

## Request for Development Proposals – Sale of 1 2nd Street South

---

**I. PURPOSE**

The City of Fargo is seeking proposals from qualified developers, development groups and/or investment groups to utilize City-owned property at 1 2<sup>nd</sup> Street South to bring about development in the downtown. The City intends to sell the property.

**II. DEVELOPMENT GOALS**

The City's development goals include:

- High quality construction of structure(s,) preferably residential, along the riverfront in the downtown.
- A scale of development with consideration to the surrounding development.

**III. DESCRIPTION OF THE PROPERTY**

- Address: 1 2<sup>nd</sup> Street South
- Property Description: The property is a vacant.
- Lot Size: ~54,000 square feet. See attached description of the portion that may be sold.
- Access: Limited to Main Avenue, with no left turn out.
- Zoning: Downtown Mixed-Use (DMU). Note that within the DMU zoning district there are no height restrictions or building setback requirements.
- Renaissance Zone: The property is located in the Renaissance Zone, and the developer may qualify for Renaissance Zone incentives.
- Opportunity Zone: The property is located in an Opportunity Zone, and the project may attract investment by Opportunity Zone Funds.
- Availability of property: The property will be available June 1, 2022.

**IV. SUBMITTAL INSTRUCTIONS**

**Written proposals, enclosed in a sealed envelope, must be received by the City Auditor, Fargo City Hall, on or before November 17, 2021 at 4:00 p.m., at the following address:**

Office of the City Auditor  
225 4th Street North  
Fargo, ND 58102  
Attn: Jim Gilmour  
Re: Disposition of 1 2<sup>nd</sup> Street South

Proposal: The intent of the RFP is to assess and evaluate each respondent's capabilities, qualifications and conceptual development schematic. Proposals will be evaluated based on the criteria outlined in this RFP. The proposal shall include:

- Cover Letter: A letter signed by a principal or authorized representative who can make legally binding commitments on behalf of the entity or entities.
- Project Schematic: A description (narrative) as well as preliminary schematic plans and renderings of the proposed redevelopment concept. At minimum, schematic plans should depict the overall development plan inclusive of details such as building sizes, square footage of specific

components, number of parking spaces, materials and design style, circulation patterns, loading/service provisions and a description of the timing for any phased improvements.

- Identification of Entity(ies): Proposals shall outline a description of each entity(ies) involvement in the project. A profile of relevant experience shall be included specific to projects completed, location, type of development, project cost, financial capacity, project status and funding sources.
- Requested Incentives: Describe if Renaissance Zone or other incentives are required to implement the proposed development.
- Timeline: A proposed process and schedule to complete the project.
- Purchase Price: Propose a purchase price

**V. TERMS / CONDITIONS**

The City reserves the right to reject any or all proposals.

**VI. SELECTION CRITERIA**

The City's review committee will evaluate proposals based on the following factors and criteria:

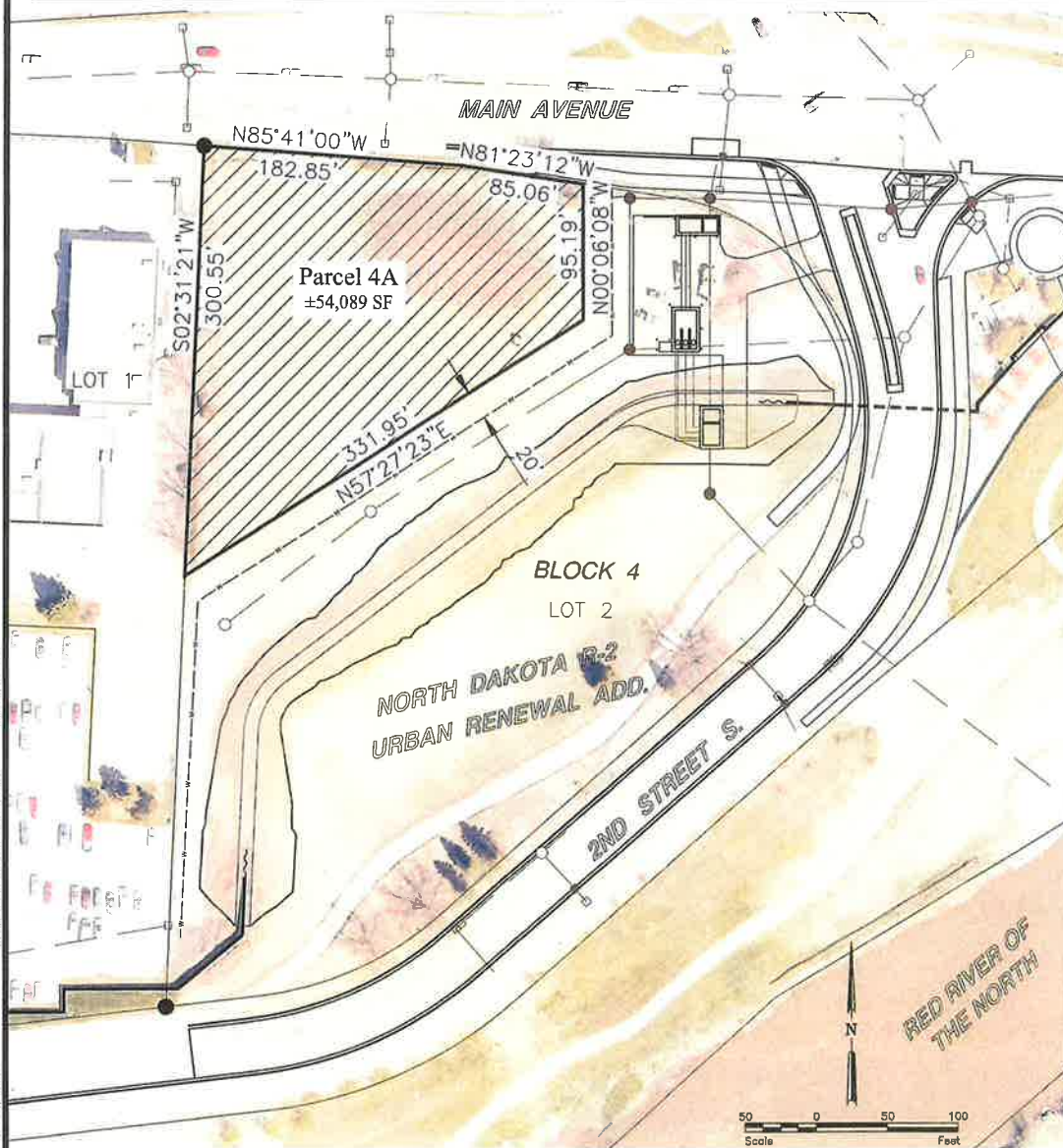
- Proposed development is consistent with the downtown plan
- Good design and quality of the project
- Large amount of private investment
- Purchase price
- Ability of the developer to implement the project
- Financial feasibility of development
- Implementation to begin within one year and be complete within three years
- Experience with related projects and past project history

**VII. ATTACHMENTS**

Location Map

PARCEL 4A  
 PART OF LOT 2, BLOCK 4  
 N.D. R-2 URBAN RENEWAL ADD.  
 CITY OF FARGO, CASS COUNTY  
 STATE OF NORTH DAKOTA

OWNER: CITY OF FARGO



H:\Fargo\UBA\7438\7438-009\007-In-Town\Leases Phase 2\CAD\Master Easements Parcel 4A.dwg-Parcel 4A-8/5/2018 11:56 AM-(Retrowd)

IRON MONUMENT FOUND	●
MEASURED BEARING	S59°27'46"E
MEASURED DISTANCE	105.00'
PLAT BEARING	(N57°00'00"W)
PLAT DISTANCE	(105.00')
PERMANENT EASEMENT	
TEMPORARY EASEMENT	

NOTE: ALL BEARINGS GIVEN ARE BASED ON THE CITY OF FARGO GIS COORDINATE SYSTEM.



## EASEMENT EXHIBIT

PROJECT NO.  
7438-009

F-M METRO FLOOD RISK MANAGEMENT PROJECT  
 2ND ST S AND MAIN AVE, CITY OF FARGO, CASS CO., ND

SHEET  
1 OF 2