



Inver Grove Heights Economic Development Authority
Monday, September 14, 2026 at 5:30 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Monday, September 14, 2026, will be provided to the EDA at or before the September 14, 2026 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
5. **Regular Business**
 - A. Approval of Request for Proposal (RFP) Cahill Avenue-65th Street Redevelopment Master Plan and Streetscape Plan.
6. **Public Comment**

Public comment provides an opportunity for the public to address the Council on items that are not on the agenda. Comments will be limited to three (3) minutes per person.
7. **Commission and Staff Comments**
8. **Adjourn**



Economic Development Authority Staff Report

SUBJECT: **Approval of Request for Proposal (RFP) Cahill Avenue-65th Street Redevelopment Master Plan and Streetscape Plan.**

MEETING DATE: September 14, 2026

ITEM TYPE: Regular Business

CONTACT: Jason Ziemer, Community Development Director, 651-450-2546

PURPOSE/ACTION REQUESTED

The Economic Development Authority is asked to approve the Request for Proposal (RFP) for the Cahill Area Redevelopment Master Plan and Streetscape Plan.

BACKGROUND

The Economic Development Authority (EDA) directed the EDA Executive Director to proceed with a Request for Proposal (RFP) process to develop an Redevelopment Master Plan and Streetscape Plan for the mixed use district located at the intersection of Cahill Avenue-65th Street. The proposed redevelopment district encompasses approximately 65 acres and includes corresponding street sections of Cahill Avenue, 65th Street, Carmen Avenue and Buckley Way. The RFP work would proceed the upcoming design and feasibility study for the Cahill Avenue reconstruction project; construction for this area is slated for 2029-2030. The Redevelopment Master Plan and Streetscape Plan will establish a vision and future goals and outcomes for this area, thereby incorporating streetscape, area amenities and other necessary elements into the street project plan.

The City Council authorized a request to Dakota County to amend our FY2025 CDBG budget, allowing the City to use up to \$50,000 in CDBG (federal) funding for this project. The County Board will consider that request at its September 22 meeting. The EDA Executive Director is also completing a grant application to the Dakota County Community Development Agency (CDA) for their Redevelopment Incentive Grant (RIG) program. If awarded, this project could qualify for an additional (up to) \$25,000 in RIG funding.

The RFP cannot be formally published for proposals until after the County Board meeting. RFPs would be due back by October 5, 2026 and the EDA would be asked to approve a proposal and authorize this work to commence at its October 12, 2026 meeting. The RFP was also sent to the CDA for review.

FISCAL IMPACT

The estimated cost of the project is \$75,000 to \$100,000. Proposed funding for the project is from the following sources: CDBG (\$50,000), Dakota County CDA RIG (\$25,000) and EDA 2026 Budget (\$25,000).

RECOMMENDATION

The EDA Executive Director recommends approval of the attached RFP.

ATTACHMENTS

1. FINAL_RFP_Cahill Area Redevelopment Master Plan



REQUEST FOR PROPOSAL
CAHILL AREA REDEVELOPMENT MASTER PLAN
& STREETScape PLAN

Proposals Due

October 5, 2026 @ 4:00 pm

RFP Contact

Kevin Shay, Planning Manager
kshay@ighmn.gov
(651) 450-2554

COMMUNITY INFORMATION

The City of Inver Grove Heights (City) is located approximately 10 miles south of downtown St. Paul in Dakota County, which is one of the seven (7) principal counties comprising the Twin Cities Metropolitan Area. The City encompasses approximately 27 square miles. The landscape of the community consists of a mixture of land formerly used for farming and large tracts of wooded, rolling terrain with well-identified wetland areas. Major water resources consist of various small lakes and the Mississippi River, which forms the eastern boundary of the community. Major roadways serving the community include Interstate 494, Highway 52 and Highway 55. Since the creation of the City of Inver Grove Heights, the area has grown to a population of nearly 36,000 today, with a projected population that exceeds 42,000 by 2050.

PROJECT OVERVIEW

The specific mixed commercial-residential district located at the intersection of Cahill Avenue and 65th Street ("Cahill Area") is identified locally as downtown Inver Grove Heights and has long served as the unofficial "Main Street" for the community. The 65-acre Cahill Area is currently an eclectic mix of commercial, residential and institutional uses. It is buttressed by single-family and medium-density homes to the north, south and west, and industrial businesses to the east. A macro view of the community shows this area serves as a central and accessible commercial and services district, notably the large concentration of the older and more traditional neighborhoods that surround this area.

The development of this commercial district occurred in various stages from the late 1960s to the mid-1980s; the few remaining remnant parcels later developed in the early 1990s. In 1969, a large indoor mall was constructed on the nearly 10-acre parcel that is the epicenter of the Cahill Area. It stood until 2000 when much of it was demolished, save for three individual buildings that once served as the mall anchors. Except those three buildings, this parcel is mostly surface parking and is significantly underdeveloped as a result. Several of the adjacent properties within this current mixed use district feature older, outdated buildings in disrepair, which are set far back from the roadway. This area is dominated by significant surface parking; all private parking lots. There is no defined public parking in this area. As a result, this commercial district is vastly underutilized and presents tremendous opportunity for redevelopment, infill, repurpose of buildings and rehabilitation of existing storefronts, allowing the Cahill Area to become a true Main Street and a gathering place for the community.

The creation of an implementable Redevelopment Master Plan and Streetscape Plan for the Cahill Area will establish the vision and scenarios for the long-term redevelopment and public investment of this place that will foster the understanding of future uses (i.e. commercial, residential, etc.); multi-modal access needs and locations; and identify associated critical district improvements - from parking to pedestrian areas and public spaces, placemaking elements and district amenities - that will encourage redevelopment efforts and support the lasting success of this "Main Street" area. The physical redevelopment of the Cahill Area - how and where it could happen - is critical to the design and construction of the planned public investments for Cahill Avenue from Upper 55th Street to 80th Street, and will allow project planning to incorporate those necessary elements into the design and plan for project costs and funding sources. The results of these studies may be incorporated into the 2050 Comprehensive Plan update for this area.

The current 2040 Comprehensive Plan guides the Cahill Area as Mixed Use, allowing for a "mix" of commercial, office and higher density residential type uses to occur within the boundaries of this redevelopment area. The City does not anticipate that land use designation changing with the 2050 Comprehensive Plan. The timing of the planned Cahill Avenue capital project further warrants the development of a Master Redevelopment Plan and Streetscape Plan for this section of Cahill Avenue.

SOLICITATION FOR RFPS

The City of Inver Grove Heights is soliciting proposals from qualified planning and multidisciplinary consulting teams to assist with the preparation, engagement, and adoption of a Redevelopment Master Plan and Streetscape Plan for the Cahill Area.

This Redevelopment Master Plan and Streetscape Plan will serve as the redevelopment plan and public reinvestment guide for the mixed commercial-residential district surrounding intersection of Cahill Avenue and 65th Street. The results of this plan will guide decision-making for city staff, elected officials, stakeholders and community members. We are seeking consultants with experience developing innovative and tangible redevelopment master plans and streetscape plans for cities similar in size and characteristics. The selected consultant will be responsible for the development of a plan in cooperation with city staff and Economic Development Authority and shall include a strong community engagement platform.

The development of the Cahill Area Redevelopment Master Plan and Streetscape Plan shall coincide and be incorporated into with the City's planned capital improvement project ("CIP") for Cahill Avenue from Upper 55th Street to 80th Street, slated for construction from 2028-2030 ("Construction Project"). The consultant shall coordinate work and final plan documents with the CIP project lead working on the Construction Project. The consultant will need to ensure the final document supports the 2050 Comprehensive Plan.

Notice to Proposers - Federal Funds

This project is being funded in whole or in part with the federal Community Development Block Grant ("CDBG") funds through the U.S. Department of Housing and Urban Development ("HUD"). The Firm selected through this RFP must agree to federal funding provisions as attached in Exhibit B. These provisions will be included in the final contract with the selected consultant.

SCOPE OF WORK

The Cahill Area Redevelopment Master Plan and Streetscape Plan ("Cahill Plan") should provide strategic direction, actionable steps and a clear, implementable framework necessary to guide decisions affecting public investments and the physical redevelopment, revitalization and repurposing of land, buildings, infrastructure and other physical assets within the Cahill Area. The final Cahill Plan shall be a simplified guiding document that reflects a renewed character of Cahill Area and provides clear development and investment goals that promote economic vitality, enhance aesthetics, encourage private investment, and improve accessibility and attractiveness of place as the community's "Main Street."

The timing of this project is necessary due to the pending reconstruction of Cahill Avenue from Upper 55th Street to 80th Street. The process for the Cahill Plan must support that project while reflecting the desired vision for the community for the Cahill Area, as determined through community engagement and input. The final plan should be developed so that it may be integrated into the City's 2050 Comprehensive Plan.

Primary Objectives

The vision, plan and outcome for the Cahill Plan shall be subject to the following objectives:

- Be progressive, thoughtful and contextually sensitive, while also being financially viable.

- Ensure focus of the Cahill Area as a central gathering place for commerce, residential living and community gathering, notably the annual community festival (IGH Days).
- Identify places where revitalization, adaptive reuse, and infill development may be prioritized over ground-up redevelopment.
- Define optimal business and land use types that create internal synergy and establish a clear district identity.
- Enhance the user experience by maximizing pedestrian and bicycle mobility and connections within the Cahill Area and to/from surrounding neighborhoods and nearby public destinations and local points of interest via wayfinding, etc.
- Elevate the role of the public realm, open spaces and landscaping, particularly along Cahill Avenue with supportive connections and matching district themes along 65th Street, Buckley Way and Carmen Avenue.
- Specify opportunities and locations for public art and community gathering places.

Scope of Work

The planning consultant(s) or project team selected will provide a range of municipal planning services required to develop the Cahill Plan. The scope of work shall include but are not necessarily limited to the following components:

1. Project Management: The Project Team shall complete the following tasks at a minimum:
 - Host an initial project management team meeting, including an immersion site tour to create a shared understanding of the project purpose, process and schedule.
 - Identify key stakeholders, their issues, levels of involvement and strategies for outreach.
 - Prepare a project process roadmap, listing project phases, schedule of events/activities, deliverables, timelines and assignments for each task.
2. Issues Identification: The Project Team shall gather background information and complete an existing conditions assessment necessary to support this project. The consultant will be responsible for on-site visits and inspections of the Cahill Area. City staff shall provide the following items and other documents as may be requested by the Project Team. Documents available:
 - Current and previous guiding and planning documents
 - Cahill traffic analysis
 - Dakota County Housing Needs Assessment (2025)
 - Utility maps
 - Any similar previous studies.
3. Study Area: The attached map in Exhibit A illustrates the approximate study area.
4. Vision & Design: The Project Team shall conduct one (1) initial community ("world") café and targeted charrettes with each key stakeholder group (i.e. Cahill Area businesses and property owners, elected officials, etc.) to complete a current community issues and opportunities assessment of the Cahill Area and establish a shared vision and guiding principles.
5. Community Engagement: Community participation is paramount to community support and success of the Cahill Plan. Thus, the City of Inver Grove Heights seeks to engage citizens in every stage of the decision-making process. In addition to the initial community conversations and design charrettes, the public engagement process may utilize community surveys, focus groups and/or open house-style formats as feedback loops to collect, analyze and elicit community input as to plan elements. The process shall include at least three open houses as community checkpoints to review the results of the process and plan development.

6. Plan Deliverables: The Plan deliverables shall include at a minimum:
- Summary of Due Diligence and Background Research.
 - Summary of the engagement process and feedback.
 - Economic analysis for the entire geographic area.
 - Subarea Plan for the entire area; differentiated by zone. May include but not be limited to:
 - Public Spaces
 - Design standards, including but not limited to setback, design and material guidelines
 - New Buildings
 - Building height and massing recommendations
 - List of businesses/land uses that fit economically with the redevelopment plan and also create cultural synergy
 - Maps and graphics for the Redevelopment Master Plan and Streetscape Plan. Graphics shall include 3D modeled renderings of both plans to provide visual representations of the potential redevelopment strategies and streetscape improvements.
 - Implementation Strategy (may include but not limited to)
 - Regulatory recommendations
 - Incentive policy
 - Operational and programming recommendations

Redevelopment Master Plan

The Cahill Area has unique land use challenges that require unique solutions to enable the redevelopment and revitalization of this important commercial district. The City's desire is to develop land use strategies that promote mixed use development, where possible, through redevelopment, infill development and adaptive reuse of underutilized land. Specifically, the Redevelopment Master Plan shall provide guidance that focus on the following points, in addition to the components as stated below.

- Identify redevelopment opportunities, catalytic sites and public and private investment priorities.
- Itemize programs and incentives to promote redevelopment and revitalization efforts.
- Develop policies to address abandoned and neglected non-residential properties.
- Use design based on the user experiences around commercial, entertainment, livability and community and social gathering.
- Provide recommendations on phased projects and achievable short-, mid- and long-term goals.
- Recommend an implementation plan, showing phased and cost options, and available funding sources.

District Economy

- Identify existing physical and economic barriers to retail, lodging, and restaurants.
- Assess the feasibility of mixed-use development that promotes a live-work environment by integrating commercial and residential uses (i.e. market rate, workforce, senior, etc.) into the district that contributes to a vibrant, round-the-clock downtown.
- Identify strategies to attract new and support existing businesses, particularly those that enhance the character and community's vision.
- Recommend retail, dining, and service sector expansion that complements existing businesses and draws both residents and visitors.
- Propose locations and design standards for new residential units that fit area's character and support the community's vision.

Public Spaces & Placemaking

- Suggest opportunities to enhance existing public spaces and add new gathering spots, green spaces, and pedestrian friendly areas.
- Consider integration of public art and other cultural elements that celebrate local heritage and foster a sense of place.
- Establish aesthetics and design plan to create a welcoming and accessible public areas that serve as public gathering spaces.
- Address seasonal programming opportunities for parks and plazas to make them attractive year-round, including the location for the annual community festival (IGH Days).
- Identify opportunities for improving connectivity to the area by building district awareness through wayfinding. (*Implementation plan may include development of wayfinding plan.*)

Urban Design

- Recommend architectural and design guidelines to establish and enhance visual appeal.
- Incorporate inclusive design principles that connect redevelopment efforts to the corresponding streetscape plan elements and themes.

Mobility & Accessibility

- Integrate multi-modal transportation options, emphasizing pedestrian and bicycle safety, accessibility for individuals with disabilities and transit routes and stops while improving traffic efficiencies.
- Provide strategies to improve connectivity between Cahill Area, neighboring districts, and key public and local community destinations.
- Explore options to enhance the user and visitor experience.

Parking

- Quantify existing public and private parking supply.
- Determine whether today's parking environment and corresponding supply needs compared to uses and future redevelopment vision, goals and outcomes for the district.
- Recommend strategies to promote the redevelopment of parking areas into viable alternative uses.
- Evaluate existing parking lots and parking areas to determine highest and best use of these areas as parking vs. development.
- Propose changes, as may be necessary, to enhance redevelopment opportunities by right sizing parking requirements for current and future development.

Streetscape Plan

The Streetscape Plan will recognize and integrate the changing social and physical landscapes to enhance the redevelopment and renewal of this important commercial and services district of the community. Thus, improvements are intended to elevate the Cahill Area as "Main Street" Inver Grove Heights. The planned reconstruction of Cahill Avenue from Upper 55th Street to 80th Street presents the opportunity to enhance the user experience of this area by leveraging better landscaped and built environments for pedestrians, bicycles and community events around a more efficient traffic system. The resulting improvements will establish an identity to the Cahill Area. The formal Streetscape Plan will define design enhancements and implementation guidelines.

Goals of the Streetscape Plan shall include but not be limited to:

- Enhance public space design that promotes accessibility and increased pedestrian activity and connects to internal district uses including retail, office, entertainment, dining, public parks and open spaces, etc.
- Strengthen the importance and viability of this place as commercial and services district, thereby enhancing its livability for new residential opportunities.
- Illustrate traffic calming methods and opportunities that maintain Cahill Avenue and adjacent roadways as important for commerce and commuting.
- Promote and preserve the unique qualities of the community.
- Incorporate simplicity of design and materials allowing for easy maintenance of amenities that can be kept clean and in like-new condition.
- Establish plan options for streetscape enhancements for primary and secondary roadway connections along main roadways.
- Provide an implementation plan, showing phased and cost options and available funding sources.

In developing the Streetscape Plan, the consultant shall complete the following existing conditions analysis of the Cahill Area.

- Catalog existing sidewalk and pathway conditions and identify important linkages within and connecting to/from the Cahill Area.
- Review any existing streetscape elements and consider revisions to and/or expansions of it.
- Review existing landscaping in the Cahill Area boundaries and create a plan to maintain trees and plantings as part of the urban infrastructure.
- Identify boundaries and obstacles that prohibit design challenges, and provide suggestions to adjust or accommodate the design to those things, if possible.

PROPOSAL OVERVIEW

1. Timeline. Proposal shall provide a proposed detailed schedule from project initiation to final completion. The schedule should identify each phase of the project and include a listing of key tasks within each phase, key milestones and approximate dates, and deliverables. Be sure to include tasks and target dates for those items specifically identified under Scope of Work.
2. Budget. Proposal shall provide a complete budget with a not-to-exceed amount broken down by task and the schedule of estimated hourly rates for individuals involved by phase.
3. Staff Meetings. Proposal shall include expectations for City staff involvement on the various components of the project, including virtual and in-person meetings, as necessary.
4. Public Meetings. Proposal shall include provision for public meetings, as necessary, to present the draft and final versions of the Redevelopment Master Plan and Streetscape Plan to the Economic Development Authority, City Commissions and City Council.
5. Public Engagement. Proposal shall include options for providing public participation. These alternatives should represent different levels of involvement, complexity, and costs. Examples of possible alternatives include but not be limited to: neighborhood meetings/open houses, and other means of technology for public input such as surveys, electronic communication, webinars, and social media for alternative approaches to public participation.

PROPOSAL INSTRUCTIONS

Firms intending to submit a response to this RFP shall notify the City of its intent to do so; notice shall be sent by email to Kevin Shay, Planning Manager, at kshay@ighmn.gov. Questions and correspondence may also be directed to Kevin Shay at (651) 450-2554 or by email.

1. Due Date. Proposals must be received no later than 4:00 pm on October 5, 2026.
2. Proposal Submission.
 - One electronic copy (PDF) to Kevin Shay, Planning Manager, at kshay@ighmn.gov.
3. Team Members & Qualifications. List each member of the professional staff proposed to be assigned to work on this project. Include the following information on each team member:
 - Names and proposed role.
 - Education and experience.
 - Pertinent prior experience.
4. References. List of municipal clients where related services were provided by the consulting firm and professional staff proposed, along with the name, phone number and email address for staff at those municipalities. List the comparable projects successfully completed.

The City shall not be responsible nor liable for any expenses incurred by the consulting firm in connection with this solicitation, including, but not limited to, expenses associated with preparation, attending interviews, preparation of compensation fee schedule, contracts or contract negotiations, etc.

REVIEW

City staff shall evaluate all proposals received by the deadline; interviews may or may not be part of the selection process. Evaluation of proposals shall be based on five (5) areas:

- Brevity, clarity and organization of proposal.
- Work plan and schedule.
- Qualifications and experience of personnel.
- Understanding of project objectives.
- Budget.

The City reserves the right to amend, withdraw or cancel this RFP at any time. Any amendments, interpretations, or corrections to this RFP shall be by written addendum to the RFP and will be issued electronically to all firms notifying their intent to submit a proposal.

SELECTION

PROPOSAL TASK	DATE
RFP Announcement	September 23, 2026
Proposal Deadline	October 5, 2026
Firm Selection	October 12, 2026
Contract Approved	October 12, 2026

The City reserves the right to reject any, and all, proposals or to request additional information from any, and all, applicants. Consulting firms shall also identify any real or potential conflicts of interest, if selected to perform work described herein.

CONTRACT

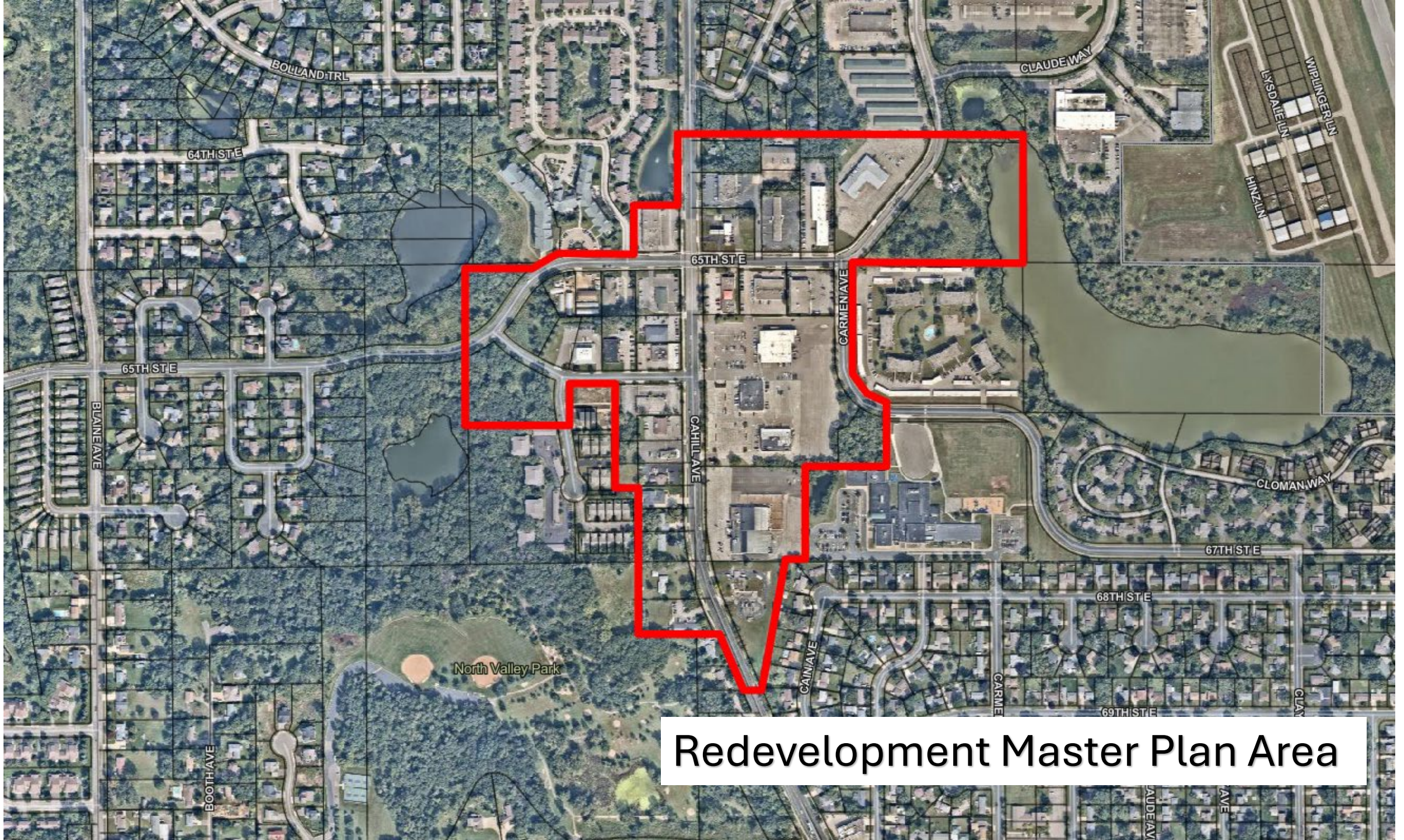
Upon selection of a consultant, an Agreement or Contract of Services shall be entered into by the City and the consultant(s). It is expected that the contract will provide for compensation for actual work completed on a not to exceed basis with the following conditions:

- Deletion of specific components such as individual project meetings, will be at the discretion of the City. Payment or reimbursement shall be made based on actual hours worked on the various tasks required for the project in relation to the not-to-exceed cost.
- The City shall retain ownership of all documents, plans, maps, reports and data prepared under this proposal. In addition to being provided with hard copy and digital documents throughout the project, the consultant shall supply the City with fully electronic files upon project completion.
- If for any reason the selected firm is not able to commence services within 30 days after the acceptance of the proposal and award of contract, the City reserves the right to award the contract to another qualified consulting firm.
- The consulting firm shall not assign any interest in their proposal or contract and shall not transfer any interest of the same without the prior written consent of the City.
- The City shall expect the consultant to respond to routine questions which do not require considerable research as part of their not to exceed cost estimate.

EXHIBIT A
STUDY AREA MAP



Redevelopment Master Plan Area



Redevelopment Master Plan Area



Streetscape Plan Area

**EXHIBIT B
FEDERAL FUNDS**

STANDARD ASSURANCES

NON-DISCRIMINATION. During the performance of this Contract, the Contractor shall not unlawfully discriminate against any employee or applicant for employment because the person is a member of a protected class under, and as defined by, federal law or Minnesota state law including, but not limited to, race, color, creed, religion, sex, gender, gender identity, pregnancy, national origin, disability, sexual orientation, age, familial status, marital status, veteran's status, or public assistance status. The Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without unlawful discrimination. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices which set forth the provisions of this nondiscrimination clause.

The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of Contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, religion, sex, national origin, disability, sexual orientation, age, marital status, veteran's status, or public assistance status.

No funds received under this Contract shall be used to provide religious or sectarian training or services.

The Contractor shall comply with any applicable federal or state law regarding non-discrimination. The following list includes, but is not meant to limit, laws which may be applicable:

A. The Equal Employment Opportunity Act of 1972, as amended, 42 U.S.C. § 2000e *et seq.* which prohibits discrimination in employment because of race, color, religion, sex, or national origin.

B. The Rehabilitation Act of 1973, as amended, 29 U.S.C. § 701 *et seq.* and 45 C.F.R. 84.3 (J) and (K) implementing Sec. 504 of the Act which prohibits discrimination against qualified handicapped persons in the access to or participation in federally funded services or employment.

C. The Age Discrimination in Employment Act of 1967, 29 U.S.C. § 621 *et seq.* as amended, and Minn. Stat. § 181.81, which generally prohibit discrimination because of age.

D. The Equal Pay Act of 1963, as amended, 29 U.S.C. § 206(d), which provides that an employer may not discriminate on the basis of sex by paying employees of different sexes differently for the same work.

E. Minn. Stat. Ch. 363A, as amended, which generally prohibits discrimination because of race, color, creed, religion, national origin, sex, gender identity, marital status, status with regard to public assistance, disability, sexual orientation, or age.

F. Minn. Stat. § 181.59 which prohibits discrimination against any person by reason of race, creed, or color in any state or political subdivision contract for materials, supplies, or construction. Violation of this section is a misdemeanor and any second or subsequent violation of these terms may be cause for forfeiture of all sums due under the Contract.

G. Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 through 12213, 47 U.S.C. §§ 225, 611, with regulations at 29 C.F.R. § 1630, which prohibits discrimination against qualified individuals on the basis of a disability in term, condition, or privilege of employment.

H. Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d, *et seq.* and including 45 CFR Part 80, prohibits recipients, including their contractors and subcontractors, of federal financial assistance from discriminating on the basis of race, color or national origin which includes not discriminating against those persons with limited English proficiency.

I. The Pregnancy Discrimination Act of 1978, which amended Title VII of the Civil Rights Act of 1964, 42 U.S.C. §§ 2000e et seq which prohibits discrimination on the basis of pregnancy, childbirth, or related medical conditions.

J. Equal Protection of the Laws for Faith-based and Community Organizations-Executive Order No. 13279 of December 12, 2002 and as amended by Executive Order 13559 of November 17, 2010 and Executive Order 14205 of February 7, 2025. Prohibits discrimination against grant seeking organizations on the basis of religion in the administration or distribution of federal financial assistance under social service programs, including grants and loans.

K. Vietnam Era Veterans' Readjustment Assistance Act of 1974, as amended, 38 U.S.C. 4212, with regulations at 41 C.F.R. Part 60-250, which prohibits discrimination in employment against protected veterans.

L. Section 109 of the Housing and Community Development Act of 1974, as amended, prohibits discrimination under any program or activity funded in whole or in part made available under the Act on the basis of race, color, national origin, religion, or sex.

1. **DATA PRIVACY.** For purposes of this Contract, all data created, collected, received, stored, used, maintained, or disseminated by Contractor in the performance of this Contract are subject to the requirements of the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, ("MGDPA") and the Minnesota Rules implementing the MGDPA. Contractor must comply with the MGDPA as if it were a governmental entity. The Contractor is a responsible authority subject to the civil remedies in Minn. Stat. § 13.08 as a result of Contractor's violation of the MGDPA. Contractor does not have a duty to provide access to public data to a data requestor if the public data are available from the CDA, except as required by the terms of this Contract. If Contractor is a subrecipient of federal grant funds under this Contract, it will comply with the federal requirements for the safeguarding of protected personally identifiable information ("Protected PII") as required in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 CFR Part 200, and the CDA Protected PII procedures, which are available upon request. Additionally, Contractor must comply with any other applicable laws on data privacy. All subcontracts shall contain the same or similar data practices compliance requirements.

2. **RECORDS DISCLOSURE/RETENTION.** Contractor's bonds, records, documents, papers, accounting procedures and practices, and other evidences relevant to this Contract are subject to the examination, duplication, transcription, and audit by the County and either the Legislative or State Auditor, pursuant to Minn. Stat. § 16C.05, subd. 5. Such evidences are also subject to review by the Comptroller General of the United States, or a duly authorized representative, if federal funds are used for any work under this Contract. The Contractor agrees to maintain such evidences for a period of six (6) years from the date services or payment were last provided or made or longer if any audit in progress requires a longer retention period.

3. **WORKER HEALTH, SAFETY AND TRAINING.** Contractor shall be solely responsible for the health and safety of its employees in connection with the work performed under this Contract. Contractor shall make arrangements to ensure the health and safety of all subcontractors and other persons who may perform work in connection with this Contract. Contractor shall ensure all personnel of Contractor and subcontractors are properly trained and supervised and, when applicable, duly licensed or certified appropriate to the tasks engaged in under this Contract. Each Contractor shall comply with federal, state, and local occupational safety and health standards, regulations, and rules promulgated pursuant to the Occupational Health and Safety Act which are applicable to the work to be performed by Contractor.

4. **PROHIBITED TELECOMMUNICATIONS EQUIPMENT/SERVICES.** If Contractor is a subrecipient of federal grant funds under this Contract, Contractor certifies that, consistent with Section

889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. 115-232 (Aug. 13, 2018) (the "Act"), and 2 CFR § 200.216, Contractor will not use funding covered by this Contract to procure or obtain, or to extend, renew, or enter into any contract to procure or obtain, any equipment, system, or service that uses "covered telecommunications equipment or services" (as that term is defined in Section 889 of the Act) as a substantial or essential component of any system or as critical technology as part of any system. Contractor will include this certification as a flow down clause in any agreement related to this Contract.

(Updated July 2025)

PROVISIONS FOR FEDERALLY FUNDED CONTRACTS

I. SPECIAL EQUAL OPPORTUNITY PROVISIONS

Section 109 of the Housing and Community Development Act of 1974.

No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

"Section 3" Compliance in the Provision of Training, Employment and Business Opportunities

1. The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.

2. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR, Part 135 and all applicable rules and orders of the Department issued thereunder prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.

3. The Contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization of workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

4. The Contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in a violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Part 135. The Contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

5. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which Federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 135.

II. CERTIFICATION OF COMPLIANCE WITH AIR AND WATER ACTS

(Applicable to Federally assisted construction contracts and related subcontracts exceeding \$100,000)

A. Compliance with Air and Water Acts

During the performance of this contract, the Contractor and all subcontractors shall comply with the requirements of the Clean Air Act, as amended, 42 USC 1251 et seq., and the regulations of the Environmental Protection Agency with respect thereto, at 40 CFR Part 15, as amended.

In addition to the foregoing requirements, all non-exempt contractors and subcontractors shall furnish to the owner, the following:

(1) A stipulation by the Contractor or subcontractors, that any facility to be utilized in the performance of any non-exempt contract or subcontract, is not listed on the list of Violating Facilities issued by the Environmental Protection Agency (EPA) pursuant to 40 CFR 15.20.

(2) Agreement by the Contractor to comply with all the requirements of Section 114 of the Clean Air Act, as amended (42 USC 1857c-8) and Section 308 of the Federal Water Pollution Control Act, as amended, (33 USC 1318) relating to inspection, monitoring, entry, reports and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.

(3) A stipulation that as a condition for the award of the contract, prompt notice will be given of any notification received from the Director, Office of Federal Activities, EPA, indicating that a facility utilized, or to be utilized for the contract, is under consideration to be listed on the EPA List of Violating Facilities.

(4) Agreement by the Contractor that he will include, or cause to be included, the criteria and requirements in paragraph (1) through (4) of this section in every non-exempt subcontract and requiring that the Contractor will take such action as the Government may direct as a means of enforcing such provisions.

III. CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

The undersigned certifies to the best of his or her knowledge and belief, that:

A. No Federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress in connection with the awarding of any Federal Contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

B. If any funds other than Federally appropriated funds have been paid or will be paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall

complete and submit Standard Form -LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

C. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontract, sub-grant, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a pre-requisite for making or entering into this transaction imposed by Section 1332, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.