6900 85th Ave N RFQ

Pre-Application Meeting

March 23, 2020

Breanne Rothstein
Erika Byrd
Agenda

• Background
• Review RFQ
• Questions
1.0 Background
• 6.16-acre parcel on NHCC campus at 6900 85th Avenue North
• Located 1 block from future BLUE Line Extension LRT Station
• Center for Innovation and the Arts planned on vacant parcel just to the west (7400 85th Ave N)
• CDI planning process completed in 2018 guides this as a mixed-use/ housing site
• NHCC designated as surplus (2018)
• NHCC would like to sell land and have site developed for housing. Asked the EDA to consider buying the property.
• EDA held work session December 2019
• EDA approved entering into a purchase option for the site February 2020
• EDA Issued RFQ March 16, 2020
What is being considered?

• City has determined they would like to acquire approx 1.1 acres of land for new well

• Remaining 5 acres could be developed for affordable housing with potential for small commercial or office
2.0 RFQ
Objectives

A successful project will:

• Strengthen the vitality of the area, promoting a high-quality design that enhances neighborhood assets.

• Provide affordable housing opportunities near the NHCC campus for individuals and families.

• Include amenities for the community or residents, with a preference for amenities desired by area students such as daycare, coffee, or convenience retail (if feasible).

• Partnership with local developers and/or contractors who are familiar and understand the Brooklyn Park community.
**Key Dates**

- RFQ posted – March 16, 2020
- Pre-Application Meeting – March 23, 2020
- Question Period Deadline – April 1, 2020
- Response to questions provided – April 3, 2020
- Application Due Date – April 13, 2020, 5:00 p.m.
- Developer Interviews – May 6, 2020
- Developer Selection – May 11, 2020
<table>
<thead>
<tr>
<th>SCORING CRITERIA</th>
<th>POINTS</th>
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<tr>
<td><strong>RELEVANT DEVELOPMENT EXPERIENCE</strong></td>
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<td>o Successful experience with affordable housing and/or mixed-use developments as measured by combination of portfolio and experience/knowledge of the local community</td>
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<td>Demonstration, in the proposed development team, to partner with local developers or professional services providers</td>
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<td>o Demonstrated long-term commitment to the sustainability of projects through ownership and/or property management</td>
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<td><strong>ORGANIZATIONAL AND FINANCIAL CAPACITY</strong></td>
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<td>o Demonstrated ability to provide private capital and secure financing for a project of a similar size</td>
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<td>o Financial and staff capacity necessary to organize and deliver a high-quality project of this type and scale, including experienced key project team members</td>
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<td><strong>REPUTATION/REFERENCES</strong></td>
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<td><strong>VISION/FINANCIAL PROPOSAL</strong></td>
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<td><strong>TOTAL</strong></td>
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Next Steps

• Developer selected (May 2020)
• Development agreement negotiations
• EDA approval (Summer 2020)
Questions?

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https://www.brooklynpark.org/bids-rfps/