

Maplewood Properties - North Request for Developer Interest (RDI)



Submission Schedule and Contact

Estimated RDI Schedule	
Request for Developer Interest Issued	August 16, 2021
Last date for submitting written questions	September 3, 2021
Answers to questions posted	September 22, 2021
Response deadline	October 4, 2021
Review and assessment of responses	October 18, 2021
Selected developer interviews	November 1-3, 2021
Developer recommendation and selection	late November, 2021
Negotiation of terms of purchase	December, 2021

Ramsey County reserves the right to amend or withdraw this RDI at any time, to waive minor irregularities in the RDI process, and to reject any or all RDI responses.

Response Deadline. Developers intending to submit a proposal are asked to notify the county by email by September 20, 2021. Providing such notice will allow Developers to be informed of any changes or clarifications to this RDI and provided answers to any questions received, all of which will be posted on DemandStar. Emails should be sent to: jean.krueger@co.ramsey.mn.us.

Submission of Responses (electronic submittals only; maximum 25 pages). Submit as an email with header "Proposal for Maplewood Properties-North". Complete proposals must be received by 4:00 p.m., October 4, 2021.

Proposals received after the deadline will not be accepted. Send proposals to:

Jean Krueger, Director
Ramsey County Property Management
jean.krueger@co.ramsey.mn.us

Proposal requirements begin on page 2 of this document.

Overview

Ramsey County (County) is offering a prime development opportunity in southeast Maplewood: a distinctive, 77-acre undeveloped parcel just north of the Ramsey County Correctional Facility. The County seeks proposals from responders with the ability, experience and financial resources to purchase and develop this property, in alignment with both the principles of Ramsey County’s Economic Inclusion Plan and the City of Maplewood’s Comprehensive Plan. For purposes of this request, “responder” includes any end-user buyer, developer or development team.

Site Description

Ramsey County Maplewood Properties - North is a 77-acre undeveloped site in southeastern Maplewood with access from South Century Avenue. To the south is the Ramsey County Correctional Facility; to the north and west is Battle Creek Regional Park. To the east is residential property in the City of Woodbury.

Summary of Existing Conditions

Total Area	77.79 acres
Developable Area	44 acres
Existing Buildings	None
Zoning	Farm. Permitted Uses: Detached SF homes; commercial farm/gardens; green houses or nurseries
Current Land Use	Institutional* <i>City of Maplewood 2040 Comprehensive Plan</i>
Future Land Use	Institutional* <i>City of Maplewood 2040 Comprehensive Plan.</i>

Community Engagement

Ramsey County and the City of Maplewood conducted a joint community engagement process via a consultant to understand the range of potential future development scenarios. The consultant’s conceptual analysis is found in the Appendix, demonstrating a range of options for the site based on community engagement to date and in alignment with Ramsey County & City of Maplewood goals.

Request for Developer Interest – Required Proposal Contents

Responses must clearly and accurately demonstrate the expertise, capacity, and experience of the developer’s team to meet the requirements of this RDI and the proposed project. Responses will be reviewed and evaluated according to alignment with the County’s Economic Inclusion Plan and Equitable Development Framework (see Appendix).

Responders should provide the following information:

- A cover page expressing the developer’s vision for the property and including the following information: Developer/team’s name and mailing address; Name, mailing address, telephone number and email of the primary contact person; signature of authorized representative of responding developer or team.
- Company Information (Brief description of the company, size of the company, years in business, and type of entity). Identify any women, racially and ethnically diverse and/or

veteran-owned contractors/construction managers or professionals who would be involved in the project.

- Proposed project description to include the vision, use(s), scope and intended program (housing, commercial, etc.) for the site.
- List of at least three successfully completed projects of similar size and scope to the project proposed.
- Brief narrative describing how the proposed project meets or exceeds one or more housing priorities from the County’s Economic Inclusion Plan (see Appendix) as well as incorporating principles of the City of Maplewood Comprehensive Plan.
- General approach, including community engagement plan, and proposed timeline.
- Land valuation (purchase price) and proposed project financing.

Contact Information

Questions regarding this RDI should be directed to:

Jean Krueger, Director
Ramsey County Property Management
121 7th Place East, Suite 2200
Saint Paul, MN 55101
jean.krueger@co.ramsey.mn.us

Proposal Evaluation and Selection

Evaluation of complete responses to this RDI will be conducted in a systematic manner that will include, but not be limited to, the following criteria:

- I. **Site and Project Program.** Proposed housing and commercial components, square footages, bedroom mix as well as number of affordable housing units and affordability levels. Integration with pedestrian and neighborhood connections. Creative and efficient design. Preservation of existing natural features.
- II. **Racial Equity and Inclusion.** How the proposed development advances one or more the County’s Economic Competitiveness and Inclusion Plan strategies.
- III. **Regulatory feasibility.** The extent to which the project incorporates principles and priorities of the City of Maplewood Comprehensive Plan, as well as alignment with the City of Maplewood zoning code.
- IV. **Economic Impact:** Proposed property purchase price, estimated taxable market value of completed project, hiring of BIPOC contractors and workers, and project’s overall employment potential.
- V. **Development Team:** Overall experience of company and project principals with similar projects and the type of development being proposed; financial and team member capacity to implement proposal; previous experience of development team working together.

County Terms and Conditions

Solicitation addenda and additional information

Changes, additions, alterations, corrections or revisions to the RDI will be made in writing via an addendum. Addendum will be posted to DemandStar and <https://www.ramseycountymeansbusiness.com/business/featured-projects>, and sent by email to those who provide contact information to the RDI contact, Jean Krueger. The County reserves the right to request any additional information at any stage of the process. The County intends to conduct interviews with any or all responders at its discretion. The County is not responsible for any costs incurred by the responder in preparing for or participating in an interview or site visit.

Additional due diligence

It is the prerogative of Ramsey County to continue to do due diligence as needed during the RDI solicitation period, to inform future direction for this property.

Collusion

Responders shall not enter into an agreement, participate in any collusion, or otherwise take any action in restraint of free competition in connection with this solicitation or any contract which may result, including actions involving other responders, competitors, County employees, or County Commissioners. Evidence of such activity will result in rejection of the developer.

Negotiation

Upon selection of preferred buyer(s), the County will negotiate development and purchase agreement(s) with the selected respondent(s).

The resulting agreements and final design will include those terms and the salient features that the parties agree are appropriate to achieve the development objectives articulated and referred to in this solicitation document, including the County's objectives for the sale of the land, and the terms and conditions required or deemed appropriate as matters of County policy or relevant law, including those relating to data practices, audit, equal opportunity, and other matters. The selection will not be final until the appropriate agreement(s) are executed by the parties. The County is not obligated to proceed to enter into a contract as a result of this solicitation and the selection of respondent(s) for the purpose of entry into negotiations does not obligate the County, or the respondent(s) to enter into a binding agreement.

Public notice

The County used DemandStar to release information on this real estate development opportunity and associated addenda through a public process. DemandStar offers immediate and automatic notification of documents, and information 24 hours a day, 7 days a week. Subscription to DemandStar is free by following the DemandStar Registration Instructions. Notice of this opportunity will also be communicated through other publications and membership organizations focused on real estate and economic development.

Public information

Upon submission, submissions become the property of the County and will not be returned. All information submitted to the County will be considered government data in accordance with Minnesota statutes governing data practices, Minnesota Statutes, Chapter 13, including Sections 13.37 and 13.591.

Conflict of interest

The selected responder shall comply with all conflict of interest laws, ordinances and regulations now in effect or enacted during the term of the eventual agreement. The responder warrants that it is not now aware of any facts that create a conflict of interest.

If a responder becomes aware of any facts that might reasonably be expected to create a conflict of interest, it shall immediately make full written disclosure of such facts to the County, including identification of all persons involved and a complete description of all relevant circumstances. Failure to comply with this requirement shall be deemed a material breach of the requirements of this solicitation and the eventual agreement.

Response acceptance

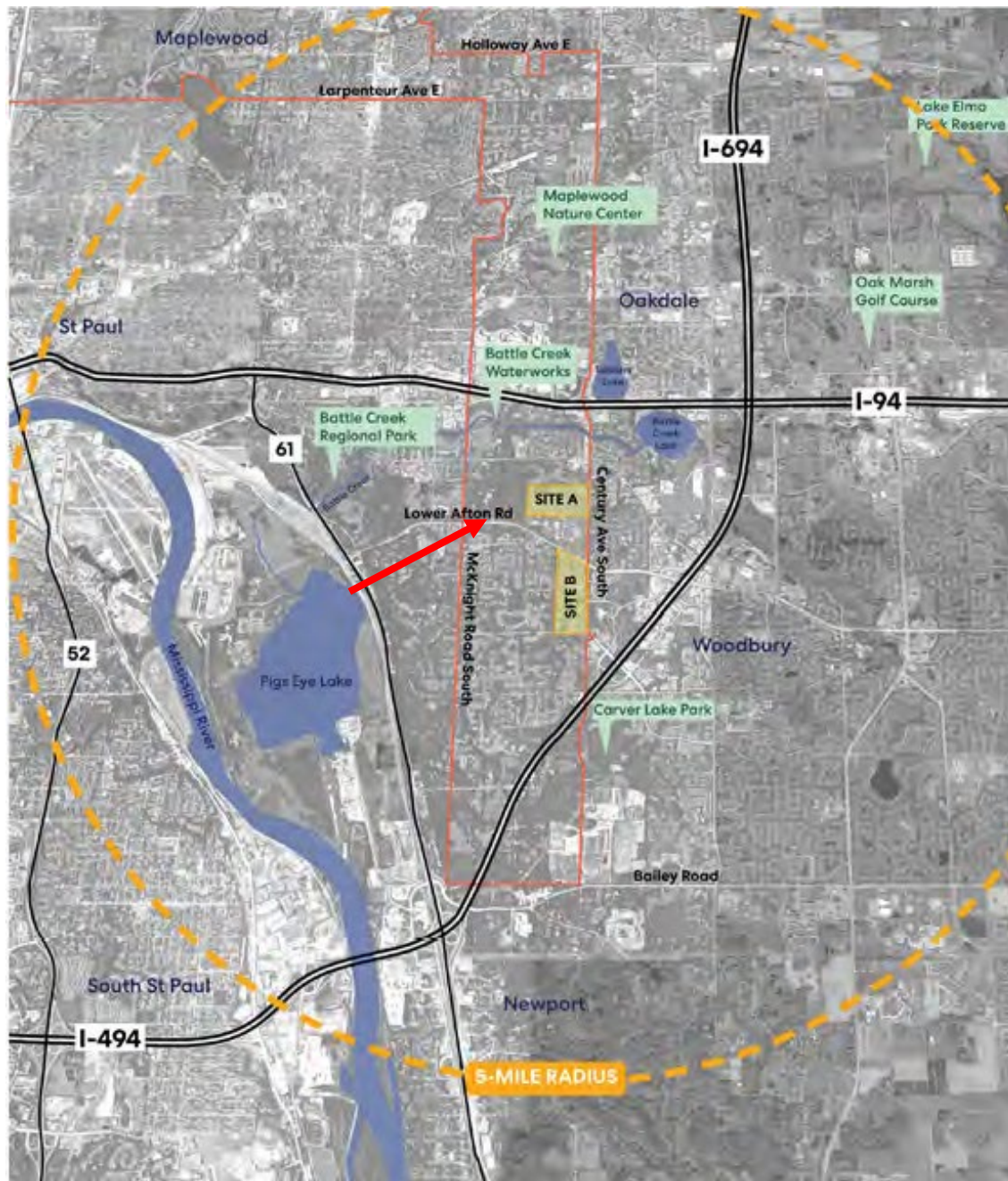
RDI responses conditioned upon selection and receiving any other contract award from the County shall be rejected.

Appendix

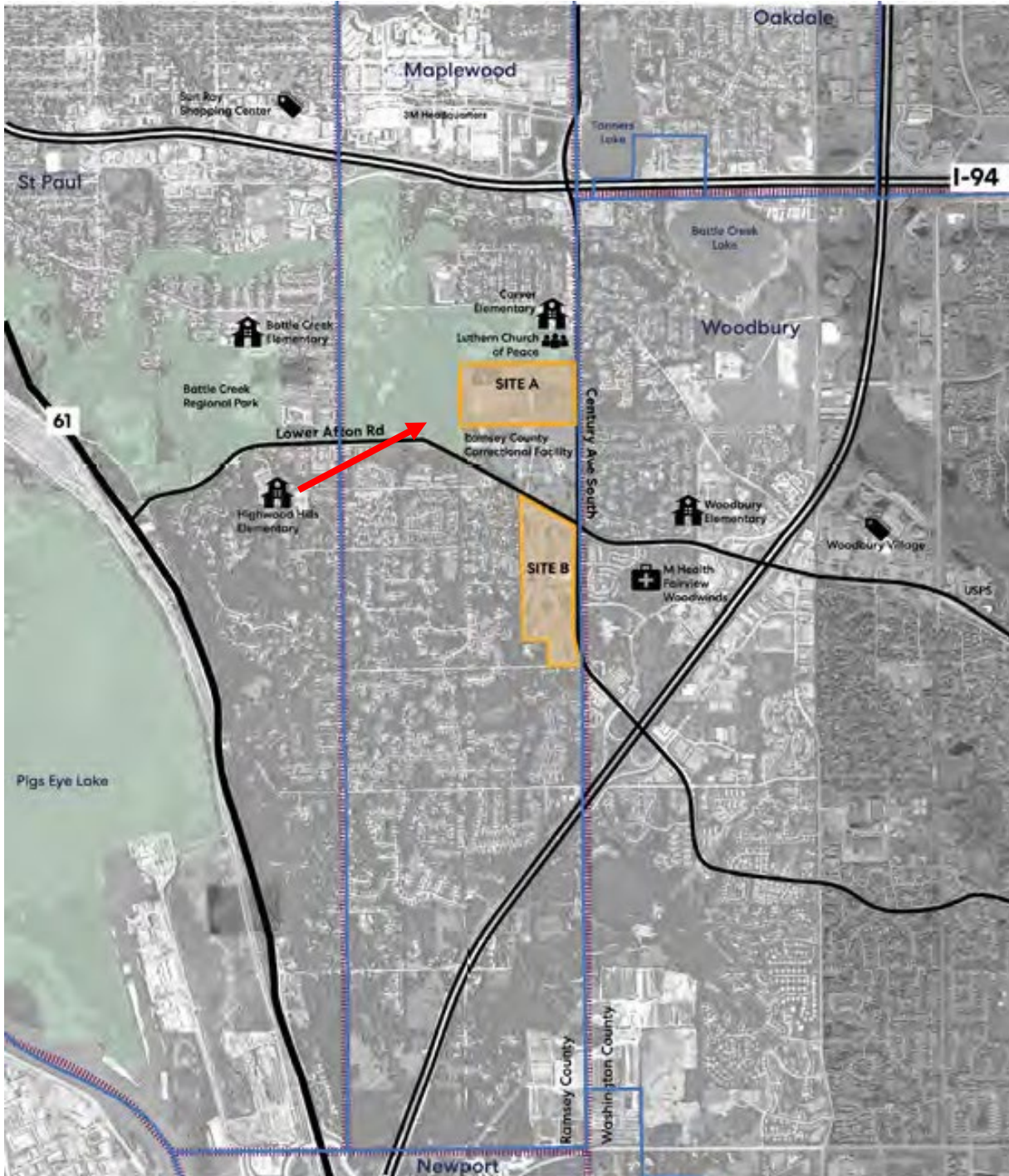
Consultant Community Engagement + Site Analysis

Ramsey County and the City of Maplewood conducted a joint community engagement process via consultant Perkins + Will to understand the range of potential future development scenarios. Key elements are below, and the final Perkins & Will report is found [here](#). More community engagement context is found at: <https://www.ramseycounty.us/your-government/projects-initiatives/economic-development-initiatives/maplewood-properties-site-planning>

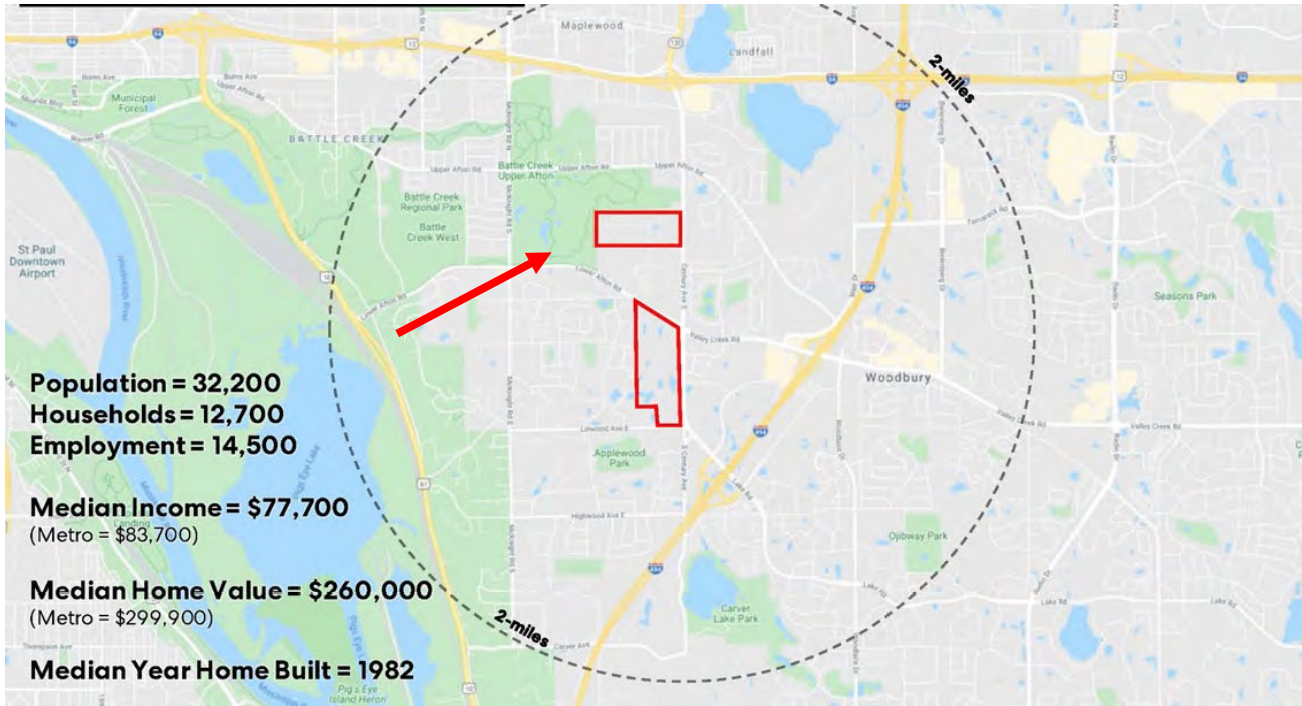
Regional Context



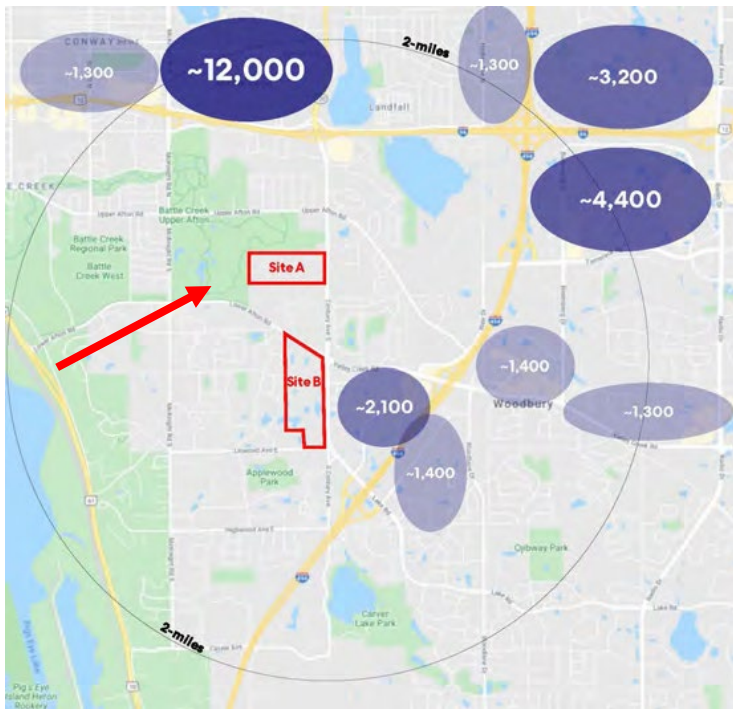
Local Context



Area Demographics



Major Employment Districts

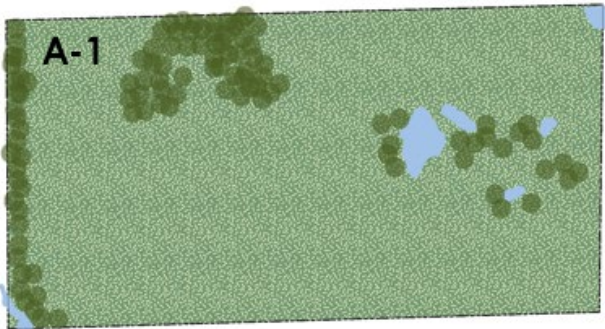
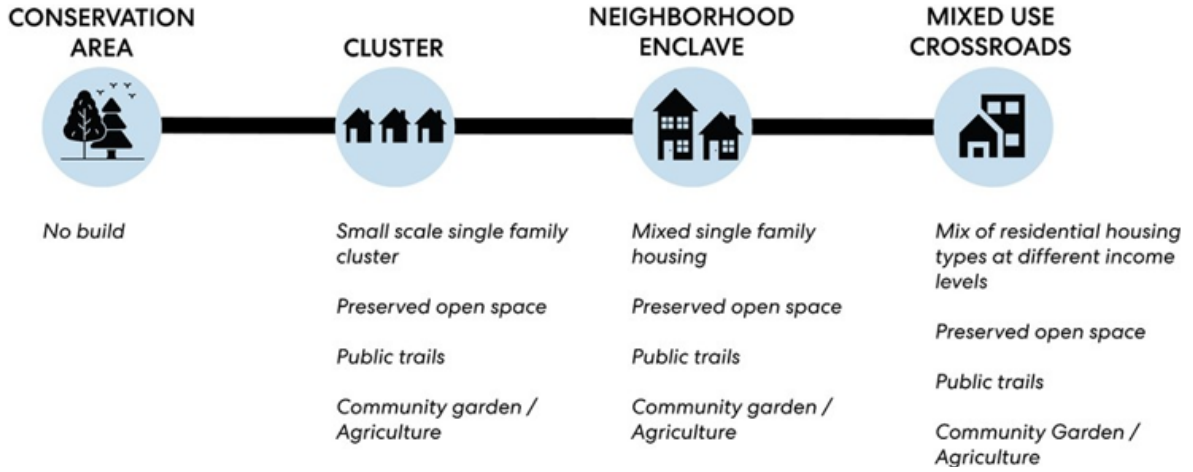


Marketable Site Characteristics

- Close to Battle Creek Regional Park
- Adjacent to Carver Elementary School
- Direct connection to I-94
- Convenient connection to I-494
- Proximate to major employment areas
- Large enough to include a mixture of uses including open space
- Less than 1 mile from Valley Creek retail area
- Less than 10-minute drive to downtown Saint Paul
- Within an established residential area

Design Scenarios

(For more detail, see Perkins & Will final report: <https://bit.ly/SouthMaplewoodReport>).



Ramsey County and Maplewood Development Policy Resources

Ramsey County Economic Inclusion Plan – Key Strategies & Action Areas

Ramsey County is guided by a [comprehensive economic development strategy](#), centered on equitable growth and strengthening economic competitiveness. Plan overview is below.

Strategies

1

Ensure place-based inclusion, create resilient and equitable communities

- Preserve and increase the supply of rental housing units for lowest-income residents
- Expand affordable homeownership opportunities and improve housing stability for communities that have experienced historic wealth extraction
- Foster inclusive economic development within county transit, economic, and cultural corridors
- Support communities in equitable site development



2

Foster economic competitiveness, innovation, and transformation

- Sustain and accelerate workforce recovery programs
- Develop pathways to entrepreneurship and Black, Latinx, Asian, and Indigenous business ownership
- Attract and grow high-wage industry and innovation: technology, advanced manufacturing, and life sciences
- Strengthen business retention and expansion infrastructure to support communities



City of Maplewood 2040 Comprehensive Plan – Guiding Principles

The City of Maplewood has an approved set of guiding principles that describe community values that will be achieved through the implementation of the [2040 Comprehensive Plan](#).

- **Resilience:** The City has and will continue to promote balanced, sustainable, and supportive practices in order to ensure the needs of the present are met without compromising the ability of future generations to meet their needs.
- **Equity:** Equity is focused on making sure everyone has the resources they need to lead a healthy, productive life.
- **Health:** The health of Maplewood is directly related to the physical and mental health of its residents and employees. To improve health the City and its partners will not only need to address access to health services but issues like safe housing, healthy food access, active living, and community connections.
- **Age-Friendliness:** Maplewood is a community where individuals and families of all ages are welcomed, included, and supported. Age-friendliness addresses accessibility, walkability, and safety in the public realm as well.