

AGENDA

**ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
• REGULAR MEETING •
TUESDAY, MARCH 3, 2015
FOLLOWING THE 7:00 P.M. CITY COUNCIL MEETING
CRYSTAL CITY HALL
COUNCIL CHAMBERS**

1. Call to order
2. Roll call
3. Approval of minutes from the February 17, 2015 special meeting *
4. [Public Hearing] Consider a resolution authorizing the sale of a lot at 5700 Regent Avenue North to Novak-Fleck *
5. Other business
6. Adjournment

** Materials attached*

**Minutes of the
Crystal Economic Development Authority
Special Meeting
February 17, 2015**

President Peak called the special meeting of the Crystal Economic Development Authority to order at 8:48 p.m.

Upon call of the roll, the following members were present: Jim Adams, Elizabeth Dahl, Julie Deshler, Jeff Kolb, Laura Libby, Olga Parsons and Casey Peak.

The following staff members were present: Anne Norris, Executive Director; Patrick Peters, Deputy Executive Director; John Sutter, City Planner/Assistant Community Development Director; and Troy Gilchrist, City Attorney.

Motion by Commissioner Adams (Kolb) to approve the minutes of the February 3, 2015 regular meeting.

Motion carried.

The EDA held a public hearing to consider resolutions authorizing the sale of Outlots A and B in the proposed plat of Crystal Economic Development Authority Seventh Addition.

President Peak opened the public hearing. No one appeared and the hearing was closed.

Motion by Commissioner Adams (Libby) to adopt Resolution No. 2015-01 authorizing the sale of Outlot A to the owner of 4725 Regent Avenue North.

Motion carried.

Motion by Commissioner Libby (Adams) to adopt Resolution No. 2015-02 authorizing the sale of Outlot B to the owner of 4733 Regent Avenue North.

Motion carried.

The EDA considered authorizing the preparation of the plat of Crystal Economic Development Authority Seventh Addition.

Motion by Commissioner Deshler (Parsons) to authorize preparation of the plat of Crystal Economic Development Authority Seventh Addition.

Motion carried.

The EDA considered acceptance of the 2014 Annual Report.

Motion by Commissioner Adams (Libby) to accept the 2014 Annual Report.

Motion carried.

The EDA considered approval of the 2015 Work Program.

Motion by Commissioner Deshler (Dahl) to approve the 2015 Work Program.

Motion carried.

Motion by Commissioner Adams (Deshler) to adjourn the special meeting.

Motion carried.

The meeting adjourned at 9:01 p.m.

Casey Peak, President

ATTEST:

Olga Parsons, Vice President



**EDA STAFF REPORT
PUBLIC HEARING
5700 Regent – Sale of Lot to Novak-Fleck**

FROM: John Sutter, Acting Community Development Director 

DATE: February 25, 2015

TO: Anne Norris, Executive Director (for March 3 EDA meeting)

SUBJECT: PUBLIC HEARING: Consider a resolution authorizing the sale of lot at 5700 Regent Avenue North to Novak-Fleck for construction of a new house

Novak-Fleck (“N-F”), a Minnesota Residential Building Contractor with no enforcement actions, has submitted a proposal to purchase the lot at 5700 Regent for \$50,000 for new home construction. The EDA gave tentative acceptance of the proposal on February 3, 2015. The proposed EDA resolution, builder’s proposal form, 2012 aerial photo, site sketch and house plan are attached.

The house plan is a split entry with an attached three car garage. It would have 1,237 sq. ft. on the upper level, with an open living-dining-kitchen area, three bedrooms and two bathrooms. It would also have 1,144 unfinished sq. ft. on the lower level, which could be finished in the future with two bedrooms, a bathroom, laundry room and very large family room. The house would be similar to houses completed and sold at 3556 Welcome, 5332 50th and 4720 Douglas Dr. It would be essentially identical to the completed house at 5824 Regent which has a buyer with a March 5 closing.

For 5700 Regent, if on March 3 the EDA adopts the attached resolution approving the lot sale, then the lot sale would close on March 4. Construction would begin by mid-March with completion anticipated in summer 2015. The builder does not yet have a buyer for the house.

REQUESTED EDA ACTION: After holding the public hearing and receiving any testimony, consider adopting the attached resolution authorizing the property sale.

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

RESOLUTION NO. 2015-

**A RESOLUTION AUTHORIZING THE SALE OF
5700 REGENT AVENUE NORTH
FOR NEW HOUSE CONSTRUCTION**

WHEREAS, the Economic Development Authority of the City of Crystal ("the EDA") is the owner of 5700 Regent Avenue North, legally described as Lot 9, Block 4, Twin Lake Park 2nd Addition, Hennepin County, Minnesota ("the Property"); and

WHEREAS, the EDA has solicited proposals from builders who desire to purchase the Property from the EDA and construct thereon a new single family house; and

WHEREAS, the EDA has reviewed and accepted the proposal from Novak-Fleck.

NOW, THEREFORE, BE IT RESOLVED that the EDA authorizes the sale of the Property to Novak-Fleck.

BE IT FURTHER RESOLVED that the sale shall be completed in accordance with the terms of the Purchase and Redevelopment Agreement in substantially the form on file in City Hall, and that the President and Executive Director are hereby authorized to sign said Agreement and other documents required to complete the sale of the Property to Novak-Fleck.

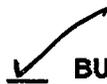
Adopted this _____ day of _____, _____.

Casey Peak, President

Anne Norris, Executive Director

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 ZEALAND AVE N. City/State/Zip: Brooklyn Park MN

Email: C.johnson@NOVAK-FLECK.com Claudia 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: ⁵⁸²⁴~~8504~~ REGENT AVE N.

House #2: 4720 Douglas Drive N.

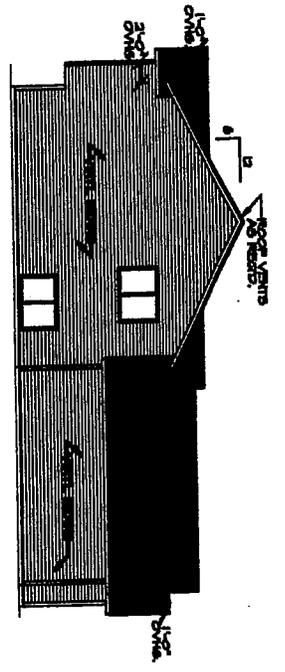
House #3: 3564 Welcome Ave N.

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

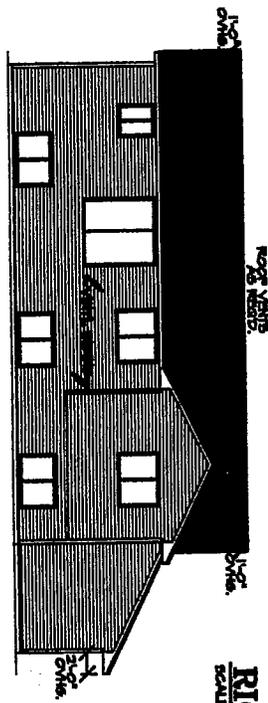
**PROPOSALS MAY BE SUBMITTED BY HAND DELIVERY, U.S. MAIL, FAX, OR EMAIL (.pdf format).
PROPOSALS MAY BE SUBMITTED AT ANY TIME AND WILL BE CONSIDERED ON A "FIRST COME,
FIRST SERVED" BASIS UNLESS THE LOT HAS BEEN OPTIONED BY ANOTHER BUILDER.**

2012 Aerial Photo

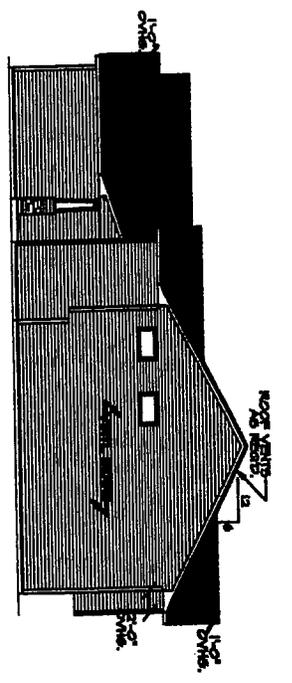




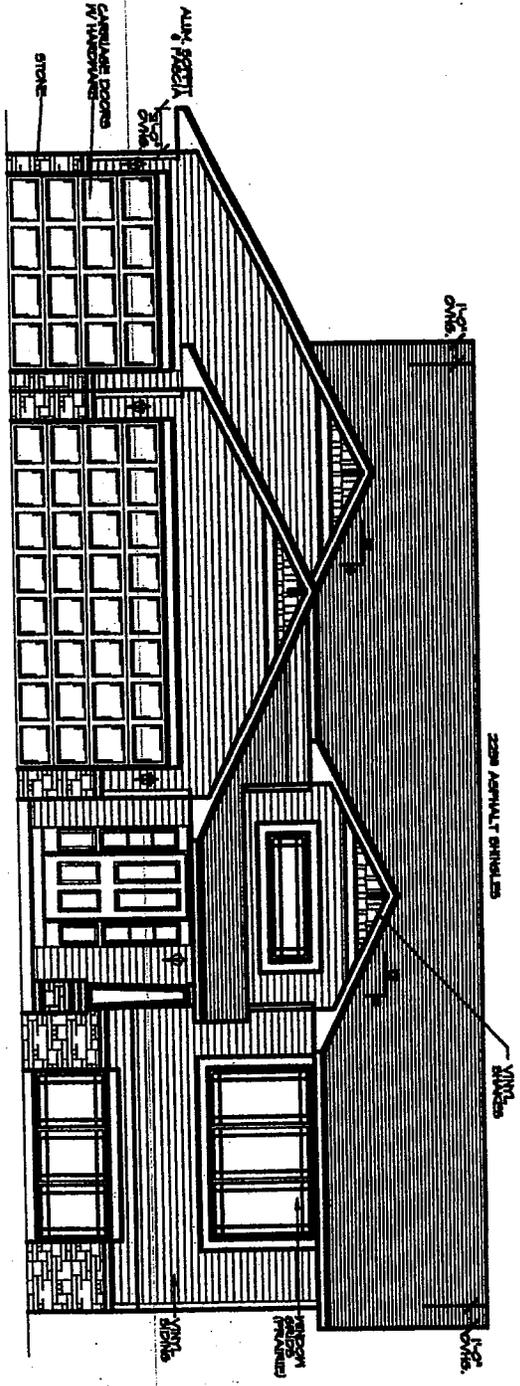
LEFT ELEVATION
SCALE 1/8"=1'-0"



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



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



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



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 WILL BE DETERMINED BY THE ELECTRICIAN PER CODE REQUIREMENTS.
-ALL SQUARE FOOTAGES ARE DEEMED RELIABLE BUT NOT GUARANTEED.
-AIRTIGHT BOXES ON EXTERIOR WALLS. (CATEGORY ONE)
-CAULK & FLASH ALL EXTERIOR OPENINGS.

WINDOW GUIDE

PLAN NUMBER / DATE

BOYER / DATE

BOYER / DATE

**JOHN BOYER
FOODRIDGE**

**1000 FLOORS
1000 FLOORS
1000 FLOORS
1000 FLOORS**

**1984
1984
1984
1984**

