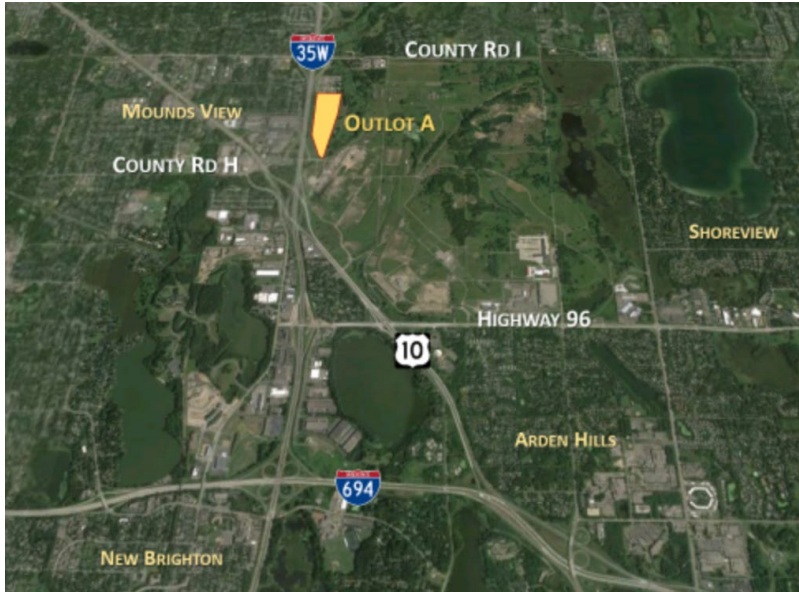


Twin Cities Army Ammunition Plant Outlot A (“TCAAP Outlot A”) Request for Development Interest (RDI)



Submission Schedule and Contact

Estimated RDI Schedule	
Request for Development Interest Issued	April 24, 2023
Last date for submitting written questions	May 16, 2023
Answers to questions posted on DemandStar	June 9, 2023
Response deadline	July 28, 2023
Review and assessment of responses	August 16, 2023
Proposal recommendation and selection	October, 2023
Negotiation of terms of purchase	End of 2023/Early 2024

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.

Questions regarding this RDI should be directed to:

RealEstate@ramseycounty.us
Ramsey County Community & Economic Development
 15 West Kellogg Blvd.
 Saint Paul, Minnesota 55102

INFORMATIONAL PURPOSES ONLY:

Original solicitation found at <https://www.demandstar.com/app/buyers/bids/411508/details>

Submission of Responses (electronic submittals only; maximum 25 pages). Submit as an email with header “Proposal for TCAAP Outlot A”. Complete proposals must be received by 4:00 p.m., July 28, 2023. Changes or clarifications to this RDI and answers to any questions will be posted on DemandStar. **Proposals received after the deadline will not be accepted.** Send proposals to:

RealEstate@ramseycounty.us
Ramsey County Community & Economic
Development

Overview

The Ramsey County (County) and City of Arden Hills (City) Rice Creek Commons Joint Development Authority (JDA) is offering a singular development opportunity in Arden Hills: a distinctive, commercially-zoned, 40-acre parcel located along I-35W with direct access from County Road H. The County seeks proposals from responders with the ability, experience and financial resources to purchase and develop this property, in alignment with the current zoning and comprehensive plan designation for the property, as well as with principles of Ramsey County’s [Equitable Development Framework](#). For purposes of this request, “responder” includes any end-user buyer, business, developer or development team.

Site Area History

The former Twin Cities Army Ammunition Plant (TCAAP) property once comprised over 2300 acres of land in the City of Arden Hills and was used by the federal government for the manufacture of small arms ammunition during World War II. The TCAAP Site ceased operations in 1976 and was largely decommissioned in the 1980’s.

In 2013, Ramsey County purchased 427 acres of TCAAP property from the federal government, including TCAAP Outlot A, and renamed the area Rice Creek Commons (“TCAAP/Rice Creek Commons”). The Arden Hills Army Training Site (AHATS) now uses 1500 acres of the TCAAP property. The remaining 300 acres are used by MnDOT, Ramsey County/Arden Hills Public Works Facility, Arden Hills City Hall and Rice Creek North Regional Trail.

Site Description

Ramsey County TCAAP Outlot A (“Site”) is a 40-acre property located in the northwest corner of Arden Hills, with frontage along I-35W and direct highway access from County Road H. TCAAP Outlot A is a noncontiguous portion of the 427-acre TCAAP/Rice Creek Commons redevelopment area.

West of Site: I-35W. Beyond is the City of Mounds View residential and commercial/industrial uses.

North of Site: State of Minnesota Department of Motor Vehicles facility in the City of Arden Hills.

East of Site: Rice Creek North Trail Corridor. 112 acres, owned by Ramsey County.

South of Site: County Road H and Rice Creek. Beyond is TCAAP land zoned for mixed use retail.

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Site Description

Total Area	40.10 acres
Existing Buildings	None – Vacant Property
Master Plan TRC Zoning	<p>Campus Commercial (CC) Zoning District</p> <p>Per TCAAP Regulating Code (TRC): <i>The Campus Commercial Zoning District facilitates a building format that allows multiple, single tenant buildings or campuses within the northern "Thumb" site of the Plan Area. The goal is to allow for an individual plan approach for each campus or building, based on user preferences within a range of requirements.</i></p> <p>Background on the TCAAP Master Plan is found on the City of Arden Hills website.</p>
Permitted Uses - Commercial	<p>Business Service Clinic/Medical Office Financial Institution Food Preparation Hotel/Motel Office Pet Services Research and Development Facility</p>
Permitted Uses - Industrial	<p>Manufacturing & Processing – Class I.* [30% of gross building s.f. (GSF) must be office use.] <i>*Manufacturing & Processing. Class I: All uses which include the compounding, processing, packaging, treatment, or assembly of products and materials. Generally, these are industries dependent upon raw materials refined elsewhere. These uses include, but are not limited to: fabrication of wood, metal, and plastic products; assembly of electronic components, equipment, and appliances; processing of chemicals, plastics, food products, and nonalcoholic beverages; manufacturing of clothing and textile products; distribution centers, lumber yards, printing and binding shops, machine shops, sheet metal shops, sign shops, contractor's shops and storage yards.</i> Class I = without exterior storage.</p>
Accessory Commercial Uses	<p>Club, Sports & Fitness Daycare Facility Drive-up Windows Personal Services** Restaurant and Restaurant Fast-Food ** <i>Typical personal services include but are not limited to: apparel tailoring and cleaning; hair styling, trimming and cutting; beauty services; photographic services; and other services of a similar nature. Per Arden Hills Zoning Code Section 1305.04 Definitions.</i></p>

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Accessory Industrial Uses	Warehousing (as an accessory use only to Manufacturing and Processing) [30% of GSF must be office use.]
Comprehensive Plan Future Land Use	Campus Commercial – (City of Arden Hills 2040 Comprehensive Plan)
Platting Required	TCAAP Outlot A will need to be platted into one or more lots. Preliminary and final plat are approved by the Joint Development Authority (JDA) and checked by the Ramsey County Surveyor’s Office.

TCAAP Joint Development Authority

The TCAAP Joint Development Authority (TCAAP JDA) is chaired by a resident of the City of Arden Hills and consists of elected officials from the City of Arden Hills and Ramsey County with the purpose of joint governance of economic development and redevelopment of the TCAAP/Rice Creek Commons property. The TCAAP JDA reviews all development proposals for conformity with the TCAAP Master Plan and has approval authority for such proposals.

On February 6, 2023, the TCAAP JDA adopted the following vision statement for TCAAP/Rice Creek Commons:

The Joint Development Authority’s (JDA) vision for the Rice Creek Commons site is to create economic prosperity, build an inclusive economy, have a long-term sustainable development, and develop an energy forward community by providing much-needed housing at a variety of income levels – including affordable housing – and creating well-paying jobs.

Environmental History, Remediation and Current Status

In 1983, the TCAAP property was placed on the federal and Minnesota Superfund lists.

In 2013, Ramsey County acquired the 427-acre TCAAP/Rice Creek Commons property from the U.S. Government. Demolition and site remediation occurred on the 427-acre TCAAP/Rice Creek Commons property, cleaning the soil to residential standards, as defined by the Minnesota Pollution Control Agency (MPCA). In 2016, the MPCA issued a Certificate of Completion of Response Actions for soil remediation.

In 2019, the 427-acre TCAAP/Rice Creek Commons property soil and surface water was delisted by the U.S. Environmental Protection Agency (“EPA”) from the federal National Priority List (“federal Superfund”). In 2020, the MPCA also delisted the 427-acre TCAAP/Rice Creek Commons property from the state Permanent List of Priorities (“state Superfund”).

As result of the above actions, the site is development ready.

More information about cleanup activities and environmental history can be found via the [U.S. Environmental Protection Agency \(EPA\)](#) and [Minnesota Pollution Control Agency \(MPCA\)](#) websites.

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Infrastructure Context

Road and Utility Access (Thumb Road - Old Highway No. 8)

- Two-lane undivided roadway with stripped center median with turn lanes - constructed and opened for access. Access to Interstate I-35W at County H interchange to the south and County Road I to the north.
- Sanitary Sewer - 8" PVC constructed. Will require a joint powers agreement. Sewer Line Ownership, Operation, and Maintenance Agreement to be fully executed and will require the City of Arden Hills to replace flow-metering system.
- Watermain - 12" PVC watermain with hydrants constructed in Thumb Road is operational. 12" public watermain loop must be constructed on the easterly side of Outlot A.
- Storm Sewer - constructed and operational. No provision for Outlot A.

Stormwater Management

- Part of the approved Comprehensive Stormwater Management Plan (CSMP) with the Rice Creek Watershed District.
- Infiltration possible on this site due to favorable soils and limited impacted soils.
- Surface stormwater management facility at south end of site.
- Discharges to Rice Creek.

Request for Development Interest – Required Proposal Contents

Proposals must clearly and accurately demonstrate the expertise, capacity, and experience of the 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 vision for the property and including: name, mailing address, telephone number and email of the primary contact person; signature of authorized representative of proposal team.
- Company Information including: 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 including: vision, use(s), scope and intended development program for the site.
- Conceptual site plan showing the development program.
- Statement regarding alignment of the proposed development program with underlying zoning
- 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 the vision statement for TCAAP/Rice Creek Commons adopted by the TCAAP Joint Development Authority (see above).
- General approach including community engagement plan and proposed timeline.
- Land valuation (purchase price).

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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 commercial or industrial components, square footages. Creative and efficient design. Preservation of existing natural features.
- II. **Racial Equity and Inclusion.** How the proposed development aligns with Ramsey County's Equitable Development Framework strategies.
- III. **Regulatory feasibility.** Alignment with the TCAAP Regulating Code and City of Arden Hills Comprehensive Plan.
- IV. **Economic Impact:** Proposed property purchase price, estimated taxable market value of completed project, hiring of women, racially and ethnically diverse and/or veteran-owned 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 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. Addenda will be posted to DemandStar and the [Rice Creek Commons webpage](#) and sent by email to those who provide contact information to the RDI contact, RealEstate@ramseycounty.us. 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 the proposal, an interview, site visit or other activities related to the RDI.

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 proposal.

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.

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Public notice

The County uses 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, proposals 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.

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Appendix

[City of Arden Hills 2040 Comprehensive Plan](#)

[City of Arden Hills TCAAP Redevelopment Code \(TRC\)](#)

[Ramsey County Equitable Development Framework](#) (attached)

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