



Request for Proposals (RFP)

Redevelopment of Lots 12-16, Block 47
Savage MN

Issued By:

Scott County Community Development Agency
100 5th Ave. E. Shakopee, MN 55379

RFP Issuance Date: March 26, 2026

Proposal Submission Deadline: May 26, 2026

This Request for Proposals (RFP) invites respondents to submit plans for the redevelopment of Lots 12-16, Block 47 Savage, MN in a manner that aligns with the community's goals for revitalization, economic development, and long-term sustainability.



Request for Proposals (RFP) Redevelopment of Lots 12–16, Block 47 4728, 4710, 4704, and TBD 124th Street West, Savage, MN 55378

Issued By:

Scott County Community Development Agency (CDA)
100 5th Ave E.
Shakopee, MN 55379

RFP Issuance Date: March 26, 2026

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INTRODUCTION The Scott County Community Development Agency (CDA) invites qualified developers to submit proposals for the redevelopment of CDA-owned parcels in downtown Savage. These parcels are guided for redevelopment and present an opportunity to expand the city’s supply of affordable housing. The CDA is seeking proposals that will deliver high-quality housing affordable to households at or below 80% of the Area Median Income (AMI).

SITE DETAILS - Address/Parcel Information:

Address	Lot(s)	Block	PID	Acreage (Approx)
4728 124th St. W	12	47	260100690	.17
4710 124th St. W	13, 14	47	260100700	.34
4704 124th St. W	15	47	260100720	.29
TBD	16	47	260100710	.06

- **Total Site Area:** Approx. 0.86 acres
- **Owner:** Scott County CDA
- **Current Use:** single-family homes: redevelopment site. CDA to demolish two homes.
- **Zoning:** Guided for residential redevelopment (subject to city approvals)
- **Concept Plans:** See attached concept illustrations and aerial lot map

DEVELOPMENT GOALS The Scott County CDA seeks proposals that will:

- Deliver affordable housing units serving households at or below 80% of AMI.
- Complement and enhance the downtown Savage environment.
- Demonstrate high-quality, durable construction and thoughtful site design.
- Incorporate innovative approaches to affordability, livability, and sustainability.
- Leverage both private and public financing sources (e.g., LIHTC, TIF, other state/federal programs).
- Provide a viable long-term property management plan.

PROPOSAL CONTENT REQUIREMENTS Proposals must include:

1. **Project Overview**
 - Total number and type of units proposed
 - Affordability levels and target demographics
 - Proposed rent structure by unit type
2. **Conceptual Site Plan**
 - Site layout and building orientation
 - Parking plan (surface/garage)
 - Landscaping, open space, and stormwater features
3. **Development Team Qualifications**
 - Description of development team and partners
 - Experience with affordable housing and mixed-use projects
 - Examples of comparable projects (up to 3 references)
4. **Financing and Partnerships**
 - Description of financing structure (equity, debt, subsidies)
 - Potential public-private partnerships
 - Proposed use of TIF or other public tools, if applicable
5. **Development Timeline**
 - Key milestones (site plan approvals, financing commitments, construction start, completion, and occupancy)

SELECTION CRITERIA Proposals will be evaluated based on:

- Alignment with CDA goals for affordable housing
- Financial and development feasibility
- Developer qualifications and past experience
- Site planning and design. Attached are concept plans that align with the Scott County CDA objectives.
- Timeline and ability to achieve timely completion

SUBMITTAL DEADLINE Proposals must be submitted electronically by 4:00 PM on May 26, 2026, to:

Michael Werneke, Business Development Manager
Scott County CDA
mwerneke@scottcda.org
952-395-5122

GENERAL TERMS This RFP does not obligate the Scott County CDA to sell or transfer property, nor does it guarantee selection of any proposal. The CDA reserves the right to reject any or all proposals, request additional information, or negotiate with applicants.

Exhibits:

Exhibit 1 : Aerial Map of Lots 12-16, Block 47

Exhibit 2 : Concept Plans

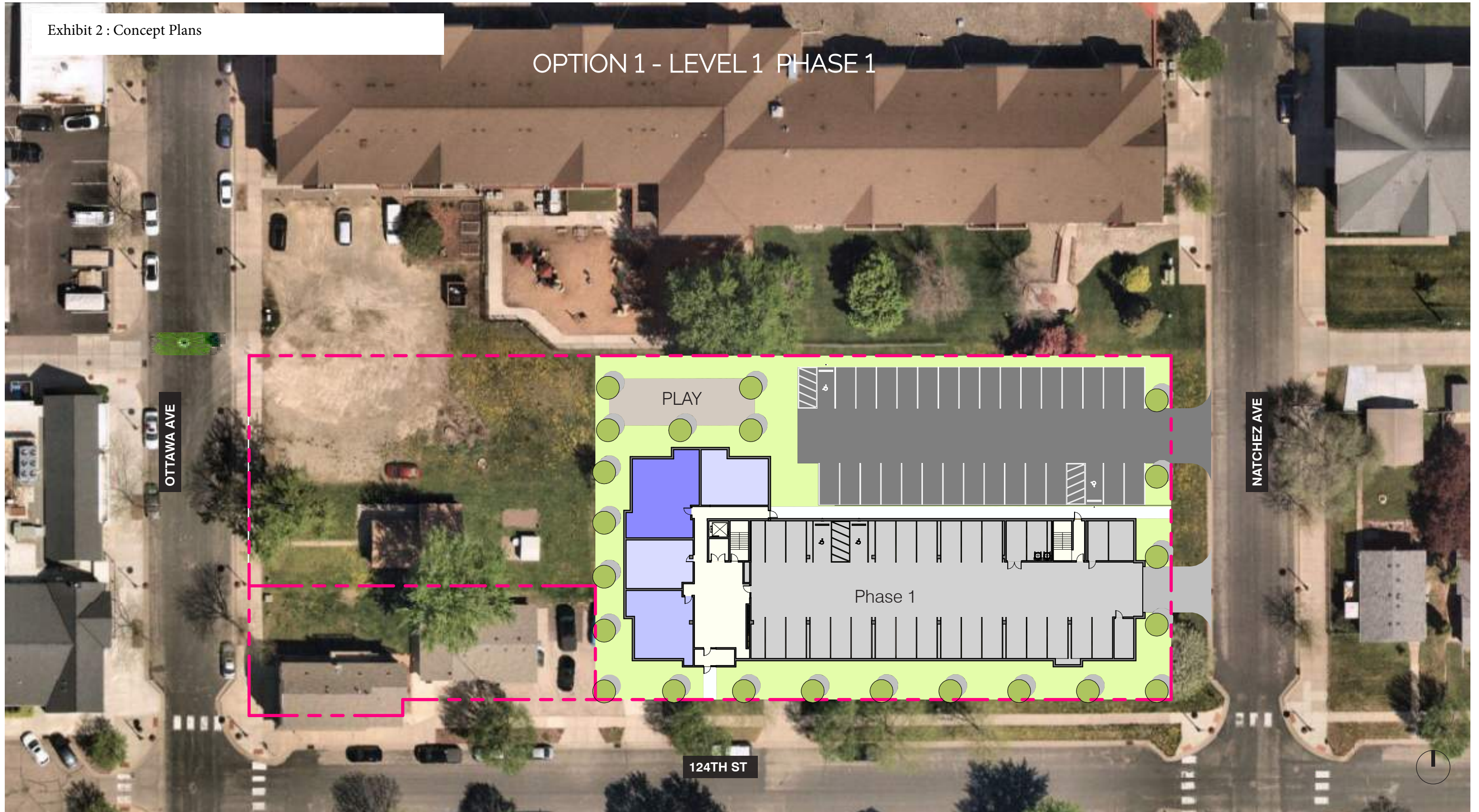
Exhibit 1 : Aerial Map of Lots 12–16, Block 47



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OPTION 1 - LEVEL 1 PHASE 1



OPTION 1 - LEVEL 2 PHASE 1

