

**CITY OF CRYSTAL
ECONOMIC DEVELOPMENT AUTHORITY**

**PROPOSED SALE OF LOT FOR NEW HOME CONSTRUCTION
4553 YATES AVENUE NORTH**

**PUBLIC HEARING NOTICE
FOLLOWING THE 7:00 P.M. CITY COUNCIL MEETING
TUESDAY, AUG. 18, 2015
CRYSTAL CITY HALL (4141 DOUGLAS DR N)**

The City's Economic Development Authority (EDA) is considering the sale of a vacant lot for construction of a new single family home:

**Address: 4553 Yates Ave N
Lot Price: \$45,000
Builder: Day Construction**

The EDA public hearing for the sale follows the City Council meeting on Tuesday, Aug. 18 at 7 p.m. at Crystal City Hall.

Citizens may also:

- View the proposed house plans at Crystal City Hall during normal business hours or on the city website at http://www.crystalmn.gov/public_hearing_notices.php.
- View the staff report that includes the EDA portion of the City Council's meeting packet available after on Friday, Aug. 14 at 1 p.m. The Council packet will be available at Crystal City Hall during normal business hours or on the city website at http://www.crystalmn.gov/city_government/council_meetings_and_agendas.php.

To discuss the sale with city staff, please contact Dan Olson at 763.531.1142 or dan.olson@crystalmn.gov.

To submit written comments for the record, please send them to Dan Olson, City of Crystal, 4141 Douglas Dr. N., Crystal MN 55422 or email dan.olson@crystalmn.gov.

To speak directly to the EDA, please attend the EDA public hearing after the City Council meeting on Tuesday, Aug. 18 at 7 p.m. at Crystal City Hall.

LEGAL NOTICE: Notice is hereby given that the Economic Development Authority of the City of Crystal ("the EDA") will meet on August 18, 2015, immediately 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 4553 Yates Avenue North. After holding the public hearing, the EDA will consider adoption of a resolution authorizing the sale of the property. Persons desiring to be heard 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: Dan Olson, 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.



Main: 651-565-7877
Fax: 651-565-7876
info@day-construction.com
www.day-construction.com
License BC641777

July 10, 2015

Dan Olson
City of Crystal Economic Development Authority
4141 Douglas Dr N
Crystal, MN 55422

Dan,

Enclosed please find an RFP for the City owned lot at 4553 Yates Ave N.

We are proposing to construct a two story home per the enclosed design. The home would feature a two car attached garage, three bedrooms, three bathrooms, an open living space arrangement, and will be an attractive addition to the neighborhood. We have reviewed the criteria set forth by the Crystal EDA in the Request for Proposal for the site and have determined that the proposed structure will meet the desired criteria.

Day Construction has been in the residential construction business since 2011, and it's members have been involved in the residential construction industry for approximately ten years. Our past projects have included numerous kitchens, bathrooms, basements, additions, as well as rehabbing and selling multiple distressed properties. We have thus far mainly focused on projects involving existing homes, but are beginning to move into the new construction industry. We have constructed one new home, as indicated in the completed RFP, at 2501 James Ave N in Minneapolis. While our background doesn't precisely meet the requirements set forth by the City, we hope that the City can look favorably upon our experience as a residential contractor and approve our proposal to construct a home at 4553 Yates Ave N.

Sincerely,

Matthew Day

President, Day Construction LLC

PROPOSAL FORM
PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
4553 YATES AVENUE NORTH

CHECK ONE:

- BUILDER OFFERS \$45,000 TO PURCHASE THIS LOT**
- BUILDER OFFERS \$500 FOR A SIX-MONTH OPTION TO PURCHASE THIS LOT FOR \$45,000**

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: Day Construction State License Number: BC641777

Tel (1): 651-565-7877 Tel (2): 612-802-4907 Fax: 651-565-7876

Address: 8033 34th PI N City/State/Zip: Crystal, MN 55427

Email: matthew@day-construction.com Signature:  Date: June 19, 2015

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: 2501 James Ave N, Minneapolis

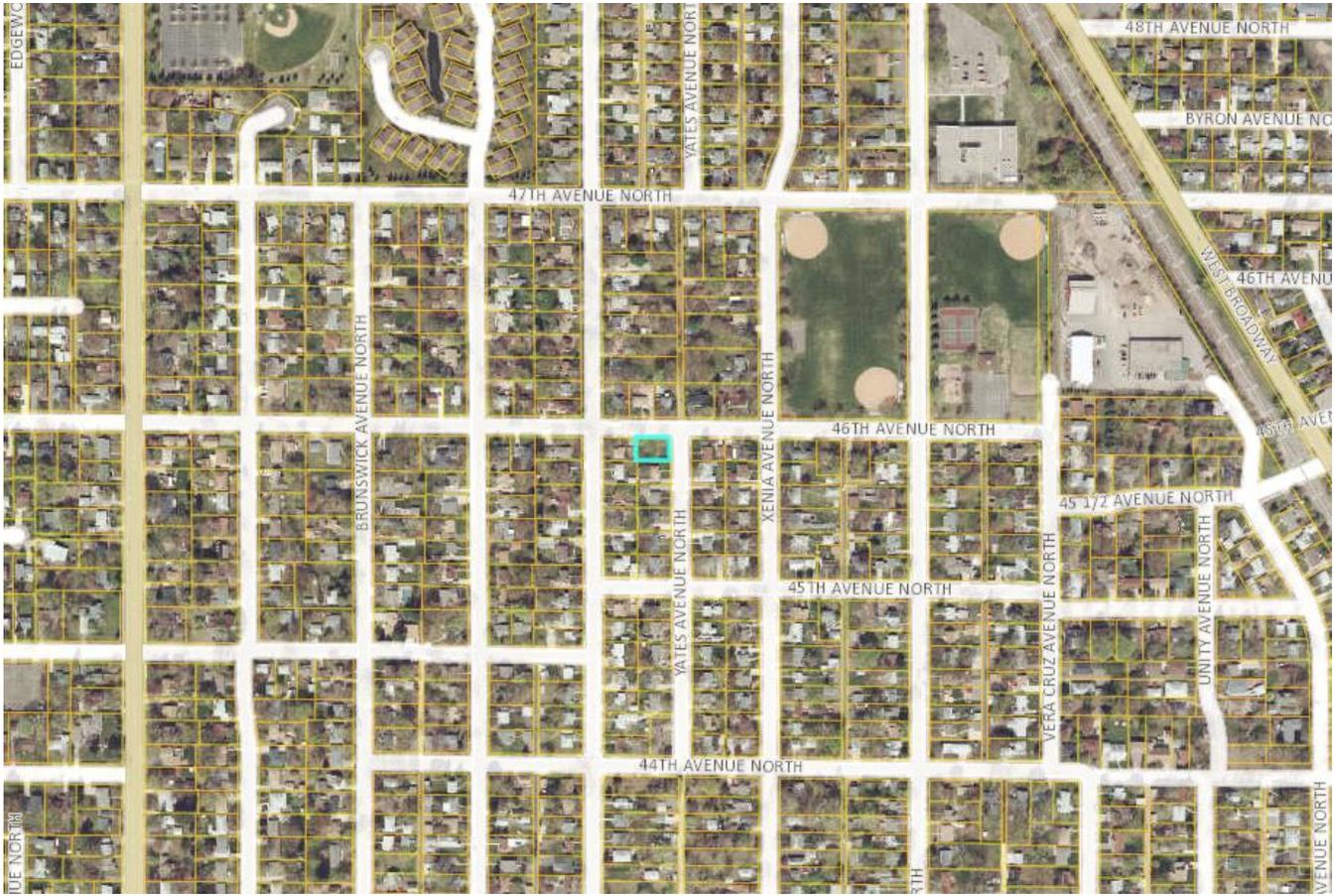
House #2: _____

House #3: _____

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

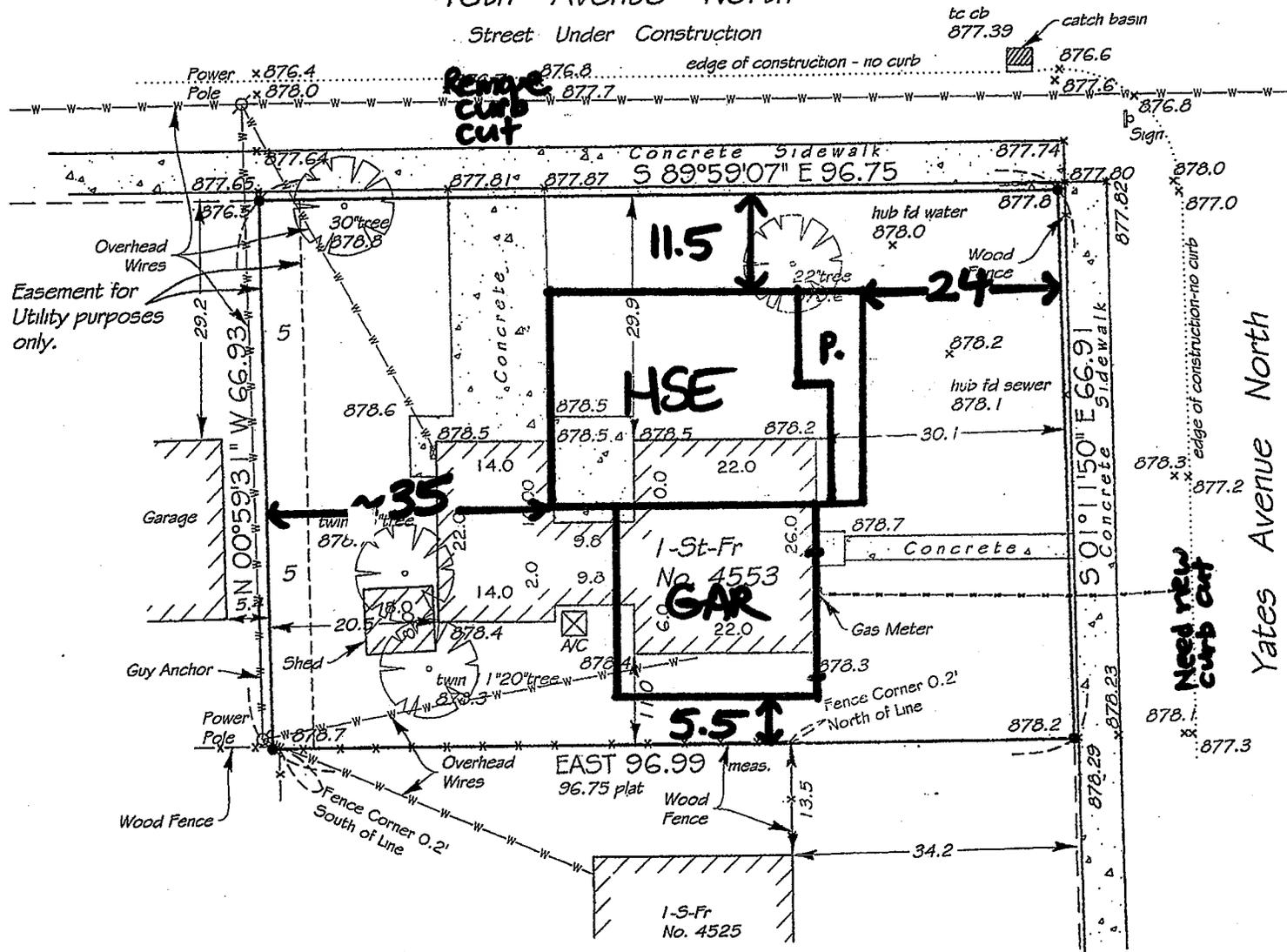
**PROPOSALS MAY BE SUBMITTED BY HAND DELIVERY, U.S. MAIL, FAX, OR EMAIL (.pdf format).
PROPOSALS MAY BE SUBMITTED AT ANY TIME AND WILL BE CONSIDERED ON A "FIRST COME,
FIRST SERVED" BASIS UNLESS THE LOT HAS BEEN OPTIONED BY ANOTHER BUILDER.**

2012 Aerial Photo



46th Avenue North

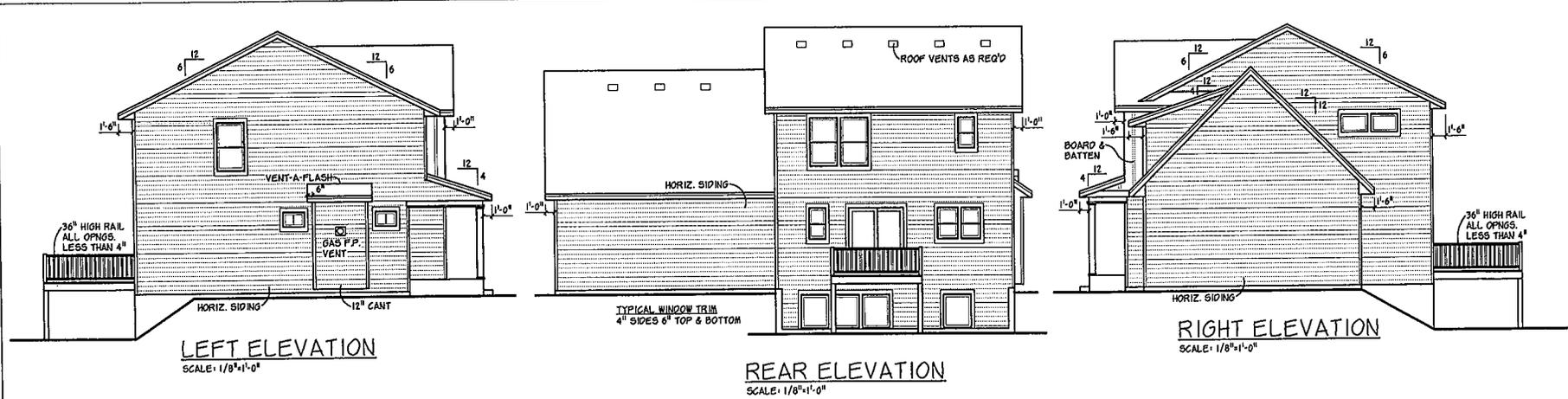
Street Under Construction



Yates Avenue North

Used new curb cut

Remove curb cut



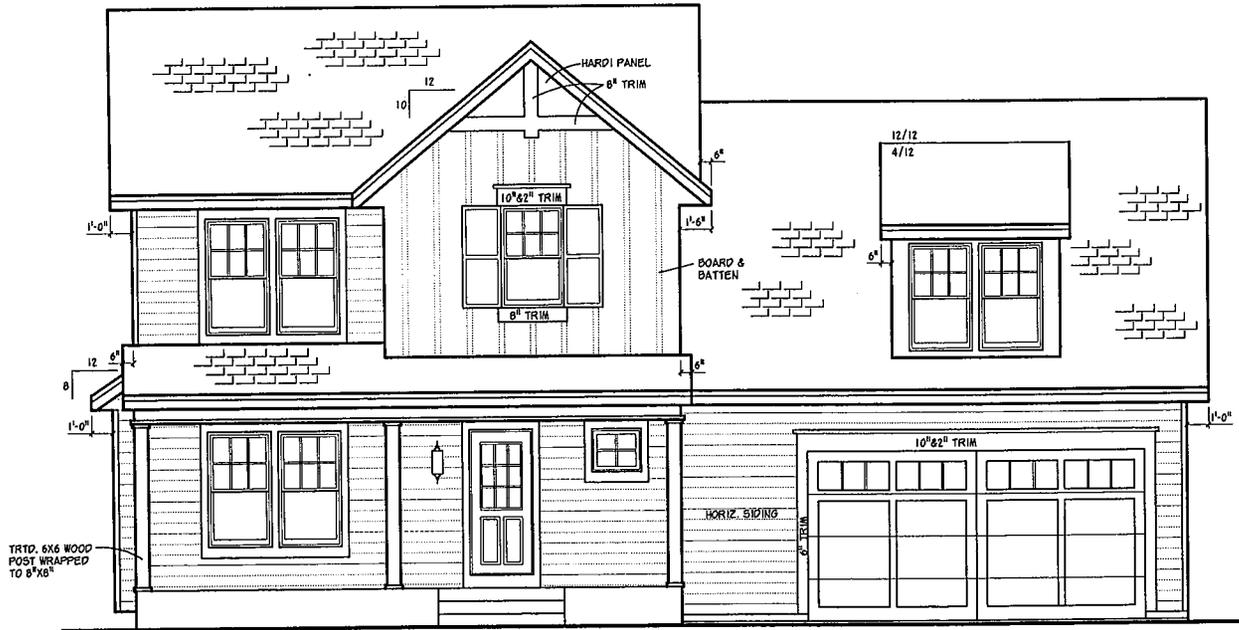
LEFT ELEVATION
SCALE: 1/8"=1'-0"

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

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

DFP EXAMPLE

- ICE & WATER SHIELD ALL VALLEYS
ICE & WATER SHIELD 24" UP ALL WALLS
WHERE ROOF RUNS ALONG WALL
- ALL SCREWS OR NAILS BEING
DRILLED THROUGH STUCCO OR
SIDING MUST BE PRE-DRILLED
AND SEALED W/ SILICONE TO
PREVENT WATER LEAKAGE
- ALL SUBCONTRACTORS MUST SEAL
ALL PENETRATIONS TO EXTERIOR OF
HOUSE WHEN ANY HOLES ARE CUT OR
PENETRATIONS ARE COMPLETED
- FLASH ALL WINDOWS AND DOORS
KICKOUT FLASHING TO BE INSTALLED
BY ROOFERS
- CONTINUOUS VAPOR BARRIER AT
ALL WALL FRAMING TO EXTERIOR
AND ON TOP OF ALL TOP PLATES
TAPE ALL VAPOR BARRIERS.
FOAM ALL WIRES AND ITEMS THAT
PENETRATE VAPOR BARRIER. FOAM
AROUND ALL WINDOWS AND DOORS.
TO ATTIC.
ALL CANTILEVERS, CORNERS, & RIMS
TO BE COVERED W/ BLDG. PAPER
PRIOR TO SIDING.



TYPICAL WINDOW TRIM
4" SIDES 6" TOP & BOTTOM

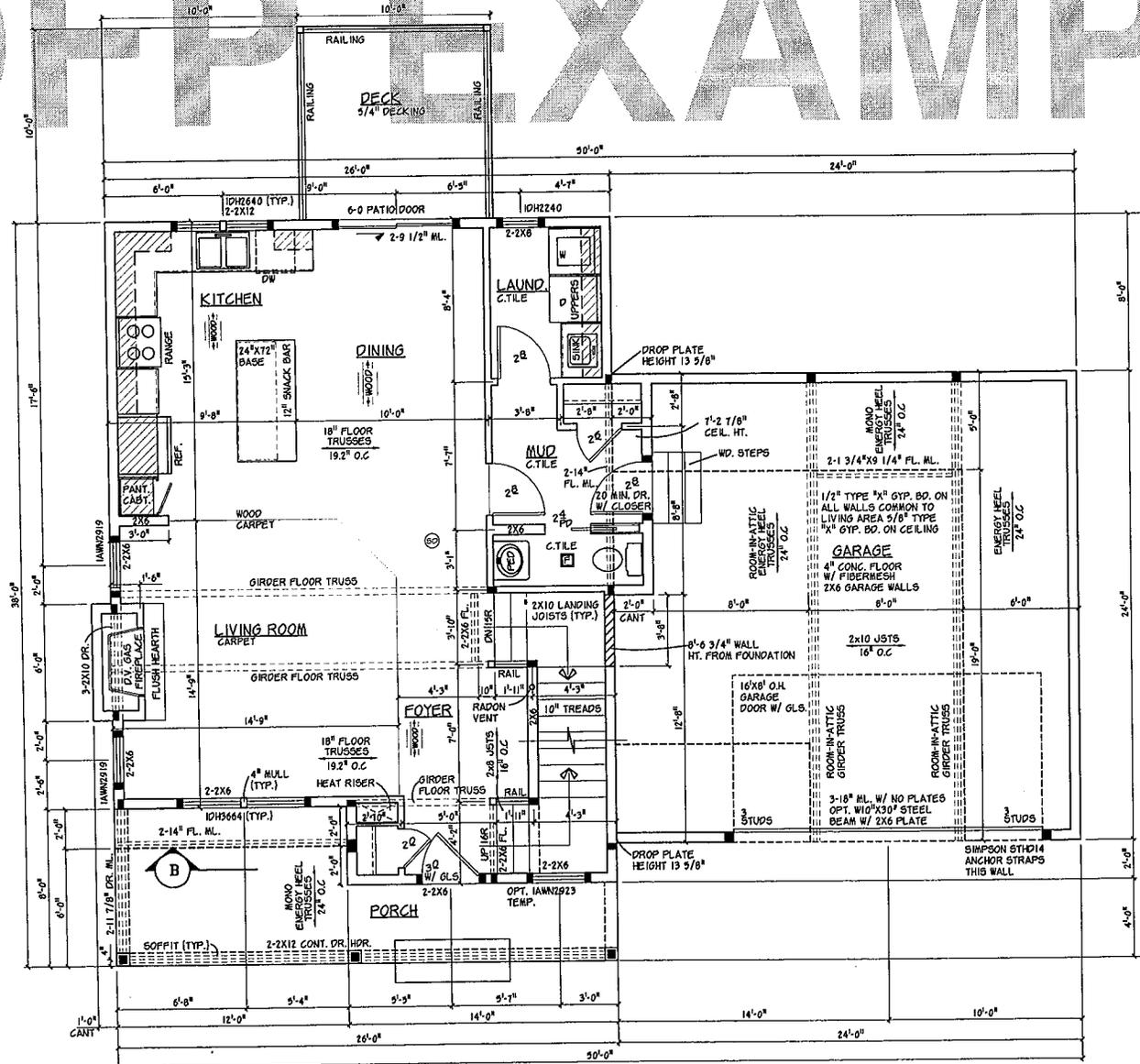
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

859 SQ. FT. F.F.
800 SQ. FT. S.F.
1,659 SQ. FT. TOTAL
693 SQ. FT. I.L. FIN. FIN.
2,352 SQ. FT. TOTAL
292 SQ. FT. OPT. BONUS ROOM

- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT
FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS AND DOORS
PER TO MN. & IBC CODE REQUIREMENTS

*(Reverse
Plan)*

DFP EXAMPLE



NOTES:

1. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 4\"/>
2. ALL OPENINGS TO BE LESS THAN 4\"/>
3. QUADRANT REQUIRED ON OPEN SIDING; ANY STAIR MORE THAN 3\"/>
4. PROVIDE SMOKE DETECTORS IN EVERY BEDROOM AND THE CORRIDOR GIVING ACCESS TO THE BEDROOM ON EACH FLOOR INCLUDING THE BASEMENT, AND IN ANY ROOM THAT HAS A CEILING HEIGHT MORE THAN 24\"/>
5. NOTE ON ALL PLANS:
 - 1. DRIP STUDS IN WALL, WINDOW & PATIO DOORS; HIDE & POINT LOADS UNLESS NOTED OTHERWISE.
 - 2. PROVIDE SOLID BLOCKING & 8\"/>

ASSUMED 50% 90% CAPACITY 2,000 LBS.

(Reverse Plan)

* INTEGRITY WINDOWS
 * BLDR. TO VERIFY ALL WDW, DOOR & C.O. HDR. HTS.
 * 8'-4 1/2" PLATE HT. UNLESS NOTED OTHERWISE
 * ALL FLOORS TO BE L/480

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" 899 SQ. FT.

D.F.P. PLANNING & DESIGN
 9100 BALTIMORE ST. NE SUITE 100B
 PHOENIX, AZ 85044
 Phone: 763-780-8004 Fax: 763-780-8015



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DATE: 9-27-11
 REVISIONS:
 9-30-11 CD
 10-31-11 CD

DRAWN BY: CD
 COMM. NO. 211289
 SHEET NO.

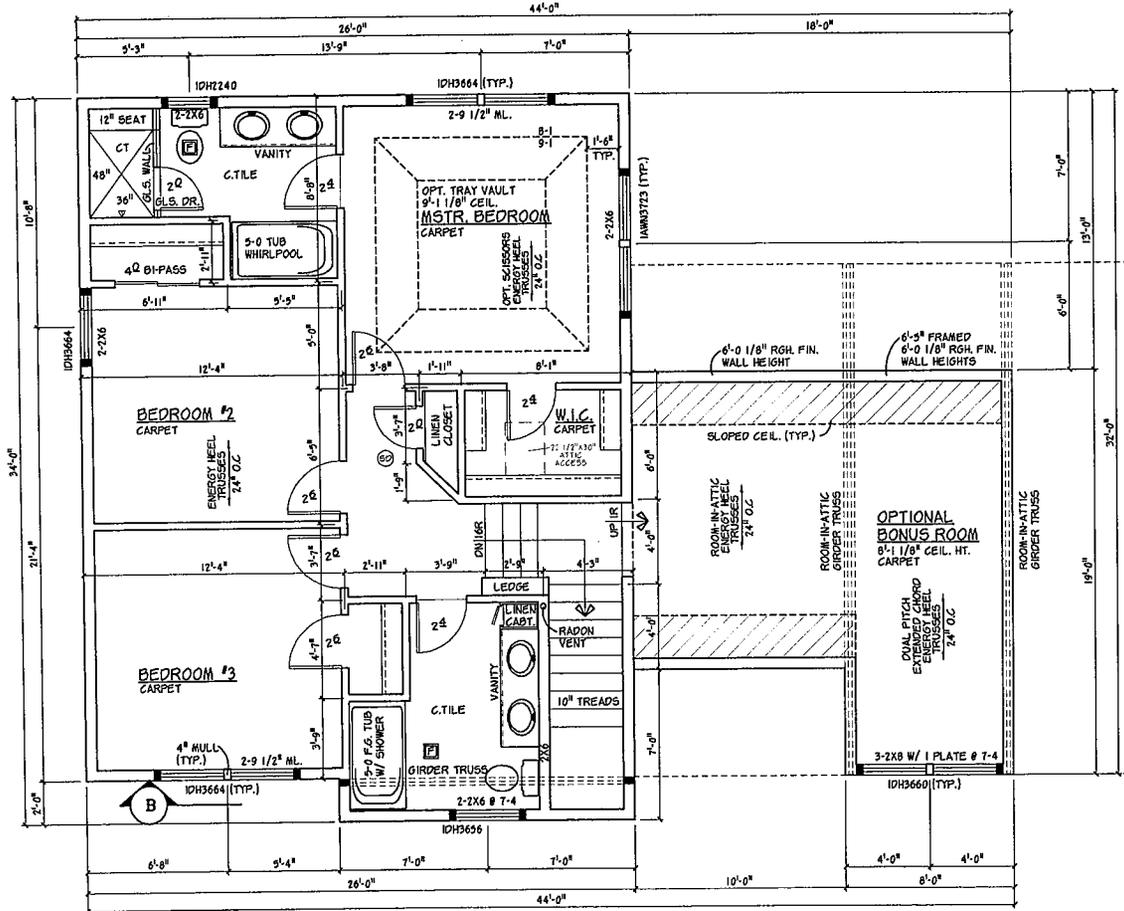
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DFP EXAMPLE

NOTES:

1. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 4" MUST BE EQUIPPED WITH AN APPROVED LADDER.
2. ALL OPENINGS TO BE LESS THAN 4" & ALL GUARDRAILS STAIR MORE THAN 30" ABOVE FLOOR.
3. GUARDRAIL REQUIRED ON OPEN SIDING/STAIR MORE THAN 30" ABOVE FLOOR.
4. PROVIDE SMOKE DETECTORS IN EVERY BEDROOM AND THE CORRIDOR GIVING ACCESS TO THE BEDROOM, ON EACH FLOOR INCLUDING THE BASEMENT AND IN ANY ROOM THAT HAS A CEILING HEIGHT MORE THAN 24" HIGHER THAN A CORRIDOR GIVING ACCESS TO THE BEDROOMS.
5. NOTE ON ALL PLANS:
 - i. OOL STOPS & ALL WINDOW & PATIO DOOR HOLES & POINT LOADS MUST BE NOTED OTHERWISE.
 - ii. PROVIDE SOLID BLOCKS & ALL SUPPORT BEAMS, BRACINGS & GIRDER TRUSSES TO SUPPORT BELOW.

ASSUMED SOIL DRG. CAPACITY 1,000 LBS.



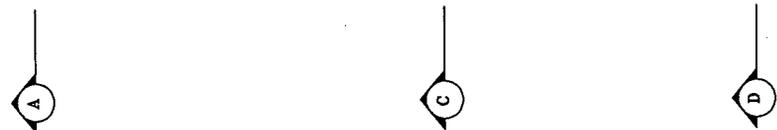
(Reverse Plan)

- * INTEGRITY WINDOWS
- * BLOR. TO VERIFY ALL WDW, DOOR & C.O. HDR. HTS.
- * 8'-1 1/8" PLATE HT, UNLESS NOTED OTHERWISE

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

800 SQ. FT. (EXCLUDES STAIRS)
292 SQ. FT. BONUS ROOM



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DATE: 9-27-11
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2-20-11 CD
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211289
SHEET NO.