

Request for Proposals

Sale and Redevelopment of Property at
106 Center Street

Objective: The City of Excelsior (City) is requesting proposals from qualified parties to purchase and redevelop the property located at 106 Center Street. The .56-acre parcel currently includes a former church structure that the City's Heritage Preservation Commission has recommended be designated as a Landmark property and an adjoining parking lot. The City seeks proposals for redevelopment of the property in a manner that is consistent with the character of the surrounding neighborhood. The City intends to sell the property 'as is' without any representations or warranties regarding its condition.

Submission Requirements: Each proposal must include, at a minimum, an option for redevelopment of the property that includes adaptive reuse of the existing structure. Alternative options may be submitted in addition to the adaptive reuse option. Each proposal shall also include all the following:

1. Use. A description of the proposed use(s) of the property that describes how the proposed use(s) will be consistent with the character of the surrounding neighborhood.
2. Site Plan. A site plan showing how the structure(s) will be situated on the lot, how the property will be accessed from the surrounding streets, how the structure(s) will interface with the adjacent properties and, if applicable, any internal circulation. Any options that do not include adaptive reuse of the existing structure must meet the Residential Review Permit Ordinance requirements and all zoning and design standards; variances will not be granted.
3. Design. Sketch drawings depicting the elevations and perspective drawings of the structure(s) proposed for the property. Any options that include adaptive reuse of the existing structure must meet the Preservation Design Manual Guidelines and maintain the structure's eligibility for Landmark Designation.
4. Purchase Price. For each alternative presented, a proposed price to purchase the property from the City and whether any public financial assistance is needed.
5. Construction Timeline. Proposed general timeline for the redevelopment of the site.

6. Development Team. Description of the development team and examples of similar projects.

Timeline: Proposals should be submitted electronically to kluger@excelsiormn.org no later than 5:00 pm on July 11, 2022. The Council will review the proposals on August 1st and either select a proposal or decide which proposers to interview. If the Council decides to interview proposers, those interviews will take place on August 15th.

Selection Process: The City will review each proposal to determine which proposal redevelops the property in a manner that is most beneficial to and in harmony with the neighborhood. In making its selection, the Council may use the following criteria:

- The proposed use and its impact on the neighborhood.
- How the project fits the character of the neighborhood and meets the Residential Review Permit requirements, zoning, and design standards.
- The economic benefit to the City recognizing that the highest proposed purchase price will not be necessarily selected.
- The proposer's experience with projects of similar size and type.

The Council will negotiate an agreement with the selected proposer to facilitate the sale and redevelopment of the property.

Special Conditions:

- The City reserves the right to work with the selected proposer on staging the project in a way that benefits the development and allows the City to use the property temporarily as a City Hall.
- The City reserves the right to reject all proposals.
- The City reserves the right to request additional information or clarifications from those submitting proposals.
- The City reserves the right to retain all proposals submitted and to use any ideas in any proposals submitted.
- The City shall not be liable for any expenses incurred in preparing and submitting proposals.
- The City reserves the right to negotiate with other qualified proposers if the City is unable to successfully negotiate such an agreement with the proposer it initially selects.

Inquiries: Contact Kristi Luger, City Manager, at kluger@excelsiormn.org or at 952-653-3672.