
STONEMILL REQUEST FOR PROPOSALS

*Request for Low-Density, Residential Development Proposals
Partially Serviced, City-Owned Land located in Stonemill Estates Addition*

Proposals Due: May 29, 2015 at 3:00 pm

REQUEST FOR PROPOSALS

The City of Moorhead, Minnesota is seeking proposals from qualified developers and builders for development of high quality residential development, which may include single-family detached and attached dwellings, townhomes, condominiums or other market driven creative housing, within the remaining City-owned partially serviced land in the Stonemill Estates subdivision. This area has been identified by the City as a priority development area and prime location for high quality residential investment.

COMMUNITY

Moorhead, Minnesota – a vibrant, growing community located in northwest Minnesota and part of the Fargo-Moorhead metro area. Moorhead has more than 40,000 people that call it home. Moorhead residents enjoy access to arts and culture, medical, shopping and employment opportunities within the entire metropolitan area with a total population of approximately 215,000. Moorhead prides itself as a community with strong neighborhoods and active community spirit.



Moorhead has:

- ✓ More than 40 neighborhood and regional parks connected by nearly 60 miles of bike amenities to facilitate a connected and active community.
- ✓ A world-class education system for learners of all ages with small class sizes for Moorhead public and private K-12 schools and five post-secondary college options for life-long learning including Concordia College and Minnesota State University - Moorhead.
- ✓ A strong, diverse economy and educated workforce with a current unemployment rate of 2.9%.

Stonemill Estates First Addition was established in 2006 with neighborhood amenities including ponds, walking paths and neighborhood parks with playground equipment and is ready to support this proposed development. The subdivision is located in walking distance of Moorhead Public Schools S.G. Reinertsen Elementary, which opened in 2004. The proposed site is prime for residential development with access to Highway 75, about 1.5 miles south of Interstate 94, and is located near new commercial retail and Trollwood Performing Arts School

CITY GOALS FOR PROJECT

- Creative subdivision design that will attract and satisfy market demand for quality housing while enhancing the existing neighborhood.
- Promote quality housing types with architectural appeal that complements the nature and character of the neighborhood.
- Development that expands the City's property tax base, provides a market rate return on land, and minimizes the City's risk and exposure pursuant to any aspect of the development proposal.
- Development consistent with the 2004 Comprehensive Plan and 2009 Update of the Comprehensive Plan (www.cityofmoorhead.com/housing/zoning.asp)

NOTE: The City is offering the property in "as is" condition and makes no representations or warranties regarding geology, soil stability, or environmental conditions.

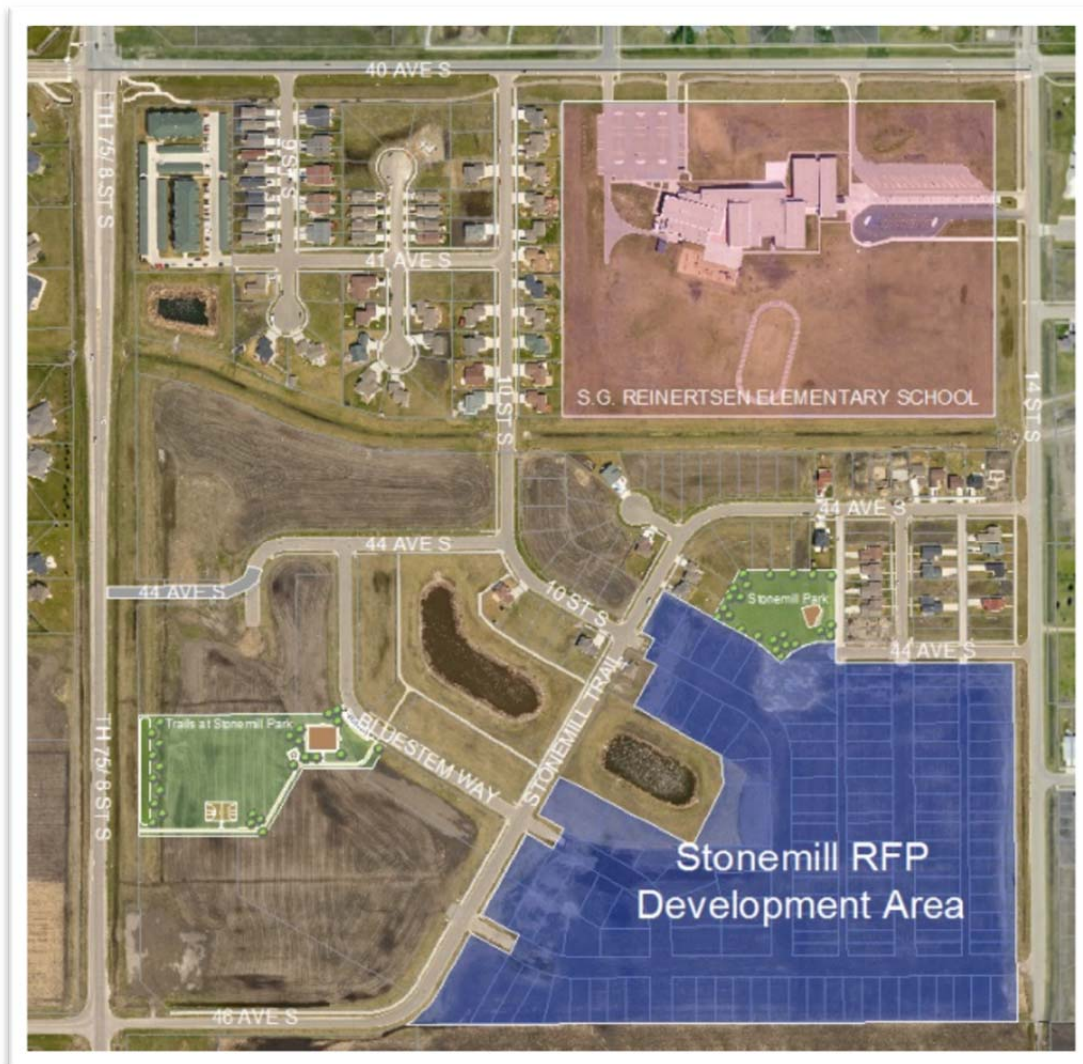
PROJECT SCOPE

BACKGROUND

The City of Moorhead acquired properties in the Stonemill Estates subdivision due to non-payment of taxes by the original owner. The timing of the original development coincided with the national recession and a low point in Moorhead's housing production and contributed to the tax forfeiture of Stonemill Estates. The City is now making available to proposers the partially-serviced single and two family/multi-family properties in the southeast portion of Stonemill Estates.

In 2014, the southwest portion of Stonemill Estates was sold for construction of 314 multi-family residential units which are currently under construction. The multifamily developer dedicated nearly 4 acres of land for a new public neighborhood park with newly installed playground equipment, picnic shelter, bike trail, basketball court and green space.

Thirty-seven serviced tax forfeit lots in the northern portion of Stonemill Estates have either been optioned or sold for housing construction.



LAND AREA

The development area includes approximately 30.2 acres of developable land.

DENSITY

Maximum density of 124 units is limited by infrastructure capacities servicing the subdivision.

ZONING - DIMENSIONAL STANDARDS

Zoning	Min. Lot Area (per unit)	Min. Lot Width x length	Front/ Rear Yard Building Setback	Street Side yard Setback	Interior Side Yard Setback	Max. Building Height	Max. Building Coverage	Max. Impervious Surface Coverage
RLD-3: Residential Low Density-3								
Single-Family Attached/Detached	4,000 sq. ft.	25'/40' x 100'	25' (It can be reduced to 20' if the garage doesn't face the street.)	12'	5'	35'	40%	60%
Limited Multi-family Dwellings	4,000 sq. ft.	100' x 130'	25'	40' Principal & Arterial Roads 30' Other Roads	20'	35'	40%	60%

ACCESS-CONNECTIVITY

- The existing accesses at 44th and 46th Avenues South provide connectivity to US Highway 75/8th Street South.
- 14th Street is considered a “local collector” and limited access points will be allowed. Possible limited roadway/access spacing will be guided by City Code access standards. Direct access from individual residential lots is prohibited.

REPLATTING

- Moorhead anticipates the proposed development will complement the surrounding neighborhood. Development may include removal of alleys from the original 2006 Stonemill Estates First plat.
- Multi-modal/trail amenities must provide connectivity between residential areas and park amenities.
- The existing ponds have been designed and built to accommodate the additional residential development. No additional ponds are required for this land area.

LAND PRICE

- The City has set a minimum base sale price for the developable land at \$1,900,000 and will score proposals more favorably if proposed land price exceeds base price.
- Additional performance and development terms will be negotiated within the Developer’s Agreement.

SPECIAL ASSESSMENTS

- Up to 75% of the purchase price may be spread as uncertified special assessments to be amortized over 20 years at the existing project interest rates.
- A letter of credit or other acceptable form of security will be required in an amount totaling the first five (5) years of special assessment installments.
- The City will entertain proposals that include developer-installed infrastructure; as well as petitions for the City to install internal roads and infrastructure. Details will be outlined within the Developer’s Agreement and according to current City policy.

CITY INCENTIVES

- **Make Moorhead Home Property Tax Rebate** – The City will provide a rebate of property taxes to a new property owner for the first two years after construction under current terms of the program. NOTE: This program is currently set to expire December 31, 2016; however, the possibility does exist that this program could be extended beyond this date. For more information: <http://www.makemoorheadhome.com/pdf/FAQ.pdf>
- **First and New Home Incentive** – First-time homebuyers purchasing newly constructed homes in Moorhead may be eligible to receive a \$5,000, 0% interest deferred loan, to be applied to special assessments. For more information: <http://www.makemoorheadhome.com/new-home-incentive.php>

RESOURCES

- Evaluation Criteria Scoring Sheet
- Aerial Site Map
- Zoning Map
- Future Land Use Map
- Existing Infrastructure Map

PROPOSAL SUBMITTAL REQUIREMENTS

Digital and/or Paper copies of the proposal will be accepted. All submittals must be clearly marked: "Residential Development Proposal: Stonemill Estates". PDF would be the preferred format for all digital submittals. If paper copies are submitted, please submit five (5) copies. Paper proposals and digital discs must be submitted to:

City of Moorhead
500 Center Avenue – 4th Floor of City Hall
PO Box 779
Moorhead MN 56561-0779
Attn: Amy Thorpe

Proposals are also accepted via email to lotsales@cityofmoorhead.com. The City is not responsible for proposals that are not able to be opened or too large for electronic submittal.

The City of Moorhead will require each proposal to outline all the elements to be included in the project and provide the following minimum information:

Cover Sheet

The cover sheet must include: Name of organization, address, contact person, contact information including email, phone and address. Additional information may include examples of previous development projects completed, experience summaries of project architect, project general contractor, construction lender and any other consultants.

Project Information

The developer shall provide a project narrative describing the proposed development concept including proposed housing types. As applicable, the proposal should also include supplemental information, such as target demographic, total estimated market value of the improvements, proposed ownership, sample price points and a description of possible marketing strategies for the development concept.

Project Drawings

A scaled site plan indicating the scope of parcels to be included for the proposed project including project phasing, if any; location and dimension of buildings; proposed street configurations; and park connections.

Financing Information

A statement of financial commitment noting the proposed purchase price and method/timing of payment to the City is required. The proposed purchase price will be considered during evaluation of the proposal.

Please include references from two area lenders.

Timeline

A construction and phasing schedule that includes a timeline of improvements must be provided.

PERFORMANCE DEADLINE

The City of Moorhead encourages a quality project and aggressive construction schedule. The City is willing to consider a multi-phased development concept. The City anticipates proposals submitted in 2015 would include installing underground utilities in 2015 and streets, curb, and gutter in 2016.

Ideally the developer/builder would request the initial building permit no later than Spring 2016 with substantial completion by Spring 2017. The final terms of the project and construction schedule will be outlined in a Developers Agreement.

NOTICE TO DEVELOPERS

The City reserves the right to reject any and all proposals and to advertise for new proposals.

The City Council, at its sole discretion, will select a “preferred developer” and initiate negotiations to enter into a Developer’s Agreement. The preferred developer submitting the selected proposal will be required to provide the City a \$1,000 security deposit within 72 hours of notification of selection. The deposit will be applied to the purchase of property or forfeited to the City if the developer fails to enter into a Developer’s Agreement with the City within 60 days of the notification of selection.

Sale subject to a Development Agreement which will include a property reverter to the City if developer does not meet the performance and completion schedule or the design agreed upon under the terms of the Development Agreement.

PROJECTED SCHEDULE

Request for Proposals Issued: April 29, 2015

Proposals Due: May 29, 2015 at 3:00 p.m.
City of Moorhead
500 Center Avenue – 4th Floor
PO Box 779
Moorhead, MN 56561-0779
Attn: Amy Thorpe

Notice of Award: A “preferred developer” selection by June 8, 2015

Proposals should be clearly marked “Residential Development Proposal: Stonemill Estates”

Proposals must be received by the date and time due to be considered.

The City of Moorhead reserves the right to change any dates.

PRIMARY POINT OF CONTACT

Amy Thorpe, Econ Dev Program Administrator - 218.299.5442

CITY STAFF

City Manager	Michael J. Redlinger	218.299.5305
Deputy City Manager	Scott A. Hutchins	218.299.5376
City Planner & Zoning Administrator	Kristie Leshovsky	218.299.5332
City Engineer	Robert Zimmerman	218.299.5393
Assistant City Engineer	Tom Trowbridge	218.299.5395
Finance Director	Wanda Wagner	218.299.5318

MOORHEAD PUBLIC SERVICE

General Manager	Bill Schwandt	218.477.8004
Water Distribution Engineer	Kris Knutson	218.477.8071
Electrical Engineering Manager	Travis Schmidt	218.477.8084

Organization

Stonemill Estates

Name: _____

Development Evaluation Criteria

PROJECT	Data/Check	Information/Comments	Rating	Weighted % 35%
Land consumption				3 possible points
Single Parcel development				
Complements Overall development				
Scope				15 possible points
Residential housing types				
Site Plan				10 possible points
Setbacks				
Height				
Max. Building Coverage				
Max. Impervious Surface Coverage				
Access				
Traffic patterns				
Parking				
Landscaping				
Aesthetics				7 possible points
Site context sensitive				
Visual appeal				
Complementary to neighborhood				
Quality Materials				
FINANCING	Data/Check	Information/Comments	Rating	Weighted % 55%
Purchase Price				25 possible points
Statement of Financial Commitment				
Total Purchase Price				
Does it meet the minimum purchase price?				
How much does it exceed the min. price?				
Method/Timing of Payment				
Estimated Market Value per unit completed				
Special Assessments				20 possible points
Total Amount Deferred				
% Spread				
Future Infrastructure Financing Plan				
References				10 possible points
Reference from 2 area lenders				
TIMELINE	Data/Check	Information/Comments	Rating	Weighted % 10%
Construction Phasing				10 possible points
Timeline				
Phasing schedule				
			TOTAL	

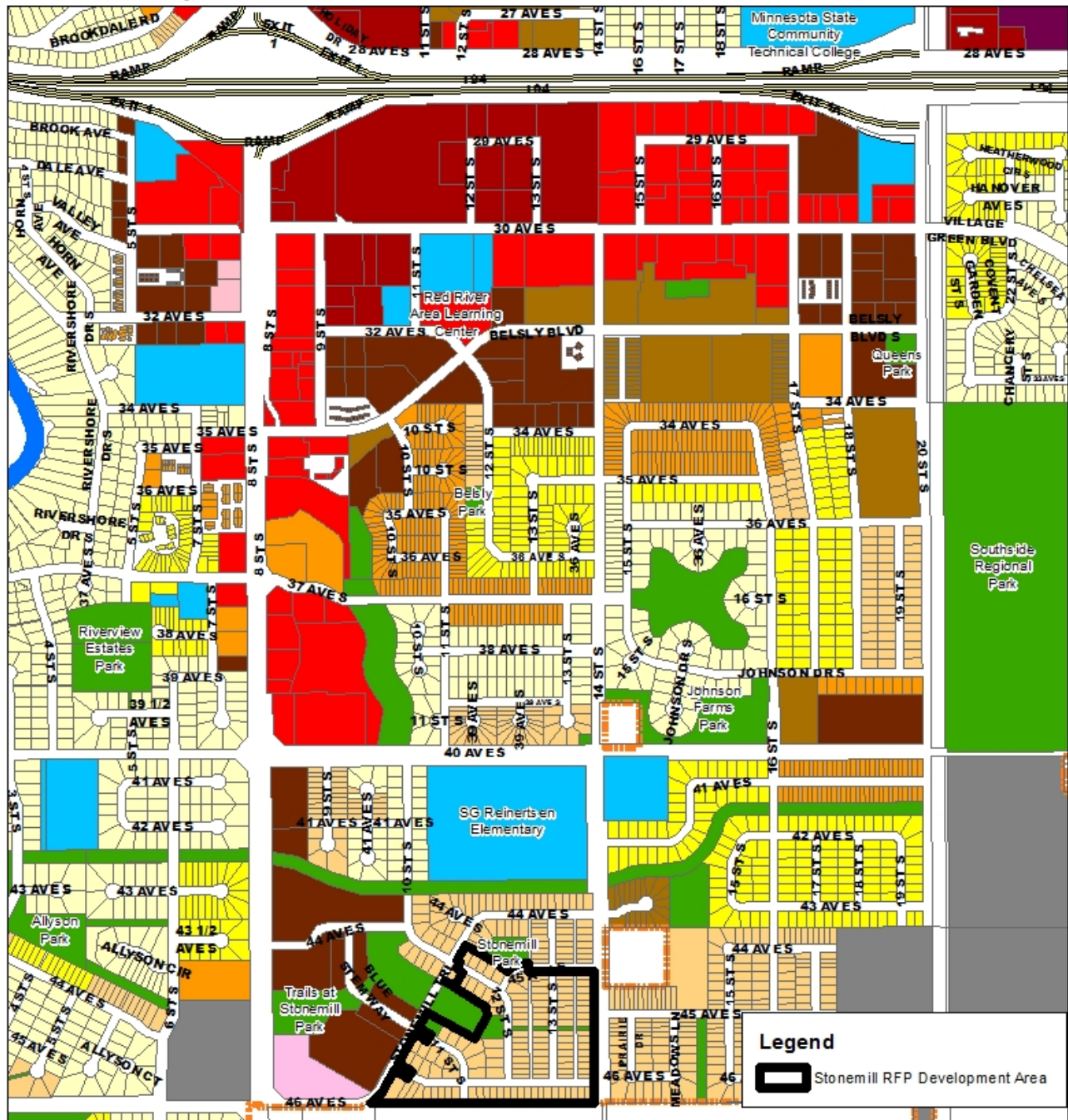


General Location Map - Aerial Stonemill Estates Addition



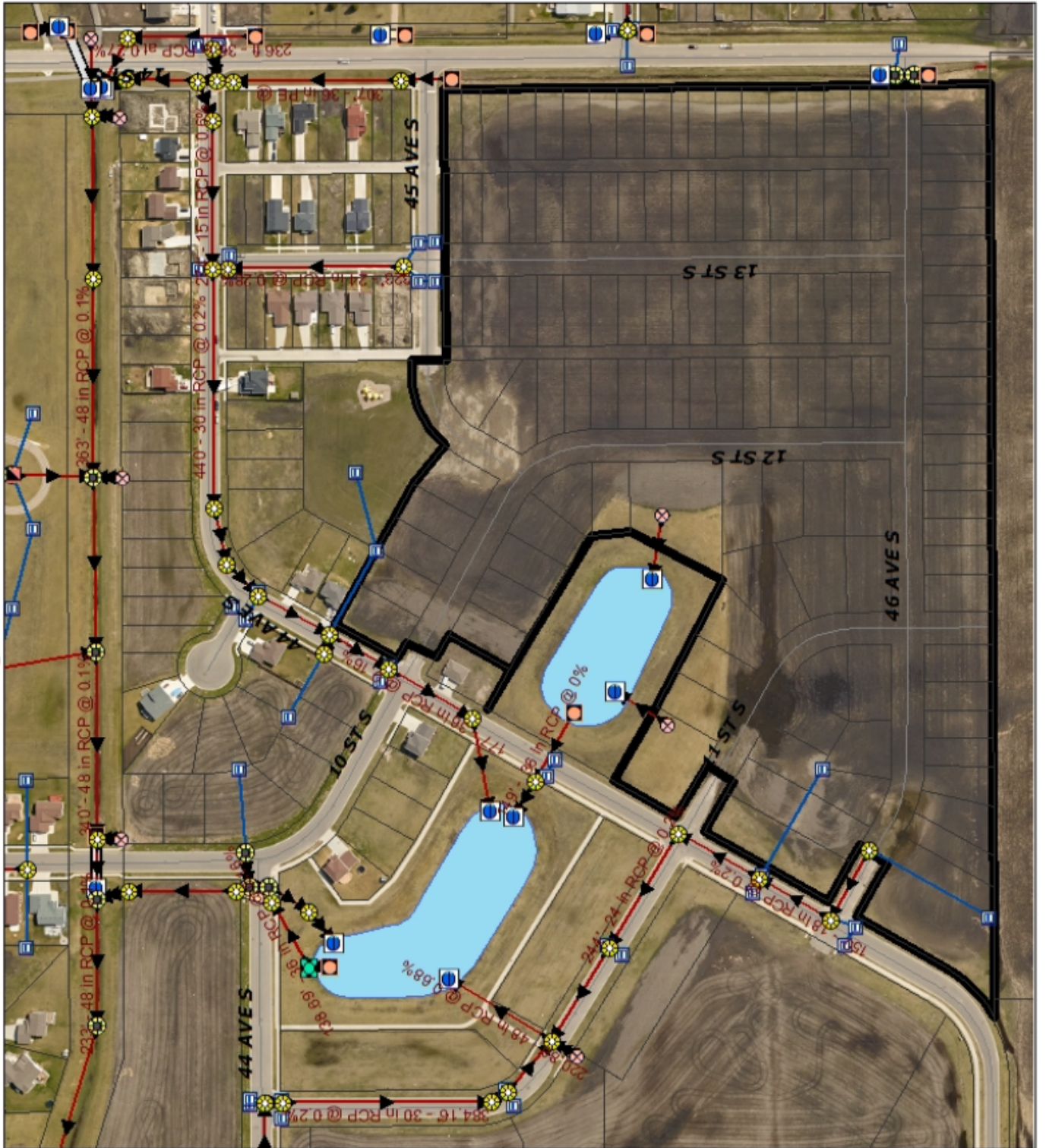


General Location Map - Zoning Stonemill Estates Addition



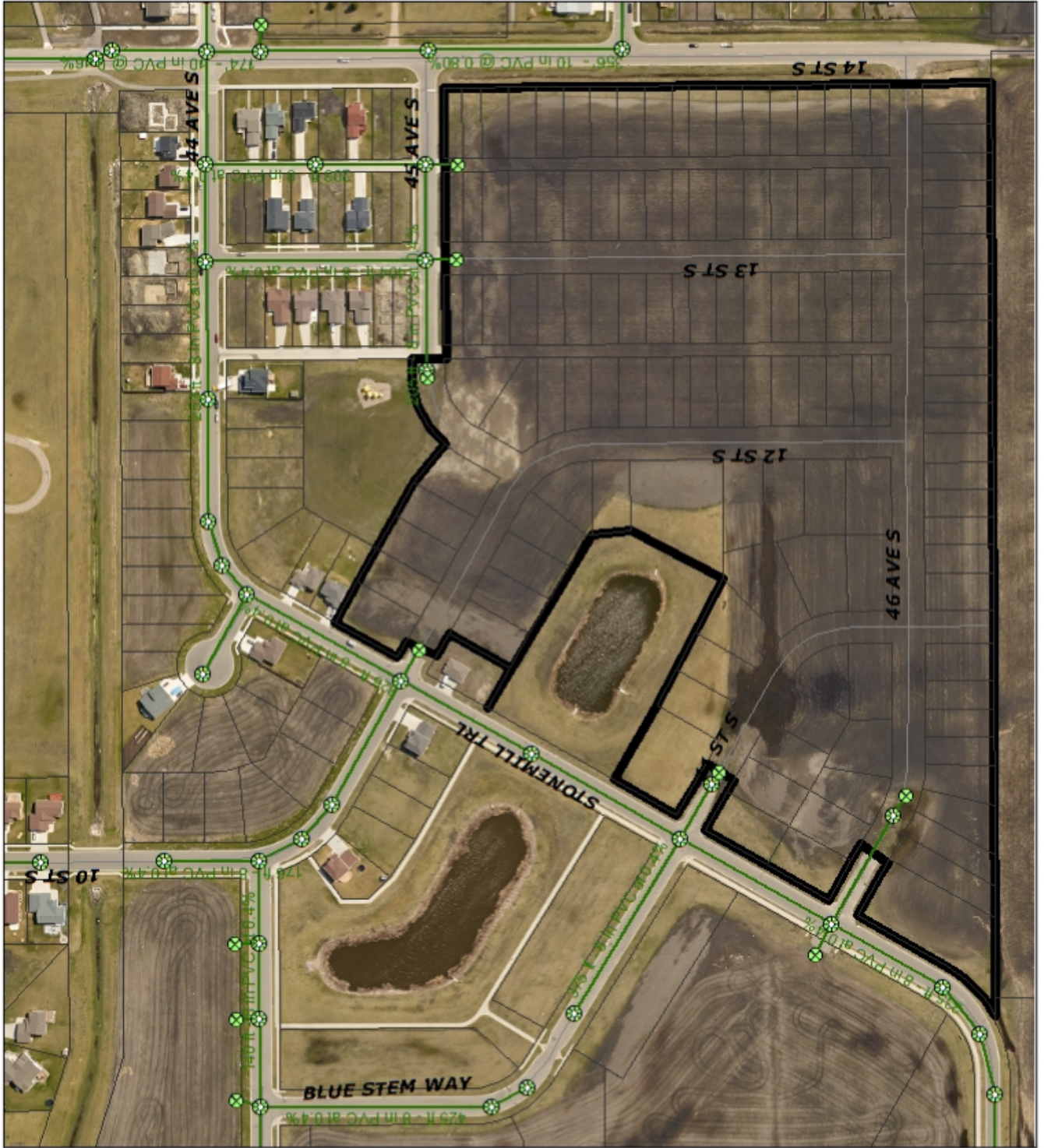
Zoning District Legend			
RLD-1: Residential Low Density-1	RHD-1: Residential High Density-1	MU-1: Downtown Mixed Use	P: Public/Open Space
RLD-2: Residential Low Density-2	NC: Neighborhood Commercial	MU-2: Corridor Mixed Use	I: Institutional
RLD-3: Residential Low Density-3	CC: Community Commercial	MU-3: Commercial Mixed Use	PUD-LINS: Planned Unit Development/Light Institutional
RMD-1: Residential Medium Density-1	RC: Regional Commercial	LI: Light Industrial	TZ: Transitional
RMD-2: Residential Medium Density-2		HI: Heavy Industrial	Moorhead City Limits

Stonemill Estates - Existing Storm Water Infrastructure



Legend	
	Lift Station
	Flood Control
Storm Manholes	
Type	
	Manhole
	Grated Manhole
	Catch Basin
	Abandoned
	Inlet
	Outlet
	Gatevalve
	Flapgate
	Structure
	Cleanout
	Drain Box
	Reducer
	Stub
	Tee
	Other
	Catch Basin
	Abandoned CB
Storm Mains	
Material	
	Abandoned
	Storm Mains
	Box Culvert
	RCP and CMP Arch
	CB Lead
	Abandoned CB Lead
	Storm Ponds
	Stonemill RFP Area

Stonemill Estates - Existing Sanitary Sewer Infrastructure



Legend	Sanitary Lift Stations
Sanitary Manholes	
Type	
Manhole	
Abandoned	
Air Release	
Cleanout	
Gatevalve	
Locator Ball	
Marker Post	
Meter Vault	
Other	
Stub	
Sump Pit	
Tee	
Valve	
Valve Vault	
Abandoned	
Sanitary Mains	
Abandoned FM	
Forcemain	
Stonemill RFP Area	