

**City of Hibbing**  
**Request for Redevelopment Proposals (RFRP)**  
**3215 14th Avenue East, Hibbing, MN 55746**  
**Issued:** December 4, 2025  
**Proposals Due:** February 6, 2025 at 2 p.m.



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**Contact Person:**

Betsy Olivanti, Community Development Director  
City of Hibbing, 401 East 21st Street, Hibbing, MN 55746  
Cell: (218) 421-7939  
Email: [BetsyOlivanti@hibbingmn.gov](mailto:BetsyOlivanti@hibbingmn.gov)

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**1. Introduction**

The City of Hibbing is seeking proposals from qualified private developers for the purchase and redevelopment of the city-owned property located at 3215 14th Avenue East, Hibbing, MN 55746. The City is interested in partnering with a developer who can bring forward a vision that supports community revitalization and economic growth.

**All proposed redevelopment must be consistent with the City of Hibbing's Comprehensive Plan—specifically the Land Use Chapter updated in 2025—as well as all applicable zoning regulations and building codes.** These documents collectively guide land use, development patterns, and construction standards within the City.

The selected partner will be required to sign development agreement with the city of Hibbing.

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**2. Property Description**

- Address: 3215 14th Avenue East, Hibbing, MN 55746
- Parcel ID(s): 140-0106-00110
- Size: 2, 20,000 square feet buildings on approximately 5 acres
- Zoning: I-1 (light industrial) to C-3 (Commercial)
- Utilities: electric, water, storm, sanitary, and gas available at the site. Specifics will be provided upon request and locations are available via Hibbing's GIS mapping application found at: <https://hibbingmn.gov/170/Engineering-Department>
- Current Use: vacant
- Former Use: manufacturing facility and/or warehouse

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**3. Goals and Objectives**

The redevelopment should:

- Conform with the Land Use Chapter update from 2025 in the Comprehensive Plan
- Adhere to local zoning regulations and building codes
- Promote quality development that enhances the neighborhood and city
- Encourage commercial or light industrial development in high-trafficked area

- Expand the tax base and create community benefits
- Demonstrate compatibility with surrounding land uses and infrastructure
- Demonstrate ability to complete the project within a reasonable timeframe

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#### **4. Proposal Submission Requirements**

Each proposal should include:

- Cover Letter
- Developer Background
  - Company profile, leadership, and contact info
  - Examples of similar projects completed
  - Financial capacity and references
- Development Plan
  - Narrative of the proposed use
  - Conceptual site plan or drawings
  - How the plan aligns with the 2025 Land Use Chapter and zoning/building codes
  - Proposed timeline and phasing, if applicable
- Community Impact
  - Economic development impact
  - Benefits to the community (e.g., tax base, jobs, services, amenities)
  - Sustainability features
- Financial Proposal
  - Purchase offer for the property
  - Description of any public assistance requested (if any)

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#### **5. Evaluation Criteria**

Proposals will be evaluated on:

- Developer qualifications and past performance
- Quality and feasibility of the development plan
- Conformance with the 2025 Land Use Chapter, zoning regulations, and building codes
- Economic impact and community benefit
- Financial strength and completeness of the offer

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#### **6. Selection Process and Timeline**

- RFP Released: December 4, 2025
- Site Walkthrough (optional): upon request
- Deadline for Questions: January 9, 2026
- Proposals Due: February 6, 2026, at 2 p.m.
- Review and Evaluation Period: February 9-20, 2026
- Developer Interviews (if needed): Week of February 23, 2026
- City Council Consideration: March 4, 2026
- Notification of Request to Negotiate: Week of March 9, 2026

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## **7. Disclaimers**

The City of Hibbing reserves the right to:

- Reject any or all proposals
- Modify or withdraw this RFRP
- Request additional information from applicants
- Negotiate terms with one or more respondents

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## **8. Submission Instructions**

Please submit one (1) electronic copy (PDF format) of your proposal by the due date to the contact listed above.