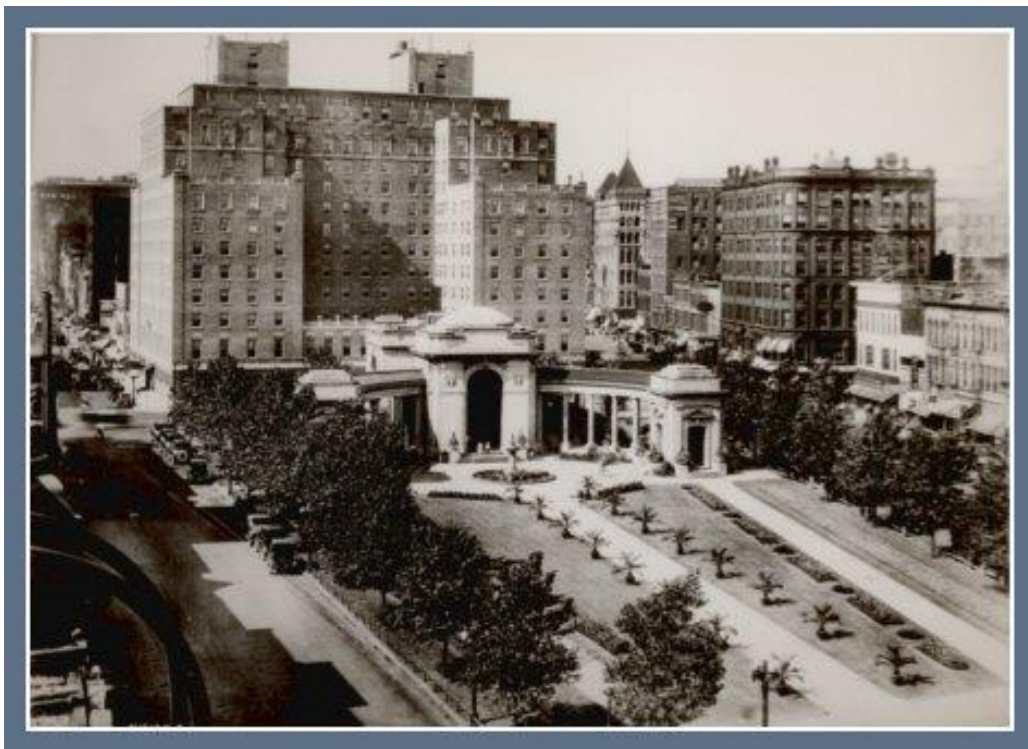


Nicollet Hotel Block
REQUEST FOR REDEVELOPMENT PROPOSALS
FOR CITY-OWNED REAL PROPERTY AT
30 Third Street South
October 15, 2014



*Nicollet Hotel with Gateway Park in the foreground in early 1900s
courtesy of Hennepin County Library Special Collections*

Issued by:



**City of Minneapolis – Community Planning and Economic
Development**
105 Fifth Avenue South, Suite 200
Minneapolis, Minnesota 55401 www.ci.minneapolis.mn.us/cped

Contact Erik Hansen at erik.hansen@minneapolismn.gov
for issues specific to this RFP

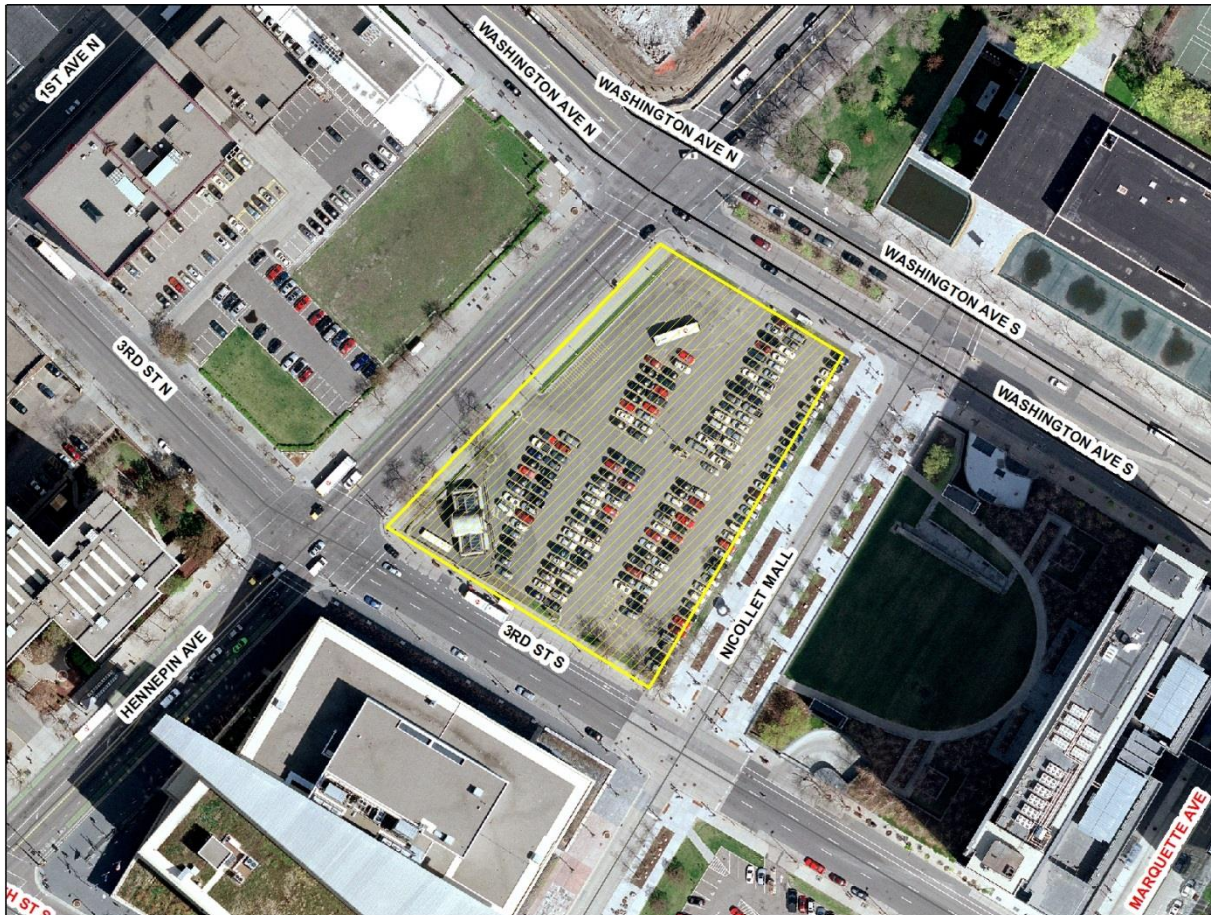
TABLE OF CONTENTS

INTRODUCTION.....	3
SITE FACTS AND REDEVELOPMENT GOALS.....	4
Building massing, uses, and public space.....	5
Modern streetcar and transit considerations	5
Pedestrian realm and active first floor uses.....	8
Parking	9
Skyways/Connections	9
Sustainability	9
Environmental Conditions and Areaways.....	10
LAND PRICE	10
PROPOSAL DEADLINE.....	10
Proposal submission	10
RFP INQUIRIES.....	11
PROPOSAL CONTENTS	11
EVALUATION CRITERIA.....	14
Citizen Participation.....	15
Review/Selection Process.....	15
TIMING.....	16
CITY CONTRACTING REQUIREMENTS.....	16

INTRODUCTION

The City of Minneapolis (“City”) is seeking redevelopment proposals for certain property owned by the City and located at 30 Third Street South, a 1.7 acre city block bounded by Third Street South, Washington Avenue, Hennepin Avenue, and Nicollet Mall and commonly referred to as the “Nicollet Hotel Block”. The City’s development goals for the property include iconic high quality designed new construction of a structure(s) of not fewer than 20 active floors in height with a mix of commercial, retail, residential, office, and hospitality uses, active street front retail, and preference for substantial integrated public/green space.

Proposals are due in City offices no later than 4:00 p.m. local time Thursday, December 11, 2014. Project staff will hold an optional pre-proposal meeting on Thursday, November 6, 2014 at 11:00 a.m. at the Crown Roller Mill Building office to discuss the RFP and answer questions (105 Fifth Avenue South, Suite 200, Minneapolis).



SITE FACTS AND REDEVELOPMENT GOALS

The Nicollet Hotel Block is located in the heart of Minneapolis. The site fronts on three key City streets - the Nicollet Mall (City's primary retail street), Hennepin Avenue (a major entertainment avenue comprised of theaters, restaurants, and other attractions), and Washington Avenue. The site is near to many recent and planned developments in the City's downtown, an area that has experienced a residential population boom and significant real estate development activity over the last decade.

The Nicollet Hotel Block was once a gateway to the entire downtown area anchored by an 18-story hotel. Over time, the site has gone from being this gateway to a publicly owned parking lot and bus layover site. The City expects submitted proposals to return this block to prominence in downtown and considers this to be an opportunity to introduce an iconic, area-defining development.

The City purchased this block in 1993 with Federal transit funds and intended to use the block as a transit terminal. The City issued RFPs for an integrated transit terminal development in 2002, 2004, and 2005 without success due to the constraints related to Federal regulations associated with the grant used to buy the property. In 2013, the City was authorized to remove these Federal obligations so these are no longer applicable to responses to this request for proposals.

The City is in the process of introducing modern streetcar transit to Minneapolis. The first line in this system will follow an alignment along Nicollet Mall to the south of site and Hennepin Avenue to the north of the site. The transition zone between Nicollet and Hennepin will impact the Nicollet Hotel Block. The City has two alternate streetcar alignments available for consideration described later in this request for proposals.

There are improvements planned for Nicollet Mall and Washington Avenue. The City Council has approved the concept design for reconstruction of Nicollet Mall. This concept (found at www.nicolletmallproject.com) envisions a substantial redesign of the mall that was created with substantial stakeholder input. Responses will need to identify how the proposed development concept will interact with the redesigned Nicollet Mall. Reconstruction of the mall is expected to begin in spring 2015 and wrap up in 2016.

The City and Hennepin County have approved a reconstruction plan for Washington Avenue between Hennepin and Fifth Avenue South. This plan (found at www.hennepin.us/residents/transportation/washington-ave-mpls), also created with substantial stakeholder involvement, will change the traffic lane configuration of Washington, add wider sidewalks, and introduce a cycle track. This project is planned to begin in Spring 2015.

The Nicollet Hotel Block is close to other public spaces and natural amenities. To the north of the block is the Minneapolis Park and Recreation Board-owned Gateway Park

and that leads to the Mississippi River. To the east is privately-owned Cancer Survivors Park. To the south is the Minneapolis Central Library. In addition, new or planned developments along Hennepin Avenue and Nicollet Mall include pedestrian improvements and enhanced streetscape. Responses will need to identify how the proposed development concept will integrate into and enhance these surrounding public spaces and natural amenities.

The site is zoned B4-1 and subject to the Nicollet Mall and Downtown Parking Overlay Districts. The block is currently being used as a surface parking lot and a layover facility for Metro Transit buses. The block is within the Minneapolis Downtown Improvement District. The property area of the Nicollet Hotel Block is approximately 74,382 sq. ft. or 1.7 acres.

Building massing, uses, and public space

The Nicollet Hotel Block is a highly visible location in the center of Minneapolis. New buildings on the site will punctuate the end of two long view corridors down Washington Avenue when entering Downtown Minneapolis from the north and west and Hennepin Avenue to the north and south. Proposals with a building or buildings at least 20 active floors in height with a mix of commercial, retail, residential, office, and hospitality uses, active street front retail, and preference for substantial integrated public/green space will be deemed responsive to this request for proposals.

Building on a movement to expand public space in urban areas, to connect downtown better with the Mississippi River, and to maximize the impact of Nicollet Mall redesign, respondents are required to show significant public open and/or green space in proposals. The City expects that respondents will review existing plans related to Nicollet Mall, Washington Avenue, Minneapolis RiverFirst Initiative (<http://riverfirst.com/>), the Minneapolis Downtown 2025 plan (<http://www.downtownmpls.com/page/show/423275-2025-plan>), and the surrounding urban context. Competitive proposals will maximize publicly-accessible open and/or green space in the site plan while meeting building massing requirements. The City expects that the selected developer will design, construct, own, operate, and maintain all publicly-accessible open and/or green space.

Modern streetcar and transit considerations

The City is introducing modern streetcar to the transit system in 2018 (expected) with construction of the Nicollet-Central line (<http://www.minneapolismn.gov/nicollet-central>). The first segment of this line will impact the Nicollet Hotel Block as the line transitions between Nicollet to the south and Hennepin to the north. The City, through its Public Works department, has identified two alignments for this transition and associated impacts to the site. The alignments include a concept where the streetcar crosses the block and a concept where the line follows Third Street South, impacting the southern edge of the block.

Respondents need to show a development concept that reflects one of the two streetcar alignments in proposals. If a respondent chooses, the City will accept proposals showing two separate development concepts addressing each alignment. If the respondent chooses to show two concepts, the City will choose its preferred option.

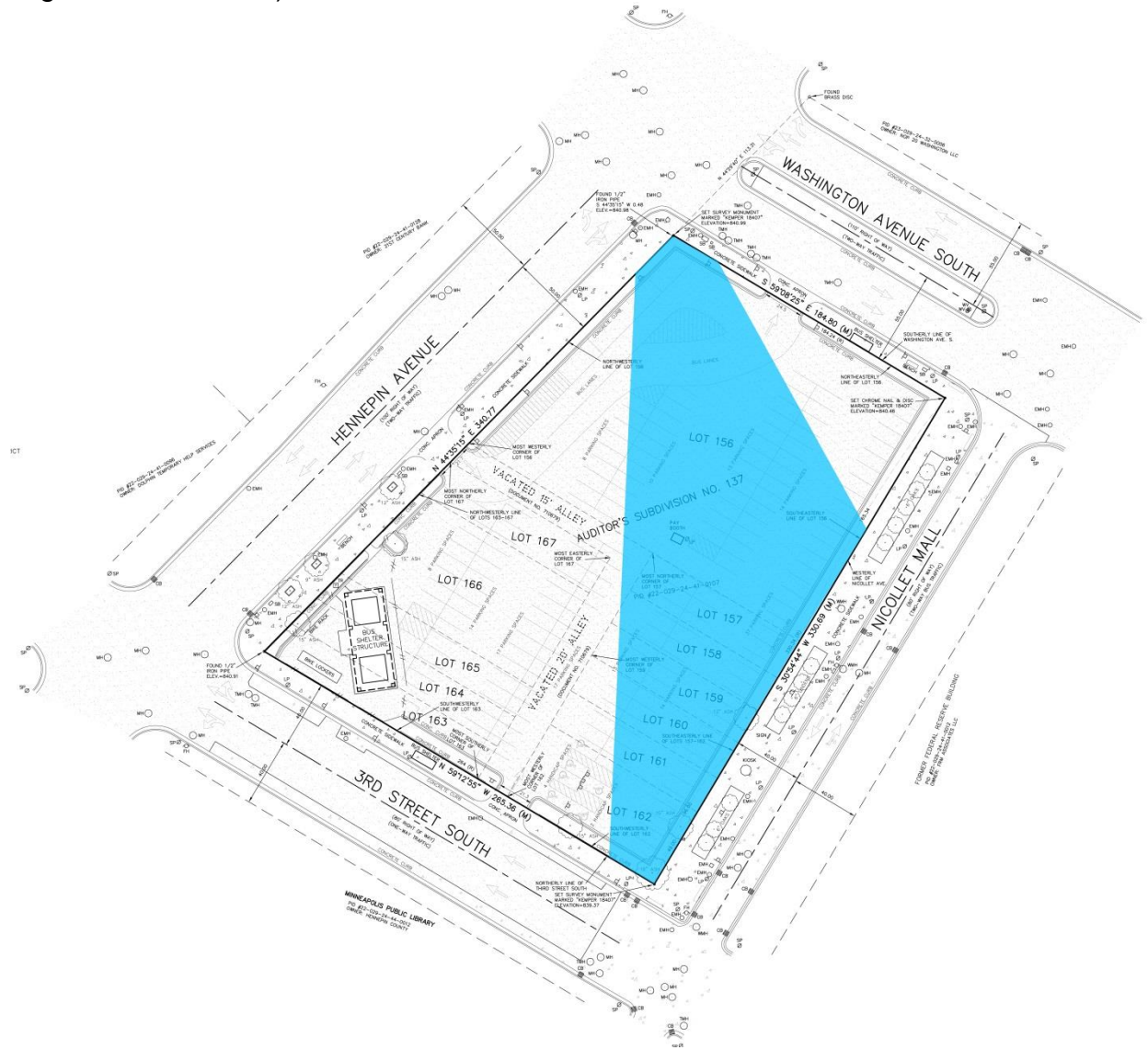
The successful respondent to this request for proposals is required to grant any necessary easements to the City or other appropriate entity, at no cost to the City or appropriate entity, for the operation of the Streetcar in either of the options. This easement or easements include area for tracks, power cabling, traction power substations, catenary, stop and platform, sidewalks to access platforms and related elements. Generally, the easement area is:

- Horizontal easement – total minimum width of 30’0” (15’0” on each side of track centerline). This would include track, platform and sidewalk areas. This might vary slightly at the corners to accommodate turning radius.
- Vertical easement – height of 20’0” above top-of-rail elevation.

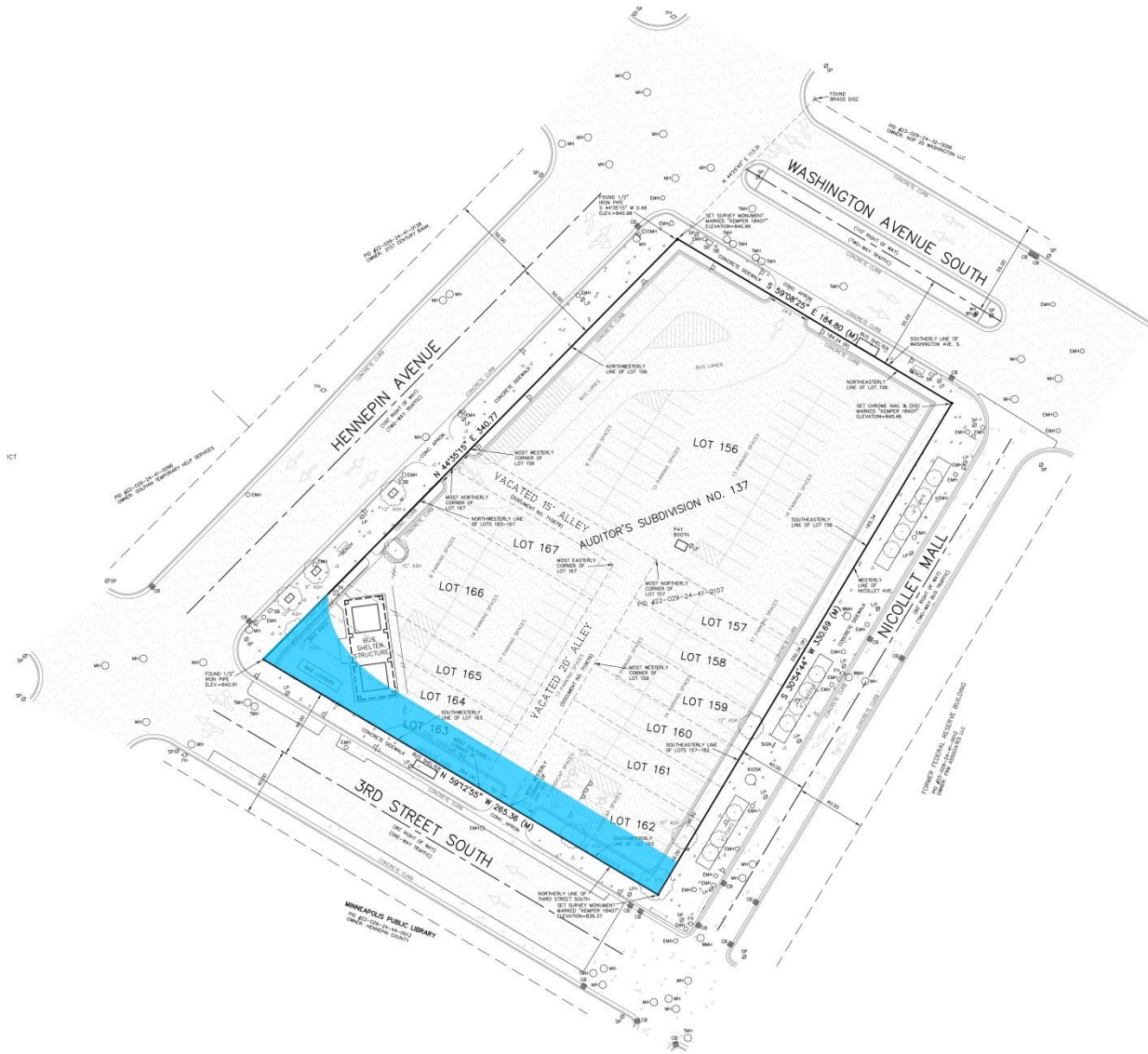
These preliminary easement requirements are somewhat conservative and could be refined as the project moves into the design phase. If underground parking is envisioned, the design should include structural accommodations to support the future streetcar construction. The streetcar design concept plan set is available at <http://www.minneapolismn.gov/www/groups/public/@publicworks/documents/webcontent/wcms1p-132173.pdf>.

The Nicollet Hotel Block development will need to include a Traction Power Substation (TPSS). The easement dimensions above do not include the TPSS. An overview of general TPSS requirements is listed in EXHIBIT A. The successful respondent to this request for proposals will need to work with Public Works on the exact space needs for this element.

Cross Block Option (blue shaded area indicates available range of area for streetcar alignment easement) –



Third Street South Option (blue shaded area indicates available area for streetcar alignment easement) –



The block has bus stops on each side. Washington, Hennepin and Nicollet Mall have bus stops that have a mixture of local and high-frequency routes while Third Street South is a major peak time bus transit street with dozens of routes traveling the street each evening. Responders will need to consider impacts that this will have on proposed developments.

Pedestrian realm and active first floor uses

Proposed development concepts will improve the pedestrian realm and have active first floor uses. The City, as part of the *Access Minneapolis* planning process, passed a pedestrian master plan in 2009 that sets goals to make Minneapolis a great walking city where people choose to walk for transportation, recreation, and health. To achieve

these goals the City has set street and sidewalk design guidelines identifying the elements and their placement that create high quality pedestrian realms. Competitive responses will address these goals and follow these guidelines in the design of development concepts.

Pedestrian Master Plan -

http://www.minneapolismn.gov/pedestrian/projects/pedestrian_pedestrian-masterplan

Street and Sidewalk Design Guidelines -

http://www.minneapolismn.gov/publicworks/transplan/comp/public-works_trans-plan_designguidelines

With Hennepin, Nicollet Mall and Washington surrounding the Nicollet Hotel Block the City expects respondents to maximize active, pedestrian-oriented uses on the development's first floor. Retail, restaurant, and other similar uses that have elements such as windows, separate entrances for each tenant that connect the building to the pedestrian realm preserve and encourage the pedestrian character of the downtown, promote street level activity, and create a pleasant and unique pedestrian environment.

Parking

All parking must be in screened structures. Competitive responses will maximize underground parking and other solutions that hide the parking structures. Floors in the development that are entirely parking will not count towards the 20 active floor minimum requirement. Proposals that include surface parking will not be considered.

Skyways/Connections

All proposals should have development concepts that are designed and constructed to accept a skyway from the Minneapolis Central Library crossing Third Street South. This skyway will be perpendicular to the centerline of South Third Street. The size and location of the building opening will match that constructed at the Library. Potential developers are encouraged to design and construct a skyway. The design of any such skyway must be compatible with the design of the Library.

Sustainability

The City of Minneapolis is committed to citywide economic opportunity, social equality, and environmental health. Within this commitment, the City has adopted 26 indicators and a Climate Action Plan to address citywide sustainability. Respondents should review these and competitive proposals will maximize the incorporation of elements that address the City's overall goals for sustainability.

Sustainability Indicators -

<http://www.ci.minneapolis.mn.us/sustainability/indicators/index.htm>

Climate Action Plan –

<http://www.ci.minneapolis.mn.us/sustainability/climate/index.htm>

Environmental Conditions and Areaways

There are no known geo-technical reports completed for this site. However, the City has a Phase I Environmental Assessment, dated February 7, 2005, which was prepared by Short Elliot Hendrickson Inc. The Environmental Assessment and Appendix B are attached as Exhibit B. Additional appendices with technical data are available upon request. The developer selected for the project will be provided an opportunity to conduct additional environmental testing under a Right of Entry Agreement with the City.

There is also some information available on the bedrock elevation obtained from City sewer plats and this information is attached as Exhibit C.

Prospective respondents should also take note that a 1935 map from the City Engineer's Office shows several areaways along the Hennepin Avenue, Nicollet Mall and Third Street South sides of the block. An areaway is a below-grade area which is or was used as an extension of, or adjunct to, a building or structure and which extends into and occupies a portion of a street or other public right-of-way. The City of Minneapolis does not know if any or all of the areaways connected to the Nicollet Hotel Block are still in existence or if they have been properly or improperly abandoned in the past. The City expects that the developer will properly abandon any existing areaways at their cost. For more information on areaways, please review the Chapter 95 of the Minneapolis Code of Ordinances.

LAND PRICE

The City will conduct an analysis of value during the Request for Proposals process to determine the market rate. Proposers will need to indicate an offer price in the proposal for the City to evaluate. The City expects to sell the entire site at fair market value without public subsidy. The City expects full and complete payment for purchase of the site by the developer at the time of closing.

PROPOSAL DEADLINE

Proposal submission

Proposers must submit copies of their proposals as follows: one unbound copy, ten bound copies and one electronic version in Microsoft compatible or PDF format on CD. 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 "Nicollet Hotel Block Redevelopment Proposal." E-mailed or telefaxed proposals will not be accepted. Proposers may choose to provide additional copies if and when invited to do so for presentation purposes. Submissions will not be returned.

Proposals shall be delivered to the City on or before:
4:00 p.m. (local time) Thursday, December 11, 2014

To:
**Erik Hansen, Principal Project Coordinator
City of Minneapolis, Department of CPED
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401**

Proposals received after the deadline will not be accepted. It is neither CPED's responsibility nor practice to acknowledge receipt of any proposal. It is the proposer's responsibility to assure that a proposal is received in a timely manner.

RFP INQUIRIES

Prospective proposers may only direct questions in writing to the department contact person:

Erik Hansen, Principal Project Coordinator
City of Minneapolis, Department of CPED
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401
Email: erik.hansen@minneapolismn.gov

There will be a pre-proposal conference held at CPED offices in the Crown Roller Mill at 105 5th Avenue South, Suite 200 at 11:00 a.m. on Thursday, November 6, 2014. A summary of the meetings will be posted on the CPED website. (<http://www.ci.minneapolis.mn.us/cped/rfp.asp>).

All additional questions are due no later than Wednesday, November 19, 2014 at 4:00 p.m. Questions will be answered in writing and posted on the CPED web site by Tuesday, November 25, 2014. The department contact person is the only individual who can be contacted about the RFP by proposers before the proposal deadline. The department contact cannot vary the terms of the RFP.

PROPOSAL CONTENTS

Proposals must include the following information to be deemed complete and responsive and must be in the following order and with corresponding section numbering (all proposals must include page numbers). Select items below must be presented in special format as noted. Proposals deemed incomplete and/or non-responsive will not be considered. The information being requested through this RFP is necessary for the City to adequately evaluate your proposal. Failure to supply the requested information may result in rejection of your proposal. The City is not responsible for the costs incurred by proposers or their subcontractors in connection with this RFP process, including, but not limited to costs associated with preparing a

proposal or associated with participating in any presentations or negotiations related to this RFP.

1. A cover page that includes the following information:
 - a. Developer's name and mailing address
 - b. Developer's current legal status: corporation, partnership, sole proprietor, etc.
 - c. Federal ID number or Social Security number
 - d. State ID number
 - e. Contact person's name, title, phone number, fax number and e-mail address
 - f. Signature of authorized corporate officer for each entity proposing as a partnership or team

2. A **description (narrative, preliminary schematic plans and elevations) of the proposed redevelopment** (e.g., size of building and square footage of specific components, nature of improvements, number of parking spaces, development plan, anticipated materials and design style, "green" building features and techniques, circulation patterns, loading/service provisions) to be built on the site. If the development is proposed to be phased, the narrative should clearly define the components and timing of each phase and indicate the nature of the conditions upon which construction of subsequent phases would be based. For the proposed retail/commercial component of the development, information should be included about the anticipated type of tenants expected, and rents and/or sale prices.

3. An **identification of the entities** that will be involved, a description of the roles they will play (e.g., developer, architect, building owner, property manager, tenant, professional consultant) and a summary of the development team's past experience in working together. A description of the entity's experience in developing similar projects must be included, including location, type 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. Include specific previous relevant experience with public entities, including reference contact information. The City may ask for supporting documentation substantiating claims of previous experience. Summarize any lawsuits to which the proposer or any principals of the proposer have been a party. 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 team 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 to the CPED Director 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 pro forma** showing the detailed sources and uses of funds (debt, equity and other) to acquire the parcels and construct the development (including any tenant improvements). Insure that the capital proforma breaks out project cost to indicate all developers and professional fees and public arts elements. Information as to the status of securing those funds should be included and inclusion of a conditional financing commitment is strongly encouraged. Clearly indicate any public assistance to be requested. If the project includes multiple uses, the capital pro forma should be broken down for the component uses (commercial, housing, etc.). **Please provide one electronic and editable copy of the proforma including all underlying assumptions and equations in .xls format.**
5. For rental projects, a preliminary **operating pro forma** of at least 15 years for the building operation, including the assumptions underlying the income and expense projections. Also show the Cash-on-Cash Return and Internal Rate of Return. If the project includes multiple uses, the operating pro forma should be broken down for the component uses. Detailed pro formas in a format acceptable to CPED will be required during the negotiation of a redevelopment agreement. **Please provide one electronic and editable copy of the proforma including all underlying assumptions and equations in .xls format.**
6. A **market study, letters of intent from tenants**, or other information documenting the demand for the proposed space.
7. A **description of the public benefits** that will result from the development, e.g., the number and types of the creation or retention of jobs (including the estimated number, type and wage levels), tax base enhancement, the provision of retail goods and services, etc. This should include an estimate of the taxable value upon completion and annual real estate taxes.
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. A **workforce plan** describing the development team's history with employing local residents, small and underutilized businesses and disadvantaged business enterprises in the construction in similar projects including actual minority and women participation results in both skilled and un-skilled labor and sub-contracting opportunities. Describe how you will market this redevelopment to

maximize the recruitment and screening of small and underutilized businesses and disadvantaged business enterprises and community resident participation in the construction of the project. Prevailing Wage or Davis/Bacon, Small and Underutilized Business Program, Apprenticeship Program, and Affirmative Action programs may apply to this project.

10. An executed "Consent for Release of Response Data" form (Attachment 1). 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.
11. 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 contract between the selected developer and the City.

Development teams/developers responding to this RFP are not required to provide a good faith deposit on the land with their proposals. However, the development team whose proposal is ultimately selected by the City Council must make the required deposit of 10% of the Purchase Price at the time of selection which will be held by the City until the project is complete.

EVALUATION CRITERIA

In reviewing potential development concepts, the following criteria are among those that will be considered:

1. 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.
2. The extent to which the proposed development is in compliance with the Minneapolis Zoning Code, comprehensive plan, redevelopment goals of this document, and other relevant planning documents for the area.
3. The extent to which the project achieves the iconic, high quality design requested in the RFP.
4. The extent to which the project achieves the publicly accessible greening and public realm amenities requested in the RFP.
5. The extent to which the project can move forward on the proposed timetable.
6. The market and financial feasibility of the project.
7. The anticipated ability of the project to secure necessary private funds.
8. The public benefits that would be provided by the project, including the proposed land price.
9. Overall quality of the submission.
10. Offered purchase price.

The City may, in its sole discretion, expand or reduce the criteria upon which it bases its final decisions regarding selection of the development team or developer for this site.

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. The neighborhood group officially designated to provide input on responses to this RFP is the Downtown Minneapolis Neighborhood Association (DMNA). Proposers may be required to attend a community meeting to discuss the project proposed. Additional information on a presentation, location, and participation will come after the submission date. All responsive proposers that wish to be considered for development rights must be present and deliver a professional presentation on their proposal if there is a community meeting.

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 as Attachment 1. Failure to submit the "Consent for Release of Response Data" will be grounds for rejection of the entire proposal as unresponsive. Notwithstanding the foregoing, if proposers are being asked to provide financial statements as part of the RFP response, proposers may submit such financial statements under separate cover and it will be treated consistent with the Minnesota Government Data Practices Act.

Review/Selection Process

A committee comprised of City staff will review proposals received by the due date that are deemed complete and responsive. Input and comment also will be sought from the DMNA. This review will occur in December 2014 through February 2015 with City Council action to select the preferred developer expected in early April 2015.

If the City Council selects a development, staff will proceed to negotiate with the selected developer the terms of the proposed land sale. Once redevelopment contract terms have 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.

TIMING

It is the City's desire that a redevelopment contract be executed with the selected proposer as soon as possible and that construction of the project would begin no later than Summer of 2016.

Following is the anticipated timeline (subject to change):

Pre-proposal meeting (meet at Crown Roller Mill)	November 6, 2014, 11:00 a.m.
RFP Questions due	November 19, 2014, 4:00 p.m.
Submission deadline for proposals:	December 11, 2014, 4:00 p.m.
Review/evaluation of proposals and neighborhood review:	Dec. 2014 to Feb 2015
Recommendation to City Council Community Development Committee on the selected developer:	April 2015
Final action by City Council on Developer Selection:	April 2015
Negotiate Term Sheet:	April to June 2015
Land Sale Authorization from City Council:	August 2015
Land Sale Closing:	December 2015

CITY CONTRACTING REQUIREMENTS

The selected developer will be required to enter into a redevelopment contract with the City that will contain standard City requirements such as insurance and indemnification and provisions to ensure redevelopment of the Property, e.g., construction and financing plan approval prior to commencement of construction, transfer and encumbrance limitations prior to completion, and reversionary rights. Other requirements vary depending upon the type of development and the source and amount of public investment, if any.

The following list is not exhaustive. Proposers unfamiliar with these standard requirements are urged to seek further information from City staff.

1. Equal opportunity (affirmative action and nondiscrimination). If the project receives public financial assistance over \$50,000, the selected developer will be required to submit a written affirmative action plan to the City's Department of Civil Rights for the development project. During the performance of the development contract, the selected developer also 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, and other applicable federal, state and local regulations, statutes and ordinances pertaining to civil rights and nondiscrimination.

2. Job Linkage. The Job Linkage Program links economic development with employment. The purpose of the program is to insure increased employment opportunities for Minneapolis residents. All commercial/industrial development projects whose primary purpose is job creation or retention must establish and report on certain workforce goals for five years.
3. Prevailing Wage Policy. If the City provides assistance to the developer as defined in the City's Prevailing Wage Policy, the developer must covenant and agree to 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.
4. Small and Underutilized Business Program. Development projects that receive public financial assistance over \$100,000 must comply with Chapter 423 of the Minneapolis Code of Ordinances, which requires "good faith efforts" to meet goals for the use of businesses owned by women and minorities in construction and professional services. A list of certified businesses can be obtained by contacting the Small and Underutilized Business Program at 612-673-3076 or at www.mnucp.metc.state.mn.us.
5. Apprenticeships. If the City provides assistance to the developer as defined in the City's Registered Apprenticeship Training Program Policy, the developer must covenant and agree to cause its general contractor and any subcontractors with a construction contract over \$50,000 to provide evidence of participation in an apprenticeship training program registered with the state.
6. Minnesota Business Subsidy Act. Depending upon the level and purpose of public assistance that may be received, provisions of the Minnesota Business Subsidy Act, Minnesota Statutes, sections 116J.993-116J.995, and/or the City's Living Wage Ordinance, Minneapolis Code of Ordinances, chapter 38, may also apply to the project. Should these requirements apply, they will be incorporated into a business subsidy agreement.
7. Affordable Housing Policy. The City's Affordable Housing Policy applies to any residential development (rental or ownership) with ten units or more, units, that receives any public financial assistance. Public financial assistance includes the receipt of City-wide resources through the normal funding processes established by the City, or the receipt of non-City resources that are either passed through the City or requires the City to be a co-applicant (see Affordable Housing Policy at:
www.minneapolismn.gov/cped/resources/reports/cped_affordable_housing_resolution

Attachment 1
Form of Consent for Release of Response Data

_____, 20__

City of Minneapolis
Department of Community Planning and Economic Development
105 5th Avenue S.
Minneapolis, MN 55401

Re: 30 Third Street South (aka Nicollet Hotel Block) Request for Proposals
Consent for Release of Response Data

_____, on behalf of
_____, hereby consents to the release of its development
proposal in response to the _____ 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 submitted under separate
confidential cover, which shall be treated by the City consistent with Minnesota Statutes,
Section 13.591.

