

# ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL

## NOTICE OF PUBLIC HEARING

### PROPOSED SALE OF REAL PROPERTY AT 5824 REGENT AVENUE NORTH FOR CONSTRUCTION OF A NEW HOUSE

NOTICE IS HEREBY GIVEN that the Economic Development Authority of the City of Crystal ("the EDA") will meet on September 16, 2014 following the regularly scheduled 7:00 p.m. City Council meeting or as soon thereafter as the matter may be heard, at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider the sale of the following real property for construction of a new single family house:

- 5824 Regent Avenue North (P.I.D. 04-118-21-14-0025) to be sold to builder Novak-Fleck for \$55,000.

On September 16, 2014, after holding the public hearing, the EDA will consider a resolution authorizing the sale of the lot. If the resolution is adopted, then it is anticipated that the lot sale would close in mid-late September but no later than November 15, 2014, and the new house would be completed in January but no later than September 16, 2015.

More information is available for public review at Crystal City Hall, 4141 Douglas Drive North, 8:00 a.m. - 4:30 p.m. Monday through Friday excluding holidays, and on the Redevelopment page of the city website [www.crystalmn.gov](http://www.crystalmn.gov). You may also contact John Sutter at 763-531-1142 or [john.sutter@crystalmn.gov](mailto:john.sutter@crystalmn.gov) if you have questions.

Persons desiring to be heard on this matter are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Community Development Department, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids for handicap persons are available upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1145 to make arrangements. Deaf and Hard of Hearing callers should contact the Minnesota Relay Service at 800-627-3529 V/TTY or call 711 to be connected to a TTY.

builder

PROPOSAL FORM

PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL

5824 REGENT AVENUE NORTH

would like previous

CHECK ONE:  500.00 deposit for marketing towards 2,000.00 down (check for addl. 1,500) attached  
 BUILDER OFFERS \$55,000 TO PURCHASE THIS LOT  
 BUILDER OFFERS \$500 FOR A SIX-MONTH OPTION TO PURCHASE THIS LOT FOR \$55,000

This proposal is not a purchase agreement or other binding contract. At this time, the Builder is submitting a proposal to purchase this lot and build a new single family house in accordance with the RFP Guidelines, or is requesting a six-month option for same.

If a builder's proposal is tentatively accepted by the EDA board, then EDA staff would work with the Builder to determine the specific house plan and present it at the next EDA meeting. If the EDA board gives final approval at that time, the Builder would sign a Purchase & Redevelopment Agreement and provide \$2,000 earnest money for the lot. Only after such an Agreement is signed would a binding contract exist between the EDA and the Builder.

Builders may purchase a 6-month option on a lot for \$500, renewable for an additional 6 months for an additional \$500. The option provides the builder with exclusive rights to purchase the lot and build a house subject to the normal EDA process, requirements and guidelines. As a condition of the option, the builder must list the lot with a to-be-built house on the MLS for the duration of the option. The number of options is limited: No builder may have options on more than 10% of the EDA's lots, and no more than 50% of the EDA's lots may be under option at any time.

BUILDER: (Builder is required to be a Residential Building Contractor licensed by the State of Minnesota.)

Name: Novak-Fleck, Incorporated State License Number: BC0011631  
 Tel (1): (763) 424-4955 Tel (2): \_\_\_\_\_ Fax: (763) 424-1030  
 Address: 8857 Zealand Avenue N City/State/Zip: Brooklyn Park, MN 55445  
 Email: cjohnson@novak-fleck.com Signature: [Signature] Date: 08/18/2014

REQUIRED ATTACHMENTS AND ADDITIONAL INFORMATION:

- Attach one representative example of a house you would plan to build on this lot if your proposal is selected. It does not need to show exactly how it would be placed on the lot; it just needs to show the approximate size, quality and features you would anticipate a new house would have on this lot. A specific house plan would be determined after a proposal is tentatively accepted by the EDA.
- The EDA will only sell lots to builders who have experience in house construction in Minnesota. Please list the addresses of three houses you have built in Minnesota within the last five years, or attach other evidence of qualification for review by the EDA:

House #1: 5332 50th Street North  
 House #2: 4720 Douglas Drive North  
 House #3: 6515 Brentwood Avenue North

SUBMIT PROPOSAL TO: Attn: John Sutter, Crystal EDA, 4141 Douglas Dr N, Crystal MN 55422  
 TEL: 763.531.1142 FAX: 763.531.1188 [john.sutter@crystalmn.gov](mailto:john.sutter@crystalmn.gov)

PROPOSALS MAY BE SUBMITTED BY HAND DELIVERY, U.S. MAIL, FAX, OR EMAIL (.pdf format).  
 PROPOSALS MAY BE SUBMITTED AT ANY TIME AND WILL BE CONSIDERED ON A "FIRST COME, FIRST SERVED" BASIS UNLESS THE LOT HAS BEEN OPTIONED BY ANOTHER BUILDER.

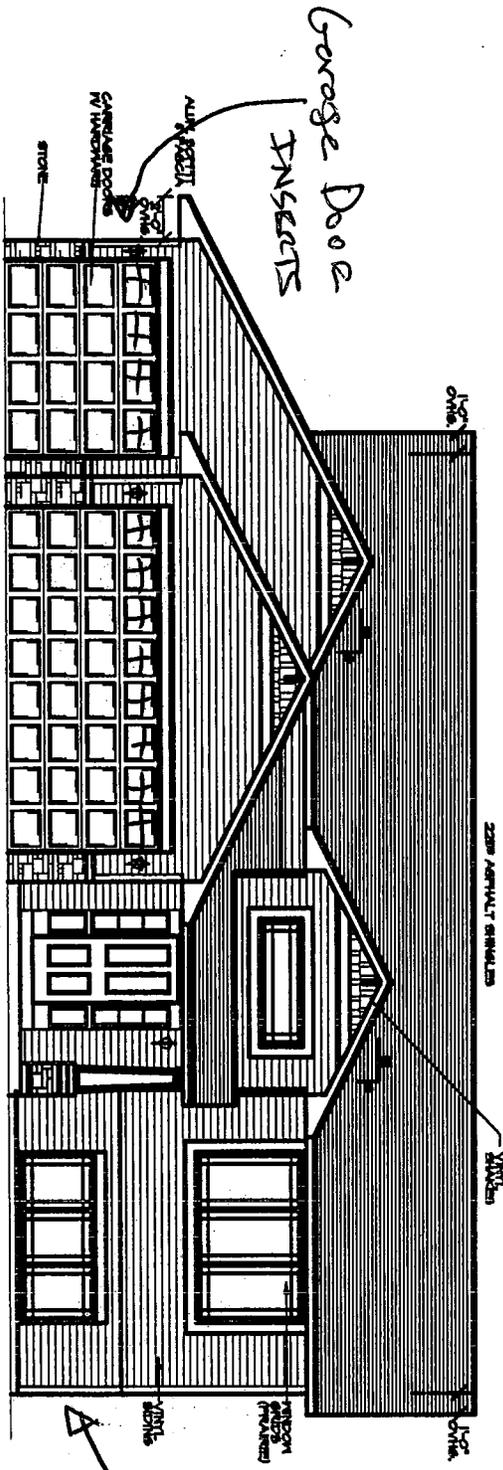
(HOUSE PLAN UPDATED 8/19/2014)



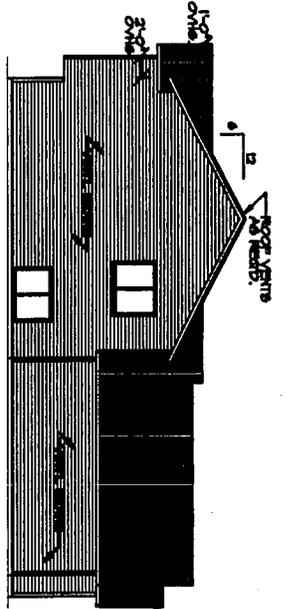
# 2012 aerial photo



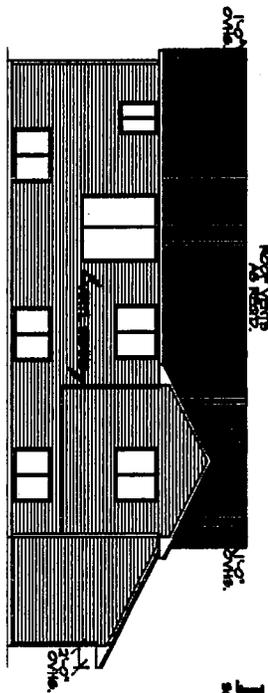




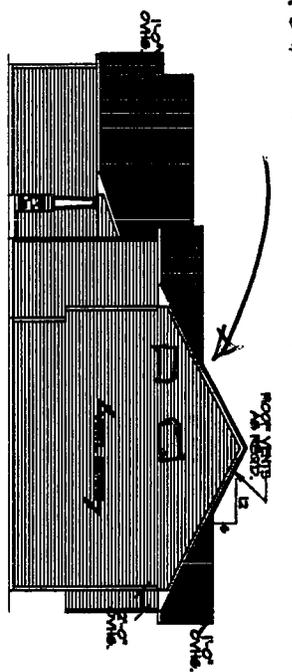
**FRONT ELEVATION**  
SCALE 1/8"=1'-0"



**LEFT ELEVATION**  
SCALE 1/8"=1'-0"



**REAR ELEVATION**  
SCALE 1/8"=1'-0"



**RIGHT ELEVATION**  
SCALE 1/8"=1'-0"

ADD 2 WINDOWS

ADD STONE

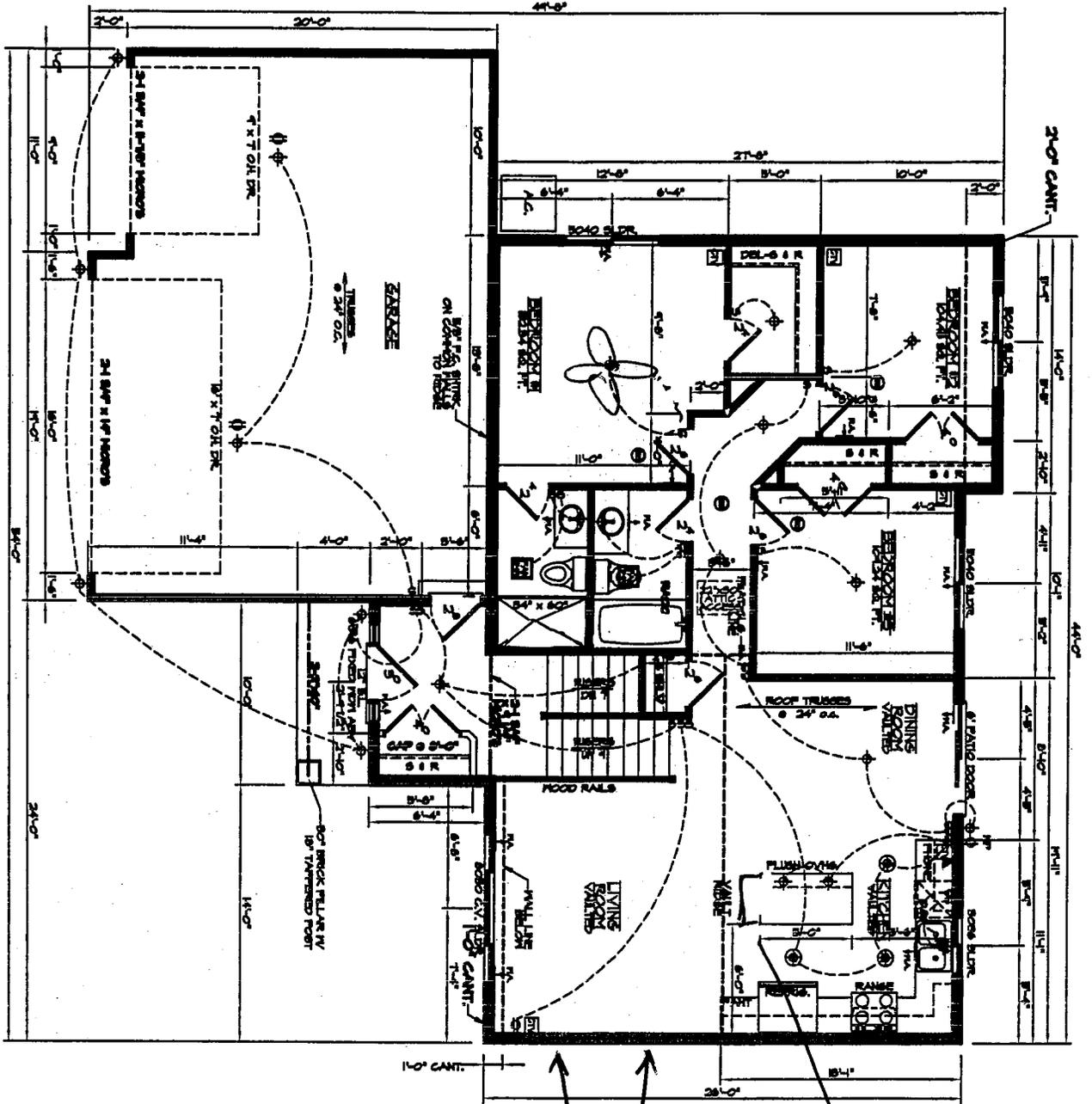
**NOTE**  
-DUE TO ELECTRONIC REPRODUCTION, THIS PLAN MAY NOT SCALE CORRECTLY. THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS SPECIFIED.  
-ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO FIELD VERIFICATION. SOME CHANGES MAY BE NECESSARY.  
-ALL ELECTRICAL SYMBOLS SHOWN ARE APPROXIMATE ACTUAL PLACEMENT. ALL WILL BE DETERMINED BY THE ELECTRICIAN PER CODE REQUIREMENTS.  
-ALL SQUARE FOOTAGES ARE DESIGNED RELIABLE BUT NOT GUARANTEED.  
-AIR-TIGHT BOXES ON EXTERIOR WALLS. (CATEGORY ONE)  
-CAULK & FLASH ALL EXTERIOR OPENINGS.



PLAN ROOM	10/24/44
DESIGNED BY	W. H. HARRIS
WOODRIDGE	10/24/44
1ST FLOOR	10/24/44
2ND FLOOR	10/24/44
3RD FLOOR	10/24/44
4TH FLOOR	10/24/44
5TH FLOOR	10/24/44
6TH FLOOR	10/24/44
7TH FLOOR	10/24/44
8TH FLOOR	10/24/44
9TH FLOOR	10/24/44
10TH FLOOR	10/24/44
11TH FLOOR	10/24/44
12TH FLOOR	10/24/44
13TH FLOOR	10/24/44
14TH FLOOR	10/24/44
15TH FLOOR	10/24/44
16TH FLOOR	10/24/44
17TH FLOOR	10/24/44
18TH FLOOR	10/24/44
19TH FLOOR	10/24/44
20TH FLOOR	10/24/44



**MAIN LEVEL FLOOR PLAN**  
SCALE 1/8"=1'-0"



*Longer Island  
3 Pendants  
Add two windows*

**NOTE:**  
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-ALL SQUARE FOOTAGES ARE DEEMED RELIABLE BUT NOT GUARANTEED.  
-NIGHT BOXES ON EXTERIOR WALLS (CATEGORY ONE)  
-CAULK & FLASH ALL EXTERIOR OPENINGS.



PROJECT NUMBER	123/44
DATE	12/14
DESIGNER	J. SMITH
CLIENT	MR. & MRS. J. SMITH
ADDRESS	123 MAIN ST., ANYTOWN, CA 90000
PHONE	(555) 123-4567
FAX	(555) 123-4567
EMAIL	info@thefirm.com
WEBSITE	www.thefirm.com
PROJECT NAME	2000 S.W. DRIVE
PROJECT ADDRESS	2000 S.W. DRIVE
PROJECT CITY	ANYTOWN, CA
PROJECT STATE	CA
PROJECT ZIP	90000
PROJECT PHONE	(555) 123-4567
PROJECT FAX	(555) 123-4567
PROJECT EMAIL	info@thefirm.com
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