
Request for Proposals (RFP) Single Family Spec Home Development

Proposals Due: September 8, 2022 at 2:00 pm

The Redwood Falls Port Authority in Redwood Falls, Minnesota is seeking proposals from qualified developers and builders for the development of a high-quality single-family home located at 516 East Elm Street in Redwood Falls. The builder/developer will be responsible for the development, marketing, and sale of the spec home. This is an in-fill lot with access to City sewer and water services.

COMMUNITY

Redwood Falls is a vibrant, growing community located as the County seat of Redwood County in southwest Minnesota. Redwood Falls has a population of 5,102 and serves as a sub-regional economic hub. Residents enjoy access to excellent health care, employment, educational and recreational opportunities.

Redwood Falls has:

- Numerous recreational opportunities to support a connected and active community including Ramsey Park, the Minnesota River Valley Scenic Byway, community center, city parks, golf courses, dog park, skate park, aquatic center, and Lake Redwood.
- A high-quality education system for students of all ages with small class sizes.
- A new hospital and clinic facility.
- A strong, diverse economy and educated workforce with a current unemployment rate of 1.7% as of April 2022.

GOALS FOR PROJECT

- Develop new homeownership opportunities that will attract and satisfy market demand for quality housing while enhancing the existing neighborhood.
- Promote quality housing with architectural appeal that complements the nature and character of the neighborhood.
- Development that expands the City's property tax base and minimizes the City's risk and exposure pursuant to any aspect of the development proposal.

PROJECT SCOPE

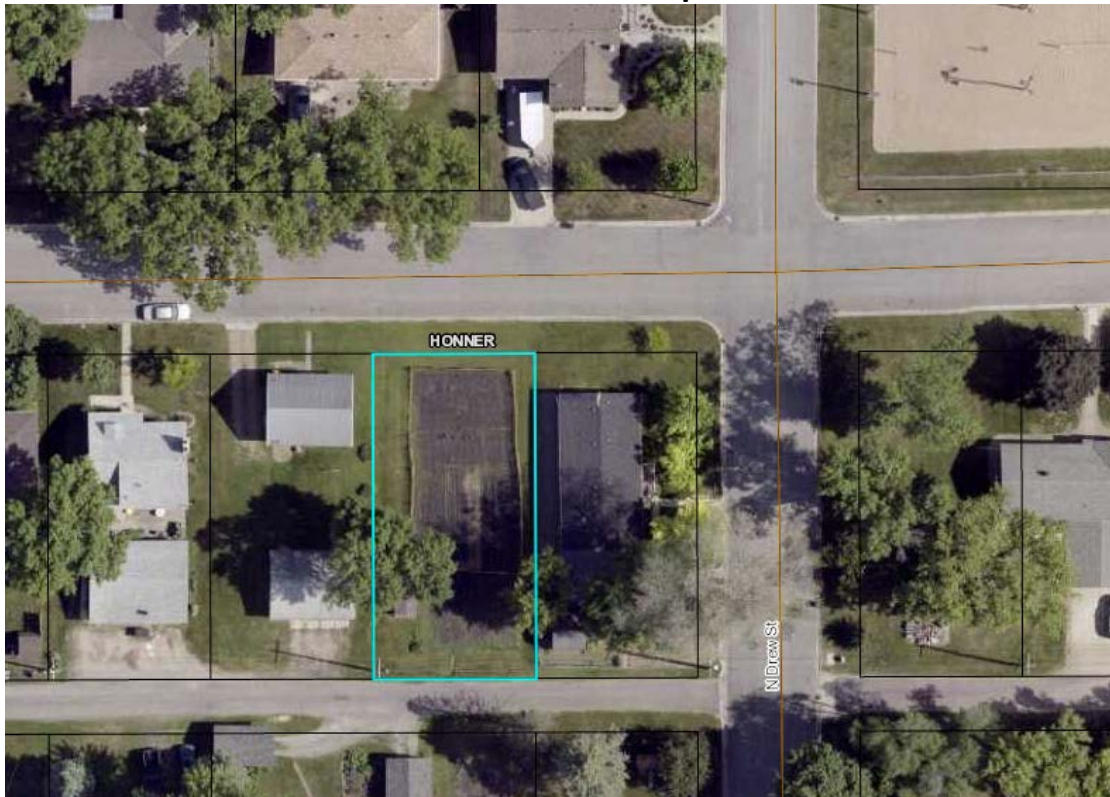
BACKGROUND

The Redwood Falls Port Authority acquired the project site in June 2022. The site is an undeveloped vacant lot located at 516 East Elm Street in Redwood Falls. It has been used as a garden for several decades and there are no records of any structures being built on the property. The parcel ID for the lot is 88-866-0100 and the lot dimensions are 60'x120'. A map of the site and neighborhood are included in this RFP.

The site is located one block from Legion Park and within walking distance to restaurants, churches, and other essential services. Legion Park has five sand volleyball courts, a restroom building, playground equipment, an outdoor basketball court, and picnic amenities. The site is located near the Redwood Falls golf course, Redwood Falls Zoo and Ramsey Park and is only 6 blocks from Highway 19, providing easy transportation access to a major highway.

NOTE: The Port Authority is offering the property in “as is” condition and makes no representations or warranties regarding geology, soil stability, or environmental conditions.

Site Location Map



ZONING

- The site is located in an R-2 District. A City zoning map is attached to this RFP.
- Information on planning and zoning requirements for the City of Redwood Falls can be found at the following link. <https://ci.redwood-falls.mn.us/planning-zoning/>

LAND PRICE

- The Redwood Falls Port Authority will sell the lot for \$1 to the selected developer/builder.
- The site currently has an estimated market value of \$15,100. Taxes payable for 2022 were \$232.
- The Redwood Falls Port Authority, at its sole discretion, will select a “preferred developer” and initiate negotiations to enter into a Development Agreement subject to all requirements of MN Statue 469.065. Additional performance and development terms will be negotiated within the Developer’s Agreement.

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- The sale of the lot is subject to a Development Agreement which will include a property reverter to the Port Authority if the developer does not meet the performance and completion schedule or the design agreed upon under the terms of the Development Agreement.

SPECIAL ASSESSMENTS

- There are no special assessments on the site.

INCENTIVES

- The Redwood Falls Port Authority will provide construction financing in the amount of \$250,000 at a term of 0% for up to 18 months.
- The Redwood Falls Port Authority will sell the lot for \$1 to the selected developer/builder.

PROJECT TIMELINES

The Request for Proposals will be released in July 2022. **Proposals are due no later than September 8, 2022 at 2:00 p.m.** The Redwood Falls Port Authority will select a developer/builder by October 1, 2022. Developers are expected to start the project no later than May 1, 2023.

The Redwood Falls Port Authority reserves the right to change any dates. The Redwood Falls Port Authority also reserves the right to reject any and all proposals and to advertise for new proposals.

QUESTIONS

All questions regarding this proposal should be submitted to Keith Muetzel, City Administrator at kmuetz@ci.redwood-falls.mn.us or (507) 616-7400.

PROPOSAL REQUIREMENTS

Paper proposals are preferred, and all submittals must be clearly marked: *"Single Family Spec Home Development Proposal"*. Paper proposals must be submitted to:

City of Redwood Falls
"Single-Family Spec Home Development Proposal"
333 S. Washington Street, PO Box 526
Redwood Falls MN 56283

If respondents are unable to submit a paper proposal, digital proposals are also accepted via email to kmuetz@ci.redwood-falls.mn.us. Respondents must submit digital proposals as a pdf. The Port Authority is not responsible for proposals that are not able to be opened or too large for electronic submittal.

The Redwood Falls Port Authority will require each proposal to outline all the elements to be included in the project and provide the following minimum information:

Contact Information

Include the name of the company, address, contact person, email, and phone numbers. Additional information may include project general contractor, subcontractors, construction lender and any other consultants.

Project Information

The developer shall provide a project narrative describing the proposed development concept including proposed housing type. As applicable, the proposal should also include supplemental information, such as target demographic, estimated price point and a description of possible marketing strategies.

Project Drawings

Provide exterior building elevation drawings, interior floor plans and a scaled site plan indicating location and dimension of the building.

Financing Information

A statement of financial commitment noting the total estimated project costs and funding sources.

Experience and References

Include examples of previous development projects completed. Please include references from one area lender and one previous customer.

Timeline

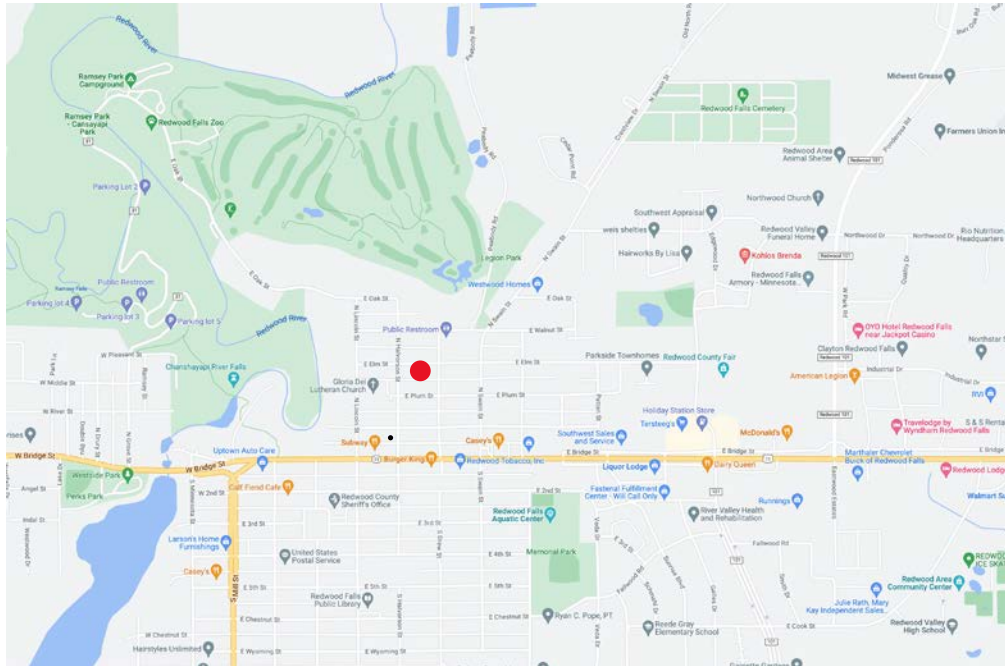
A construction schedule that includes a timeline of improvements must be provided.

EVALUATION CRITERIA

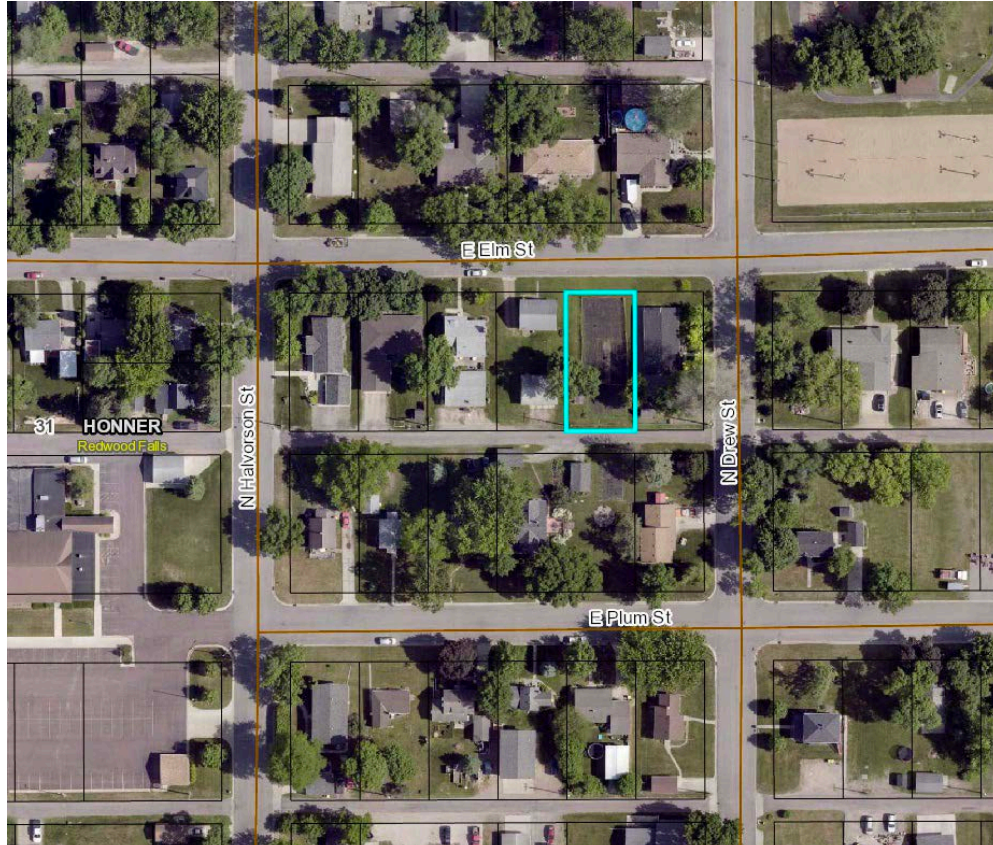
The following criteria will be used by the Redwood Falls Port Authority in evaluating project proposals:

1. Design – project designs that are appealing based on the existing neighborhood.
2. Developer Experience- developer/builders experience with similar projects.
3. Developer Capacity – timelines proposed by the developer/builder to complete the project.

Area Map



Neighborhood Map



City of Redwood Falls, Zoning Map

