



ADDENDUM NUMBER ONE

For

Developers of High-Density, Mixed-Use, Transit-Oriented Developments

1.66 acres in the Central Business District of Saint Paul, Minnesota

Contract Number 22P338

Date: July 1, 2024

From: Metropolitan Council
Procurement Department
390 Robert Street North
St. Paul, MN 55101-1805

To: All Plan Holders of Record

The following changes, additions and deletions are hereby made a part of the Request for Proposal (RFP) Documents for the subject project as fully and completely as if the same were set forth therein.

Acknowledge receipt and acceptance of this addendum in the Proposal. **FAILURE TO DO SO MAY RESULT IN REJECTION OF THE PROPOSAL.**

DOCUMENTS

The proposal due date and time will remain the same: Thursday, July 25, 2024, at 5:00 PM CST”.

“All other requirements of the RFP documents remain in effect.”

SPECIFICATIONS or SCOPE OF WORK

None.

LIST OF ATTACHMENTS

Attachments that pertain to the RFP, Questions and Responses, Pre-Proposal Meeting Attendance Documents, DBE Informational Handouts, Meeting Notes, etc.

None.



END OF ADDENDUM

QUESTIONS AND RESPONSES

Question 1 (Q1): What is the vision for development on Central Station Block?

Response to Question 1 (R1): The Saint Paul HRA and Metropolitan Council are aligned in desiring to see a feasible development proposal that brings dense, high-quality, urban infill to this site. The goals for this development have been outlined in Section 3 of the request for proposals.

Q2: When will an Environmental Impact Statement (EIS) be completed for the project?

R2: The type of environmental review needed will not be determined until a specific development proposal is selected. The size and content of a project will determine what type of review will be needed and when that process will occur.

Q3: Who can submit a proposal?

R3: Anyone can submit a proposal and their response will be reviewed against the criteria in the request for proposals.

Q4: Has the City or HRA committed subsidy to this project?

R4: Central Station Block is an exciting, and potentially challenging, redevelopment opportunity. The request for proposals provides a list of potential financial tools that could support a redevelopment project. If a development concept will require subsidy, please provide a preliminary request in your submission. Submissions will be evaluated based on a developer's financial plan and viability, including reasonableness of the requested subsidies. Any assistance will require a public process and will depend on compatibility and eligibility of the uses, gap analysis, and availability of funds.

Q5: Will the City of Saint Paul's Rent Stabilization Ordinance apply to new housing at Central Station Block?

R5: Following passage of the Rent Stabilization Ordinance, approved by Saint Paul voters on November 2, 2021, now memorialized as Chapter 193A of the Saint Paul Legislative Code, the City Council amended the Ordinance to allow exceptions for new construction and for reasonable returns on investment, as outlined in Chapters 193A.06 – 193A.08. For further information, please view the text of [Chapter 193A of the Legislative Code](#) and the [process for appeals on the City's website](#).

Q6: What are the parking requirements?

R6: On August 18, 2021, the City Council approved Ordinance 21-27 amending off-street parking requirements in the City's zoning code and eliminating off-street parking requirements citywide. Prior to approval of this ordinance, parking minimums did not apply to downtown zoning districts B4 and B5, in which Central Station is located. As with any new development in Saint Paul, a



developer for Central Station Block would be able to build or provide parking for the intended uses on site, up to the maximum amount.

Q7: Are there parking ramps nearby that could serve new development on Central Station Block?

R7: There are several existing parking ramps near this site. A map of available parking in Downtown Saint Paul can be found [here](#).

The Capital City Ramp at 50 4th Street East is immediately south of Central Station Block and conveniently connected to the site via Skyway. This parking ramp contains 916 parking stalls and is owned by Madison Equities. The company has decided to offer this parking ramp for sale as part of a [broader portfolio](#) following the death of its owner in January. Offers will be accepted on the “entire portfolio, sub-portfolios or individual properties.” If interested, proposers are encouraged to contact the seller to inquire about the status of the parking ramp.

Q8: What is the status of the other building on this block?

R8: The other building on this block is the historic Saint Paul Athletic Club. This building is currently for sale. A marketing brochure for the building can be found at this [link](#). If interested, proposers are encouraged to contact the seller to inquire about the status of the property and sale.

Q9: Is a survey available for this site?

R9: The Metropolitan Council and the HRA have performed due diligence to prepare the Central Station Block for redevelopment. This due diligence includes a survey, title, and a Phase 1 Environmental Site Assessment. Documents related to this due diligence can be found at this [link](#). A full list of reference documents can be found in Section 4 of the request for proposals.

Q10: Where can I download the Request for Proposals for this project?

R10: [Click here to view and download the RFP documents](#) (including Plan Holder Report and Addendums). Please input this QuestCDN eBidDoc™ Number **9049465** on the website’s Project Search page. Contact QuestCDN at 952-233-1632 or info@questcdn.com for assistance in downloading and working with the digital documents. [Click here for more information about this Central Station Block development opportunity.](#)

Alternatively, proposals may be sent to:

Laron Weddington
RFP - Central Station Block
390 Robert Street North
Saint Paul, MN 55101

Phone: 651-602-1032

Laron.weddington@metc.state.mn.us

TTY: 651-291-0904



Respectfully submitted by:
Laron Weddington
Principal Contract Administrator