



Detroit Lakes

REQUEST FOR PROPOSALS DOWNTOWN REDEVELOPMENT AREA



**THE DETROIT LAKES DEVELOPMENT AUTHORITY
INVITES DEVELOPMENT PROPOSALS FOR
THE DOWNTOWN REDEVELOPMENT AREA**

1. OVERVIEW

The Detroit Lakes Development Authority seeks development proposals from any financially capable person, corporation, limited liability company or partnership for development of approximately 114,000 square feet (2.6 acres) in the core business district and is a strategic part of the Business Corridor Redevelopment Plan. This request for proposals is designed to identify developers interested in developing the parcel(s). A nationally recognized restaurant for the south portion of the parcel may be desirable to the Authority, but all proposals will be considered. The Development Authority would consider a master proposal for the entire parcel or separate proposals for two different developments in this area.

2. LOCATION AND DESCRIPTION

The City of Detroit Lakes is a growing community of 8,763. About 2400 people are employed in manufacturing while service industries employ over 6,000 people with many of these employed in the health field. The taxable market value of property in Detroit Lakes has increased from \$365,616,665 in 2002 to \$799,392,700 in 2012. School enrollment for K-12 has remained stable at just over 2800. Home ownership is at 60% and the rental vacancy rate is less than 5%. The median value of homes in Detroit Lakes is \$151,000. Significant development has occurred in the redevelopment area over the past few years including a major expansion of Essentia Health/St. Mary's Hospital and clinic, a major expansion of Sanford Clinic, construction of Downtown Crossing a 24,000 square foot retail center. In 2014 the City plans to reconstruct of Washington Avenue in the two block Central Business District. Also, a 7 million dollar development of the Detroit Mountain Recreation Area will provide a major winter attraction for Detroit Lakes.

The redevelopment site is one block south of the US Highway 10 - McKinley Avenue signalized intersection. A map of the redevelopment area is shown in exhibit (1.). An aerial photo and a map showing the redevelopment site is included in exhibit (2.). There is a high density of employment in the area with the Essentia Health/St Mary's Hospital and clinic complex which employs 800 people directly adjacent to this property. The parking area for hundreds of daily clinic and hospital visitors is also adjacent to this parcel. The Becker County Courthouse and the existing general business district housing over eighty businesses is one block away. There is a full service grocery store, large gas station-convenience store, a new municipal liquor store, a new CVS Pharmacy, regional and national fast food restaurants, all within a block of this area. The traffic on Highway 10 from 2012 is an ADT of 16,100 cars. The site is bounded by McKinley Ave with an ADT of 7,700 cars and Frazee Street with an ADT of 11,000 cars. These numbers have increased significantly in the

past year.

3. UTILITY SERVICE

The location of water, sewer and electrical service is shown on the map in Exhibit (3).

4. DEVELOPMENT AUTHORITY AIMS AND OBJECTIVES

In seeking proposals for the development of the Site, the Detroit Lakes Development Authority desires to:

1. Develop an architecturally significant commercial structure(s) that will be compatible with and that will enhance the core retail area in the center of the City of Detroit Lakes.
2. Encourage development that will reinforce the public and private investment in the area and that enhance opportunities for future development.
3. Expand the mix of business opportunities.
4. Draw visitors and customers from throughout the regional trade area and encourage pass through traffic to stop for services in Detroit Lakes.
5. Support the creation of a unique commercial environment that will draw repeat business to Detroit Lakes.

5. PROPOSED USES AND DESIGN CONSIDERATIONS

Proposals submitted must be in conformance with the following:

1. Proposed uses should be compatible uses in a "Central Business District" (B-1) Zoning district. The development site is currently zoned "B-1".
2. The proposed development must be compatible with the surrounding public and private development in terms of scale, building materials; display good design quality, and provide strong pedestrian connections to surrounding developments. The development must be of a size, scale and character consistent with the prime location of the site within the overall redevelopment concept. The site plan and design of the facilities must be approved by the Detroit Lakes Development Authority. The proposed development must comply with City land use regulations, building codes and other appropriate regulations.

6. DESIGN GUIDELINES:

Objective: The objective of the design guidelines is to encourage desirable elements which the community would like to see reinforced in building design and property development. The guidelines are intended to promote pedestrian activity, define the street edge and to encourage a scale and character that is appropriate for the development area.

1. Building should not exceed three stories;
2. Facades should be organized vertically. Larger buildings should be divided into increments of 48 feet or less through articulation of the façade;
3. A minimum of 60% of the ground level facade shall be transparent;
4. Reflective glass or glass tinted more than 40% is not allowed;
5. Landscaping: 15% of lot must be landscaped and 8% of the interior of parking lots must include landscaping;
6. Building Materials: Building should exhibit a high degree of quality and permanence. Primary materials would include:
 - a. glass curtain wall system;
 - b. architectural concrete;
 - c. brick, stone & other high quality materials;
 - d. ceramic tile;
 - e. stucco above the base level;
7. Minimize the impact of parking facilities, garbage dumpsters, mechanical equipment and other elements that do not contribute to or enhance the aesthetics of the area. Garbage dumpsters must be fully enclosed with materials that are comparable to the building;
8. Buildings in this development area should have front entrances on the street side and on the parking lot side of the building;
9. Access to this parcel will be from Holmes Street and Frazee streets. No access will be allowed on McKinley Ave;
10. LEED (Leadership In Energy & Environmental Design Buildings.)
LEED certification is strongly encouraged;

7. DESIGN REVIEW COMMITTEE

The Detroit Lakes Development Authority will serve as the design review committee. Final approval of all development plans will be made by this committee.

8. ROLES OF THE DETROIT LAKES DEVELOPMENT AUTHORITY AND THE DEVELOPER

The Detroit Lakes Development Authority intends to encourage commercial or mixed use development at this location. In order to accomplish this,

The Detroit Lakes Development Authority will:

1. Consider the use of Tax Increment Financing in an amount necessary for the viability of the project;
2. Consider the use of IRP Loans and Revolving Loan Funds for eligible projects;
3. Provide technical assistance and review all project plans;
4. Consider the proper timing and scope of public improvements in the area;

The Developer Will:

1. Negotiate in good faith with the Development Authority;
2. Grant the Detroit Lakes Development Authority final approval of site plan and architectural design;
3. Begin construction of the development within eight months of the successful negotiation and execution of a Redevelopment Agreement between the Development Authority, the City of Detroit Lakes and the successful developer;

9. PROPERTY VALUE

Based on recent land sales in this area, the Authority feels this property has an approximate value of \$9.00 per square foot.

10. RESTRICTIONS ON THE PARCEL

A permanent easement exists for 14 parking spots in close proximity to the Lincoln Professional Center on the west side of the property, along with an easement running north and south through the Essentia Health property. The Developer and the City will work together to satisfy the requirements of these easements.

11. CONTENT OF PROPOSAL

Cover Letter

Please include a cover letter of no more than two pages, indicating the name of the proposer and a brief description of the project, including anticipated participants;

Developer Information

In this section, provide the following information about the developer;

1. Name (full legal name), address and telephone number of the developer;
2. Name, title and telephone number of the authorized representative for the developer;
3. Year development entity formed;
4. Brief description of your mission;
5. Brief description of your ownership and organizational structure;
6. Provide a certificate of good standing for the current year;
7. Attach copies of resumes or provide brief descriptions of the backgrounds of the development team who would be involved in this project. Identify what specific tasks each member will carry out and who will be responsible for coordinating the work of the team;
8. The developer's financial statements will be required, when requested by the Authority ;
9. Describe in detail any similar projects carried out by the developer that are relevant to the project proposed as evidence of the proposer's ability to develop commercial property;

Market

1. Provide a brief description of the market for the proposed development. Attach any market studies or data that supports the size of the development and the proposed uses in the development;

Project Description

1. In this section, provide detailed, conceptual information for the proposed project;

2. Provide a conceptual site plan and elevations for the proposed development. Include a statement that the City of Detroit Lakes will be given final approval of the site plan and architectural design for the project;
3. Provide descriptions of proposed occupants of the completed development and evidence of interest by specific businesses, if available at the time of the proposal;
4. Provide a schedule of proposed building and site improvements with cost estimates;
5. Provide a schedule of construction timing and expected date of completion for each phase of the project;
6. Describe how you will market the development to prospective occupants;

Project Financing

1. In this section, provide information on the project budget, adequacy of funding, and other sources of support;
2. Provide a preliminary development budget for this project that includes all major costs items required for its implementation and identifies all sources of funds. Also include a description of your assumptions and the sources of information used in developing the budget;
3. Provide a statement of the proposed method of financing the improvements, including specific information on the terms of interim financing for construction and marketing of the proposed development and for permanent development financing. Attach a statement of interest and/or commitment to the project by a prospective interim and permanent lender, if available;

12. PROCEDURES FOR SUBMISSION

1. An official of the corporation or entity authorized to bind the proposer must sign the proposal;
2. The proposal shall contain the full name of the person, firm, or corporation submitting the proposal and the address of the person, firm or president of the corporation if not the owner or developer;
3. The proposal must contain a statement to the effect that the proposal

is firm for a period of not less than 180 days after the closing date of this request;

4. The proposal must contain a statement to the effect that the developer agrees to accept immediate responsibility for the security and maintenance of the site upon transfer of ownership;
5. The proposal must be submitted in ten (10) copies;
6. Each proposer which is a foreign corporation, that is, a corporation not incorporated in Minnesota but licensed to do business in Minnesota is required to submit with this proposal an affidavit duly executed by the President, Vice President or General Manager of the Corporation, stating in said affidavit, that said foreign corporation has, in accordance with the provision of the statutes of the State of Minnesota obtained a certificate authorizing it to do business in the State of Minnesota;
7. Sealed written proposals in approximate format of 8 ½" x 11" will be received by the Detroit Lakes Development Authority, PO Box 647 Detroit Lakes, Minnesota 56502 on or before 4:00 PM on October 15, 2013. Please identify as "The South Downtown Redevelopment Project": on the exterior of the sealed envelope. At the discretion of the Detroit Lakes Development Authority the time frame could be extended. Proposals will be opened at a date and time determined at the sole discretion of the Detroit Lakes Development Authority;

13. FURTHER INFORMATION

Questions regarding this request for proposals should be addressed to Larry Remmen, Community Development Director, 218-846-7125, City of Detroit Lakes, PO Box 647, Detroit Lakes, Minnesota;

14. EVALUATING PROPOSALS

After the opening of the proposals, the Detroit Lakes Development Authority will review the proposals and schedule interviews with the selected developers. Evaluation and recommendations of the selection committee will be based primarily on:

1. The extent to which the proposals appear to implement the Development Authority's aims and objectives;
2. The qualifications and financial responsibility of the developer;
3. The degree of financial commitment for the proposer(s) and associated lenders of the project;
4. The quality of the proposed development;

5. Relationship of proposal to the surrounding neighbor;
6. The conditions, if any, attached to the proposal;
7. The amount of public assistance requested;
8. Proposed development schedule;

15. AWARD OF A DEVELOPMENT AGREEMENT

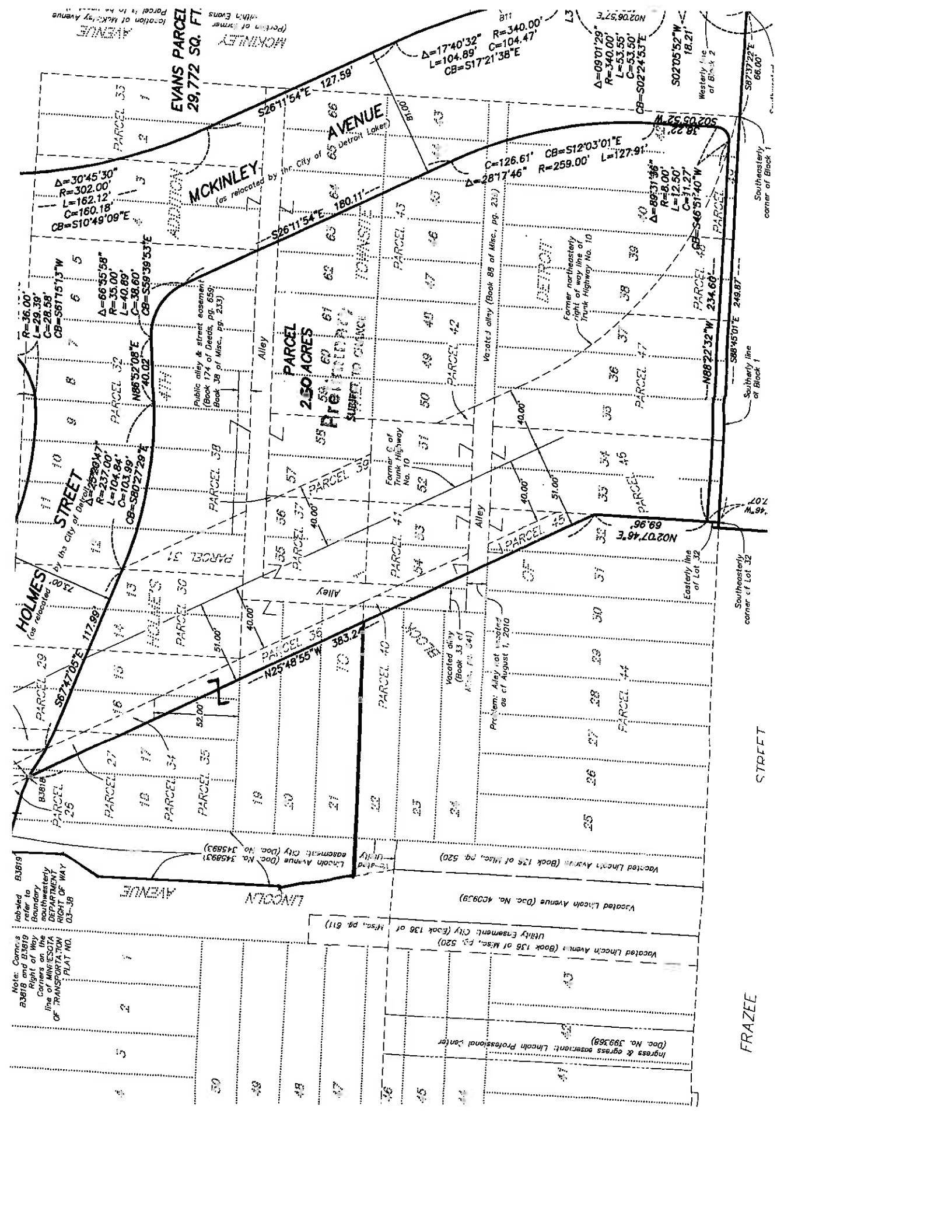
The Detroit Lakes Development Authority shall make the final selection of a developer from those recommended by the Committee.

The selection will be made on the basis of:

1. The best proposal as defined above;
2. A satisfactory agreement between the developer, the City of Detroit Lakes, and the Development Authority, is negotiated;
3. Certification of the qualification and financial responsibility of the proposed developer;

16. EXHIBIT 1





17. EXHIBIT 2.



18) EXHIBIT 3.

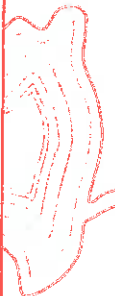
CITY OF DETROIT LAKES, MINNESOTA STORM SEWER SYSTEM

STORM SEWER LEGEND

	MANHOLE	 218	LIFT STATION w/ ADDRESS	SIZE AND TYPE OF PIPE
	MANHOLE STRUCTURE	SL-80	LIFT STATION NUMBER	8" V.C.P. VITRIFIED CLAY PIPE
G1-140	MANHOLE NUMBER SYSTEM		FORCEMAIN w/ SIZE & TYPE	21" R.C.P. REINFORCED CONCRETE PIPE
	CATCH BASIN		BENDS: 0; 45; 90 / REDUCER	18" C.M.P. CORRUGATED METAL PIPE
	DIRECTION OF FLOW		CULVERT	12" P.V.C. POLYVINYL CHLORIDE PIPE
	ABANDONED LINES AND MH		MAINS	241' LENGTH OF PIPING
 63	LIFT STATION ZONES		DETENTION POND	

NOTES FOR JETTING

MAPPING LEGEND

LAKES		STREETS OR ROADS	
RIVERS		HIGHWAY RW	
SWAMPS		RAILROAD RW	
BRIDGE		BUILDINGS	
SHEET NUMBERS		ELECTRIC-GAS LINES	

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CITY OF DETROIT LAKES, MINNESOTA SANITARY SEWER SYSTEM

SANITARY SEWER LEGEND

	MANHOLE		218	LIFT STATION w/ ADDRESS	SIZE AND TYPE OF PIPE
	MANHOLE STRUCTURE		LS-6	LIFT STATION NUMBER	8" V.C.P. VITRIFIED CLAY PIPE
	MANHOLE NUMBER SYSTEM		6" P.V.C.F.M.	FORCEMAIN w/ SIZE & TYPE	21" R.C.P. REINFORCED CONCRETE PIPE
	LAMPHOLE			BENDS: 0; 45; 90 / REDUCER	18" C.M.P. CORRUGATED METAL PIPE
	DIRECTION OF FLOW			INSULATED LINES	12" P.V.C. POLYVINYL CHLORIDE PIPE
	ABANDONED LINES AND MH			SERVICE LINES	3" H.D.P.E. HIGH DENSITY POLYETHYLENE
	LIFT STATION ZONES			CASING	10" A.C.P. ASBESTOS PIPE

NOTES FOR JETTING

Drop Line to North

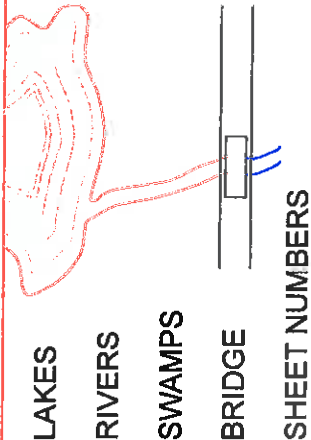
Notify 509 Davis Ave.

474'

241'

LENTGH OF PIPING

MAPPING LEGEND



LAKES

RIVERS

SWAMPS

BRIDGE

SHEET NUMBERS

STREETS OR ROADS

HIGHWAY RW

RAILROAD RW

BUILDINGS

ELECTRIC-GAS LINES

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28 / 90B - SEWER MAPS

CITY OF DETROIT LAKES SANITARY SEWER SYSTEM MAP

Date Drawn: April 1995
Latest Revision: APRIL 2010

SCALE : 1" = 200'/400'

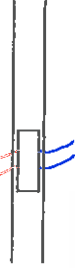
Sheet No. A

CITY OF DETROIT LAKES, MINNESOTA WATER DISTRIBUTION SYSTEM

WATER LEGEND

	4" FIRE HYDRANT		TEE		SERVICE LINES
	6" FIRE HYDRANT		TEE WITH REDUCER		CASING
	GATE VALVE		TEES OFFSET	6"	SIZE
	MANHOLE		TEES WITH GATE VALVES	TYPE OF PIPE	
	REDUCER		BENDS: 0; 22 1/2; 45; 90	C.I.P.	CAST IRON PIPE
	PLUG		BENDS WITH GATE VALVE	D.I.P.	DUCTILE IRON PIPE
	COUPLING OR SLEEVE		CROSS	P.V.C.	POLYVINYL CHLORIDE PIPE
	ANCHOR		CROSS WITH GATE VALVES	C900	SDR 35 - P.V.C.

MAPPING LEGEND

LAKES		STREETS OR ROADS	
RIVERS		HIGHWAY RW	
SWAMPS		RAILROAD RW	
BRIDGE		BUILDINGS	
SHEET NUMBERS		ELECTRIC-GAS LINES	

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D.L. PUBLIC UTILITIES WATER DISTRIBUTION SYSTEM MAP

Date Drawn: April 1995
Latest Revision: APRIL 2010

SCALE : 1" = 200'/400'

Sheet No. A

