

AGENDA

**ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
• SPECIAL MEETING •
TUESDAY, OCTOBER 21, 2014
FOLLOWING THE 7:00 P.M. CITY COUNCIL MEETING
CRYSTAL CITY HALL
COUNCIL CHAMBERS**

1. Call to order
2. Roll call
3. Consider approval of minutes from the October 7, 2014 Regular Meeting *
4. CLOSED SESSION: Determine an amount to offer for 3504 Florida Ave N
5. Consider a resolution authorizing the purchase of foreclosed property at 3504 Florida Ave N *
6. Other business
7. Adjournment

** Materials attached*

**Minutes of the
Crystal Economic Development Authority
Regular Meeting
October 7, 2014**

President Deshler called the regular meeting of the Crystal Economic Development Authority to order at 6:45 p.m.

Upon call of the roll, the following members were present: Jim Adams, John Budziszewski, Julie Deshler, Mark Hoffmann, Casey Peak and Joe Selton.

The following staff members were present: Anne Norris, Executive Director; John Sutter, Assistant Community Development Director/City Planner; and Mike Norton, City Attorney.

Motion by Commissioner Hoffmann (Budziszewski) to approve the minutes from the September 16, 2014 special meeting.

Motion carried.

The EDA considered a consultant services agreement with Greater Metropolitan Housing Corporation for the Housing Resource Center in 2015.

Motion by Commissioner Peak (Adams) to approve the consultant services agreement with Greater Metropolitan Housing Corporation for the Housing Resource Center for 2015.

Motion carried.

The EDA considered an agreement with Greater Metropolitan Housing Corporation for the Home Improvement Incentive Rebate program in 2015.

Motion by Commissioner Selton (Budziszewski) to approve an agreement with Greater Metropolitan Housing Corporation for the Home Improvement Incentive Rebate program for 2015.

Motion carried.

Motion by Commissioner Budziszewski (Peak) to adjourn the regular meeting.

Motion carried.

The meeting adjourned at 6:55 p.m.

Julie Deshler, President

ATTEST:

Mark Hoffmann, Vice President



EDA STAFF REPORT Acquisition of 3504 Florida

FROM: John Sutter, City Planner/Assistant Community Development Director *JS*

DEPARTMENT HEAD REVIEW: Patrick Peters, Community Development Director *pp*

DATE: October 16, 2014

TO: Anne Norris, Executive Director (for October 21 EDA meeting)

SUBJECT: Consider a resolution authorizing the purchase of foreclosed property at 3504 Florida Avenue North

A. BACKGROUND

The subject property went through foreclosure in early 2014 and the lender took title upon redemption expiry on July 8. The city inspection occurred on September 8 and the lender listed the property for sale on October 3 using an auction site called HUBZU. The original minimum bid was \$89,000 and when those bids closed on October 10 the high bid was \$92,000. However, that buyer apparently backed out because the lender re-listed it on October 11 with a new, lower minimum bid of \$83,000. At this time there are two bidders, the high bid is \$86,000 and the deadline is October 17. It is possible that, again, the high bidder will back out, in which case the lender may put the property back up for auction and the EDA would have an opportunity to make an offer.

On October 21 the EDA will hold a closed session to discuss the amount to offer. This would be followed by EDA action on the attached resolution in an open session. The EDA may of course decline to make any offer.

The following Exhibits are attached:

- A. 2012 aerial photo
- B. Hennepin County property information
- C. Property photos
- D. Foreclosure information
- E. Inspection report
- F. HUBZU auction listing
- G. Proposed resolution

B. STAFF COMMENTS

The subject property is approximately 127 feet wide and 288 feet deep, containing 36,446 sq. ft. (0.84 acre). The lot far exceeds the minimum requirements for width (60 feet), depth (100 feet) and area (7,500 sq. ft.).

The 1946-built 1½ story house has 1,178 sq. ft. on the main floor plus an unfinished upper level and basement. The main floor has a living room, dining room, kitchen, bathroom and 2 bedrooms. In 1992, an attached, flat-roofed, basement-level garage was built into the hill on the north side of the house.

Normally a house of this size would not be a candidate for demolition and lot sale. However, there are two reasons staff is bringing this property to the EDA for consideration:

1. The house is in very poor condition. To properly rehabilitate it, the house should be gutted down to the foundation and frame, with all new insulation, windows, siding, drywall and possibly electrical, plumbing and mechanical systems. For example:
 - There is evidence of not only a wet basement but also sewer backup.
 - There is mold throughout the house, but especially in the basement.
 - There are holes in the siding and critters were heard within the walls.
 - There is little or no insulation in the walls or roof.
 - Many windows and doors are broken or damaged. (All appear to be original.)
 - The chimney is pulling away from the house and the attached garage is damaged where its rear wall joins the house.

2. The lot can be divided into two lots for new house construction. In this case the EDA would be replacing the worst house on the block with not one but two new houses. Due to the depth of the property, the new houses could be set back from the street at the top of the ridgeline (like the existing house). The new houses would have somewhat of an “estate” feel and their setbacks would be consistent with the existing houses on each side. These would be premium lots due to their setting, dimensions and location on a highly desirable and appealing street.

Because the estimated budget would derive from the amount the EDA offers for the property, this information will be discussed in the closed session. During the closed session, if the EDA wants to pursue acquisition of the property, then it should determine a “not to exceed” amount to guide staff in the auction process.

C. REQUESTED ACTION

If the EDA desires to acquire the property, then it should adopt the attached resolution approving the purchase of the subject property and authorizing the execution of documents necessary to complete the purchase. The “not to exceed” amount will have been discussed in the closed session but should not be discussed in the open session when the resolution is considered.

Parcel Data for Taxes Payable 2014

Property ID: 20-118-21-11-0029
Address: 3504 FLORIDA AVE N
Municipality: CRYSTAL
School Dist: 281 Construction year: 1946
Watershed: 7 Approx. Parcel Size: 126.9 X 287.7
Sewer Dist:
Owner Name: U S BANK N A TRUSTEE
Taxpayer Name & Address: OCWEN LOAN SERVICING LLC
12650 INGENUITY DR
ORLANDO FL 32826-2703

Sale Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale Date: August, 1996
Sale Price: \$92,000
Transaction Type: Warranty Deed

Tax Parcel Description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

Addition Name: "GARDENDALE ACRES HENNEPIN COUNTY, MINNESOTA"
Lot: 019
Block: 001
First Line Metes & Bounds:
Full Metes & Bounds: Note: To read full tax parcel description, click here.
Abstract or Torrens: TORRENS

Value and Tax Summary for Taxes Payable 2014 Values Established by Assessor as of January 2, 2013

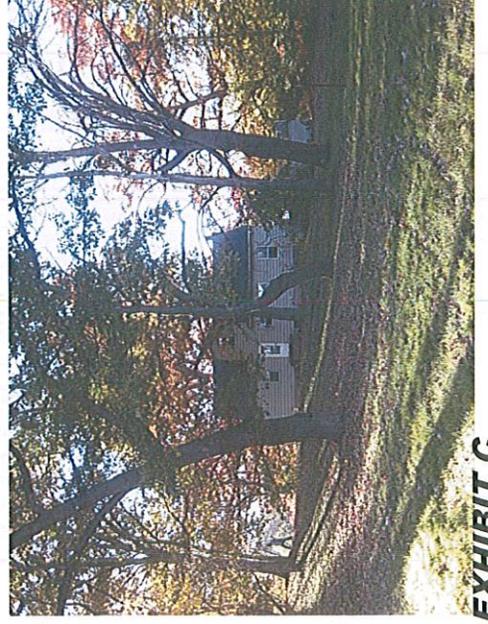
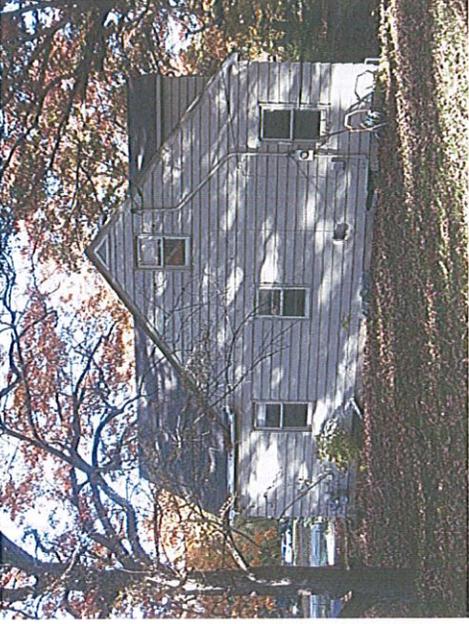
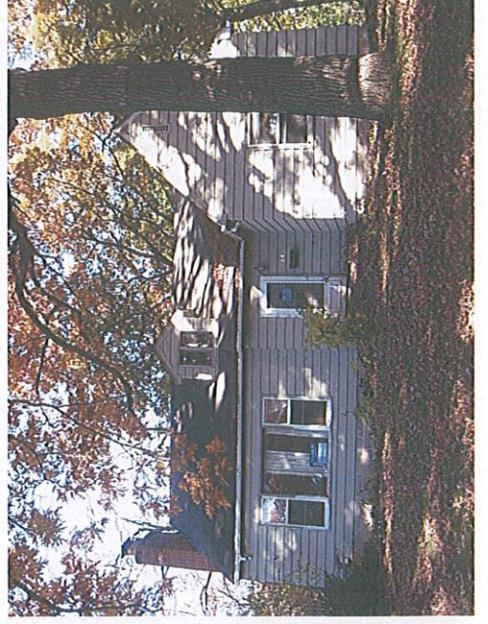
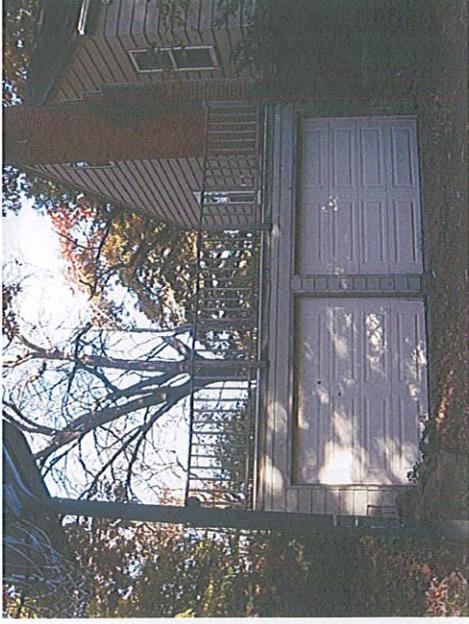
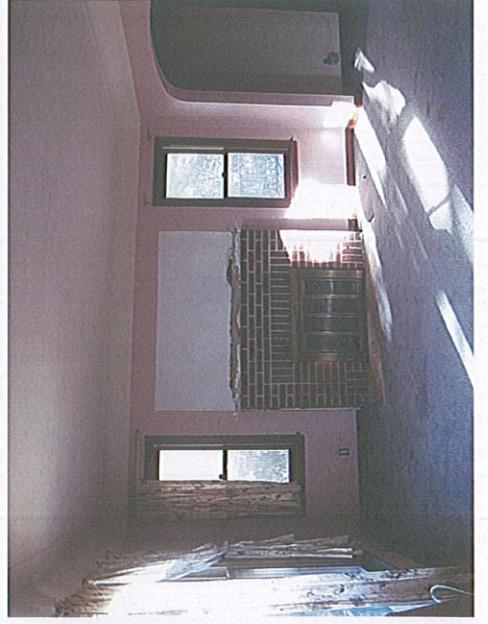
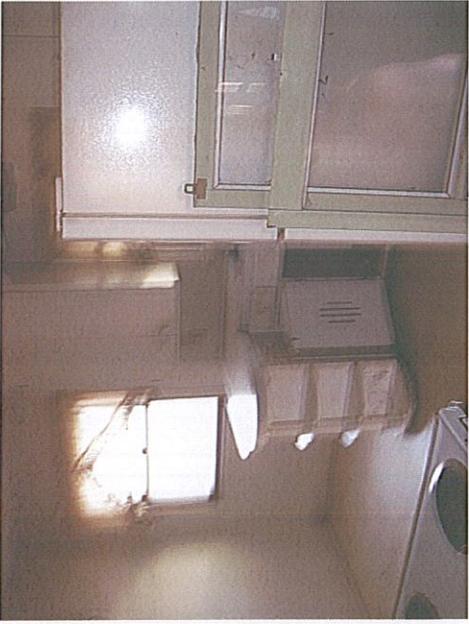
Estimated Market Value:	\$148,000	→ \$165,000 @ Jan. 2, 2014 (for pay 2015)
Taxable Market Value:	\$124,080	
Total Improvement Amount:		
Total Net Tax:	\$2,360.68	

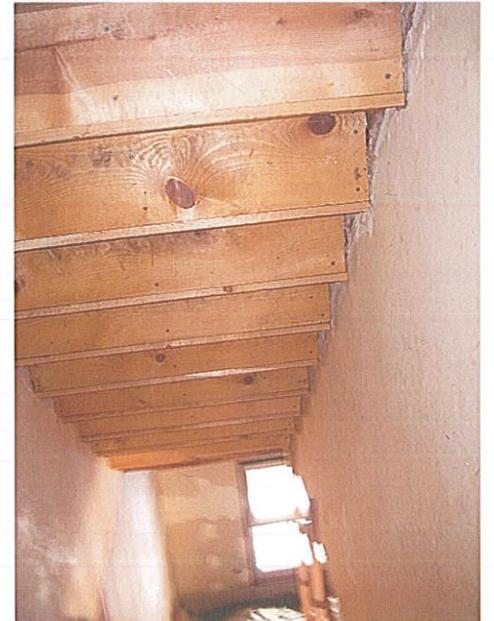
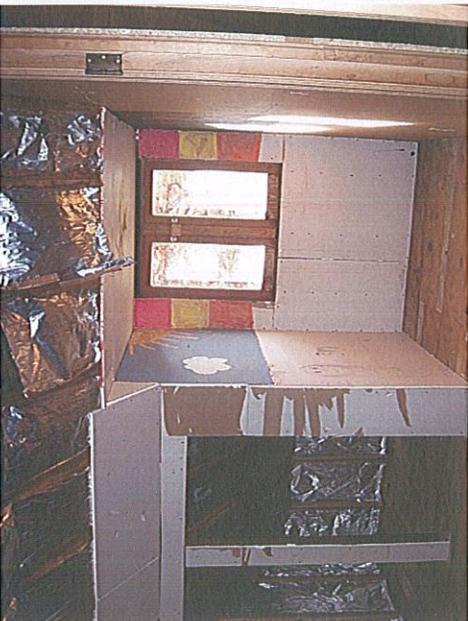
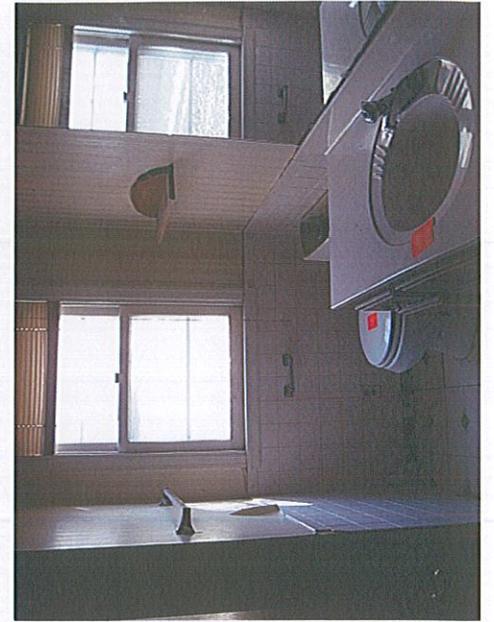
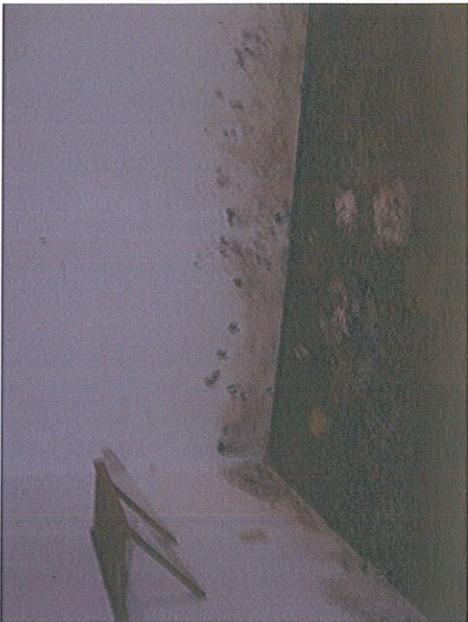
▶ County \$619.98
▶ Hennepin County Regional Rail Authority \$22.05
▶ City of Crystal \$679.73
▶ School District: Voter Approved Levies \$354.16
▶ School District: Other Local Levies \$527.30
▶ Metropolitan Special Taxing District Tax \$41.38
▶ Other Special Taxing Districts \$92.32
▶ Non-School Voter-Approved Referenda Levies \$23.76
Total Special Assessments: \$644.10
Solid Waste Fee:
Total Tax: \$3,004.78

HENNEPIN COUNTY
 ASSESSOR'S OFFICE REAL ESTATE DATA
 MUNIC # 54 ID # 20-118-21 11 0029
 PROPERTY ADDRESS 03504 FLORIDA AVE N 55427
 CRYSTAL
 DARCY KAY RAMIREZ

OWNER
 TAXPAYER
 DARCY KAY RAMIREZ
 3504 FLORIDA AVE N
 "GARDENDALE ACRES HENNEPI
 LOT 019 BLOCK 001

NEIGHBORHOOD	EXT. WALLS	HEATING	BATH FLOOR	KIT. CAB. QUALITY	ROOM COUNT	PORCHES	POOL	BUILDING SIZE
Neighborhood	06 Stone	11 Hot Water	11 Kitchen	11 Excellent	Total Rooms	05 Glazed	Quality (1-5)	G.B. Area
	Brick	21 Forced Air	21 X Other	21 Good	Bedrooms	12 Quality (1-5)	None 0	G.F. Area
	Stucco	31 Electric	31 X Other	31 Average	Family	1 Screened	OVERALL CONDITION	2nd Fl. Area
Excellent	11 Wood	41 X Gravity	41 Poor	41 Poor	Living	11 Quality (1-5)	Excellent	LAND
Good	21 Metal	51 Other	51 X Dishwasher	51 Average	Dining	11	Good	Frontage
Average	31 X Composition	61 Year Inst.	61 X Oven/Cooktop	61 Good	Kitchen	11 Open	Average	Depth
Minimum	41 Other	71 HIGH EFFICIENCY	71 Microwave	71 Excellent	Other	11 Quality (1-5)	Fair	Area
Substandard	51	Yes	51 X Refrigerator	51 Excellent	2nd FLOOR	15 Quality (1-5)	Poor	Irregular Shape
		No	51 X Family	51 Excellent	INTERIOR	15 Quality (1-5)	AGE/DEPRECIATION	Eff. Front.
VIEW	Mansard	11 ELEC. SERVICE	11 Kitchen	11 Excellent	Plaster	11 PRIMARY GARAGE	Act. Year	On Lake
Good	21 Gambrel	21 Standard	21 X Other	21 Excellent	Sheetrock	14 Ext. Walls (1-7)	Eff. Year	On Bay
Average	21 X Hip	31 Substandard	31 X Other	31 Excellent	Paneling	21 Floor Area	Func. %	Lake Railing
Poor	31 Gable	41 X FOUNDATION	41 X Other	41 Excellent	Unfinished	12 # of Cars	Econ. %	Landscape
	Flat	51 Poured Conc.	51 X Substandard	51 Excellent	1st FLOOR	14 Quality (1-5)		Wooded
ARCH/APPEAL	Dormers # ft	Conc. Block	21 X Other	21 Excellent	Ceiling Height (1-5)	11 TRIM		SITE ADJUSTMENT
Excellent	11 Roof Cover	Wood	31 Wood	31 Excellent	Interior	11 X Attached	LAST INT. INSP.	+ or - (%)
Good	21 Slate/Tile	Other	41 Marble/Stone	41 Excellent	Plaster	21 Detached	Year	
Average	31 X Wood	21	21 Glazed Tile	21 Excellent	Sheetrock	31 Tuckunder	1999	FLAT CHARGES
Fair	41 Asphalt	31 X BASEMENT AREA	31 Wood	31 Excellent	Paneling	31 Painted	Yes	EXTRA \$
Substandard	51 P&G	% / 10 (0-15)	41 X Linoleum	41 Excellent	TRIM	41 Other	No	
	WINDOW STYLE	FINISHED BSMT. AREA	51 Carpet	51 Excellent	FLOOR COVER	11 Hardwood	01 X	
QUALITY	Casement	% / 10 (0-9)	61 Other	61 Excellent	BATHS 1st	11 Detached		
10	Doublehung	BASEMENT	21 X Other	21 Excellent	BATHS 2nd	21 Detached	12 05 2001	74
(1-12)	Gliders	Ceiling Height (1-5)	31 Other	31 Excellent	Deluxe	31 Tuckunder	08 26 2003	07
RATE ADJUSTMENT	Awning	BSMT. QUALITY	41 Detuxe	41 Excellent	Full	31 Tuckunder	06 07 1999	86
	Other	% BASE 10	21 Glazed Tile	21 Excellent	3/4 Other	31 Painted	COMMENTS - KEYPUNCH	
	WINDOW QUALITY	BSMT. FIREPLACE	31 X Formica	31 Excellent	1/2 Bath	41 Other	L 60000 B 110000 T 170000	
	Good	Quality (1-7)	41 Other	41 Excellent	BATH RATING	11 Hardwood	LAST SALE 08/1996	92000 CODE W
	Average	None	51 Softwood	51 Excellent	BATH RATING	11 Softwood		
STYLE/STORIES	Poor	BSMT. BATHS	21 X Formica	21 Excellent	FIREPLACE 2nd	11 Metal		
R100	WALKOUT	Quality (1-7)	31 Metal	31 Excellent	Quality (1-7)	11 Other		
	Quality (1-7)	None	41 Other	41 Excellent	None	11 X		
Masonry	11 None	BSMT. BATHS	31 X Formica	31 Excellent	Room Count			
Wood 2 x 6	21 CENTRAL AIR	Deluxe	41 Full	41 Excellent	Total Rooms			
Wood 2 x 4	31 X Yes	Full	51 Metal	51 Excellent	Bedrooms			
Other	41 No	3/4	61 Other	61 Excellent	Other			





NOTICE OF MORTGAGE FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: October 13, 2005
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$141,400.00
MORTGAGOR(S): Darcy K. Ramirez, a single woman
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Encore Credit Corp.
DATE AND PLACE OF REGISTERING: Registered: October 31, 2005 Hennepin County Registrar of Titles, Doc. Number 4183200
ASSIGNMENTS OF MORTGAGE: And assigned to: U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1 Dated: May 17, 2013 Registered: June 26, 2013 Hennepin County Registrar of Titles, Document Number: T05090507 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 100180100002868097 Lender or Broker: Encore Credit Corp Residential Mortgage Servicer: Ocwen Loan Servicing, LLC
Mortgage Originator: Not Applicable
CERTIFICATE OF TITLE NUMBER: 1078205
COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin
Property Address: 3504 Florida Ave N, Crystal, MN 55427-2240 Tax Parcel ID Number: 20-118-21-11-0029
LEGAL DESCRIPTION OF PROPERTY: Lot 19, Block 1, Gardendale Acres, Hennepin County, Minnesota, according to the plat thereof on file or of record in the Office of the Register of Deeds in and for Hennepin County, Minnesota.
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$147,135.97
THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; that this is registered property; PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:
DATE AND TIME OF SALE: January 08, 2014 at 10:00 AM
PLACE OF SALE: Hennepin County Sheriff's Office, Civil Division, Room 30, Courthouse, 350 South 5th Street, Minneapolis, Minnesota to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns. If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on July 08, 2014, or the next business day if July 08, 2014 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released from financial obligation: NONE
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.
DATED: November 26, 2013 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB1, Assignee of Mortgage
WILFORD, GESKE & COOK P.A. Attorneys for Assignee of Mortgagee 8425 Seasons Parkway, Suite 105 Woodbury, MN 55125-4393
(651) 209-3300 File Number: 029365F01 (November 26, December 3, 10, 17, 24, 31, 2013)10449971

EXHIBIT D

RECORD OF FORECLOSURE/EXECUTION SALE

Sale Record Number: 1401056

Mortgage Document Number: 4183200

Date of Sale: 1/8/2014

Type of sale: Mortgage

Mortgagor(s): Darcy K Ramirez,

Mortgagee: U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1

To Whom Sold: U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1

Final Bid Amount: \$151,480.25

Redemption Expiration Date: 7/8/2014

Deputy Sold By: Jeffrey Beach

Law Firm/Attorney: Wilford, Geske & Cook P.A.

Unverified Common Address: 3504 Florida Ave N, Crystal

Optional Comments: No value entered

**Notice of Intent to Redeem by creditor(s)
filed with Sheriff:**



City of Crystal Property Maintenance Compliance

4141 Douglas Drive N, Crystal MN 55422 Phone: 763-531-1000 Fax: 763-531-1188

COMMON COMPLIANCE ORDERS

Address: 3504 Florida Avenue

Check mark indicates correction is required

1.2	<input checked="" type="checkbox"/> Heating Systems: Provide written documentation from a licensed mechanical contractor demonstrating that a service check and required repairs have been performed on the heating system within the past 12 months. [IPMC 603.1]
1.3	<input checked="" type="checkbox"/> Electrical Systems: Provide written documentation from a licensed electrical contractor that the electrical systems of the dwelling and accessory buildings have been evaluated; that the electrical service and wiring are adequate for the power requirements of the dwelling and that the electrical system is compliant with the Minnesota Electrical Code as applicable. [IPMC 604.1]
1.5	<input checked="" type="checkbox"/> Water Heater: Install a discharge pipe on the water heater temperature pressure relief valve. The pipe will be the same size as the valve outlet and will terminate not greater than 18" above the floor. [IPMC 603.1, MPC 4715.2210]
1.6	<input checked="" type="checkbox"/> Clothes Dryer: Install a minimum 4-inch diameter, smooth metal exhaust duct supported and secured in place. Do not use sheet metal screws or fasteners that will obstruct the exhaust flow. The exhaust duct shall terminate outside of the building and shall be equipped with a back draft damper. Do not install screens at the exhaust duct termination. [MMC 1346.504]
1.7	<input checked="" type="checkbox"/> Ventilation: Each toilet room shall be provide with natural ventilation by means of operable exterior openings of not less than 1½ square feet; or provide mechanical ventilation directly to the exterior of the building. Install minimum R3.3 insulation with vapor barrier on ventilation ductwork for 3 feet starting at exterior penetration. [IPMC 403.2, MSRC R303.3]
1.8	<input checked="" type="checkbox"/> Well: Advisory Only (POS): There is the possibility that there is an unsealed well located on the subject property.
	<input checked="" type="checkbox"/> Well: Advisory Only (POS/Rental): An unused well was discovered during the inspection. Owner should contact the MN Dept of Health to verify well status.
2.2	<input checked="" type="checkbox"/> Driving/Parking Areas-Replace: The non-hard-surfaced driveway existing at the time of inspection shall be hard-surfaced within 180 days of issuance of a Certificate of Compliance for point of sale inspections or within 180 days of issuance of a rental license, whether new or renewal. All driveways and lawful auxiliary spaces shall be hard-surfaced with bituminous or concrete pavement in accordance with standards approved by the city engineer. Submit a building permit application for review and approval and secure a building permit before starting work on the new hard-surfaced driveway. [Crystal Code 425.05, Subd. 2 h) 1) 302.3]
	<input checked="" type="checkbox"/> Driving/Parking Areas: Repair/replace the existing deteriorated driveway and lawful auxiliary spaces with a hard-surface of bituminous or concrete pavement in accordance with standards approved by the city engineer. Submit a building permit application for review and approval and secure a building permit before starting work on the replacement hard-surfaced driveway. [Crystal City Code 425.05, Subd. 2 h) 1) 302.3]
3.3	<input checked="" type="checkbox"/> Use/Occupancy: This property is zoned R-1, Low Density Residential, one-family detached dwelling, and use of any portion of the property as a second dwelling unit is not permitted. Separations resulting in a second dwelling unit is prohibited. [Crystal City Code 515.33]
4.1	<input checked="" type="checkbox"/> Smoke Detectors/CO Alarms: install and maintain fully functional smoke alarms in all sleeping rooms, in areas leading to sleeping rooms, on each level and in the basement. Install and maintain an approved fully functional CO alarm within 10 feet of each sleeping room. [IPMC 704.2 and MN § 299F.50]
4.2	<input checked="" type="checkbox"/> Emergency Egress: Install code compliant emergency escape and rescue openings (egress windows) in rooms used for sleeping purposes. [IPMC 702.4]
4.5	<input checked="" type="checkbox"/> Building Number: Install the building identification numbers on the dwelling. The numbers will be clearly visible from the street in front of the dwelling and will be a minimum 4 inches in height and of a contrasting color with their background. [Crystal City Code 400.17, IPMC 304.3, MSFC 505.1]
9.0	<input checked="" type="checkbox"/> Garage/Doors: Repair or replace the existing vehicle access garage door. Secure a building permit before starting work on the replacement of the vehicle access garage door. The replacement vehicle access garage door will comply with the wind limitation requirements of the Minnesota State Building Code. [IPMC 304.15, MSRC R301.2.1]
	<input checked="" type="checkbox"/> Garage/Doors: Service, repair or replace the existing overhead garage door automatic opener compliant with the provisions of Minnesota Statutes, sections 325F.82 and 325F.83 [IPMC 304.15, MSBC 1303.1400] <i>unable to verify operation</i>

Inspection Date: 9-8-14

City of Crystal
Property Maintenance Compliance Orders for Certificate CY055757
Inspection Date: September 8, 2014
Property Address: 3504 Florida Ave No.
Compliance Date: November 18, 2014
Compliance Orders:

The following orders and the check marked Common Compliance Orders must be completed by the compliance date.

- 1.1 **Plumbing Systems**
 - *Provide written documentation from a licensed plumbing contractor demonstrating that a service check and required repairs have been performed on the dwellings plumbing system including the water heater. Permits may be required for repairs.

- 1.11 **Water Waste/Vent**
 - *Provide documentation that the building sewer line has been cleaned of obstructions and is in serviceable condition. Complete all required repairs.

- 1.12 **Water Piping/Supply**
 - *Install an anti-siphon vacuum breaker on outside hose bibs. [IPMC 505.2]
 - *Install an anti-siphon vacuum breaker on laundry sink faucet. [IPMC 505.2]

- 1.4 **Circuits/Outlets/Fixtures**
 - *Provide GFCI protection of the electrical outlet(s) near kitchen sink.
 - *Provide GFCI protection of the electrical outlet(s) in laundry area.

- 2.23 **Stoops/Steps**
 - *Replace/repair front stoop and steps.

- 2.3 **Gutters/Downspouts**
 - *Remove debris from gutters and dispose of offsite.
 - *Repair/replace gutters.
 - *Install and secure gutter extensions and downspouts.

- 2.4 **Venting/Chimneys**
 - *Fireplaces and appliances that burn solid fuel, such as wood, require regular inspection, cleaning and maintenance. Furnish a chimney condition report from a qualified professional chimney service technician (chimney sweep) documenting that the fireplace or appliance has been inspected within the past 12 months. Professional chimney sweeps are knowledgeable of fire codes, clearances and standards for the construction and maintenance of chimney and venting systems. [IPMC 603.1] Complete any repairs necessary, permits may be required. **(Both up & down)**
 - *Replace missing fireplace mantel(s).
 - *Provide written documentation from a licensed masonry repair contractor demonstrating that an inspection and required repairs have been performed on the exterior chimney. Permits may be required for repairs.

City of Crystal
Property Maintenance Compliance Orders for Certificate CY055757
Inspection Date: September 8, 2014
Property Address: 3504 Florida Ave No.
Compliance Date: November 18, 2014
Compliance Orders:

- 2.5 **Foundation**
*Provide written documentation from a licensed foundation repair contractor demonstrating that a thorough investigation of the foundation was completed and all repairs have been performed. A building permit and inspections may be required for foundation repair work.
- 2.6 **Walls/Siding**
*Repair, prep, prime and paint all exterior wooden trim and siding on house and garage where weathered, peeling or chipping.
*Replace rotted sheathing in garage.
- 2.7 **Windows/Doors/Screens**
*Every window, door and frame shall be in sound condition, good repair and weather tight. [IPMC 304.13] (**Many broken windows throughout**)
*Install window screens. [IPMC 304.14] (Multiple missing or damaged)
*Repair or replace all damaged windows and screens.
*Replace or remove rear storm door.
*Replace or remove front storm door.
*Replace or remove side storm door leading to deck above garage.
- 2.8 **Roof**
*Provide written documentation from a licensed roofing contractor demonstrating that an inspection and required repairs have been performed on the dwellings roofing system(s). (House & garage) Permits may be required for repairs.
- 3.2 **Accessory Structures**
*Repair, prep, prime and paint deck railings and posts on garage roof.
- 3.7 **Landscaping/Vegetation**
*Clean up and remove excess vegetation and debris from all areas of yard and dispose of offsite.
*Remove dead trees from rear yard and dispose of offsite. (X2)
*Remove/trim tree branches that are rubbing on roof of house.
- 4.4 **Safety Hazards**
*Install an anti-tip bracket on the kitchen stove to secure the stove from tipping forward [IPMC 603.1]
*Install guard on upstairs knee wall.

City of Crystal
Property Maintenance Compliance Orders for Certificate CY055757
Inspection Date: September 8, 2014
Property Address: 3504 Florida Ave No.
Compliance Date: November 18, 2014
Compliance Orders:

9.1 Common Areas

- *Repair, prep, prime and paint all interior walls and ceilings.
- *Complete remediation of black substance from basement walls, ceilings and flooring. (Major water damage)(Remove all drywall & rigid foam from walls
- *Repair/replace kitchen cabinets.
- *Replace kitchen appliances.
- *Repair/replace all flooring throughout home.

NOTES:

*The City of Crystal does not have any record of permits or inspections for the remodeling work that was started in the upper level of home.

*A well existed on the property prior to city water installation. The City of Crystal has a copy of the well sealing report.

*Inspector saw what appeared to be a dead mouse on the stairs leading to the upper level of home.

End of Compliance Orders

3504 Florida Avenue North
Crystal, MN 55427

Views: 206

Property ID: C007090677862
MLS #530744



BID CENTER

CURRENT HIGHEST BID: \$86,000

RESERVE MET: NO [VIEW ALL BIDS](#)

Note: The seller may choose to negotiate with bidders even if reserve isn't met.

A Smarter Way to Buy a Home

PLACE BID

Financing Considered

TIME REMAINING 15-MINUTE RULE

01 DAYS 10 HOURS 43 MINS 50 SECS

REGISTER FREE

Submit live bids & offers 24/7

Own It Now on select properties

Receive real-time activity alerts and instant updates

Watch properties you're interested in

[REGISTER NOW](#) →

FEATURES

Type	: Single Family	Bedrooms	: 3	Size	: 1,178 Sq. Ft.
Year Built	: 1946	Bathrooms	: 2.0	Lot Size	: 36,446 Sq. Ft.

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
HENNEPIN COUNTY
STATE OF MINNESOTA

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING ACQUISITION OF
REAL PROPERTY AT 3504 FLORIDA AVENUE NORTH

WHEREAS, the Economic Development Authority of the City of Crystal (the "EDA") desires to acquire real property located at 3504 Florida Avenue North (the "Property"); and

WHEREAS, the EDA desires to specifically and explicitly authorize execution of any and all documents necessary to complete the purchase of the Property.

NOW, THEREFORE, BE IT RESOLVED that the President and Executive Director of the EDA are authorized to execute any and all documents necessary to complete the EDA's purchase of the Property.

BE IT FURTHER RESOLVED that the Vice President and Deputy Executive Director are authorized to act in place of the President or Executive Director, respectively, in the event of the absence or unavailability of the President or Executive Director.

Adopted this _____ day of _____, _____.

Julie Deshler, President

Patrick Peters, Deputy Executive Director