



Request for Real Estate Development Proposals

December 19, 2022

The City of Anoka is seeking real estate development proposals for an 15,000 +/- square foot restaurant pad site owned by the City of Anoka.

Interested parties are required to submit a sealed proposal containing a copy of the required materials described in the **RFP Required Proposal Content section**.

Please remit proposals to:

Attn: Doug Borglund

Community Development Director

City of Anoka

2015 First Avenue

Anoka, Minnesota 55303

dborglund@ci.anoka.mn.us

RFP's must be received no later than 11:00 a.m. on March 1, 2023

Thank you for your interest.

Sincerely,

Doug Borglund

Community Development Director

City of Anoka

763-576-2723



Proposal Instructions

A. Proposal Timeline:

1. Sealed proposals will be submitted and will be opened by City Staff after the submittal deadline. City Staff will redact any sensitive financial data related the Applicant(s) or their company/entity. All proposals received will then be included in the March 6, 2023 Regular City Council meeting packet. The packet will be posted on the city's website and available to the public by the end of on Friday, March 3, 2023.
2. At the March 6, 2023 Regular City Council meeting, Applicants will present their proposal. The order in which the presentations are made will be randomly determined – by lottery or similar process. Applicants will be given 15 minutes to present their proposal to the City Council.

B. Proposal Expectations:

1. The sale price is \$175,000. However, this amount is negotiable.
2. It must be an establishment that sells food and beverage. Details should be included in the proposal.
3. The proposal should accommodate and interact with the adjacent City park property and public events in the area.
4. The proposal must accommodate a winter trail access for snowmobiles and other recreational vehicles. Such plans should be included in the proposal.
5. The proposal should interact, access, and accommodate users of the Rum River Trail is preferred.
6. There should be a willingness to work with the City to create a shared public restroom facility is preferred.
7. The proposal should include information on parking needs and a parking plan.



C. Required Proposal Content

1. Cover Letter
2. Formal Real Estate Offer Letter
3. Operational Business Plan
4. Proof of Project Financing/Lender Approval Letter
5. Concept Site Plan and Concept Building Renderings

D. Terms and Conditions

1. The City reserves the right to amend the request for proposals at any time.
2. The City reserves the right to reject any or all proposals.
3. The City reserves the right to request additional information from interested parties at any time during the process.
4. If the City accepts a proposal and enters into a purchase agreement, the projects development agreement with the City will include a buyback clause in case the project does not move forward. The buyback clause will allow the City to buy the real estate back at the price it sold the land from the buyer.
5. If the City accepts a proposal and enters into purchase agreement, the City and buyer will maintain a separate first right of refusal agreement on the subject property maintaining an option if a business where to fail and it is determined it's in the best interest of the public to acquire the property and improvements upon the property for a period of time to be determined. The first right of refusal would be executed at the time of the real estate closing and canceled if the project does not commence.
6. If the City accepts a proposal and enters into a purchase agreement, the City will not close on the subject real estate until the buyer has secured all its required development approvals from the City, executed a development agreement with the City, and the buyer has secured its project funding from its lending source. If required approvals and funding cannot be obtained, the purchase agreement will be canceled.
7. If the City accepts a proposal and enters into a purchase agreement, the projects development agreement will require construction of a building project and related improvements to commence and be completed within 18 months from the closing date on the subject real estate.

Anoka County Parcel Viewer



Parcel Information:

Approx. Acres:
Commissioner:

Owner Information:

Plat:



Anoka County GIS

1:600

Date: 4/4/2022

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.