



## **1170 Arcade St Request for Proposals**

### **Clarifying Questions**

**Updated January 19, 2023**

#### **What kind of proposal is the HRA seeking?**

The HRA is looking for development proposals as described in the RFP. The property is not for sale without a development proposal submitted for review. The RFP is written broadly to allow some flexibility in the type of development proposals. The RFP states: For this site, commercial and mixed-use proposals will be considered, with a priority for offers that include an active, ground-floor use, job creation, housing, elements that promote environmental sustainability and space for community use.

#### **What is the asking price?**

There is no set asking price provided in the RFP. Embedded in each development proposal should be a purchase price for the property that works as part of the overall project budget. Projects will be evaluated based on overall project financial viability, not just purchase price.

#### **What is the plan for potential soil contamination?**

City staff intend to apply for environmental site investigation grants in the spring of 2023, which are awarded on a competitive basis. If a grant is awarded, staff will pursue an Environmental Site Investigation. Depending on the level of contamination found, and the type of development proposal chosen, the City may apply for additional grants for remediation.

#### **Are any types of financial assistance or subsidies available?**

The HRA makes no commitment of public funds to a developer or project selected through this process. These subsidy tools are listed for informational purposes only. Types of possible financial assistance tools include, but are not limited to:

- Tax Increment Financing
- Low-Income Housing Tax Credits and housing revenue bonds
- Sponsorship or support for application(s) to state, county and regional grants or financing
- Other financial assistance from the HRA or City of Saint Paul (i.e. HOME Program, CDBG, American Rescue Plan Act (ARPA))

Proposers are encouraged to evaluate and maximize other public (non-City/HRA) and private sources of capital to advance their development proposal.

- New Markets Tax Credits
- Other public and private funding sources

#### **Has the City or the HRA committed any subsidies towards this project?**

The redevelopment of 1170 Arcade St. is an exciting redevelopment opportunity. In addition to applying for grant funds for environmental site investigation, the previous question in this FAQ lists potential





financial tools that could support a redevelopment project. If a development concept requires subsidy, please provide a preliminary request in your submission. Any City or HRA assistance would require a public process and would depend on compatibility and eligibility of the uses, gap analysis, and availability of funds.

**Could we submit a proposal that includes multiple development options?**

It is highly recommended that development proposals be specific to one option. Proposals including multiple development options are more difficult to review based on the criteria described in the RFP, likely resulting in demotion rather than promotion.

**What is the likelihood that the deadline will be extended?**

Until the deadline of February 3 at 4:00pm, it's not possible to know how many and what types of proposals will be submitted. RFP deadlines have been extended before, but an extension should not be expected.

**What happens after a development proposal is chosen?**

Please refer to Attachment D: The HRA Land Disposition Policy, which describes the procedures of an RFP/RFQ following the selection of a development proposal.

