



## Council Committee Memorandum

**TO:** Joint Council Committee  
**THROUGH:** Tim Murray, City Administrator  
**FROM:** Deanna Kuennen, Community & Economic Development Director  
**MEETING DATE:** January 15, 2019  
**SUBJECT:** Former Public Works Site Redevelopment – Review SOQs

### Background:

At the December 18, 2018 Joint Council Committee meeting, City Council directed Staff to prepare and distribute a Request for Qualifications (RFQ) seeking a qualified developer to partner with the City on the redevelopment of the Old Public Works Site. The City Council expressed their interest in identifying a redevelopment partner who has brownfields redevelopment experience, and shares a similar vision for the future of this property.

The attached RFQ was prepared and distributed on December 20, 2018 – to a list of 6 developers who had previously expressed their interest in the site:

- |   |                                       |
|---|---------------------------------------|
| 1. Jeremy Brown – Alliance Contracting, Inc           | 4. Matt Yetzer – MWF Properties       |
| 2. Jared Ackman – ROERS Companies                     | 5. Jim Kellison – Kelco Services, LLC |
| 3. Brian Sweeney – Cohen-Esrey Development Group, LLC | 6. Troy Zabinski – Met-Con Companies  |

Responses are due by 11 am on January 15, 2019.

Staff will review responses in advance of the Joint Council Committee meeting, and present the responses for discussion.

### Attachments:

- Request for Qualifications – Former Public Works Site, 601 1<sup>st</sup> Avenue NE



## REQUEST FOR QUALIFICATIONS

### City of Faribault – Former Public Works Site

601 1<sup>st</sup> Avenue NE

The City of Faribault (City) is seeking statement of qualifications and letters of interest from qualified developers for the re-development of the former Public Works Site. This site in its entirety is approximately 5 acres, of which the City will retain the northern 2 +/- acres and develop as a public park. The City is interested in partnering with a qualified developer to redevelop the southern 3 +/- acres. The proposed use is multi-family housing, but developers may also propose mixed use or other options.

This site is a known brownfield, with soil contamination, as it was formerly used as a city dump. The City is currently working with American Engineering Testing, Inc. (AET) to prepare a Qualified Assurance Project Plan in accordance with MPCA Guidance, and will complete required monitoring. Soil boring information, floodplain analysis, and Phase I and Phase 2 reports are available for review. Once a qualified developer is selected, the City will work with the developer and AET to submit a Response Action Plan (RAP) to the MPCA.

To be considered, interested developers are asked to submit the following:

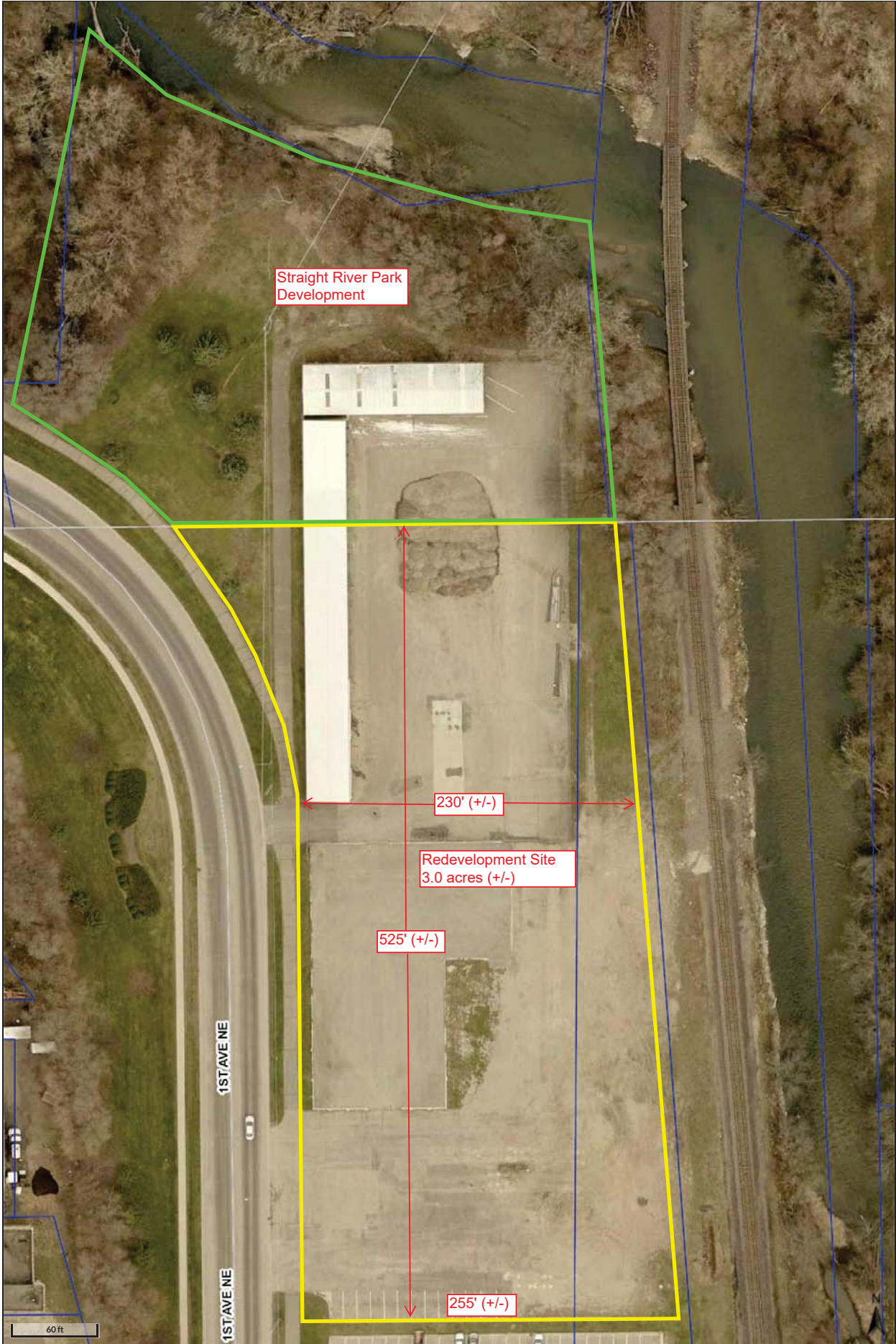
1. Letter of Interest
2. Statement of Qualifications – specifically including qualifications related to successful brownfield redevelopment
3. Proposed Project Scope including timeline, uses, preliminary concept plan, and any/all information that will help the City understand the project you envision for the site.

Statement of qualifications packets (to include an electronic file) must be **RECEIVED** by 11:00 a.m. on Tuesday, January 15, 2019 by the City of Faribault, Community & Economic Development Department, 208 NW First Avenue, Faribault, MN 55021 or via email at [communitydev@ci.faribault.mn.us](mailto:communitydev@ci.faribault.mn.us)

Please contact Deanna Kuennen, Director of Community & Economic Development at (507) 333-0376 with any questions.

Attachments: Site Map; Draft Downtown Master Plan

Former PW Garage Property







8TH ST NW

STRAIGHT RIVER

BEACH

PEDESTRIAN BRIDGE

LAWN

7TH ST NW

TOWNHOMES

MIXED USE

6TH ST NW

MIXED USE

MIXED USE

5TH ST NW

CENTRAL AVE N

PEDESTRIAN PROMENADE

MIXED USE

HOUSING

MIXED USE

1ST AVE NE

MIXED USE

MIXED USE

RIVER OVERFLOW & STEPS

RIVER WALK

