

**4146 Fremont Ave N
Proposal Summary**



The following proposals are being considered by the City for the redevelopment of 4146 Fremont Ave N. The development teams will attend a Open House on April 12 at 6PM at the Webber Community Center.

Owner/Developer	Ideal Development Group	JB Vang Partners	Real Cooks Kitchen	Urban Enterprises Inc.
Proposed Architect (not committed)	Mobilize Design	DSGW Architects	4RM+ULA	TBD
Proposed General Contractor (not committed)	Tri Construction	TBD	Tri Construction or Enviro Tech Construction	TBD
Project Summary	Multi-tenant space: restaurant, bookstore + café on ground floor; event space + art gallery in basement; developer's and architect's offices on 2nd floor (ground floor and basement tenants TBD)	Multi-tenant space: 2-story building leased by Hmong American Partnership for North Mpls offices; 1-story building built to "grey-shell" for future retail tenants	Multi-tenant space: owner-operated restaurant/lounge, catering + event space on ground floor; 2nd floor offices for event planning business and other TBD tenants	Multi-tenant space: owner-operated for-profit small business incubator/co-working space; other TBD ground-floor commercial tenants; 2nd floor apartments

**4146 Fremont Ave N
Proposal Summary**



The following proposals have been removed from further consideration

Owner/Developer	Community Partnership Collaborative	Twin Cities Juneteenth	GT Artistry
Project Summary	Multi-tenant space: owner-operated daycare and computer lab/event space; coffee shop and office space for TBD tenants; 2nd floor apartments	Owner-occupied offices, coffee shop and art gallery on ground-floor of 2-story building; 2nd floor apartments; no interest in 1-story building	Multi-tenant space; owner-operated rental dance studio and GT Artistry offices; gallery space; other TBD retail/office tenants on ground floor; 2nd floor apartments
Rationale for being removed from further consideration	Removed from further consideration due to capacity and financing concerns, and lack of experience running the proposed daycare and tech center. City staff recommended developer seek technical assistance from City partners. CPC may still be interested in occupying a portion of the building as a tenant for their office needs.	Removed from further consideration due to capacity and financing concerns, and lack of experience running the proposed coffee shop and art gallery. City staff recommended developer seek technical assistance from City partners. TC Juneteenth may still be interested in occupying a portion of the building as a tenant for their office needs.	GT Artistry withdrew its application due to business's timing needs