

**CITY OF CRYSTAL  
ECONOMIC DEVELOPMENT AUTHORITY**

**PROPOSED SALE OF  
5700 REGENT AVENUE NORTH  
FOR NEW HOME CONSTRUCTION**

**PUBLIC HEARING NOTICE  
FOLLOWING THE 7:00 P.M. CITY COUNCIL MEETING  
TUESDAY, MARCH 3, 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:** 5700 Regent Avenue North  
**Lot Price:** \$50,000  
**Builder:** Novak-Fleck

**If you want to learn more** about this item, you may:

- View the proposed house plan at Crystal City Hall during normal business hours or on the city website at [http://www.crystalmn.gov/public\\_hearing\\_notices.php](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, February 27. 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](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, March 3 at Crystal City Hall.

**If you want to discuss it with city staff**, please contact John Sutter at 763.531.1142 or [john.sutter@crystalmn.gov](mailto:john.sutter@crystalmn.gov).

**If you want to submit written comments for the record**, please send them to City Planner, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422 or email [john.sutter@crystalmn.gov](mailto:john.sutter@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, March 3 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 March 3, 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 5700 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 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: City Planner, 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.

**PROPOSAL FORM**  
**PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL**  
**5700 REGENT AVENUE NORTH**

CHECK ONE:



**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: NOVAK-FLECK INC. State License Number BC0011631

Tel (1): 763-424-4955 Tel (2): \_\_\_\_\_ Fax: (763) 424-1030

Address: 8857 ZEPHYRUS AVE N. City/State/Zip: Brooklyn Park MN

Email: cjohnson@NOVAK-FLECK.com Candice Johnson 01/15/2015  
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: <sup>5824</sup>8524 REGENT AVE N.

House #2: 4720 Douglas Drive N.

House #3: 3564 Welcome Ave N.

**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.**

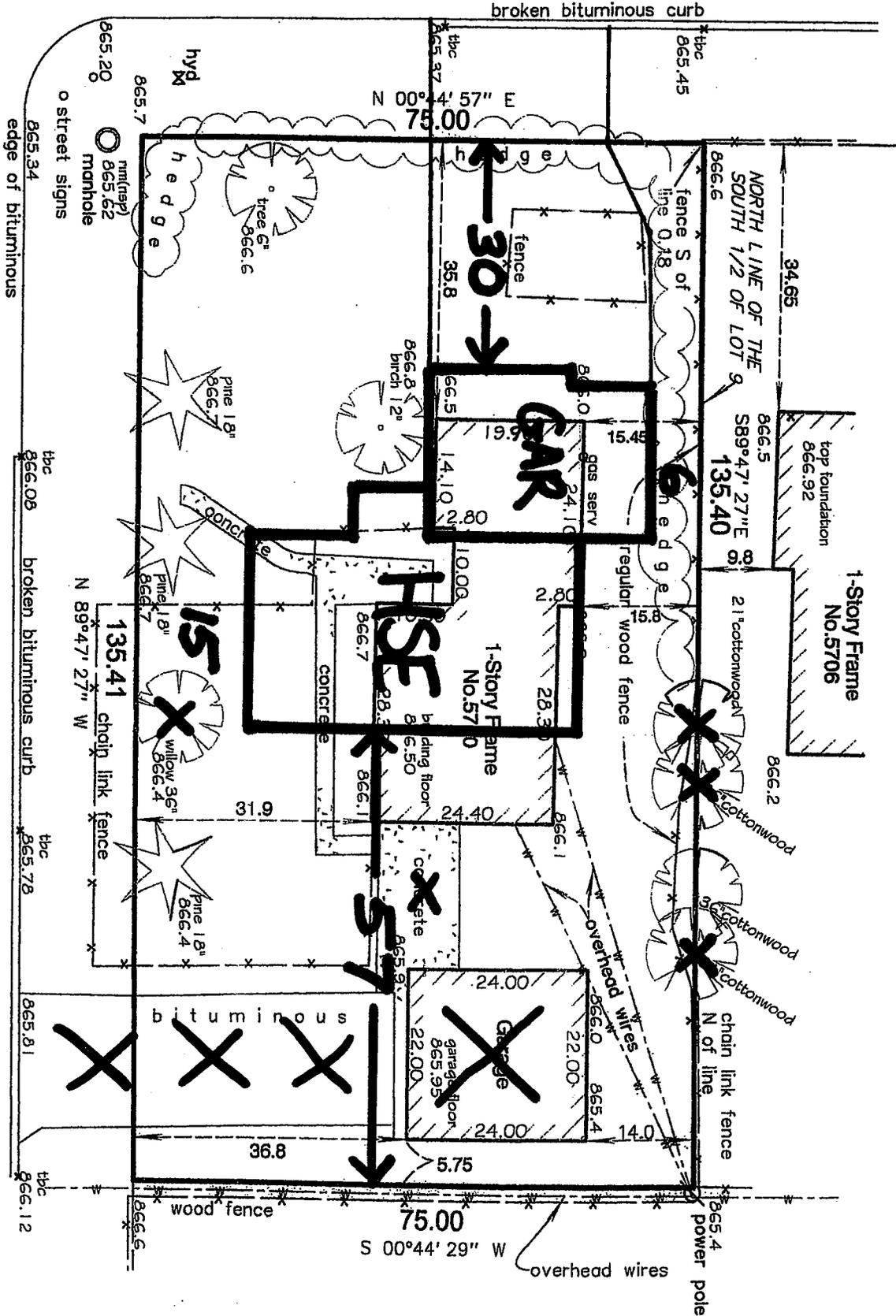
# 2012 Aerial Photo





SCALE  
1" : 20'

# REGENT AVENUE N.



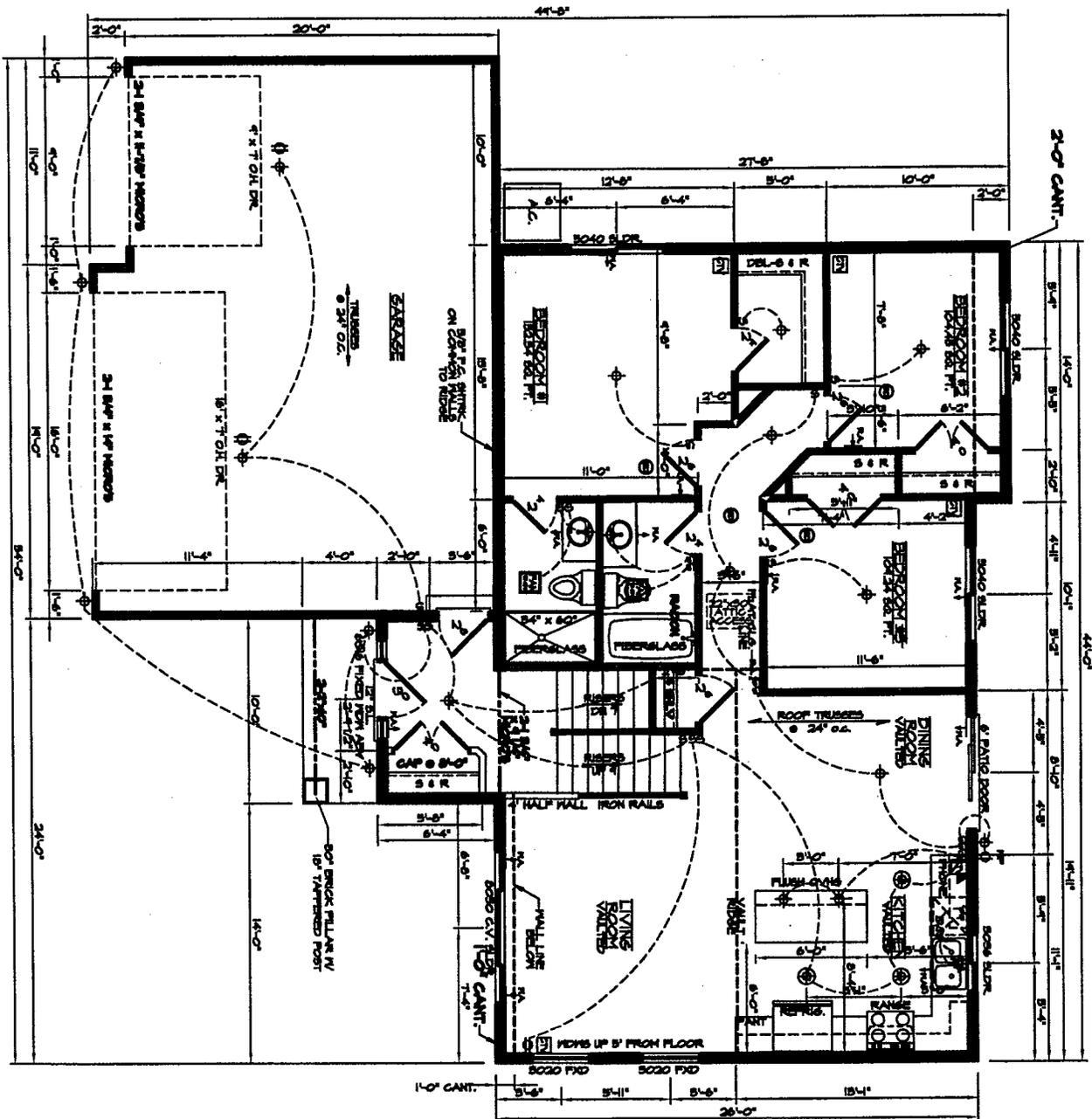
  $845.97$   
  $845.29$   
  $845.12$

  $865.12$   
  $865.29$   
  $865.34$

# 57TH AVENUE N.

  $866.30$   
  $866.08$   
  $866.12$





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

<b>PLAN</b>	<b>DATE</b>	<b>NOTE:</b> -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 WILL BE DETERMINED BY THE ELECTRICIAN PER CODE REQUIREMENTS. -ALL SQUARE FOOTAGES ARE DESIRED RELIABLE BUT NOT GUARANTEED. -ARTHWALL BOXES ON EXTERIOR WALLS, CATEGORY ONE. -CAULK & FLASH ALL EXTERIOR OPENINGS.
<b>WOODRIDGE</b>	<b>DATE</b>	

