

AGENDA

**ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
• WORK SESSION •
TUESDAY, JANUARY 20, 2015
IMMEDIATELY FOLLOWING THE 7:00 P.M. CITY COUNCIL MEETING
CRYSTAL CITY HALL
CONFERENCE ROOM A**

1. Call to order
2. Roll call
3. Review draft 2014 Annual Report and 2015 Work Program *
4. Discuss replatting 4724 Lakeland to create two outlots to sell to adjacent homeowners *
5. Status update on 4553 Yates *
6. Other business
7. Adjournment

** Materials attached*

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL

2014 Annual Report

The Economic Development Authority of the City of Crystal ("the EDA") formulates and implements the city's redevelopment and housing improvement programs. It operates under the provisions of Minnesota Statutes Chapter 469, and has powers similar to a Housing & Redevelopment Authority.

For residential property, EDA activities generally involve using voluntary acquisitions to replace blighted, structurally substandard or functionally obsolete houses; or providing assistance to homeowners to help them make improvements to their houses. Multi-family and commercial/industrial redevelopment are typically accomplished in larger, more complex projects made possible by a combination of different funding sources; they also sometimes require participation by multiple government agencies, non-profit organizations and businesses.

As in previous years, the EDA recommended and the Council approved an EDA levy to provide funding for redevelopment activities.

The following are specific descriptions of 2014 EDA activities:

1. Single Family Residential - Scattered Site Redevelopment

6 lots were sold in 2013. As of December 31, 2014 three houses have been completed and sold, two are under construction and one is scheduled to start construction in 2015.

a) Lots Sold in 2014:

1. 4326 Zane (acquired 2002) – house construction to occur in 2015
2. 5824 Regent (acquired 2008) – house under construction, for sale
3. 4349 Xenia (acquired 2012) – house under construction, has buyer
4. 4720 Douglas Dr (acquired 2012) – house completed & sold
5. 5335 Corvallis (acquired 2012) – house completed & sold
6. 5332 50th (acquired 2012) – house completed & sold

b) EDA Lots for Sale as of December 31, 2014:

1. 5626 Vera Cruz (acquired 2007)
2. 3533 Lee (acquired 2008)
3. 4331 Vera Cruz (acquired 2008) – sale pending to MT Builders
4. 5700 Regent (acquired 2009)

5. 5255 Edgewood (acquired 2009)
6. 5715 Regent (acquired 2009)
7. 4901 Vera Cruz (acquired 2009)
8. 6601 62nd (acquired 2012)
9. 5924 Elmhurst (acquired 2012)

Lot sales from 1998-2014 are summarized in the attached Exhibits A (map) and B (chart), with detailed information about 2010-2014 lot sales in Exhibit C.

2. Single Family Residential - Scattered Site Acquisition and Rehabilitation

The EDA does not acquire and renovate houses because city-managed rehab projects are not a very cost-effective way of advancing the city’s housing goals when compared with other approaches. Instead, the city utilizes a combination of regulatory tools, rehab incentives, and other agencies’ programs to encourage home renovations by homeowners, investors, contractors and others in the private sector.

3. Single Family Residential - Home Improvement Incentive Rebates

In 1998, Crystal and four other communities partnered with the Greater Metropolitan Housing Corporation (GMHC) to provide an incentive rebate for improvements to owner occupied homes. Households up to 120% of Twin Cities metropolitan area median income are eligible. Approximately 75% of program expenses are funded by available increment from expiring TIF districts and the other 25% are funded by the EDA levy.

99 Crystal homeowners used the rebate program in 2014. The expenditure history and approximate 2014 locations are shown in Exhibit D.

The total and average 2014 rebates are as follows:

TOTAL 2014 REBATES \$136,392	+	TOTAL PAID BY HOMEOWNERS \$827,110	=	TOTAL COST OF ALL 2014 PROJECTS \$963,502
AVERAGE 2014 REBATE \$1,378	+	AVERAGE PAID BY HOMEOWNER \$8,355	=	AVERAGE COST PER 2014 PROJECT \$9,733

4. Single Family Residential – Community Fix-Up Fund

The EDA and the Minnesota Housing Finance Agency provide an interest rate write-down for Community Fix-Up Fund home improvement loans. In 2014 there

were 17 Crystal projects receiving a total of \$48,170 from state funds and \$37,535 in available increment from Crystal's expiring TIF districts.

5. Single Family Residential – Deferred Home Improvement Loans

Since 1982, Crystal has used part of its federal Community Development Block Grant (CDBG) allocation to provide interest-free home improvement loans to low income homeowners (up to 50% of regional median income). Repayment is deferred for 15 years and then forgiven if the recipient continues to own and occupy the property throughout that time. Homeowners from 50%-80% of regional median income are also eligible but those loans are interest-bearing. Hennepin County administers this program for Crystal and eight other cities (Brooklyn Center, Brooklyn Park, Edina, Hopkins, Maple Grove, New Hope, Richfield and St. Louis Park).

Crystal's 2014 CDBG allocation was \$107,956 and 100% was allocated to this program. In addition to the allocation, the program also recaptures previously loaned funds in cases where the homeowner sells or moves out within the 15 year term. This means that available funding fluctuates within and between each year. Demand for the program also fluctuates, meaning that eligible projects must sometimes be put on a waiting list until the next round of funding becomes available.

The twelve months ending September 30, 2014 were unusually active. \$106,000 was spent and \$199,000 was committed for projects. Eight projects were started, two projects were completed and one property is on the waiting list. Of the eight other Hennepin County cities with similar programs, only Richfield had more activity than Crystal.

6. Multi-Family Residential Redevelopment

The Cavanagh (5401 51st Avenue North). In October 2012 the EDA acquired the 8.3 acre Cavanagh property from Robbinsdale Area Schools which had determined that it no longer needed the property. In December 2012 the EDA transferred the east 4 acres to the city for park purposes. In April 2013 the EDA completed the demolition of the school with funding from Metropolitan Council for asbestos abatement and Hennepin County for demolition. In June 2014 the EDA sold the west 4.3 acres to a private developer (Dominium) for construction of affordable senior housing ("The Cavanagh"). It will be a four story, 130 unit, age-restricted rental building addressed as 5401 51st Avenue North. Units will range from 1BR-1BA to 2BR-2BA and all units will be affordable to households at or below 60% of Twin Cities metropolitan area median income. Construction of The Cavanagh began in summer 2014 and completion is anticipated in fall 2015. The approved plan for The Cavanagh is attached as Exhibit E.

7. **Commercial and Industrial Redevelopment**

No EDA-involved development activity in 2014.

8. **Land Banking for Future Redevelopment**

In addition to the more immediate redevelopment activities discussed in Section 1, the EDA also takes advantage of opportunities to acquire and hold property for future development. These parcels will be sold depending on market conditions, site characteristics and the status of adjacent properties. As of December 31, 2014 the EDA is holding the following vacant parcels for future development:

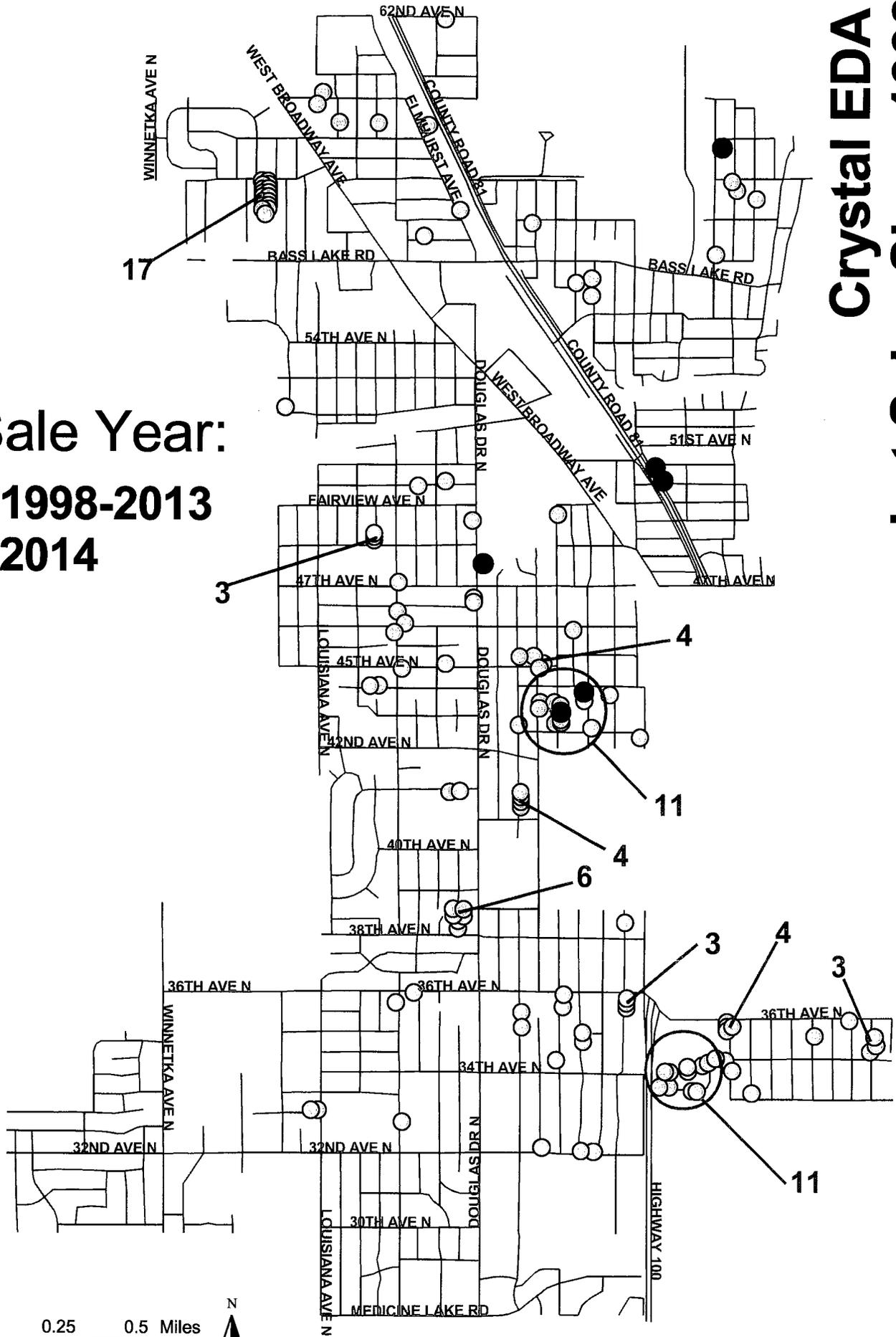
1. 3240 Hampshire (acquired 2000)
2. 3556 Major (acquired 2002 - private donation)
3. 3409 June (acquired 2003 - tax forfeit)
4. 3122 Douglas Dr (acquired 2003)
5. 5901 56th (acquired 2008)
6. 4824 56th (acquired 2009)
7. 4741 Welcome (acquired 2009)
8. 3401, 3415 and 3443 Douglas Dr (acquired 2009)
9. 5417 35th (acquired 2010)
10. 5565 Vera Cruz (acquired 2011 - tax forfeit)
11. 3354 Douglas Dr and 6213 34th (acquired 2011)
12. 3443 Edgewood (acquired 2012 - tax forfeit)

A map of city and EDA-owned parcels as of December 31, 2014 is attached as Exhibit F.

Crystal EDA Lot Sales Since 1998

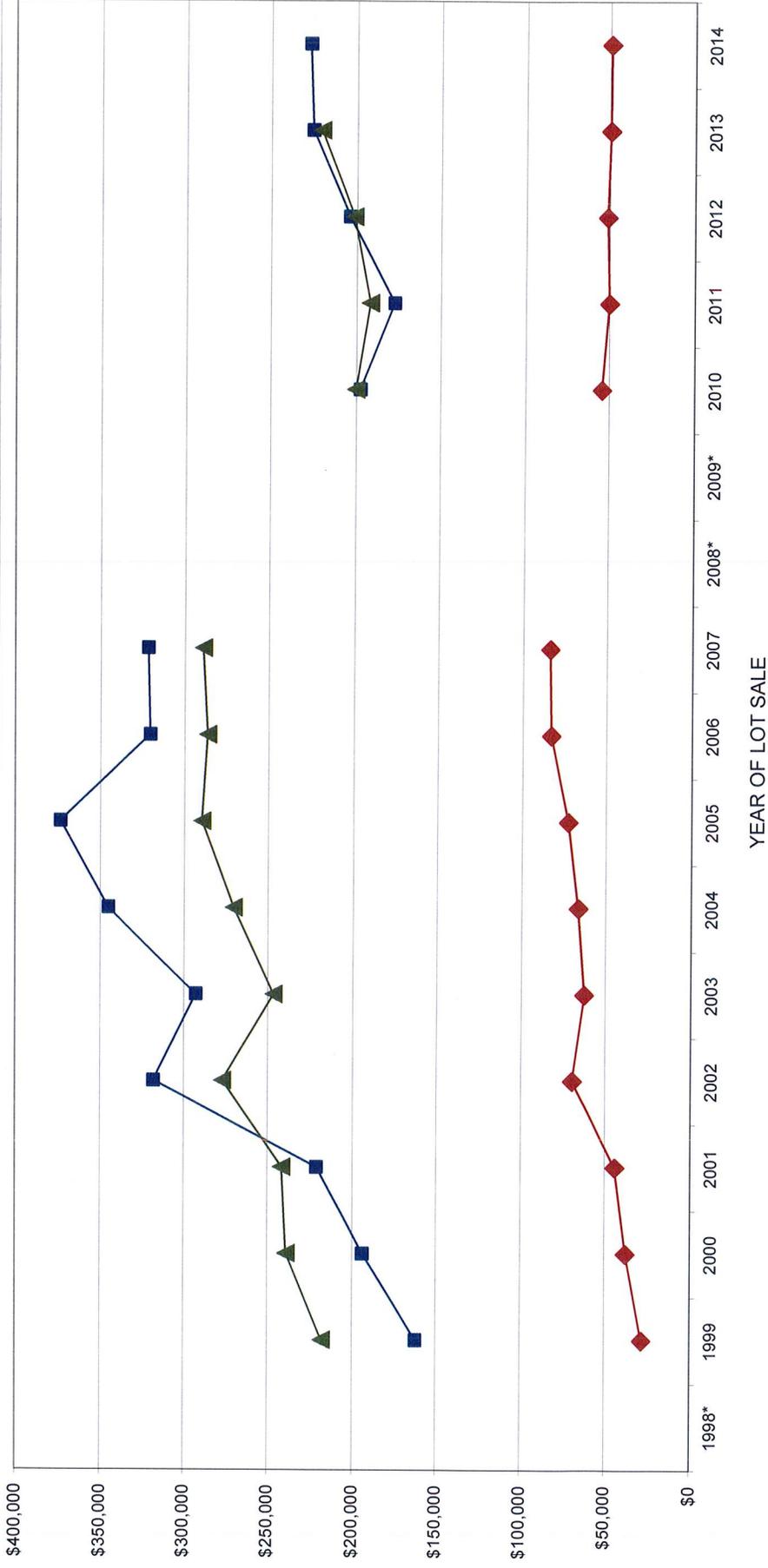
Sale Year:

- 1998-2013
- 2014



**Crystal EDA - Residential Redevelopment
Annual Averages by Year of Lot Sale
1998-Present**

◆ LOT PRICE ■ HSE PRICE ▲ 2014 EMV



* There was only one lot sale in 1998 so it has been combined with 1999; there was only one lot sale in 2008 so it has been combined with 2007, and there were no lot sales in 2009.
** Data not yet available.

"Lot Price" is the amount the builder paid for the vacant lot.

"House Price" is the amount the homeowner paid for the finished house; this includes land value & new house value.

"EMV" is the most recent Estimated Market Value from the Henn Co Assessor. It provides an apples-to-apples comparison of the value of the completed houses.

2010 EDA Lot Sales

FUNDING	BLDG STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
TIF (2150)	4813 Idaho	Novak-Fleck	8,023	\$55,000	Apr-10	split	1,230	\$177,310	Jun-10	\$188,000
TIF (2150)	4801 Idaho	Novak-Fleck	8,648	\$55,000	Apr-10	split	1,230	\$182,436	Jun-10	\$187,000
REDEVEL	5309 34th Pl	Novak-Fleck	10,026	\$60,000	Apr-10	split	2,000	\$203,255	Jun-10	\$204,000
REDEVEL	5101 35th	Novak-Fleck	11,707	\$55,000	Apr-10	split	2,000	\$186,000	Jun-10	\$190,000
REDEVEL	5132 34th Pl	Novak-Fleck	9,929	\$55,000	Apr-10	split	2,000	\$222,365	Jun-10	\$220,000
REDEVEL	3549 Regent	Novak-Fleck	10,500	\$50,000	May-10	split	1,447	\$189,690	Aug-10	\$189,000
REDEVEL	5918 Idaho	Novak-Fleck	8,004	\$45,000	Jun-10	split	1,230	\$178,065	Aug-10	\$184,000
TIF (2150)	3440 Regent	Novak-Fleck	10,492	\$55,000	Jun-10	split	1,447	\$205,088	Sep-10	\$191,000
REDEVEL	4612 Hampshire	Novak-Fleck	8,610	\$60,000	Jul-10	split	2,000	\$231,268	Sep-10	\$231,000
TIF (2150)	4807 Idaho	Novak-Fleck	8,023	\$55,000	Aug-10	split	1,447	\$198,000	Feb-11	\$215,000
REDEVEL	5225 35th	Novak-Fleck	10,026	\$55,000	Sep-10	split	1,447	\$203,000	Nov-10	\$199,000
TIF (2150)	6420 50th	Novak-Fleck	13,479	\$60,000	Sep-10	split	1,167	\$211,992	Dec-10	\$230,000
TIF (2150)	5708 Elmhurst	Novak-Fleck	12,800	\$45,000	Sep-10	split	1,447	\$181,400	Nov-10	\$175,000

13 LOTS SOLD:

AVERAGE LOT AREA SQ FT	AVERAGE LOT PRICE	AVERAGE LOT PRICE PER SQ FT
10,021	\$54,231	\$5.41

13 HOUSES SOLD:

AVERAGE FINISHED SQ FT	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ FT
1,546	\$197,682	\$127.91

AVERAGE ASSESSOR EMV
\$200,231

2011 EDA Lot Sales

FUNDING	BLDG STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
NSP	5906 Elmhurst	Habitat for Hum.	12,000	\$1	Jan-11	* rambler	1,588	\$147,225	Dec-11	** \$198,000
TIF (2150)	5325 35th	Novak-Fleck	10,026	\$30,000	Apr-11	* split	1,230	\$170,000	Oct-11	\$189,000
REDEVEL	5401 35th	Novak-Fleck	10,026	\$25,000	Apr-11	* split	1,230	\$170,000	Aug-11	\$180,000
NSP	4259 Vera Cruz	Habitat for Hum.	12,552	\$1	May-11	* rambler	1,588	\$162,150	Apr-12	** \$198,000
REDEVEL	5224 35th	Novak-Fleck	10,086	\$50,000	Nov-11	split	1,600	\$193,000	May-12	\$195,000

5 LOTS SOLD:

AVERAGE LOT AREA SQ FT	*AVERAGE LOT PRICE	*AVERAGE LOT PRICE PER SQ FT
10,086	\$50,000	\$4.96

5 HOUSES SOLD:

AVERAGE FINISHED SQ FT	**AVERAGE HOUSE PRICE	**AVG HSE PRICE PER FIN SQ FT
1,447	\$177,667	\$131.28

AVERAGE ASSESSOR EMV
\$192,000

Lot or house price excluded from average:
 *lot price excluded from avg; discounted due to soil correction
 or compliance with federal affordability rules
 **house price excluded from avg; does not reflect work
 completed by homebuyer, or similar factors

2012 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
REDEVEL	6620	46th	Novak-Fleck	9,840	\$60,000	Feb-12	split	1,600	\$198,800	Jun-12	\$208,000
REDEVEL	3541	Regent	Novak-Fleck	10,500	\$50,000	Apr-12	split	1,230	\$185,900	Jul-12	\$177,000
REDEVEL	3548	Regent	Novak-Fleck	10,500	\$50,000	Apr-12	split	1,326	\$188,800	Aug-12	\$193,000
REDEVEL	4310	Zane	MT Builders	9,851	\$45,000	May-12	two story	2,235	\$235,300	Aug-12	\$245,000
REDEVEL	4553	Hampshire	Novak-Fleck	7,488	\$60,000	Jun-12	split	2,076	\$229,755	Sep-12	\$240,000
REDEVEL	5918	Kentucky	Novak-Fleck	7,500	\$45,000	Jun-12	split	1,230	\$192,000	Sep-12	\$183,000
REDEVEL	7024	60th	Novak-Fleck	14,000	\$55,000	Aug-12	split	1,326	\$197,900	Nov-12	\$196,000
CDBG	4306	Zane	MT Builders	9,851	\$45,000	Sep-12	two story	1,581	\$236,000	Jun-13	\$210,000
REDEVEL	5533	Xenia	Novak-Fleck	8,040	\$50,000	Oct-12	split	1,230	\$195,000	Mar-13	\$179,000
NSP	3528	Noble	Habitat for Hum.	7,603	\$1	Dec-12	* rambler	1,442	\$192,821	Oct-13	**
NSP	5116	35th	Habitat for Hum.	12,258	\$1	Dec-12	* rambler	1,348	\$204,900	Jun-14	**
NSP	4312	Brunswick	Habitat for Hum.	7,686	\$1	Dec-12	* rambler	1,442	\$192,821	Nov-13	**
NSP	5724	Perry	Habitat for Hum.	11,247	\$1	Dec-12	* rambler	1,404			**
NSP	7041	60th	Habitat for Hum.	18,030	\$1	Dec-12	* rambler	1,414	\$199,900	Dec-14	**

14 LOTS SOLD:

AVERAGE LOT AREA SQ FT	AVERAGE LOT PRICE	*AVERAGE LOT PRICE PER SQ FT
9,730	\$51,111	\$5.25

13 HOUSES SOLD:

AVERAGE FINISHED SQ FT	**AVERAGE HOUSE PRICE	**AVG HSE PRICE PER FIN SQ FT
1,492	\$206,606	\$134.41

AVERAGE ASSESSOR EMV
\$201,545

Lot or house price excluded from average:

*lot price excluded from avg; discounted due to soil correction or compliance with federal affordability rules

**house price excluded from avg; does not reflect work completed by homebuyer, or similar factors

2013 EDA Lot Sales

FUNDING	BLDG	STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
TIF (2150)	6529	50th	Novak-Fleck	11,610	\$60,000	Feb-13	split	1,728	\$212,000	Jun-13	\$210,000
TIF (2150)	4533	Douglas Dr	Novak-Fleck	9,963	\$50,000	Apr-13	split	1,772	\$212,000	Aug-13	\$211,000
REDEVEL	5527	Xenia	Novak-Fleck	8,040	\$50,000	Apr-13	split	1,230	\$202,685	Jul-13	\$178,000
TIF (2150)	5548	Yates	Novak-Fleck	10,575	\$50,000	May-13	split	2,105	\$236,900	Nov-13	\$231,000
CDBG	4330	Zane	MT Builders	9,851	\$40,000	Jun-13	two story	1,581	\$240,000	Sep-13	\$219,000
REDEVEL	4343	Xenia	MT Builders	10,825	\$50,000	Jul-13	two story	1,678	\$246,000	Oct-13	\$239,000
TIF (2150)	3548	Welcome	Novak-Fleck	8,960	\$55,000	Jul-13	split	1,401	\$246,220	Dec-13	\$254,000
TIF (2150)	3556	Welcome	Novak-Fleck	8,308	\$50,000	Sep-13	split	1,209	\$222,912	Dec-13	\$222,000
TIF (2150)	3564	Welcome	Novak-Fleck	8,875	\$27,000	Sep-13	* split	1,772	\$195,000	Jan-14	not yet avail
TIF (2150)	5657	Adair	Novak-Fleck	9,949	\$50,000	Oct-13	split	2,105	\$244,531	Mar-14	not yet avail
REDEVEL	6516	Brentwood	Novak-Fleck	10,125	\$50,000	Dec-13	split	1,772	\$221,811	Apr-14	not yet avail
TIF (2150)	4553	Yates	Berger	6,470	\$40,000	Dec-13					

12 LOTS SOLD:

AVERAGE LOT AREA SQ FT	*AVERAGE LOT PRICE	*AVERAGE LOT PRICE PER SQ FT
9,463	\$49,545	\$5.21

11 HOUSES SOLD:

AVERAGE FINISHED SQ FT	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ FT
1,529	\$225,460	\$135.13

AVERAGE ASSESSOR EMV
\$220,500

Lot or house price excluded from average:

*lot price excluded from avg; discounted due to soil correction or similar factors

**house price excluded from avg; does not reflect work completed by homebuyer, or similar factors

2014 EDA Lot Sales

FUNDING	BLDG STREET	BUILDER	LOT AREA SQ. FT.	LOT PRICE	LOT SALE DATE	HOUSE STYLE	FINISHED SQ. FT.	HOUSE PRICE	HOUSE SALE DATE	ASSESSOR EMV
REDEVEL	4720 Douglas Dr	Novak-Fleck	12,000	\$50,000	Feb-14	split	1,237	\$229,150	Dec-14	not yet avail
REDEVEL	5335 Convallis	Novak-Fleck	12,058	\$50,000	Mar-14	split	1,401	\$229,365	Jul-14	not yet avail
REDEVEL	5332 50th	Novak-Fleck	10,000	\$45,000	Apr-14	split	1,237	\$222,900	Sep-14	not yet avail
REDEVEL	4349 Xenia	MT Builders	10,825	\$50,000	Sep-14	two story	1,678			
REDEVEL	4326 Zane	MT Builders	9,851	\$45,000	Sep-14	two story	1,581			
REDEVEL	5824 Regent	Novak-Fleck	10,125	\$55,000	Sep-14	split	1,237			

Lot or house price excluded from average:

*lot price excluded from avg; discounted due to soil correction or similar factors

**house price excluded from avg; does not reflect work completed by homebuyer, or similar factors

6 LOTS SOLD:

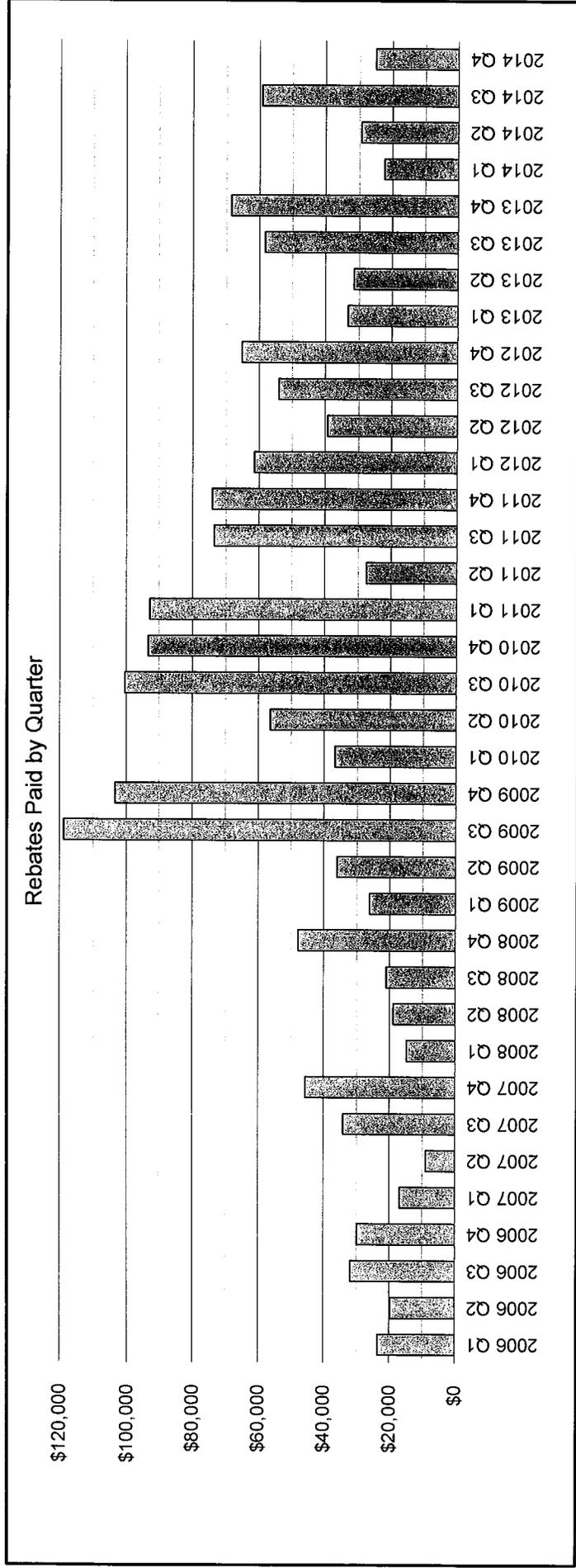
AVERAGE LOT AREA SQ FT	*AVERAGE LOT PRICE
10,810	\$49,167
	*AVERAGE LOT PRICE PER SQ FT
	\$4.55

3 HOUSES SOLD:

AVERAGE FINISHED SQ FT	AVERAGE HOUSE PRICE	AVG HSE PRICE PER FIN SQ FT
1,395	\$227,138	\$175.85

AVERAGE ASSESSOR EMV
not yet avail

City of Crystal - Home Improvement Incentive Rebate - through 2014



On 4/01/2009, rebate percentages were increased: 10% became 15%, 12% became 20%, and 15% became 25%
 On 1/01/2012, rebate percentages were reduced: 15% became 10%, 20% became 15%, and 25% became 20%

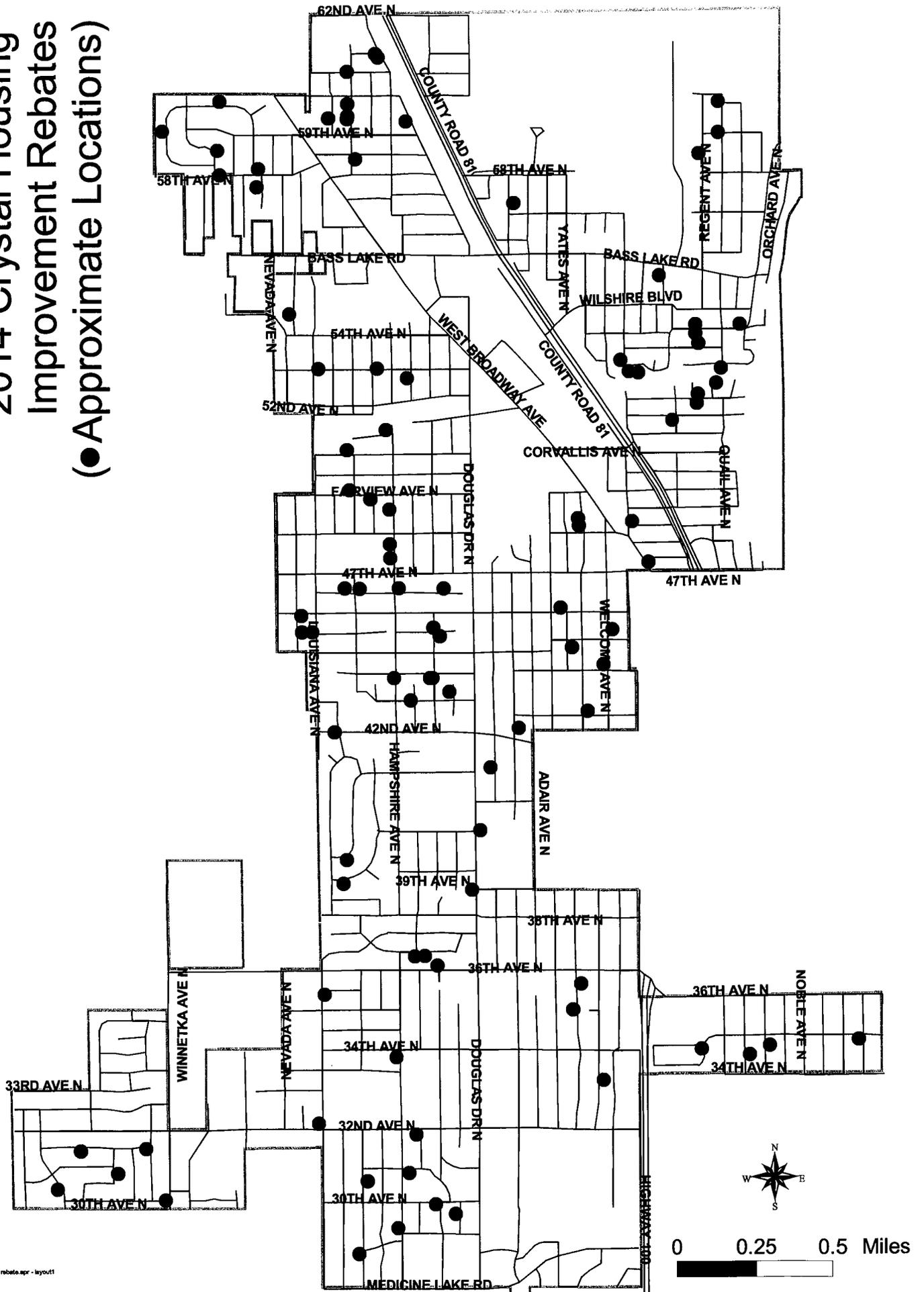
AVERAGE QUARTERLY EXPENDITURES SINCE JANUARY 1, 2012 (when rebate percentages were reduced to current levels):

- \$548,535 REBATES PAID
- \$60,339 ADMINISTRATION FEES
- \$608,873 TOTAL EXPENDITURES SINCE JANUARY 1, 2012
- 12 NUMBER OF QUARTERS SINCE JANUARY 1, 2012
- \$50,739 AVERAGE QUARTERLY EXPENDITURES

EXPENDITURES IN 2014:

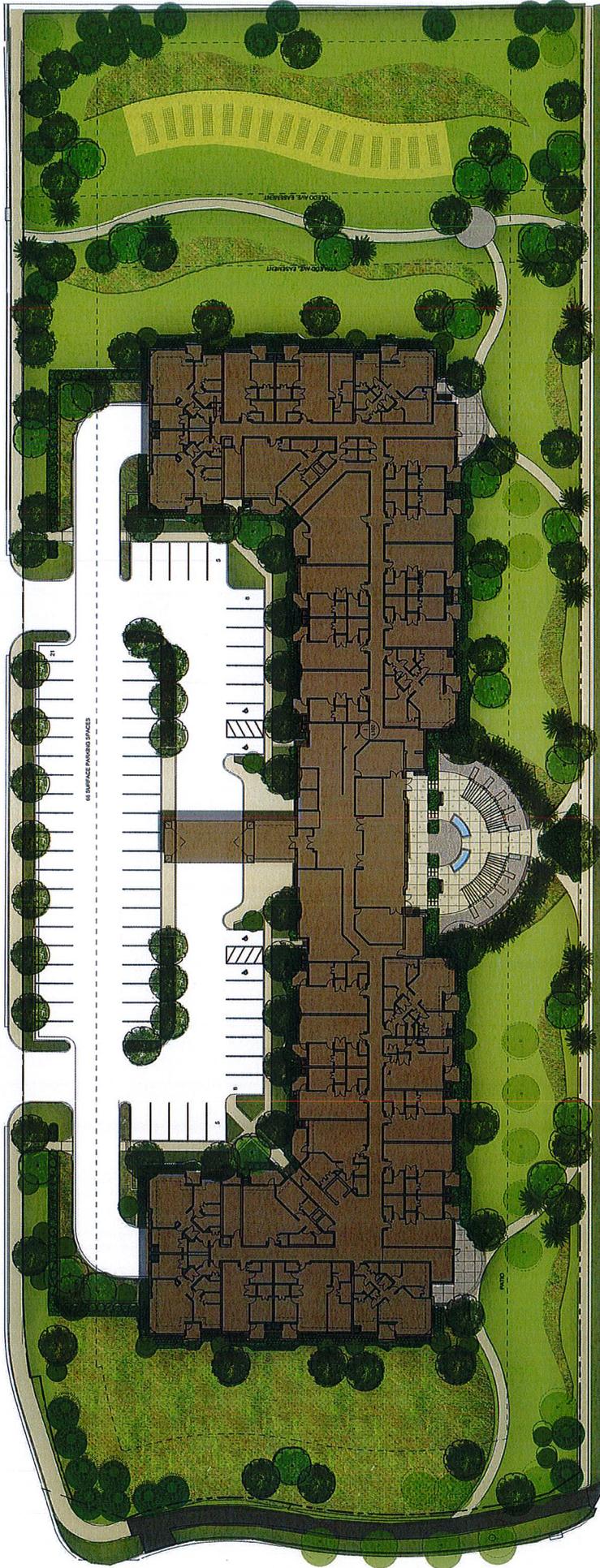
- \$136,392 REBATES PAID
- \$15,003 ADMINISTRATION FEES
- \$151,395 TOTAL EXPENDITURES
- \$249,750 2014 BUDGET
- \$98,355 BUDGET UNEXPENDED

2014 Crystal Housing Improvement Rebates (● Approximate Locations)





51st Avenue North



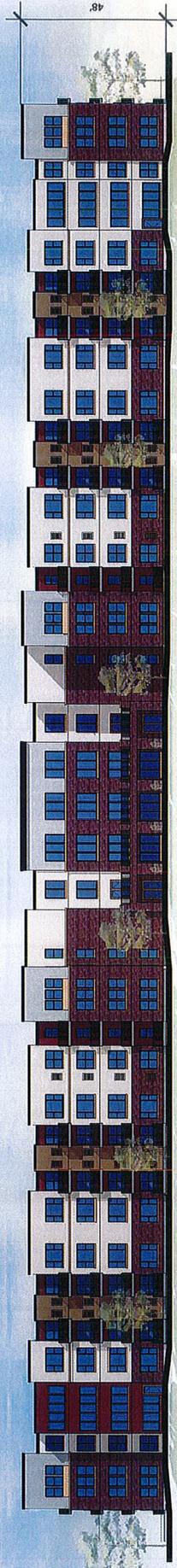
Corvallis Avenue North



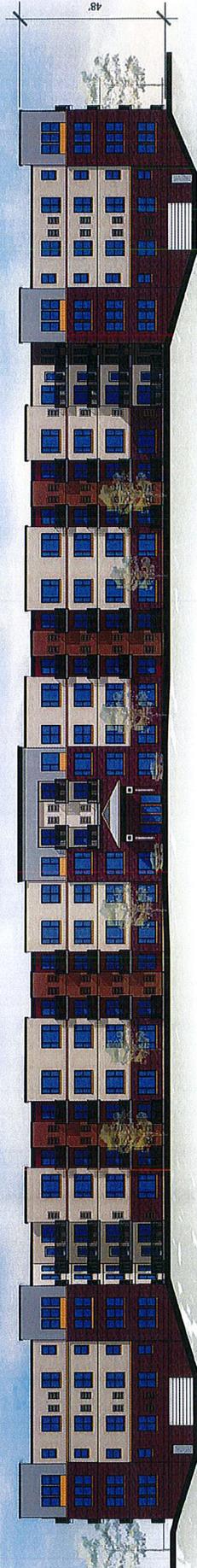
CAVANAGH SENIOR APARTMENTS
5401 51ST AVENUE NORTH



www.bkvgroup.com



PROPOSED SOUTH ELEVATION

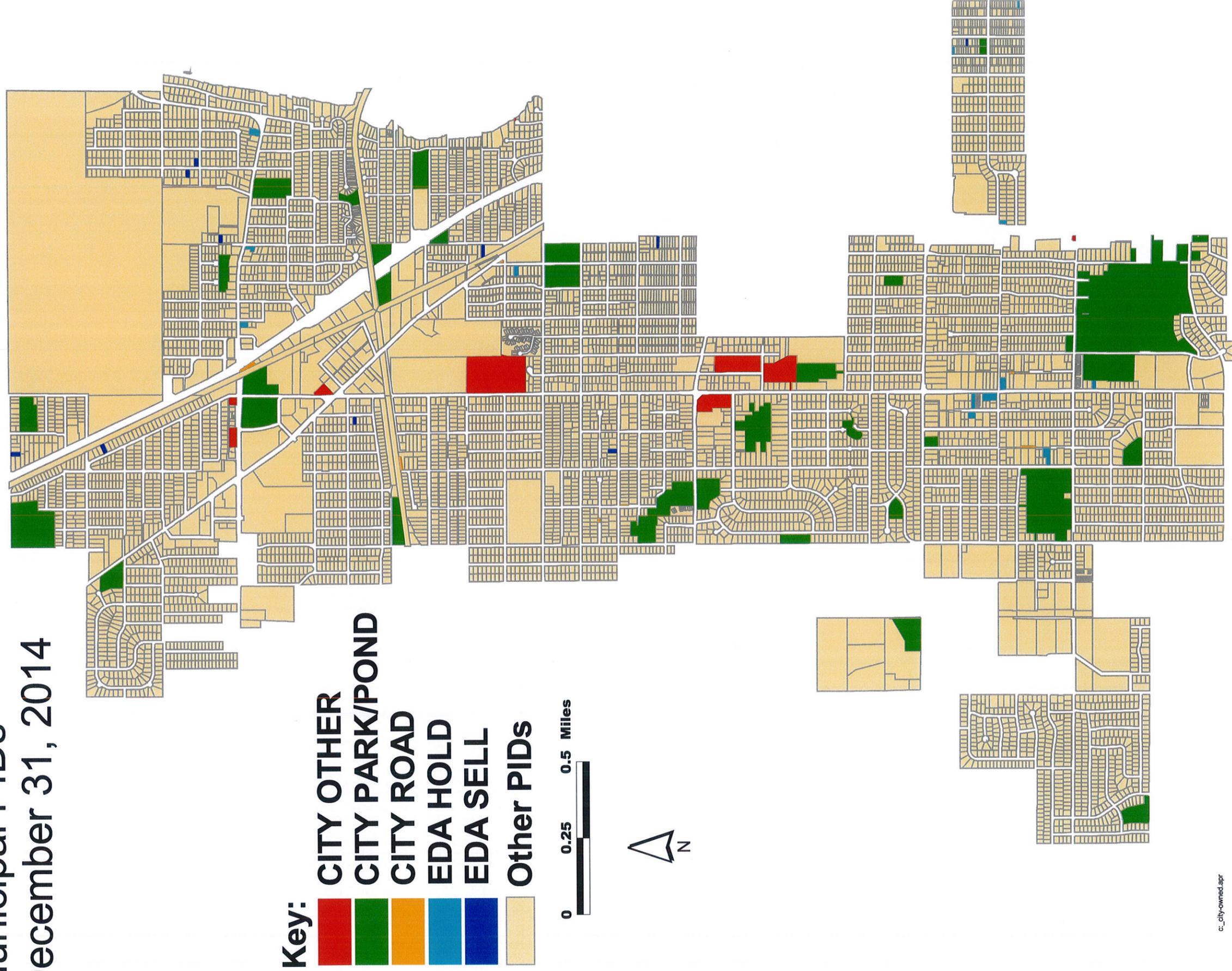


PROPOSED NORTH ELEVATION

CAVANAGH SENIOR APARTMENTS



City of Crystal Municipal PIDs December 31, 2014



ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL

2015 Work Program

1. **Deferred Home Improvement Loans** (administered by Hennepin County)
\$108,000 planned expenditures from Community Development Block Grant)

This ongoing program is administered by Hennepin County and offers no-interest loans to Crystal homeowners below 50% of Twin Cities area median income ("AMI"). The anticipated funding level would typically allow four projects in Crystal per year, although this fluctuates from year to year depending on a number of factors. The loans are fully forgiven after 15 years provided the homeowner continues to own and occupy the property. If the homeowner sells or moves, then the loan becomes due and payable in full, and the recaptured funds go back into the program to assist other homeowners.

Also available are deferred loans with a modest interest charge for homeowners between 50% and 80% AMI, but these are funded by other sources.

The county's administrative costs are embedded within overall CDBG funding.

2. **Home Improvement Incentive Rebates** (administered by GMHC)
\$232,000 planned expenditures
 - \$209,800 from TIF Housing Districts
 - \$22,200 from EDA Fund

This ongoing program offers a rebate for homeowners who complete home improvement projects. The program is administered by the non-profit Greater Metropolitan Housing Corporation ("GMHC") at its Housing Resource Center located at 2148 44th Avenue North in Minneapolis.

Homeowners with household income less than 50% of Twin Cities area median income ("AMI") qualify for a 20% rebate, 50%-80% AMI qualify for a 15% rebate and 80%-120% AMI qualify for a 10% rebate. Households over 120% AMI are not eligible. The application must be made before beginning the project and the project must have a total cost of at least \$2,000. No property may receive rebates totaling more than \$10,000 in one year.

Administrative fees paid to GMHC are 11% of the rebates paid and the admin fees are included in the planned expenditures figure above. Please note that actual expenditures may be less than planned depending on program demand.

Note: Twin Cities area median income ("AMI") was \$82,900 in 2014.

3. **Community Fix-Up Fund Interest Rate Buy-Down** (administered by GMHC)
\$25,000 planned expenditures
- \$12,500 from Minnesota Housing Finance Agency
 - \$12,500 from TIF Housing Districts

This program writes down the interest rate for Crystal homeowners using Community Fix-Up Fund loans from GMHC's Housing Resource Center. Minimum loan is \$2,000; maximum is \$35,000. Maximum loan-to-value ratio is 110% of the after-rehab value. Maximum loan term is 10 years (for loans up to \$10,000) or 20 years (for loans over \$10,000). The interest rate, normally 5.75%, is discounted to 3%. Maximum household income is 80% of Twin Cities area median income ("AMI") for state funds and 115% AMI for the EDA's TIF funds. There are no administrative costs for the EDA.

4. **Scattered Site Acquisition/Demolition and Lot Sales**
\$110,000 planned expenditures from EDA Fund
\$140,000 planned revenues to EDA Fund

This would be a continuation of the city's longstanding acquisition, demolition and lot sale program. The adopted budgets are based on two properties being acquired/demolished and three lots being sold for new house construction, although actual property purchases and sales would depend on market conditions and each transaction requires specific EDA board approval. As opportunities arise, additional property acquisitions may be authorized by the EDA using the fund balance. The initial 2015 lot notice is attached.

5. **Other Redevelopment**

The Cavanagh (5401 51st Avenue North) will be a four story, 130 unit, age-restricted rental building addressed as 5401 51st Avenue North. Unit sizes will range from 1BR-1BA to 2BR-2BA and all units will be affordable to households at or below 60% of Twin Cities area median income. The EDA sold the 4.3 acre site to Dominion in June 2014. Construction is underway and completion is anticipated by fall 2015.

6. **Redevelopment Fund Balance**

The EDA board may authorize expenditure of part of its fund balances during the year to respond to unforeseen opportunities. The amount available at any particular time cannot be predicted because the fund balance varies throughout the year depending on actual expenditures and revenue from unanticipated property sales.

Note: Twin Cities area median income ("AMI") was \$82,900 in 2014.

Economic Development Authority
of the City of Crystal
4141 Douglas Dr N
Crystal MN 55422



Draft for EDA Review 1/20/2015

Staff contact: John Sutter
tel: 763-531-1142
fax: 763-531-1188
john.sutter@crystalmn.gov

2015 NOTICE OF LOT AVAILABILITY - FEBRUARY 18, 2015

The Economic Development Authority of the City of Crystal is seeking proposals from builders to purchase lots for construction of new single family houses. For more information, please see the Request for Proposal packets which may be found by clicking on "EDA Lots for Sale" under "What's Happening" at www.crystalmn.gov.

PROPERTY ADDRESS	DIMENSIONS (approx.)		LOT PRICE	NOTES (see p. 2)
	width x depth	area (sq. ft.)		
3533 Lee Ave N, Crystal MN 55422	40 x 128	5,120	\$40,000	4
4901 Vera Cruz Ave N, Crystal MN 55429	irregular	13,469	\$50,000	
4331 Vera Cruz Ave N, Crystal MN 55422	45 x 209	9,405	\$50,000	SALE PENDING
5255 Edgewood Ave N, Crystal MN 55428	60 x 133	7,989	\$50,000	
5924 Elmhurst Ave N, Crystal MN 55428	75 x 160	12,000	\$50,000	
6601 62nd Ave N, Crystal MN 55429	62 x 169	10,498	\$50,000	
5626 Vera Cruz Ave N, Crystal MN 55429	66 x 135	8,910	\$50,000	2
5700 Regent Ave N, Crystal MN 55429	75 x 135	10,125	\$50,000	2
5715 Regent Ave N, Crystal MN 55429	75 x 135	10,125	\$50,000	2
6526 45th Ave N, Crystal MN 55428	65 x 155	10,082	\$60,000	NEW

NOTES SPECIFIC TO PARTICULAR LOTS:

1	The existing house may still be present but demolition is in the works.
2	This lot is mapped by the Metropolitan Airports Commission (MAC) as being within the Crystal Airport's 60 DNL noise contour forecast for the year 2025. This is the lowest-level noise contour mapped by MAC in its plan for this airport. Builders are encouraged but not required to construct the house in accordance with the Builders Guide available from Metropolitan Council. This lot is not located in a Runway Protection Zone or Safety Zone for the Crystal Airport.
3	This lot is adjacent to another EDA lot but both lots shall remain separate lots for construction of a single family house on each lot. The EDA will not consider proposals to combine the lots or build a duplex. These adjacent lots do not need to be purchased (or optioned) by the same builder.
4	Due to narrow lot width and the presence of an alley, the garage must be accessed from the alley not the street.

GENERAL NOTES:

The EDA considers proposals on a "first-come, first-served" basis. The EDA board retains absolute discretion to decide whether to accept any particular proposal or waive any of its guidelines.
Proposals must be submitted by state-licensed builders who have built at least three houses in Minnesota in the last five years, or have equivalent experience acceptable to the EDA. The house may be built speculatively or for a specific buyer. If you would be the house buyer, then your builder must submit the proposal; and if the proposal is accepted, then the EDA would sell the lot to your builder.
The new house must be an owner-occupied, single family house. It must have at least three bedrooms, two bathrooms, and a two-car garage (attached or detached, depending on the site). On a case-by-case basis, the EDA may also consider the sale of a lot to provide a new location for an existing house currently located in Crystal. The moved house would have to meet the general requirements described above, be brought up to current codes, and have a final value and long-term viability comparable to a new house.
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 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: The EDA will not approve additional options for a builder if they already have more than 10% of the EDA's lots under option, and no more than 50% of the EDA's lots may be under option at any time.

Economic Development Authority
of the City of Crystal
4141 Douglas Dr N
Crystal MN 55422



Staff contact: John Sutter
tel: 763-531-1142
fax: 763-531-1188
john.sutter@crystalmn.gov



EDA STAFF REPORT

Discuss Replatting 4724 Lakeland

FROM: John Sutter, City Planner/Assistant Community Development Director

DATE: January 15, 2015

TO: Anne Norris, Executive Director (for January 20 EDA work session)

SUBJECT: Discuss replatting 4724 Lakeland to create two outlots to sell to adjacent homeowners.

The subject property is vacant land owned by Hennepin County. In September 2014 the EDA authorized the purchase of this property for a price not to exceed \$25,000. Staff negotiated a \$20,000 price with the county and we expect to close in late January. For background please see the attached 2012 aerial photo and September staff report text.

On the back of the property there are some garden encroachments, a misaligned fence and a shed under a power line. These improvements were built by the prior owner of 4724 Lakeland but have since been taken over to some degree by the adjacent neighbors at 4725 and 4733 Regent. The presence of these improvements, and the visual encroachment they represent, is one of the factors that may have made it difficult for the county to sell the lot. In order to clean up this part of the lot, the EDA needs to remove these improvements and install a new fence along the actual lot line. This was the primary basis for the county's willingness to reduce the price for the EDA. Please see the attached Scenario A and property survey.

As an alternative to clearing out this area, staff has explored the possibility of replatting the lot to create two outlots to be sold to the respective neighboring property owner on Regent. Please see the attached Scenario B and sketch of the proposed plat. The price that the neighbors would be required to pay for the outlots would cover the additional costs related to replatting the property and an estimated \$3,000 reduction in the lot sale price for 4724 Lakeland when it is sold for new home construction.

In the end, the net revenue to the EDA for Scenarios A and B is roughly the same. Both of the neighbors on Regent are interested in purchasing the respective outlot abutting their property should the EDA decide to proceed with Scenario B.

The EDA is asked to discuss these scenarios. If there is no objection to proceeding with Scenario B, then at the February 17 meeting staff would seek EDA authorization to prepare the plat and hold a public hearing to consider selling the two outlots to the adjacent owners. It is anticipated that the plat would go to the Planning Commission on April 13, City Council on April 21 and be recorded by the end of April. After the plat is recorded, the outlots would be sold to the neighbors and we would add 4724 Lakeland to the lot list.



EDA STAFF REPORT Acquisition of 4724 Lakeland

**Background Info
for 1/20/2015
Work Session**

FROM: John Sutter, City Planner/Assistant Community Development Director

DEPARTMENT HEAD REVIEW: Patrick Peters, Community Development Director

DATE: September 11, 2014

TO: Anne Norris, Executive Director (for September 16 EDA meeting)

SUBJECT: Consider a resolution authorizing the purchase of vacant Hennepin County property at 4724 Lakeland Ave N

A. BACKGROUND

In 2009-2010, Hennepin County acquired and demolished 4724 Lakeland Avenue North for the additional right-of-way needed for the reconstruction of Bottineau Blvd.

Upon project completion the county determined that after delineating the new road easement the vacant remainder could be sold. In 2012-2013 the county estimated the lot's value at \$25,000-\$30,000 and tried to sell the lot through its auction process with no success. In late 2013 the county began exploring the possibility of moving a house from one of its other road acquisitions onto this lot, but abandoned that idea in 2014. As this time the county does not know what their next step will be with this lot and has invited the city to make an offer.

The following Exhibits are attached:

- A. 2012 aerial photo
- B. 2012 Henn Co property disposition map
- C. 2014 Henn Co survey for house move-in
- D. Mark-up of 2014 survey (house move-in deleted)
- E. Proposed resolution

B. STAFF COMMENTS

The subject property has an average depth of approximately 150 feet, a width of approximately 86 feet and contains 13,215 sq. ft. (0.3 acre) after deducting approximately 4,000 sq. ft. for the new road easement. The resulting lot meets zoning requirements for width, depth and area.

Staff opinion is that the EDA is much better positioned than the county to get this publicly-owned lot sold, built on, and back on the tax rolls sooner rather than later. The EDA has a track record of selling lots for new home construction whereas the county does not.

The estimated budget presumes a purchase price of \$25,000 and a lot sale price of \$50,000 with estimated net revenue of \$9,750:

ESTIMATED EXPENDITURES	
\$25,000	Purchase of property from Hennepin County
\$ 5,000	Install new sewer service
\$ 3,000	tree & stump removal, other property prep work
\$ 3,000	legal, title & closing costs
\$ 700	other administrative costs
\$ 500	holding costs
\$ 3,050	contingency/unforeseen (25% of items above except acquisition)

\$40,250	TOTAL EXPENDITURES
ESTIMATED REVENUE	
\$50,000	Lot Sale
\$ 9,750	ESTIMATED NET REVENUE

C. REQUESTED ACTION

If the EDA desires to acquire the property, then it should adopt the attached resolution approving the purchase of the subject property and authorizing the execution of documents necessary to complete the purchase. In its motion the EDA should indicate a "not to exceed" amount to purchase the property; staff recommends \$25,000.

If the EDA does not desire to acquire the property, then no action is required.

**DEVELOPMENT OF VACANT HENN CO LAND
4724 LAKELAND AVENUE NORTH
1 NEW HOUSE LOT (NO REPLATTING)**

ESTIMATED EXPENDITURES

\$20,000	Purchase of property from Hennepin County	
\$975	survey	
	preliminary and final plat	
	county plat review fee	\$0
	subdivision application fee	
	legal costs for conveyance of outlots	
\$500	stump grinding	
\$500	move shed approx. 6' east & 2' north	
\$3,000	remove existing chain link fence and install new wood fence along existing rear lot line	
\$2,000	other property clean up & prep work	
\$2,000	legal, title & closing costs	
\$200	other administrative costs	
\$500	holding costs	
\$1,740	contingency for unforeseen (20% of the preceding 7 items)	
<hr/>		
\$31,415	TOTAL EXPENDITURES	

transaction & plat costs to be split by the owners of 4725 & 4733 Regent

ESTIMATED REVENUE

	sale of Outlot A to 4725 Regent
	sale of Outlot B to 4733 Regent
\$55,000	sale of Lot 1 (new house construction)
\$23,585	ESTIMATED NET REVENUE

Scenario A – No Replatting

Existing Conditions Survey For:
CITY OF CRYSTAL

The Gregory Group
d.b.a.
LOT SURVEYS COMPANY, INC.
Established in 1962
LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Fax No. 560-3522

Surveyors Certificate

INVOICE NO. 83415
F.B.NO. 1063-50
SCALE: 1" = 20'

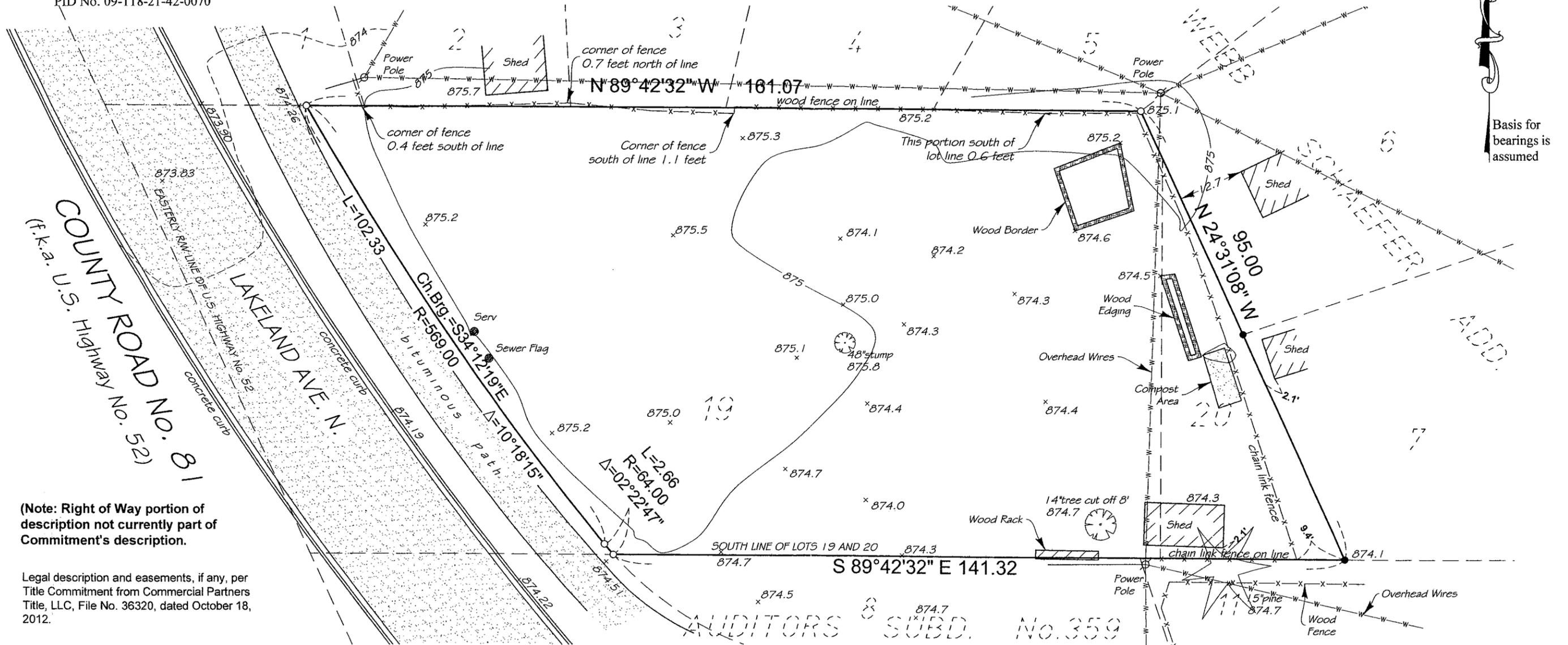
Property located in Section 9, Township 118, Range 21,
Hennepin County, Minnesota.

Property Address: 4724 Lakeland Ave. N, Crystal, MN 55429

PID No. 09-118-21-42-0070

Benchmark: Top Nut Hydrant at the Northeast Quadrant
of Lakeland Avenue & 48th Avenue
Elevation 876.71 feet NGVD 1929

- Denotes Found Iron Monument
- Denotes Iron Monument



Basis for bearings is assumed

(Note: Right of Way portion of description not currently part of Commitment's description.

Legal description and easements, if any, per Title Commitment from Commercial Partners Title, LLC, File No. 36320, dated October 18, 2012.

LEGAL DESCRIPTION:
That part of Lots 19 and 20, "Schaefer's Lake Side Grove", described as follows: Beginning at the point of intersection of the South line of Lot 19 with the Easterly line of the right of way of U.S. Highway No. 52; thence East along the South line of Lots 19 and 20 a distance of 200 feet; thence Northwesterly parallel with the Easterly line of said U.S. Highway No. 52 a distance of 95.0 feet; thence West parallel with the South line of Lots 19 and 20 to the Easterly line of right of way of said U.S. Highway No. 52; thence Southeasterly along said Easterly line of said right of way 95.0 feet to the point of beginning.

Commencing at the northeast corner of the above described tract; thence run westerly along the north line of said tract on an assumed bearing of North 89 degrees 42 minutes 32 seconds West for 161.07 feet to a point on a non-tangential curve, concave to the northeast having a radius of 569.00 feet and a central angle of 10 degrees 18 minutes 15 seconds, said point being the actual point of beginning of the line being described; thence southeasterly along the arc of said curve a distance of 102.33 feet, said arc subtended by a chord bearing South 34 degrees 12 minutes 19 seconds East; to a point on a compound curve, concave to the northeast having a radius 64.00 feet and a central angle of 46 degrees 43 minutes 03 seconds; thence southeasterly along the arc of said curve a distance of 52.18 feet, said arc subtended by a chord bearing South 62 degrees 42 minutes 58 seconds East and said line there terminating.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota
Surveyed this 16th day of December 2014.

Signed *Gregory R. Prasz*
Gregory R. Prasz, Minn. Reg. No. 24992

Reserving to the County of Hennepin a permanent easement for highway purposes over all that part of the above described tract which lies westerly and southwesterly of the following described line:

Drawn By	Eckhart	File Name	slsg-19-20-fb106350inv83415.dwg
Rev			

**DEVELOPMENT OF VACANT HENN CO LAND
4724 LAKELAND AVENUE NORTH
REPLAT AS 1 NEW HOUSE LOT + 2 OUTLOTS FOR ADJACENT OWNERS**

ESTIMATED EXPENDITURES

\$20,000	Purchase of property from Hennepin County	
\$975	survey	
\$2,475	preliminary and final plat	
\$440	county plat review fee	\$4,415
\$500	subdivision application fee	
\$1,000	legal costs for conveyance of outlots	
\$500	stump grinding	
\$500	move shed onto Outlot A	
\$3,000	remove existing chain link fence, install new wood fence along new rear lot line	
\$500	other property clean up & prep work	
\$2,000	legal, title & closing costs	
\$500	other administrative costs	
\$500	holding costs	
\$1,500	contingency for unforeseen (20% of the preceding 7 items)	

replating & transaction costs to be split 60/40 by the owners of 4725 & 4733 Regent

\$34,390 TOTAL EXPENDITURES

ESTIMATED REVENUE

\$3,749	sale of Outlot A to 4725 Regent
\$2,266	sale of Outlot B to 4733 Regent
\$52,000	sale of Lot 1 (new house construction)
\$23,625	ESTIMATED NET REVENUE

Existing Conditions Survey For:
CITY OF CRYSTAL

Property located in Section 9, Township 118, Range 21,
Hennepin County, Minnesota.

Property Address: 4724 Lakeland Ave. N, Crystal, MN 55429

PID No. 09-118-21-42-0070

The Gregory Group
d.b.a.
LOT SURVEYS COMPANY, INC.
Established in 1962
LAND SURVEYORS

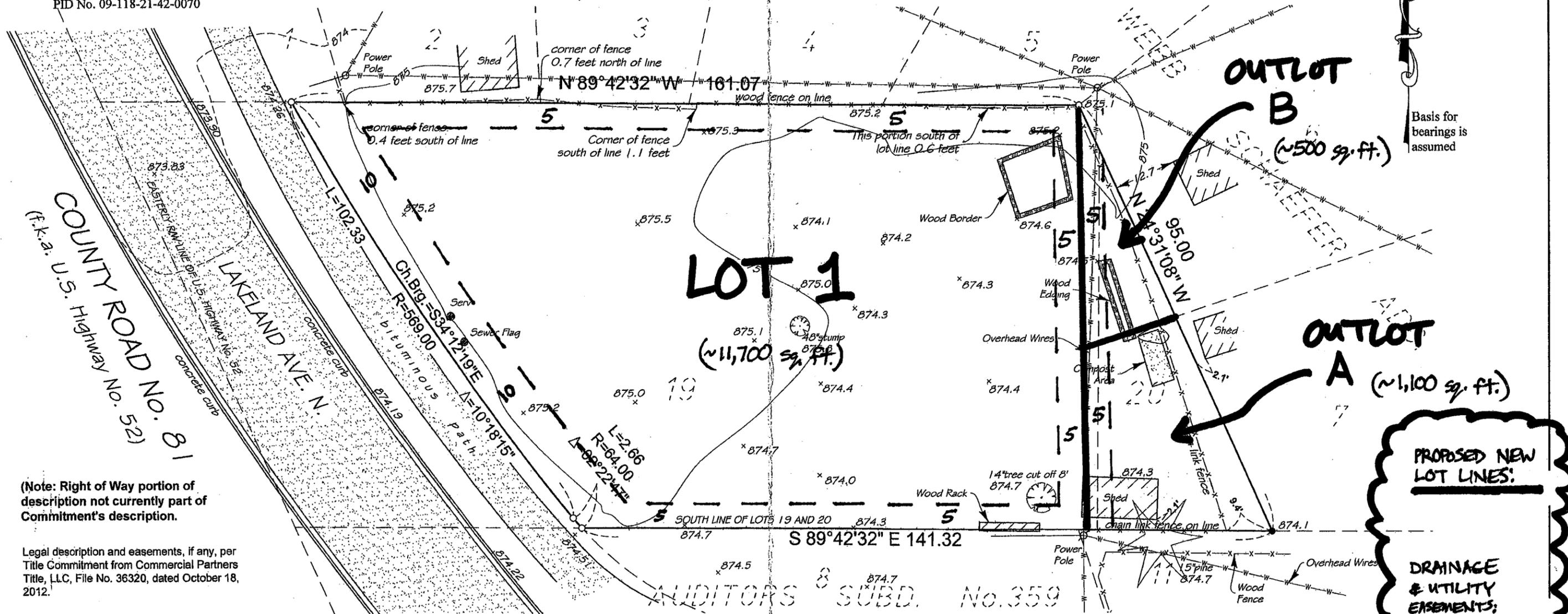
REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Fax No. 560-3522

Surveyors Certificate

Benchmark: Top Nut Hydrant at the Northeast Quadrant
of Lakeland Avenue & 48th Avenue
Elevation 876.71 feet NGVD 1929

INVOICE NO. 83415
F.B.NO. 1063-50
SCALE: 1" = 20'

● Denotes Found Iron Monument
○ Denotes Iron Monument



(Note: Right of Way portion of description not currently part of Commitment's description.

Legal description and easements, if any, per Title Commitment from Commercial Partners Title, LLC, File No. 36320, dated October 18, 2012.

LEGAL DESCRIPTION:

That part of Lots 19 and 20, "Schaefer's Lake Side Grove", described as follows: Beginning at the point of intersection of the South line of Lot 19 with the Easterly line of the right of way of U.S. Highway No. 52; thence East along the South line of Lots 19 and 20 a distance of 200 feet; thence Northwesterly parallel with the Easterly line of said U.S. Highway No. 52 a distance of 95.0 feet; thence West parallel with the South line of Lots 19 and 20 to the Easterly line of right of way of said U.S. Highway No. 52; thence Southeasterly along said Easterly line of said right of way 95.0 feet to the point of beginning.

Reserving to the County of Hennepin a permanent easement for highway purposes over all that part of the above described tract which lies westerly and southwesterly of the following described line:

Commencing at the northeast corner of the above described tract; thence run westerly along the north line of said tract on an assumed bearing of North 89 degrees 42 minutes 32 seconds West for 161.07 feet to a point on a non-tangential curve, concave to the northeast having a radius of 569.00 feet and a central angle of 10 degrees 18 minutes 15 seconds; said point being the actual point of beginning of the line being described; thence southeasterly along the arc of said curve a distance of 102.33 feet, said arc subtended by a chord bearing South 34 degrees 12 minutes 19 seconds East; to a point on a compound curve, concave to the northeast having a radius 64.00 feet and a central angle of 46 degrees 43 minutes 03 seconds; thence southeasterly along the arc of said curve a distance of 52.18 feet, said arc subtended by a chord bearing South 62 degrees 42 minutes 58 seconds East and said line there terminating.

I certify that this plan, specification, or report was prepared under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
Surveyed this 16th day of December 2014.

Signed *Gregory R. Prasch*

Gregory R. Prasch, Minn. Reg. No. 24992

Drawn By	Eckhart	File Name	slsg-19-20-fb106350inv83415.dwg
Rev			

PROPOSED NEW LOT LINES:

DRAINAGE & UTILITY EASEMENTS:



EDA STAFF REPORT Status of 4553 Yates

FROM: John Sutter, City Planner/Assistant Community Development Director

DATE: January 15, 2015

TO: Anne Norris, Executive Director (for January 20 EDA work session)

SUBJECT: Status update on 4553 Yates

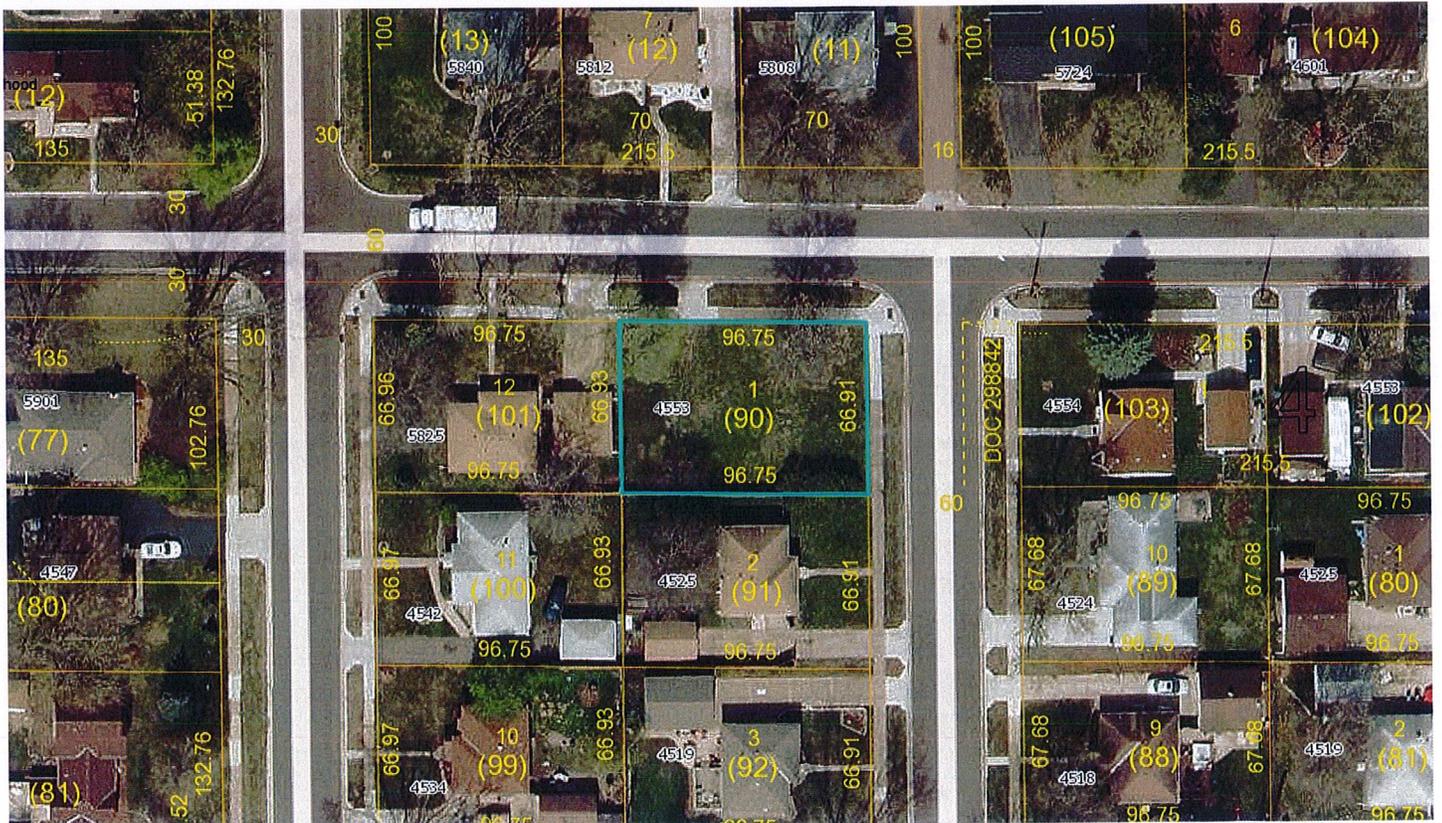
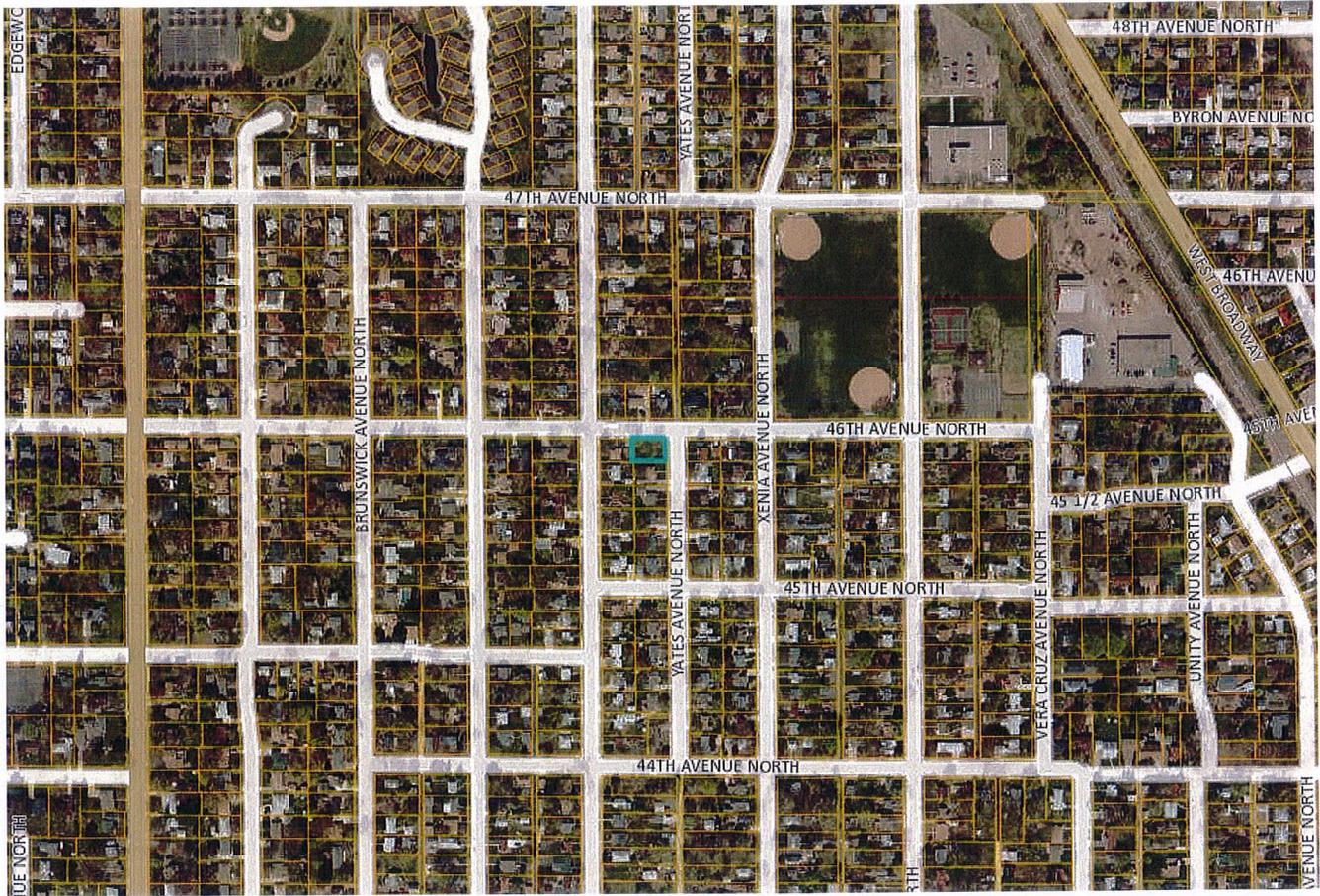
The EDA authorized the sale of this lot to Berger Built Construction in May 2013 for \$40,000. Berger closed on the lot in December 2013. Berger has been unable to secure financing to build the proposed spec home (see attachments) and has been waiting for a committed homebuyer before beginning construction. Berger is in default of the Purchase and Redevelopment Agreement because he has not yet started, let alone completed, the house as required by the agreement. Normally the EDA provides one year after the lot sale for the house to be completed, and obviously that time has passed.

The Purchase and Redevelopment Agreement between the EDA and Berger includes a standard reverter clause which gives the EDA the right to retake title to the property if the builder fails to perform. If the EDA were to exercise its reverter, Berger would be paid the \$40,000 less EDA costs.

It is important to note that the EDA gave significant concessions when it authorized the sale of this lot to Berger, including lowering the lot price from \$45,000 to \$40,000 and agreeing to close the existing curb cut on 46th and install a new curb cut on Yates. Since 2013, demand for new homes in the Welcome Park neighborhood seems to have strengthened. Staff opinion is that, if the EDA were to retake title to this lot, it should be priced at \$45,000 with no concessions.

The EDA is asked to discuss how it wants to proceed, specifically as it pertains to exercising the reverter clause and retaking title in accordance with the Purchase and Redevelopment Agreement.

2012 Aerial Photo



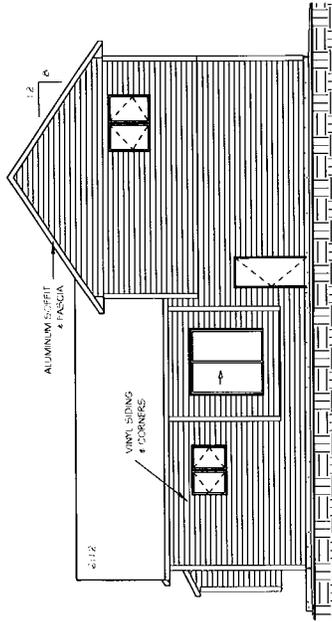
:PRELIMINARY:

-NOT FOR CONSTRUCTION-

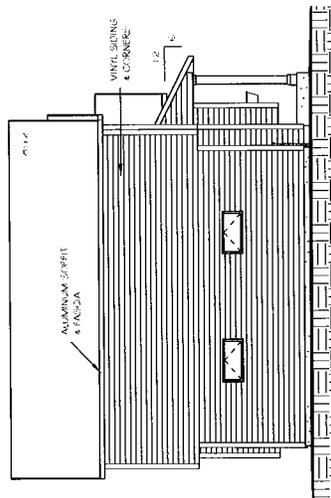
THE IDEAS, DESIGNS, DRAWINGS AND SPECIFICATIONS REPRESENTED HEREIN ARE AND SHALL REMAIN THE EXCLUSIVE COPYRIGHT PROPERTY OF BERGER BUILT HOMES. ANY REUSE, REPRODUCTION, COPIED, OR DISSEMINATED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF BERGER BUILT HOMES IS STRICTLY PROHIBITED. THE PLANS, DRAWINGS, SPECIFICATIONS, PREPARED BY BERGER BUILT HOMES, REPRESENTS A PROFESSIONAL DESIGN ASSIGNED NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY NORTH HOUSE RESIDENTIAL DESIGN OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. NO WARRANTIES ARE EXPRESSED OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH ANY APPLICABLE CODES, ORDINANCES, REGULATIONS AND SPECIFICATIONS AND CORRECT STRUCTURAL MATERIALS IS THE RESPONSIBILITY OF THE BUILDER, THE OWNER, OR THE USER OF THESE PLANS.

BERGER BUILT HOMES
13255 GLENHURST AVE
SAVAGE, MN 55378
PH: (612) 327-7582
NORTHHOUSE.RD.COM

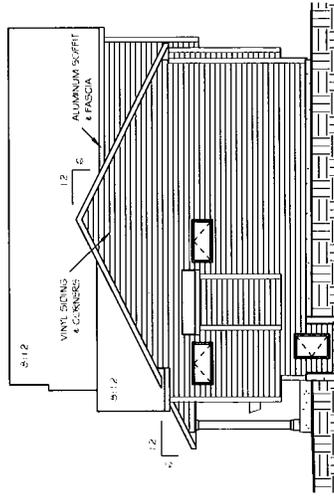
Berger Built
Construction
317 MARBLE STREET
MANKATO, MN 56115
PH: (612) 865-5726
WWW.BERGERBUILT.COM
CONSTRUCTION.COM



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



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



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



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

- NOTES:
1. ELEVATIONS ARE AN APPROXIMATE INDICATION. ACTUAL ELEVATIONS MAY VARY.
 2. ALL OVERHANGS TO BE 1" UNLESS NOTED OTHERWISE.
 3. ALL DOORS TO BE 1 1/2" HANDS UNLESS OTHERWISE NOTED.
 4. ALUMINUM SOFFIT & FASCIA ON ALL SIDES.
 5. VINYL SIDING & GUTTER STONE FRONT, VINYL OTHER SIDES.
 6. WINDOWS TO BE 1" W/ VINY-ELC VINYL.

DRAWING DATE		5.14.13 VL
REVISION RECORD		
1	5.17.13 VL	
2	5.20.13 VL	
3	3.31.14	
4		
5		
6		
7		
8		

FINISHED SQ FT		
UPPER:	767	
MAIN:	823	
LOWER:	539	
BONUS:		
TOTAL:	2129	

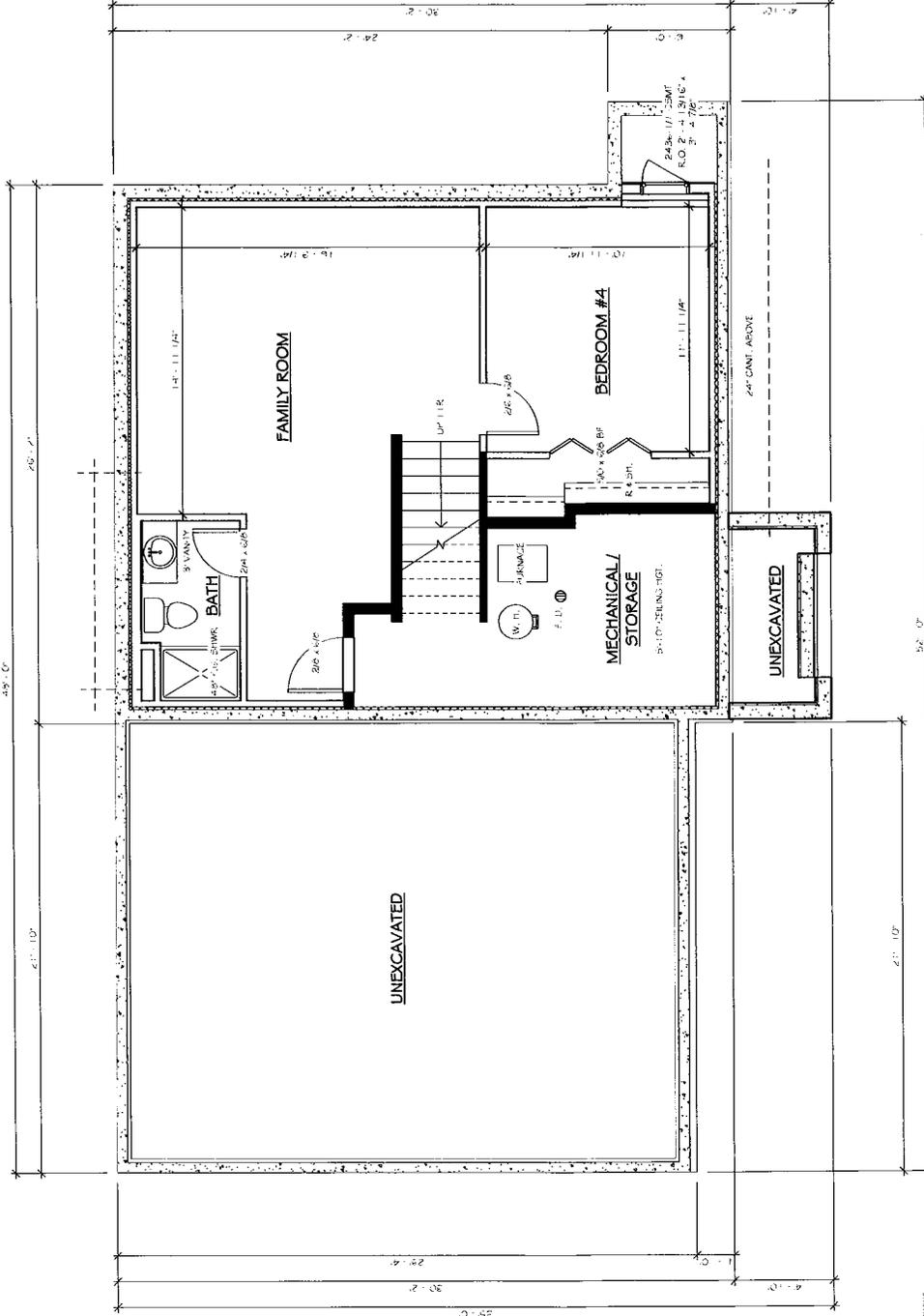
PROJECT NUMBER	BBH003
SHEET	1 OF X

BERGER BUILT HOMES
CRYSTAL SPEC

:PRELIMINARY:

-NOT FOR CONSTRUCTION-

:PRELIMINARY:
-NOT FOR CONSTRUCTION-



- NOTES:**
1. ALL INTERIOR & EXTERIOR DIMENSIONS UNLESS NOTED OTHERWISE.
 2. STAIR TREADS TO BE 1'-0".
 3. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
 4. FOUNDATION WALLS TO BE CONCRETE UNLESS NOTED OTHERWISE.
 5. ALL WINDOW R.O.C. HEIGHTS TO BE 6'-10" UNLESS NOTED OTHERWISE.
 6. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF FOUNDATION UNLESS NOTED OTHERWISE.
 7. WINDOWS TO BE PAINTED VINYL.

1 LOWER FLOOR PLAN
2 1/4" = 1'-0"

:PRELIMINARY:
-NOT FOR CONSTRUCTION-

NORTH HOUSE
RESIDENTIAL DESIGN
13265 CLEBURST AVE.
SAVAGE, NY 16537
PH (812) 327-7882
NORTHHOUSE-RO.COM

Berger Built Construction
217 MAPLE STREET
SAVAGE, NY 16537
PH (812) 327-7882
WWW.BERGERBUILTCONSTRUCTION.COM

BERGER BUILT HOMES
CRYSTAL SPEC

JOB INFORMATION

DRAWING DATE
5.14.13 VL

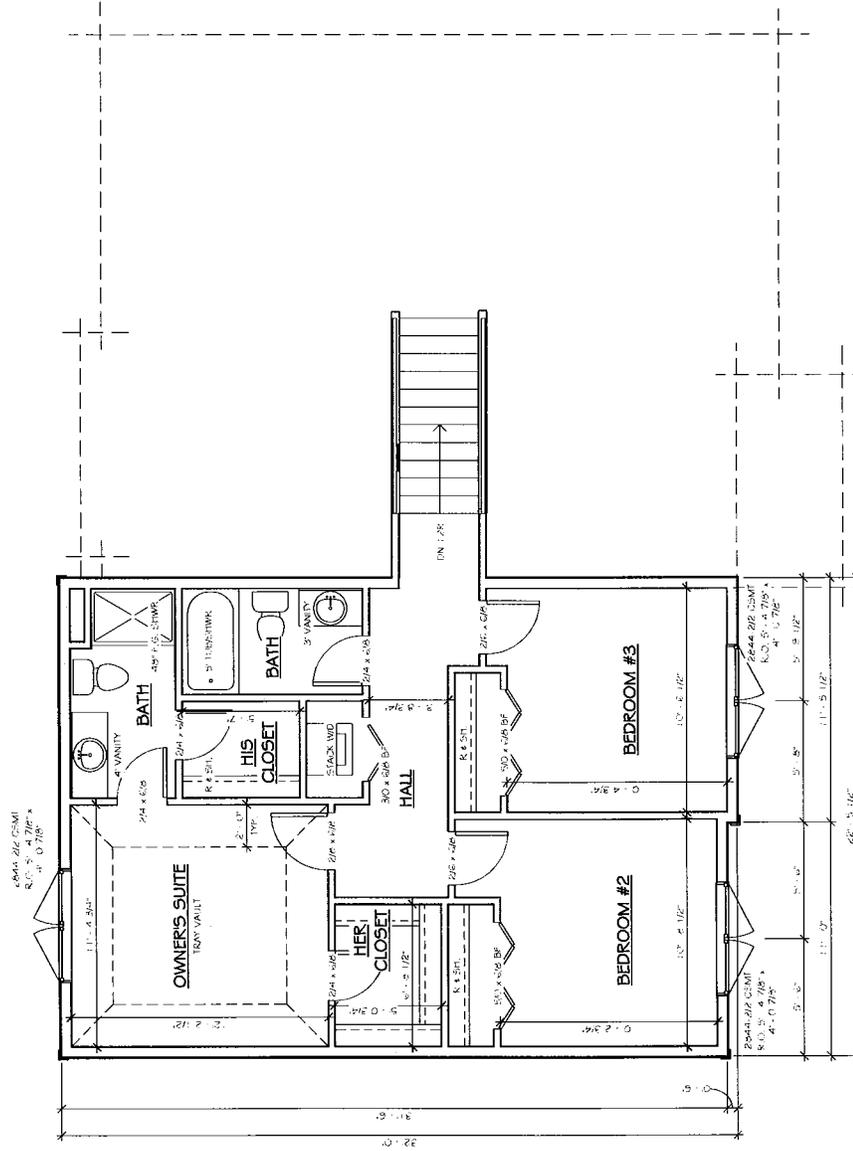
REVISION RECORD	
1	5.17.13 VL
2	5.20.13 VL
3	3.31.14
4	
5	
6	
7	
8	

FINISHED SQ. FT.	
UPPER:	767
MAIN:	823
LOWER:	539
BONUS:	
TOTAL:	2129

PROJECT NUMBER	BBH003
SHEET	2 OF X

:PRELIMINARY:

-NOT FOR CONSTRUCTION-



1 UPPER FLOOR PLAN
4 1/4" = 1'-0"

- NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. STAIR TRAILER SIZE IS 36" x 14".
 3. ALL ANGLES ARE 45 DEGREES UNLESS NOTED OTHERWISE.
 4. UPPER FLOOR FINISH HEIGHTS TO BE 8' 11" UNLESS NOTED OTHERWISE.
 5. ALL WINDOWS ARE 10" MIN. HEIGHT UNLESS NOTED OTHERWISE.
 6. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF FRAMING UNLESS NOTED OTHERWISE.
 7. WIND AIDS TO BE PLAYFIELD WIND.

NORTH HOUSE
RESIDENTIAL DESIGN
12265 CLERMONT AVE.
SAVAGE, MN 55378
PH: (612) 327-7562
NORTHHOUSE-RD.COM

Berger Built Construction
27 MARBLE STREET
MADISON, MN 55715
PH: (612) 855-7726
WWW.BERGERBUILT-CONSTRUCTION.COM

BERGER BUILT HOMES
CRYSTAL SPEC
JOB INFORMATION

DRAWING DATE: 5.14.13 VL

REVISION RECORD	DATE	DESCRIPTION
1	5.17.13 VL	
2	5.20.13 VL	
3	3.31.14	
4		
5		
6		
7		
8		

FINISHED SQ FT	
UPPER:	767
MAIN:	823
LOWER:	539
BONUS:	
TOTAL:	2129

PROJECT NUMBER	BBH003
SHEET	4 OF X

:PRELIMINARY:

-NOT FOR CONSTRUCTION-