

**CITY OF CRYSTAL
ECONOMIC DEVELOPMENT AUTHORITY**

**PROPOSED SALE OF LOTS FOR NEW HOME CONSTRUCTION
5255 EDGEWOOD AVENUE NORTH AND 5715 REGENT AVENUE NORTH**

**PUBLIC HEARING NOTICE
FOLLOWING THE 7:00 P.M. CITY COUNCIL MEETING
TUESDAY, JUNE 16, 2015
CRYSTAL CITY HALL (4141 DOUGLAS DR N)**

The city's Economic Development Authority (EDA) is considering the sale of vacant lots for construction of new single family homes:

Address:	5255 Edgewood Ave N	5715 Regent Ave N
Lot Price:	\$50,000	\$50,000
Builder:	Novak-Fleck	Tollberg Homes

If you want to learn more, you may:

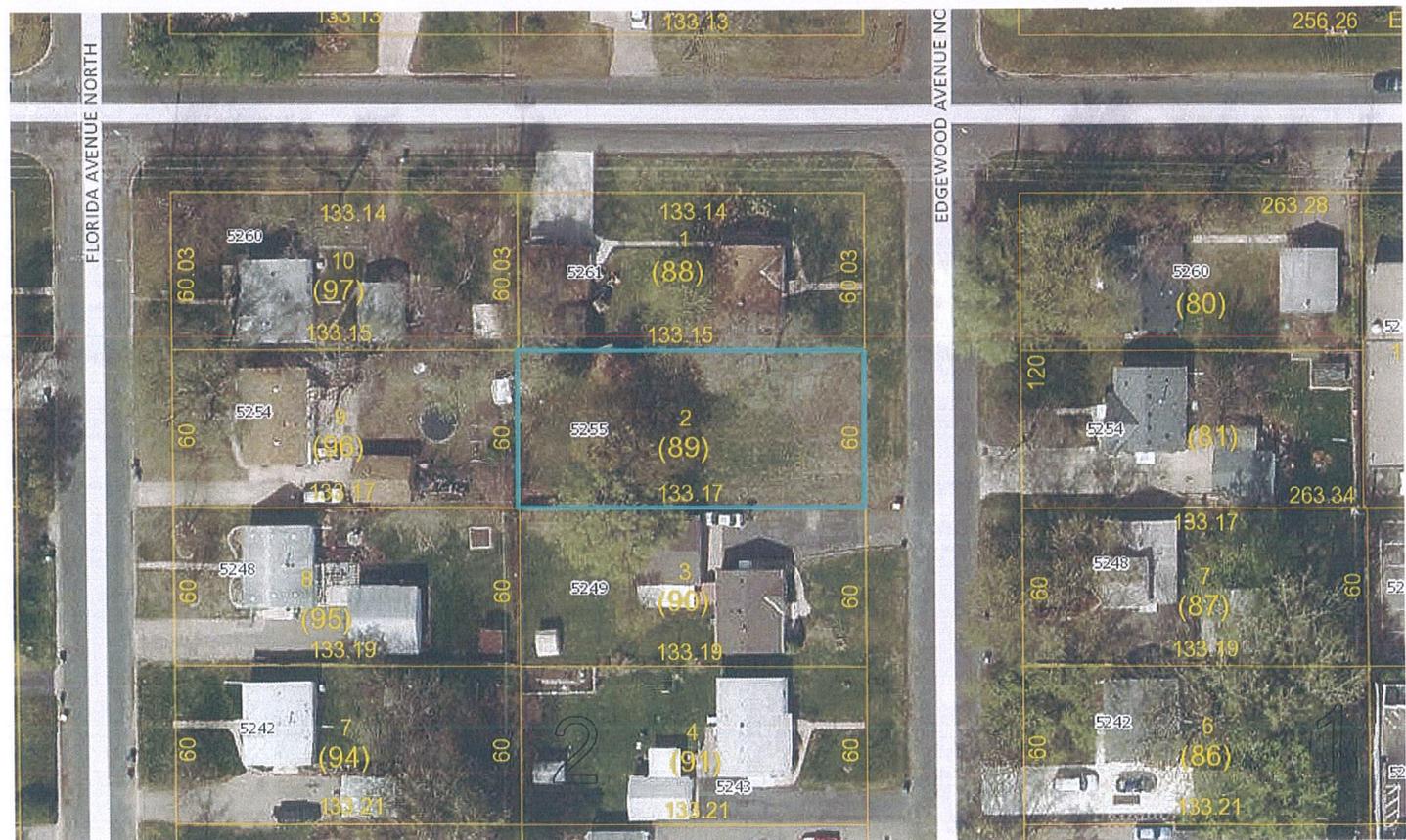
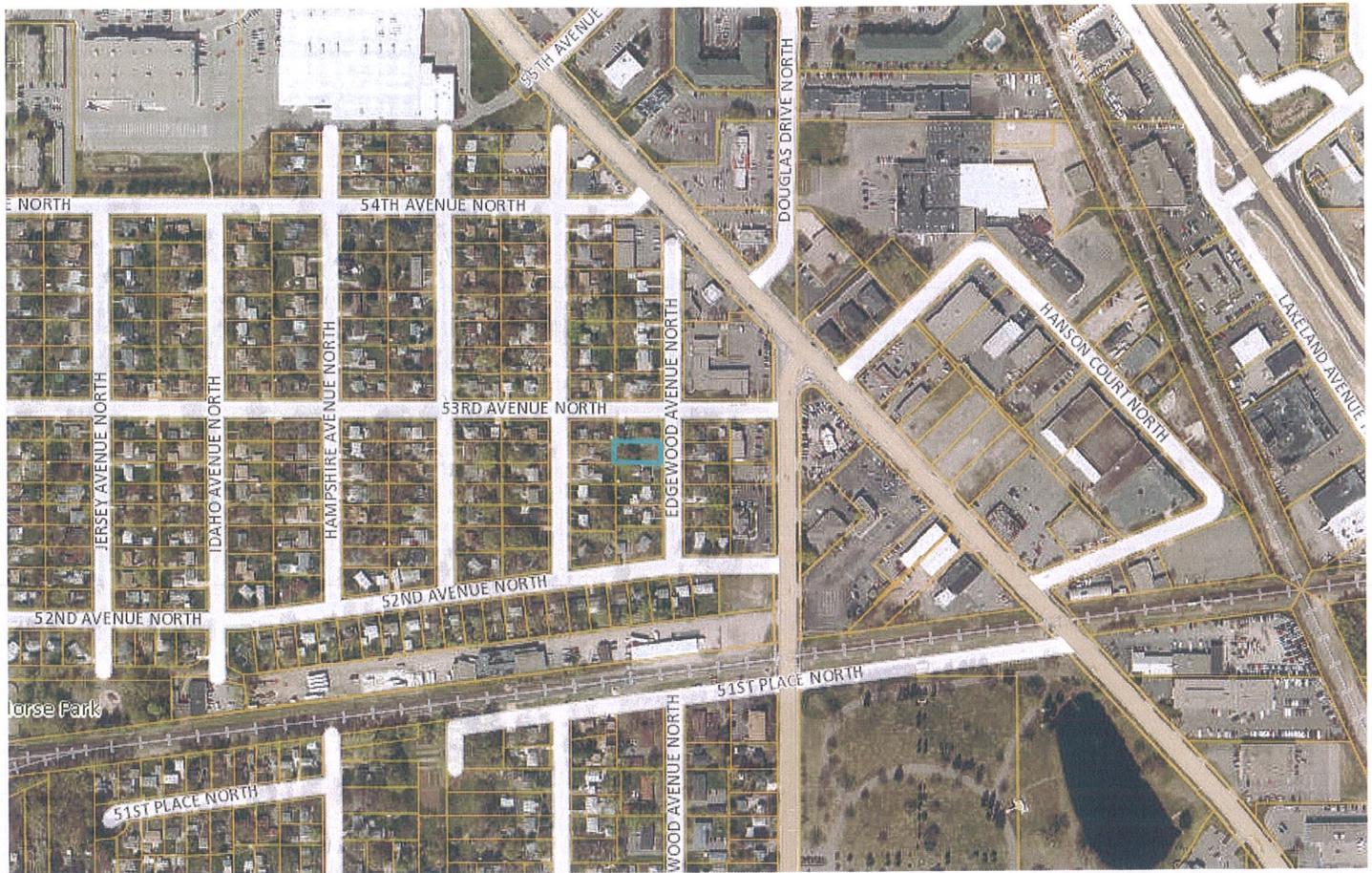
- View the proposed house plans at Crystal City Hall during normal business hours or on the city website at http://www.crystalmn.gov/public_hearing_notices.php.
- View the staff report which will be included in the EDA portion of the City Council's meeting packet available after 1:00 on Friday, June 12. 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.
- Attend the EDA public hearing after the 7:00 p.m. City Council meeting on Tuesday, June 16 at Crystal City Hall.

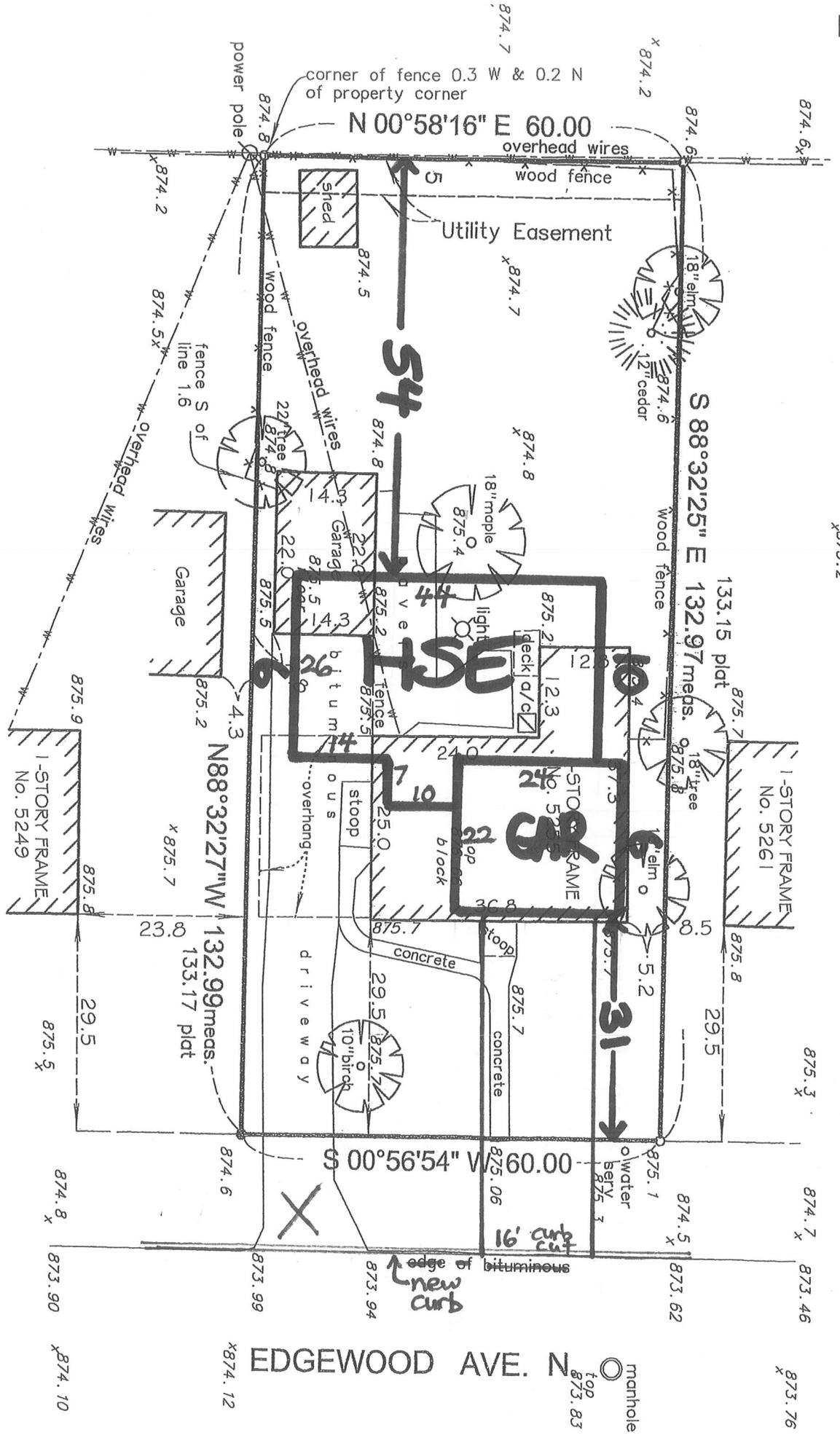
If you want to discuss it with city staff, please contact Dan Olson at 763.531.1142 or dan.olson@crystalmn.gov.

If you want 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.

If you want to speak directly to the EDA, please attend the EDA public hearing after the 7:00 p.m. City Council meeting on Tuesday, June 16 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 June 16, 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 5255 Edgewood Avenue North and 5715 Regent 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.





EDGEWOOD AVE. N

manhole
top
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874.12

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873.46

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29.5

875.8

18" elm

133.15 plat

875.7

S 88°32'25" E 132.97 meass.

wood fence

12" cedar

18" elm

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18" tree

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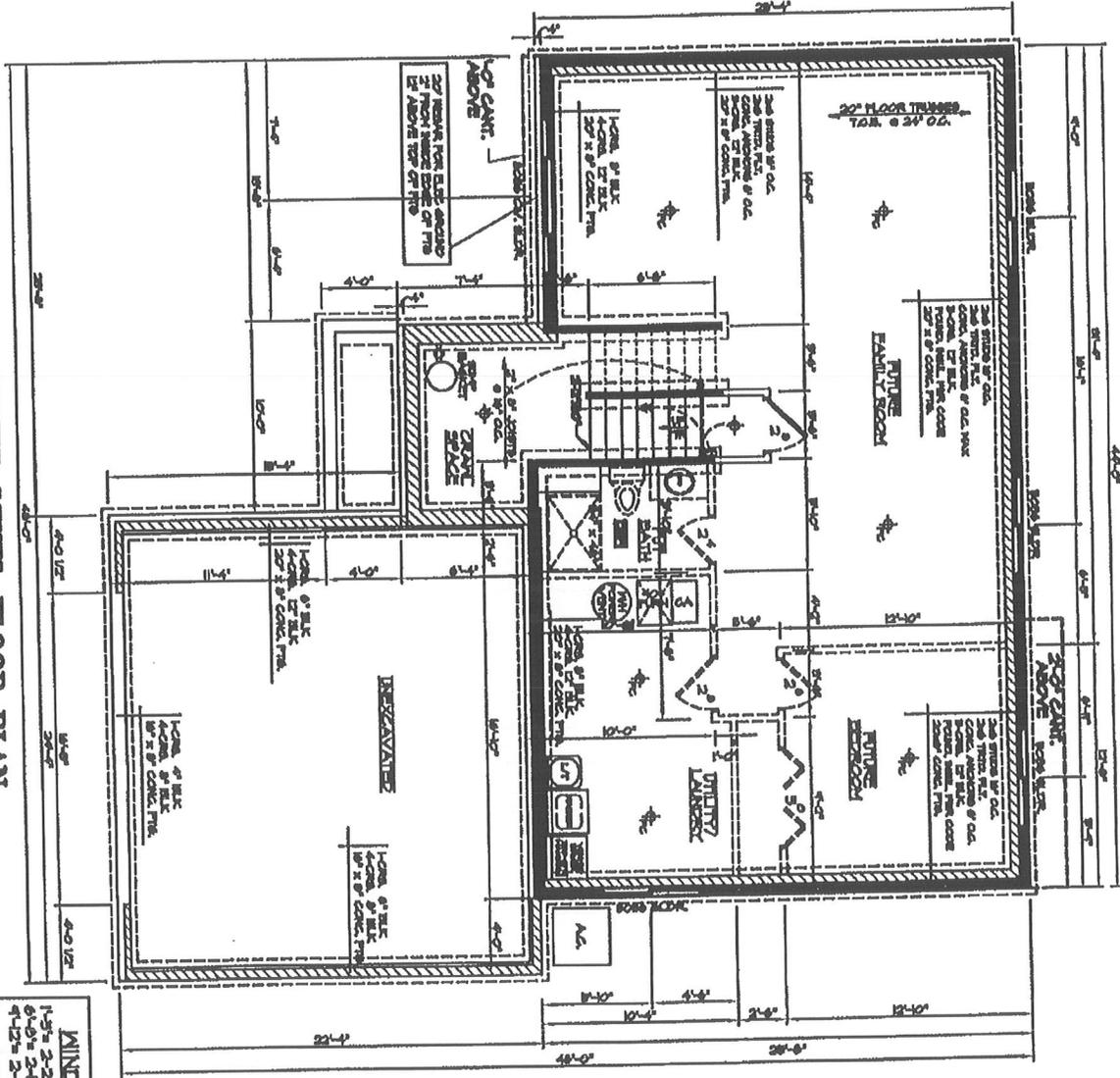
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LOWER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"

WINDOW HDR SIZES
 1-3" 3'-0" HDRE
 4-5" 2-1/2" SLABS 1/2" THRESHOLDS
 6-12" 2-1/2" SLABS 7/8" THRESHOLDS
 13-24" 2-1/2" SLABS 1" THRESHOLDS
ALLIES NOTED OTHERWISE

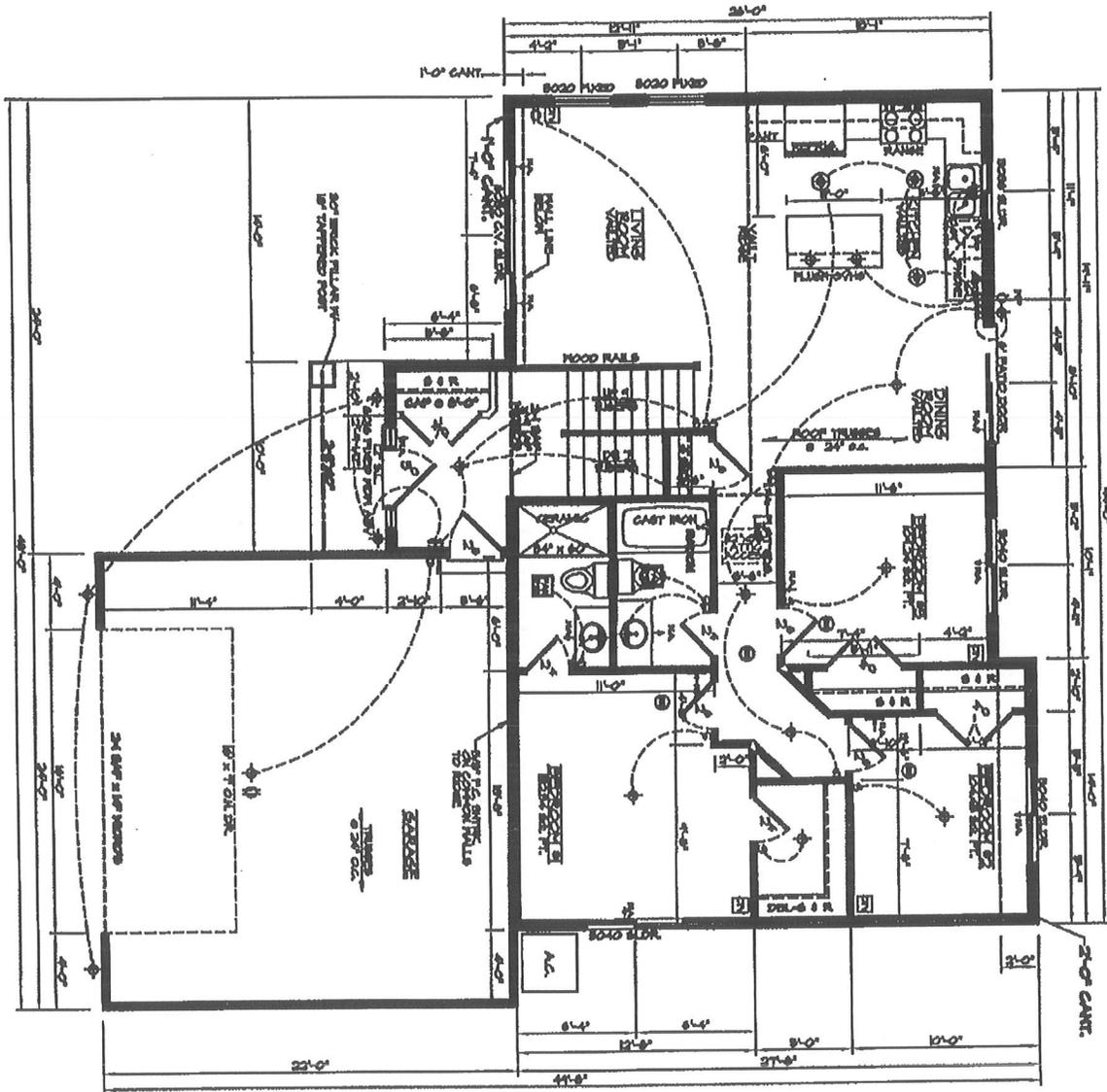


NO.	DESCRIPTION	DATE
1	WOODBRIDGE	12/14/88
2	REVISION	12/14/88
3	REVISION	12/14/88
4	REVISION	12/14/88
5	REVISION	12/14/88
6	REVISION	12/14/88
7	REVISION	12/14/88
8	REVISION	12/14/88
9	REVISION	12/14/88
10	REVISION	12/14/88

NOTE
 -DUE TO ELECTRONIC REPRODUCTION THIS PLAN MAY NOT SCALE CORRECTLY. THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS INDICATED.
 -ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO FIELD VERIFICATION SOME CHANGES MAY BE NECESSARY.
 -ALL ELECTRICAL SYMBOLS SHOWN ARE APPROPRIATE. ACTUAL PLACEMENT WILL BE DETERMINED BY THE ELECTRICIAN PER CODE REQUIREMENTS.
 -ALL BELIEVE FOOTINGS ARE DIMENSIONED RELIABLE BUT NOT GUARANTEED.
 -AIRTIGHT BONES ON EXTERIOR WALLS (CATEGORY ONE)
 -CAULK & FLASH ALL EXTERIOR OPENINGS.



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



PROJECT NO.	100-1000
DATE	10/1/88
DESIGNED BY	J. WOODRIDGE
DRAWN BY	J. WOODRIDGE
CHECKED BY	J. WOODRIDGE
APPROVED BY	J. WOODRIDGE
CLIENT	MR. & MRS. J. WOODRIDGE
ADDRESS	1000 WOODRIDGE DRIVE
CITY	SPRINGFIELD, MA
STATE	MA 01104
PHONE	(617) 555-1234
FAX	(617) 555-5678
EMAIL	WOODRIDGE@EXAMPLE.COM

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 DEEMED RELIABLE BUT NOT GUARANTEED.
 -ADDITIONAL NOTES ON EXTERIOR WALLS, CATEGORY ONE.
 -CALK & FLASH ALL EXTERIOR OPENINGS.



PROPOSAL FORM
PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
5715 REGENT AVENUE NORTH

CHECK ONE: Option exercised 5/19/2015
 BUILDER OFFERS \$50,000 TO PURCHASE THIS LOT
 BUILDER OFFERS \$500 FOR A SIX-MONTH OPTION TO PURCHASE THIS LOT FOR \$50,000

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: Tollberg Homes State License Number: 655845
Tel (1): 763-205-2037 Tel (2): 651-208-0500 Fax: 763-421-5616
Address: 1428 5th Ave City/State/Zip: Anoka MN 55303
Email: nathan@tollberghomes.com Nathan 3-11-15
Signature Date

REQUIRED ATTACHMENTS AND ADDITIONAL INFORMATION:

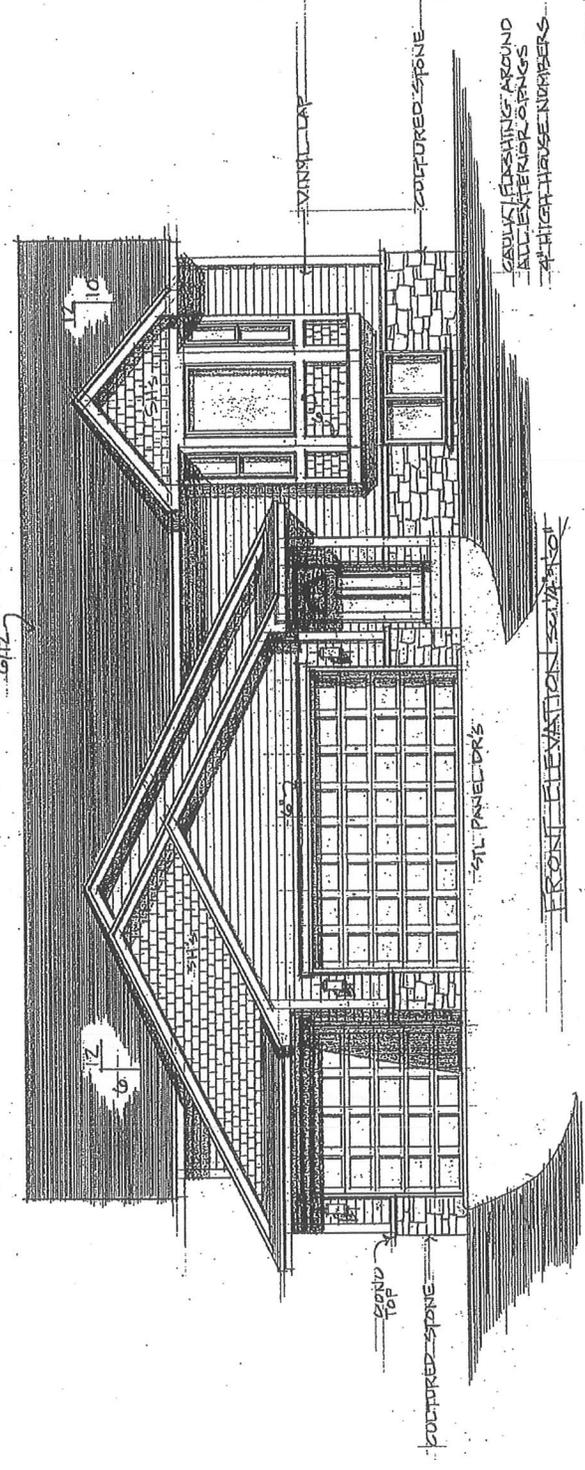
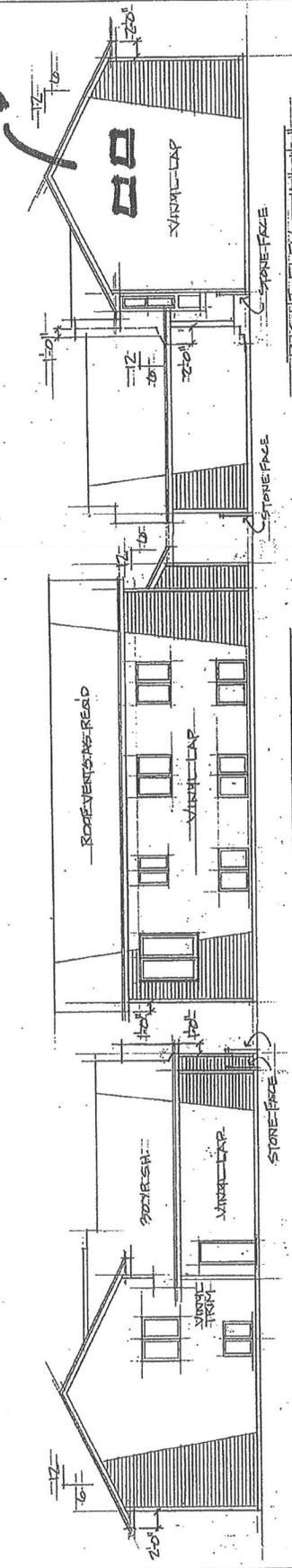
- Attach one representative example of a house you would plan to build on this lot if your proposal is selected. It does not need to show exactly how it would be placed on the lot; it just needs to show the approximate size, quality and features you would anticipate a new house would have on this lot. 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: 4410 119th Cr, Blaine
House #2: 19535 Prairieview Ln, Rogers
House #3: 2008 Red Oak Ln, Lino Lakes

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.**

garage 2 windows

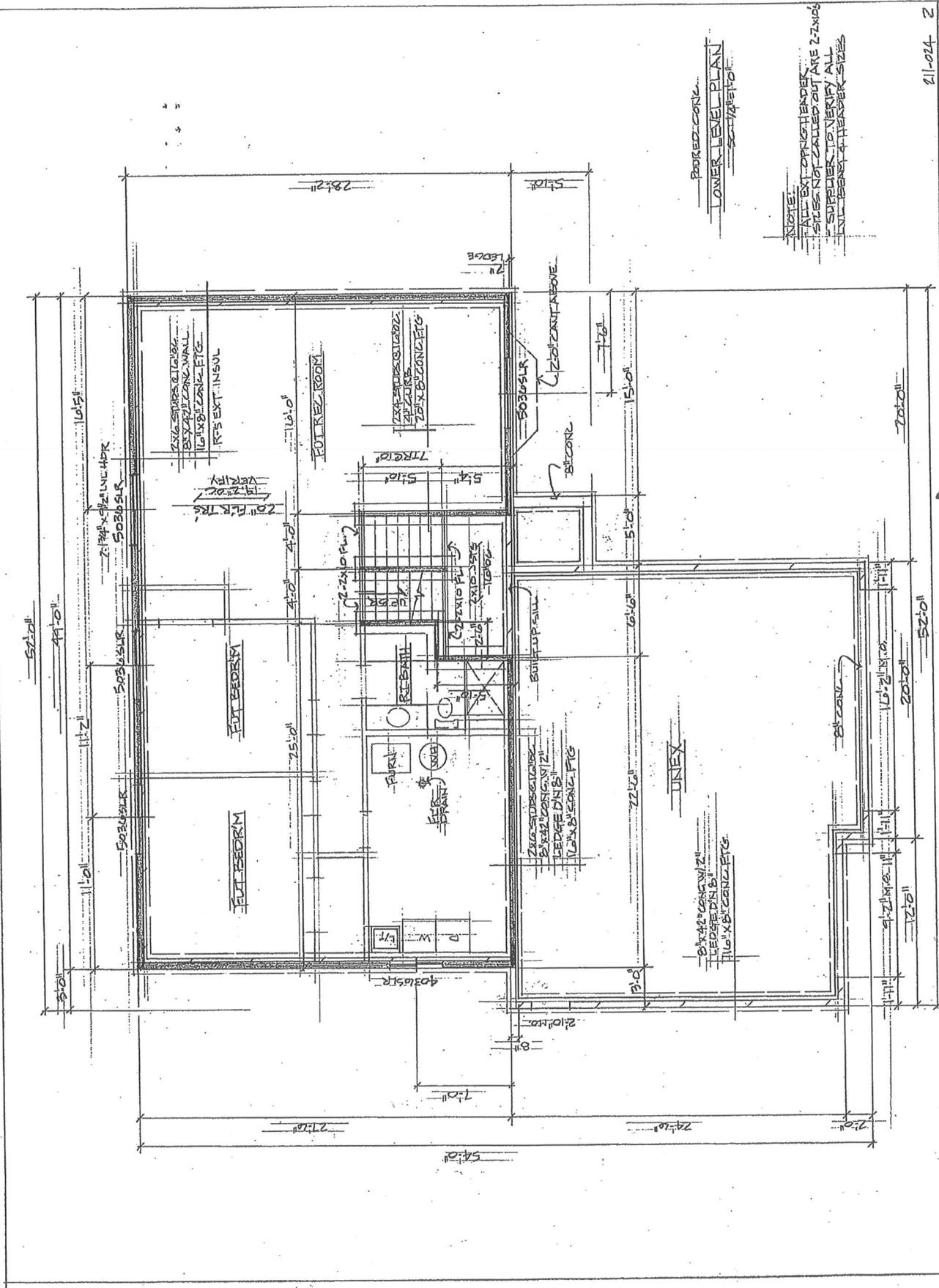


NEW HOME BY:
 TOLLBERG HOMES
 PLAN: 211024
 DATE: 12/10/11
 SCALE: 1/8\"/>

NWD
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 10000 150th Ave NW
 Everett, WA 98203
 (206) 835-1234
 www.nwdesign.com

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(REVERSE PLAN)

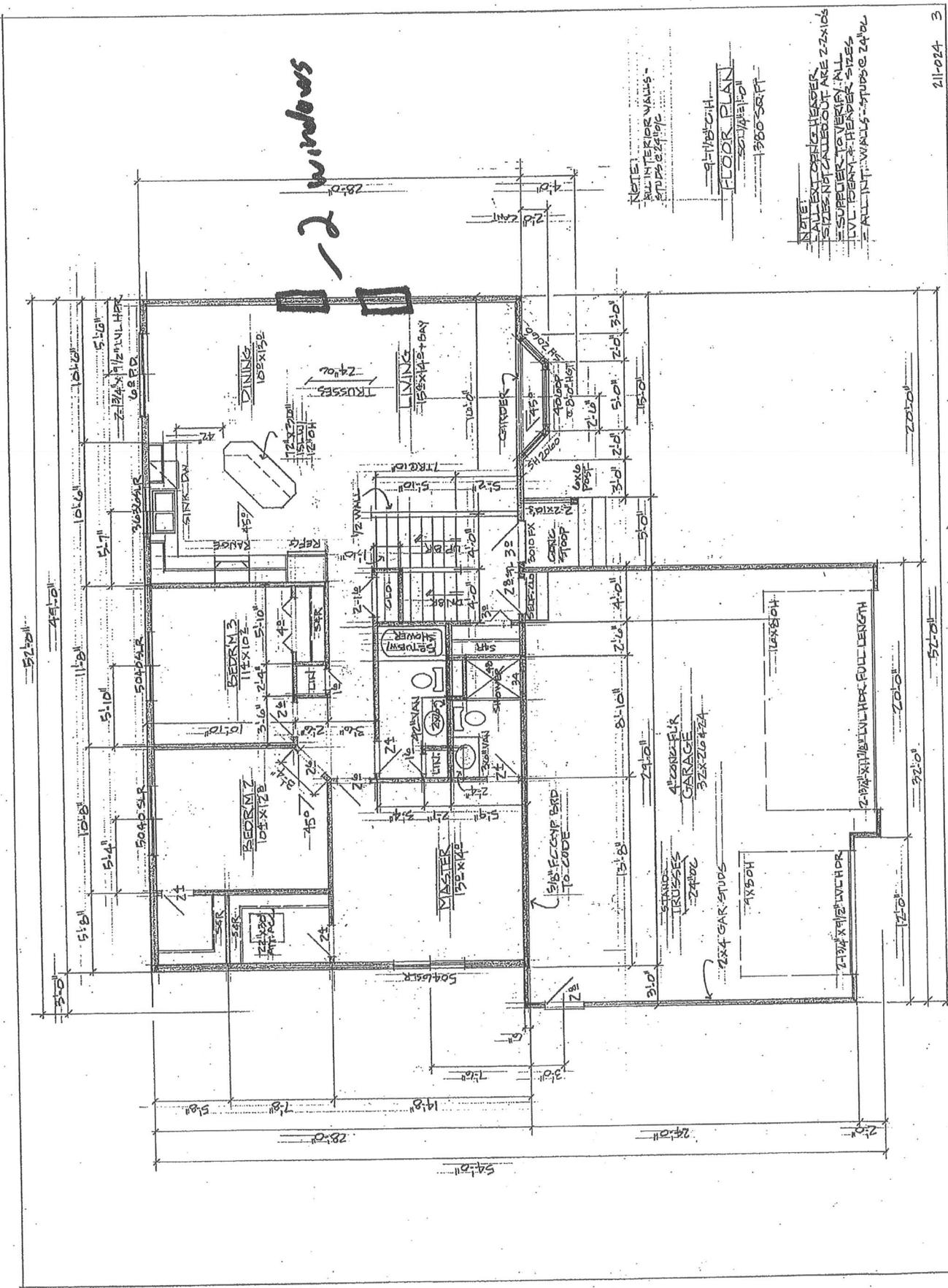


POURED CONCRETE
 LOWER LEVEL PLAN
 2

NOTE:
 ALL EXISTING ENDER
 STILES NOT CALLED OUT ARE 2x4s
 SUBJECT TO VERIFY ALL
 EXISTING HEADER SIZES

(REVERSE PLAN)

2 11-20-11



2 windows

NOTE:
 ALL INTERIOR WALLS -
 STUDS @ 24" OC

9-11-2011
 FLOOR PLAN
 380 SUFF

NOTE:
 ALL EXTERIOR HEADER
 STUDS NOT CALLED OUT ARE 2x10s
 SUBJECT TO VERIFY ALL
 LEVEL DEAK & HEADER SIZES
 ALL INTERIOR WALLS - STUDS @ 24" OC

(REVERSE PLAN)

