

Request for Development Interest Ramsey County Riverfront Property

INTRODUCTION

Ramsey County (County) is offering the premier development opportunity in St. Paul: the Ramsey County Riverfront Property. The County seeks responders with the ability, credentials, financial means and experience to purchase and develop this unique property and realize the vision for this site. For purposes of this request, “responder” includes any end-user buyer, developer or development team.

A Request for Development Interest (RDI) is to encourage development interest in this site and to serve as an iterative, multiphase public process to select a preferred responder for the development of the Ramsey County Riverfront Property. No specific deadlines are proposed in the RDI – subsequent actions will occur depending on the availability and suitability of potential responders and due diligence review later in the process.

SITE DESCRIPTION

Ramsey County Riverfront Property is a premier 4.77 acre site located at the southwest intersection of Wabasha Street and Kellogg Boulevard, overlooking the Mississippi River, in Saint Paul, Minnesota. This unique site in downtown Saint Paul offers approximately 1/3 mile of sweeping, unobstructed views of the Mississippi River.

The site is centrally located and within walking distance to prominent Saint Paul destinations and landmarks including the Xcel Energy Center, Saint Paul RiverCentre, Ordway Center for Performing Arts, George Latimer Central Library & James J Hill Reference Library, Science Museum of Minnesota, Saint Paul City Hall/Ramsey County Courthouse, Rice Park, Lowertown Historic District, Saint Paul Hotel, fine dining experiences, and many parks and trails.

The site is accessible by two freeways (I-94 and I-35E) connecting the major thoroughfares of Shepard Road along the south, and Kellogg Boulevard on the north. The Wabasha Street Bridge bifurcates the site.

The site has excellent access to mass transit including several bus routes, and is ¼ mile to Central Station on Metro Transit’s METRO Green Line and ½ mile from Union Depot multi-modal transportation hub.

PROPERTY CONDITION

Ramsey County completed the deconstruction and remediation process of the former Adult Detention Center and the Ramsey County Government Center West (formerly West Publishing) buildings. The County is nearing completion of construction of a concrete retaining wall for long-term erosion control that will be secured to the bluff by rock bolts along its length. This site is ready for development in 2018.

VISION FOR THE SITE

Ramsey County, as landowner, and the City of Saint Paul, as land use authority, have common goals for the development of the Riverfront Property, with an emphasis on creating the vibrancy, excitement and energy that this unique property deserves. That could include, but is not limited to, high-density, mixed use development incorporating office space, residential housing, hospitality and street level retail.

The future development is envisioned to be bold and architecturally significant, befitting this premier location. The final design, as determined in the final project phase, will be expected to maximize the unique nature of the site in providing connection to the downtown community as well as the riverfront recreation and trails. It should incorporate the Saint Paul River Balcony and other goals and objectives as outlined in the Great River Passage amendment to Saint Paul's Comprehensive Plan.

Ramsey County is open to splitting the property if a responder has an appropriate use for a portion of the site and the remnant parcel also provides a viable, high-quality development opportunity.

Potential responders to this RDI should be aware of planning documents in the appendix that contribute to the vision shared by the County and the City.

The partnership between the County and the City provides potential responders with a clear, unified vision and streamlined approval process to ensure a successful development project.

FINANCIAL AND DEVELOPMENT CONSIDERATIONS

Ramsey County recognizes that redevelopment of this parcel is a complex and potentially a lengthy endeavor. Ramsey County expects responders in latter phases to express what they believe is the best form and nature of a relationship with the County for this redevelopment opportunity as well as land acquisition schedule, infrastructure design, building construction schedule, and specific use-mix to be built.

Ramsey County will obtain appraisals for the property to substantiate the fair market value of the parcels. The County and City may retain the services of a professional financial advisor and/or other consultants to review future proposals and provide opinions on the financial wherewithal and credit worthiness of the responders.

REQUEST FOR DEVELOPMENT INTEREST SUBMISSION REQUIREMENTS

Responders should prepare a statement of interest of no more than 2 pages, including the name of the firm and appropriate contact information, and send it to:

Ramsey County Riverfront Property Development
Attention: Josh Olson
Ramsey County Courthouse, Office of the County Manager
15 Kellogg Blvd. West, Suite 250
Saint Paul, MN 55102
Email: Josh.Olson@ramseycounty.us

Questions and comments may also be addressed to Josh Olson at 612-758-0742 or at the email above.

REQUEST FOR DEVELOPMENT PROCESS

A Request for Development Interest is a public process that will follow an iterative, three-phase approach to identify and select a preferred project end-user buyer.

Phase I (Information Sharing) – Responders who have an interest in the Riverfront Properties should submit a statement of interest according the submission requirements above. County staff will follow up with qualified, interested responders to arrange a time to meet in order to allow conversations with sharing of information about project goals and objectives, and provide responders with an opportunity to discuss their potential vision for redevelopment of the site. Initial meetings could begin immediately, depending on the level of interest received from responders.

Estimated Timing: Discussions will commence immediately

Phase II (Selection of a Preferred Responder) - Following initial conversations with responders, the Riverfront Property evaluation task force will be reconvened to meet with responders to discuss County goals and objectives for the site. This project task force consists of representatives from the City of Saint Paul, local civic and business leaders, and other community leaders. Preliminary design concepts will also be discussed. At the end of Phase II, after consultation with the project task force, County staff will recommend a preferred responder to the County Board for approval.

Estimated Timing: End of 1st Quarter 2018

Phase III (Approval of Project Development Agreement and Final Design) - Following County Board review and selection of a preferred responder, staff will finalize due diligence activities and negotiate a development agreement and final design for subsequent County Board review and approval. The development agreement will contain elements of development rights, timeline for development, a purchase agreement and details regarding financing.

Estimated Timing: End of 3rd Quarter 2018

The County will not provide compensation to responders for any expenses incurred to prepare a response or participate in the RDI process. The 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.

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. Addendum will be posted to Onvia DemandStar and by email to those who provide contact information to the RDI contact, Josh Olson. 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 an interview or site visit.

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 developer.

Negotiation

Upon selection of a preferred buyer, the County will negotiate a development and purchase agreement with the selected respondent.

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 are not obligated to proceed to enter into a contract as a result of this solicitation and the selection of a responder for the purpose of entry into negotiations does not obligate the County, or the responder to enter into a binding agreement.

Public notice

The County uses Onvia DemandStar ("DemandStar") to release solicitations and associated addenda. Onvia offers contractors immediate and automatic notification of solicitation announcements, documents, results, and prior solicitation information 24 hours a day, 7 days a week. Subscription to DemandStar is free by following the DemandStar Registration Instructions. Advertising or notices shall be published, at minimum, in the County's official newspaper – Ramsey County Review. Notice will also be communicated through other publications and membership organizations focused on real estate and economic development.

Public information

Upon submission, submissions 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

Solicitation responses conditioned upon selection and receiving any other contract award from the County shall be rejected.

APPENDIX

Due diligence documents are available on the Riverfront Property website:

www.ramseyriverfrontproperties.com

Guiding planning documents:

Prosper: Momentum is Building – Vision SP20/20 (2014) – A visioning document from a task force convened by the Mayor, and led by Michael Langley, CEO of Greater MSP and Doug Baker, CEO of Ecolab. The plan identifies possible development scenarios for several key downtown sites, including the Riverfront Property. www.stpaul.gov/documentcenter/view/71868

Great River Passage Master Plan (2013) – The City’s long-term and comprehensive vision for developing St. Paul’s Mississippi Riverfront as an interconnected system of parks and trails. For sites adjacent to the Great River Passage, such as the Ramsey County Riverfront Property, the goal is to provide redevelopment that enhances commercial development, neighborhood livability, and river access. www.greatriverpassage.org

St. Paul River Balcony Master Plan (2016) - The River Balcony is envisioned as a publicly-accessible pathway connecting public spaces and bluff-side redevelopment sites from the Science Museum to Union Depot. It will be designed to accommodate walking, outdoor seating, gathering and related public activities; and to be a catalyst for economic development.
www.stpaul.gov/departments/planning-economic-development/planning/river-balcony

Downtown Bicycle Planning Study (2015) - As part of the 8-80 Initiative, this project will increase activity and vitality on streets and public spaces in downtown by continuing the vision set forth in the City’s Bike Plan and the City’s Comprehensive Plan. Design development is occurring including the design of an off street trail located on the south side of Kellogg Blvd. <http://www.stpaul.gov/bikeplan>

Riverview Corridor (Ongoing) - The Riverview Corridor is a transit corridor between Union Depot and Minneapolis-St. Paul International Airport and the Mall of America. The corridor is currently evaluating transit modes and alignments with the goal of identifying a mode and route. <http://riverviewcorridor.com/>



METRO
Green Line

State Capitol

INTERSTATE
35E

INTERSTATE
35E

INTERSTATE
94

INTERSTATE
94

CHS Field

Securian Financial Group

Union Depot

Ecolab

INTERSTATE
94

INTERSTATE
35E

Xcel Energy Center

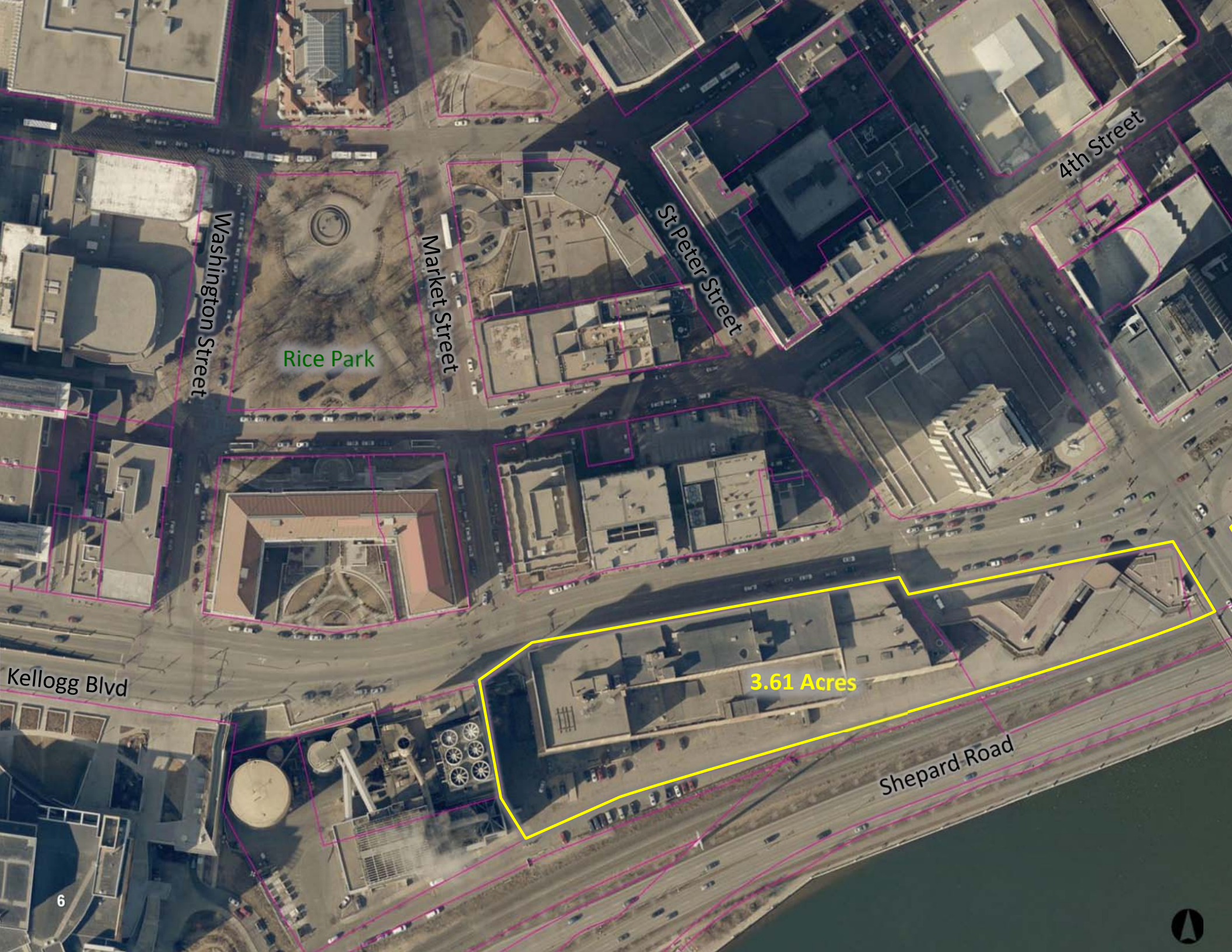
RiverCentre

City Hall/Courthouse

Science of Museum of MN

Ramsey County Riverfront Property

Mississippi River



Washington Street

Market Street

St Peter Street

4th Street

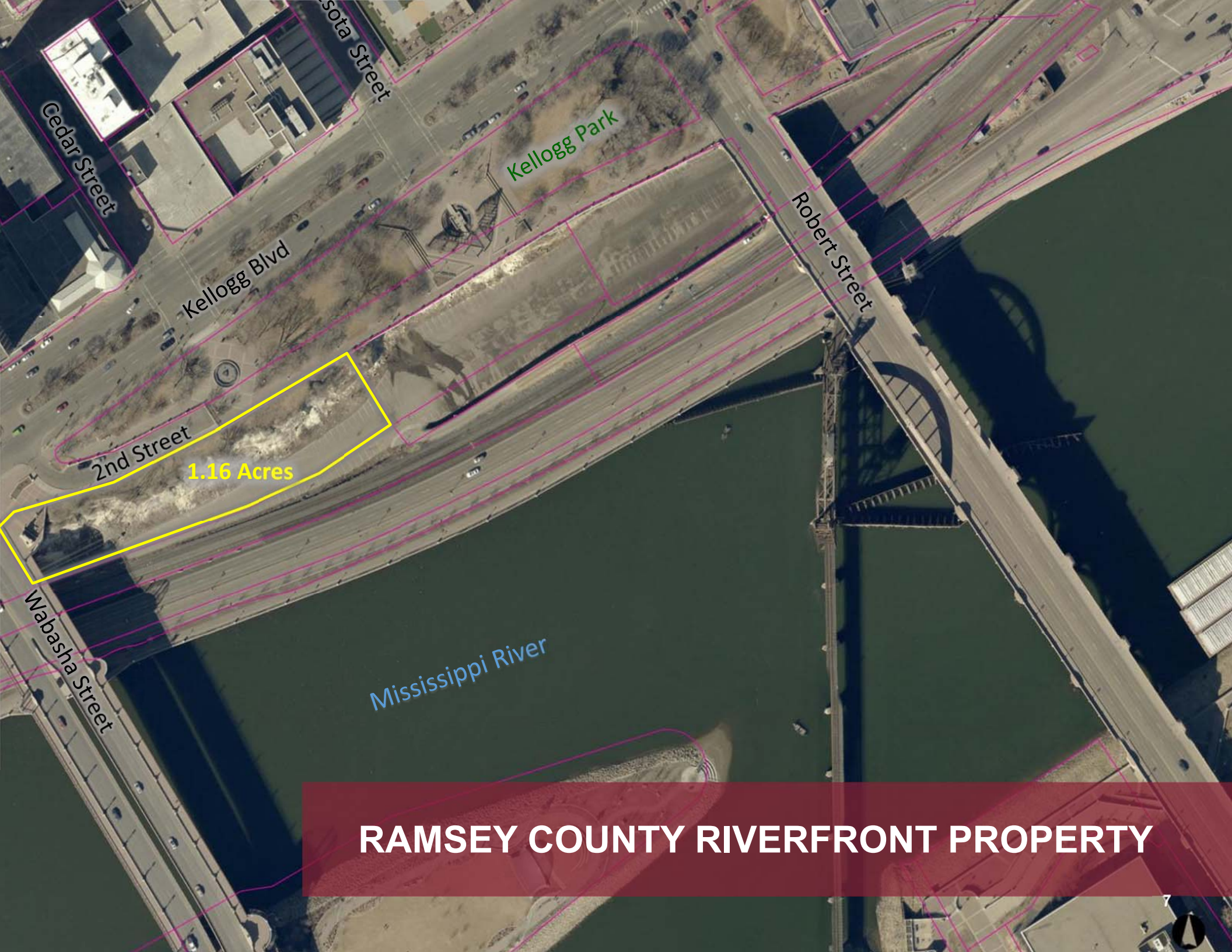
Rice Park

Kellogg Blvd

3.61 Acres

Shepard Road





Cedar Street

Sota Street

Kellogg Park

Kellogg Blvd

Robert Street

2nd Street

1.16 Acres

Wabasha Street

Mississippi River

RAMSEY COUNTY RIVERFRONT PROPERTY



Photo Credit: Riverfront Properties, Work Zone Camera
Taken November 6, 2017