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# JOHNSON FARMS REQUEST FOR PROPOSALS

*Request for Low-Density, Residential Development  
Partially Serviced, City-Owned Land located in Johnson Farms Addition*

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

## 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](http://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.*

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## PROJECT SCOPE

### LAND AREA

The development area includes approximately 6.9 acres of land.

### DENSITY

Maximum density is 29 units. The land is currently platted in 23 lots – of which six lots are intended for twin homes or duplexes.

### ZONING

The proposed residential development area has three separate zoning districts, see zoning map on page 8.

### INFRASTRUCTURE

- All trunk infrastructure servicing this area is currently installed and has been assessed to the benefiting area.
- The project's underground utilities will be installed in 2015 with the entire cost of the project to be assessed to the benefiting properties. The estimated cost of the project with contingencies is anticipated to total \$250,820. The selected developer will be expected to petition to install the streets, curb, and gutter in 2016 at an estimated cost of \$270,980.



## LAND COST & SPECIAL ASSESSMENTS

- The base sales price for the land is \$425,000.
- Development terms will be negotiated within the Developer's Agreement.
- 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.
- Underground utilities installed in 2015 will be assessed in 2016 with the first payable year being 2017.
- The streets, curb and gutter project will be assessed in 2017 with the first payable year being 2018.
- Each of these lots will be assessed a portion of the cost (\$1,750 per single family, \$875 per twin home lot) of the 20<sup>th</sup> Street project which will be constructed in 2015, assessed in 2016, and first payable in 2017. Once the 20<sup>th</sup> Street project is complete, trunk infrastructure will be complete for this area.
- 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. Based on a purchase price of \$425,000 with 75% being reassessed the letter of credit amount would be \$365,000.
- Development terms will be negotiated within the Developer's Agreement.

## 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>

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# PROPOSAL SUBMITTAL REQUIREMENTS

Digital and/or Paper copies of the proposal will be accepted. All submittals must be clearly marked: "Residential Development Proposal: Johnson Farms". PDF would be the preferred format for all digital submittals. Paper proposals and digital discs must be submitted to:

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

Proposals are also accepted via email to [lotsales@cityofmoorhead.com](mailto: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 previous development projects completed, 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.

### Financing Information

A statement of financial commitment noting the proposed purchase price and method/timing of payment to the City is required.

### References

Please include references from two area lenders.

### Timeline

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

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## PERFORMANCE DEADLINE

The City of Moorhead encourages a quality project and aggressive construction schedule. The City is scheduled to installing underground utilities in 2015 and the selected developer will install streets, curb, and gutter in 2016. The final terms of the project and construction schedule will be outlined in a Developers Agreement.

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## 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.

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## 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 – 4<sup>th</sup> Floor  
PO Box 779  
Moorhead, MN 56560  
Attn: Amy Thorpe

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

Proposals should be clearly marked **“Residential Development Proposal: Johnson Farms”**

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

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

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## PRIMARY POINT OF CONTACT

*Amy Thorpe, Econ Dev Program Administrator - 218.299.5442*

### CITY STAFF

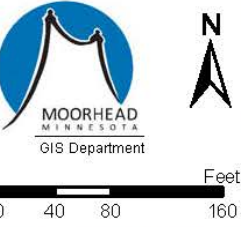
<b>City Manager</b>	Michael J. Redlinger	218.299.5305
<b>Deputy City Manager</b>	Scott A. Hutchins	218.299.5376
<b>City Planner &amp; Zoning Administrator</b>	Kristie Leshovsky	218.299.5332
<b>City Engineer</b>	Robert Zimmerman	218.299.5393
<b>Assistant City Engineer</b>	Tom Trowbridge	218.299.5395
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

### MOORHEAD PUBLIC SERVICE

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

# 15-A6-2 Johnson Farms 3rd Addition Phase 2 Underground Utilities

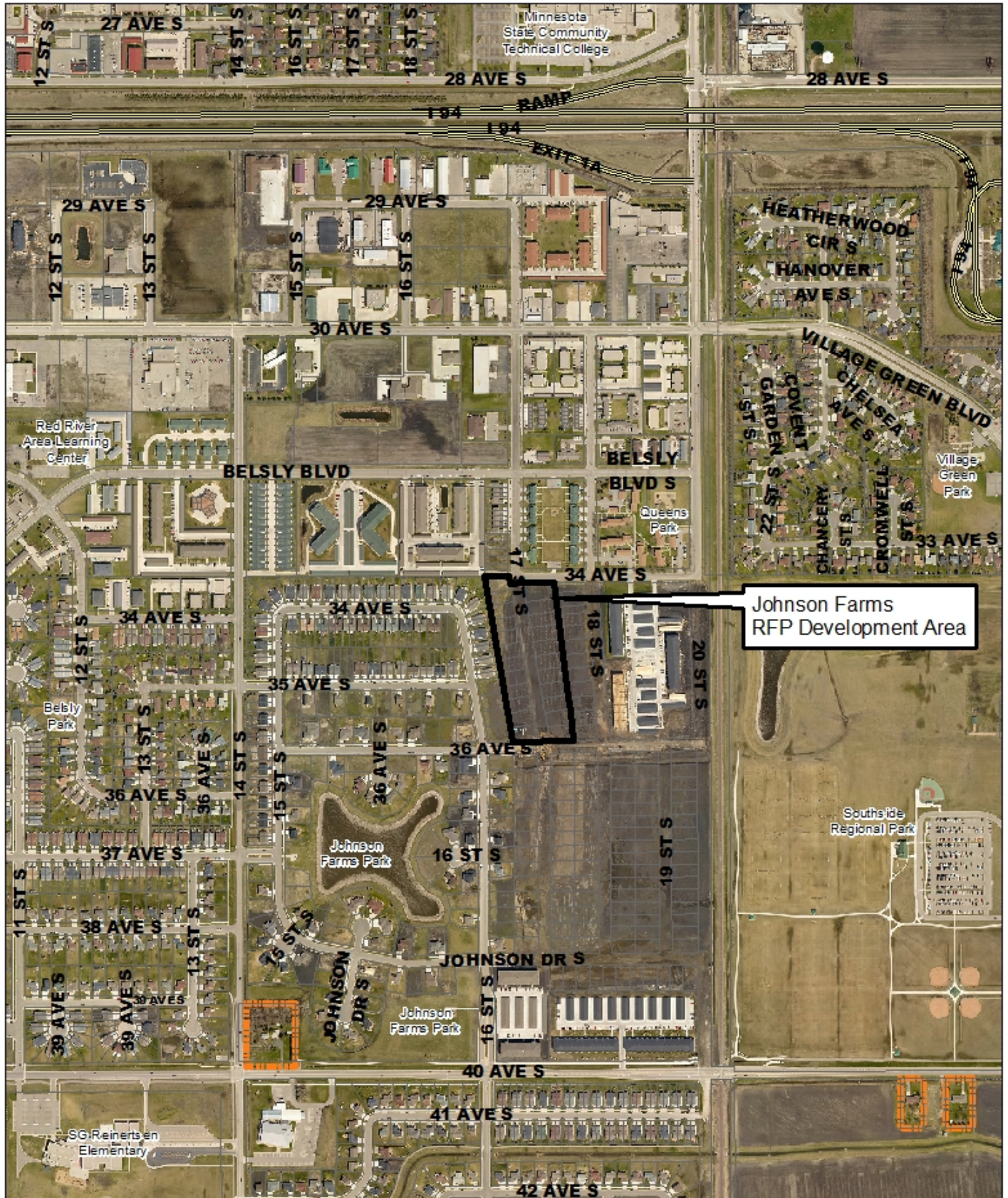
- Legend**
- Sanitary Sewer**
  - Manhole
  - Sanitary Mains**
  - 8" San. Main
  - Storm Sewer**
  - Manholes**
  - Grated Manhole
  - Catch Basin
  - CB Lead
  - Storm Mains**
  - Diameter**
  - 15
  - Water Distribution**
  - 8" Water Main
  - Fire Hydrant
  - Hydrant Lateral



Faded lines represent existing utilities.



# General Location Map - Aerial Johnson Farms First Addition





# General Location Map - Zoning Johnson Farms First Addition



Johnson Farms  
RFP Development Area

### 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	