

**PROPOSAL FORM**  
**PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL**  
**6526 45<sup>TH</sup> AVENUE NORTH**

CHECK ONE:

BUILDER OFFERS \$60,000 TO PURCHASE THIS LOT

BUILDER OFFERS \$500 FOR A SIX-MONTH OPTION TO PURCHASE THIS LOT FOR \$60,000

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: BC 001631  
Tel (1): 763-424-4955 Tel (2): \_\_\_\_\_ Fax: (763) 424-1030  
Address: 8857 ZEALAND AVE N. City/State/Zip: BROOKLYN PARK MN  
Email: Cjohnson@NOVAK-FLECK.COM Signature: \_\_\_\_\_ Date: 3-6-15

**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 REGENT AVE N. CRYSTAL

House #2: 4720 DOUGLAS DRIVE N. CRYSTAL

House #3: 5332 50<sup>th</sup> ST N. CRYSTAL

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.



Custom-Build (Rambler)

The Gregory Group  
 d.b.a.  
**LOT SURVEYS COMPANY, INC.**  
 Established in 1962  
**LAND SURVEYORS**  
 REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA  
 7501 73rd Avenue North (763) 560-3093  
 Minneapolis, Minnesota 55428 Fax No. 560-3522

INVOICE NO. 83218  
 F.B.NO. 1079-06  
 SCALE: 1" = 20' 30"

- Denotes Found Iron Monument
- Denotes Iron Monument

x000.0 Denotes Existing Elevation

- ← Denotes Surface Drainage
- - - Denotes Existing Contour
- - - Denotes Proposed Contour



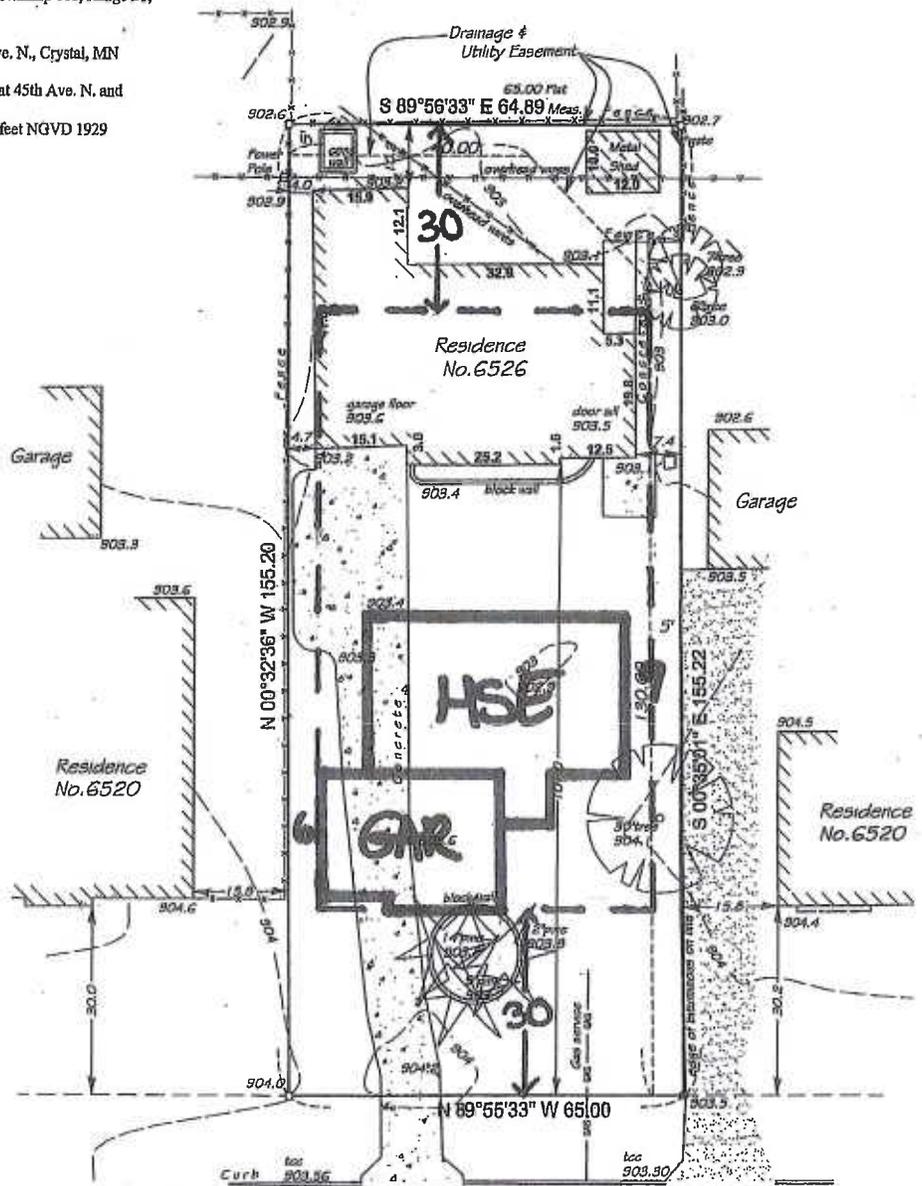
**Surveyors Certificate**

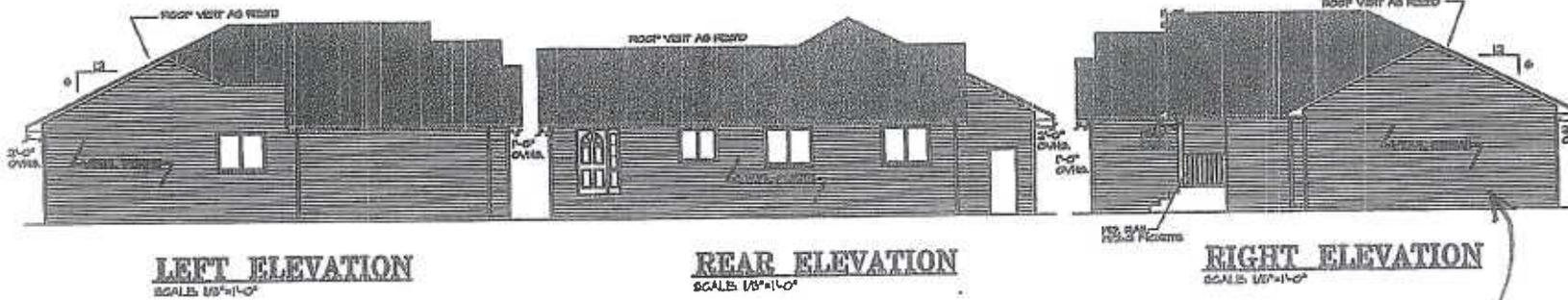
EXISTING CONDITIONS SURVEY FOR:  
**CITY OF CRYSTAL**

Property located in Section 8, Township 118, Range 21,  
 Hennepin County, Minnesota.

Property Address: 6526 45th Ave. N., Crystal, MN

Benchmark: Top nut of hydrant at 45th Ave. N. and  
 Hampshire Ave. N.  
 Elevation = 908.23 feet NGVD 1929

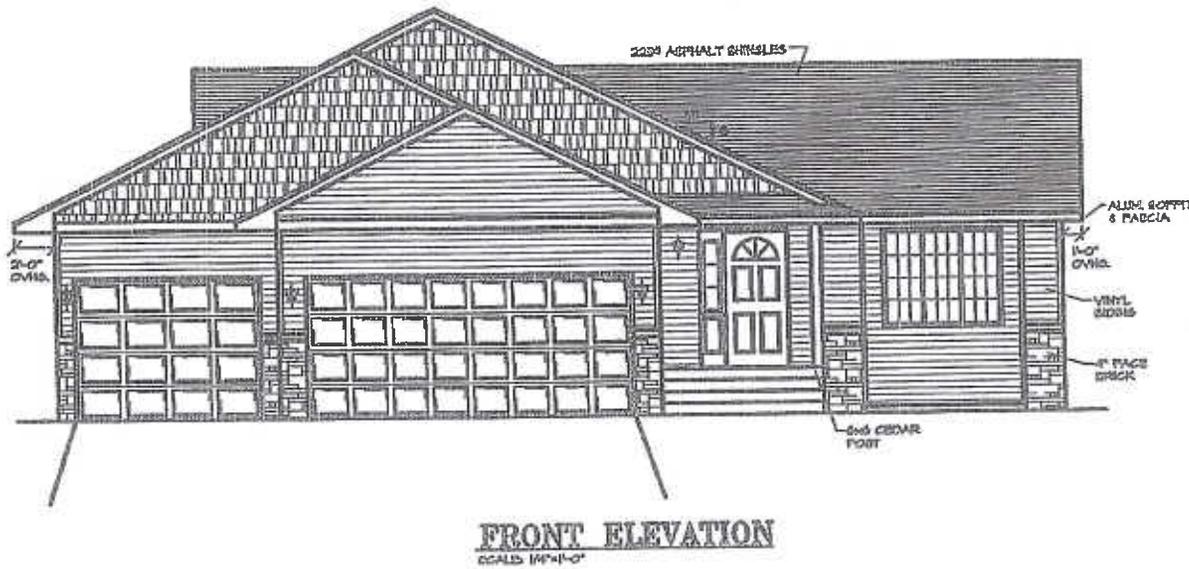




**LEFT ELEVATION**  
SCALE 1/8"=1'-0"

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

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



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

Add 2+ windows to this wall



**NOTES:**  
 -NOT TO BE CONSIDERED A CONTRACT. THIS PLAN MAY NOT BE USED TO CONSTRUCT THE HOME WITHOUT THE ARCHITECT'S PERMISSION.  
 -ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO FIELD VERIFICATION BY THE ARCHITECT. ALL DIMENSIONS SHALL BE APPROXIMATE. ACTUAL PLACEMENT SHALL BE DETERMINED BY THE ELECTRICIAN FOR CODE REQUIREMENTS.  
 -ALL EXHAUST FANS ARE CEILING MOUNTED. (CATEGORIES ONLY)  
 -CALL ALL INTERIOR DIMENSIONS.

WINDOW QUOTE

LAW REVIEW/DATE

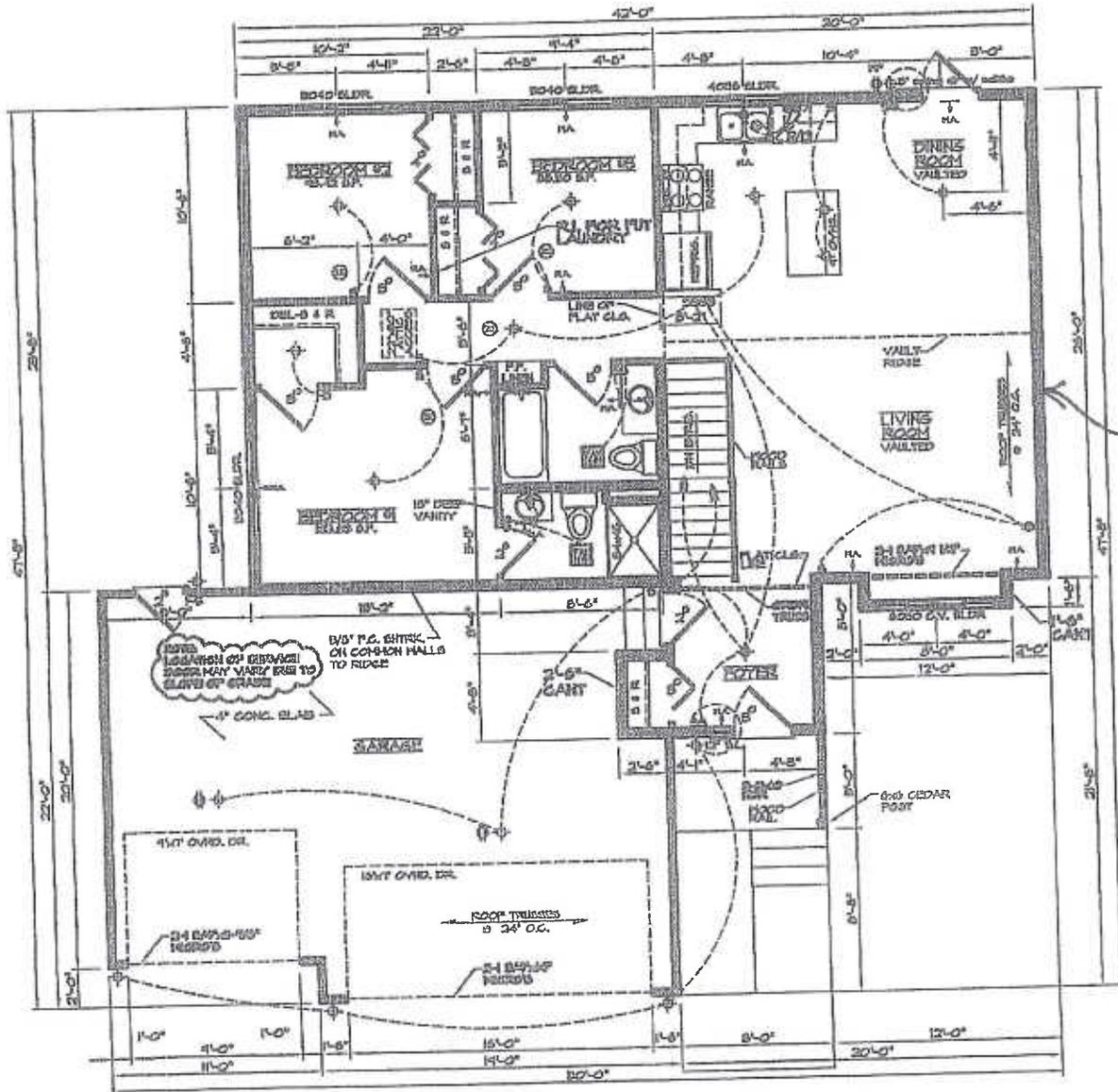
BUYER/DATE

WATER/DATE

WATER/DATE

**BRENTWOOD**  
 FOOT FLOOR - 17122  
 17122 - 17122

FOR THE PPA  
 NUMBER



**FIRST LEVEL FLOOR PLAN**  
SCALE 1/4"=1'-0"

**NF**

NOT TO SCALE

**NOTE:**  
 -USE TO ELABORATE SPECIFICATIONS, THIS PLAN MAY NOT BE USED FOR PERMITS OR ASSESSES TELL THE REAL AGENTS  
 -ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO FIELD VERIFICATION, SOME CHANGES MAY BE NECESSARY.  
 -ALL ELECTRICAL SYMBOLS SHOWN ARE GENERAL PLACEHOLDERS. ALL ELECTRICAL SYMBOLS SHOWN ARE GENERAL PLACEHOLDERS. ALL ELECTRICAL SYMBOLS SHOWN ARE GENERAL PLACEHOLDERS.  
 -ALL SUBJECT ROOMS AND ARE SUBJECT TO FIELD VERIFICATION.  
 -SCALE: 1/4"=1'-0" ALL DIMENSIONS UNLESS OTHERWISE NOTED.

WINDOW COUNT

PLAN NUMBER/DATE

REVISION/DATE

REVISION/DATE

**HENRY BROWN**

**BRENTWOOD**

FIRST FLOOR 1712

SECOND FLOOR 1712

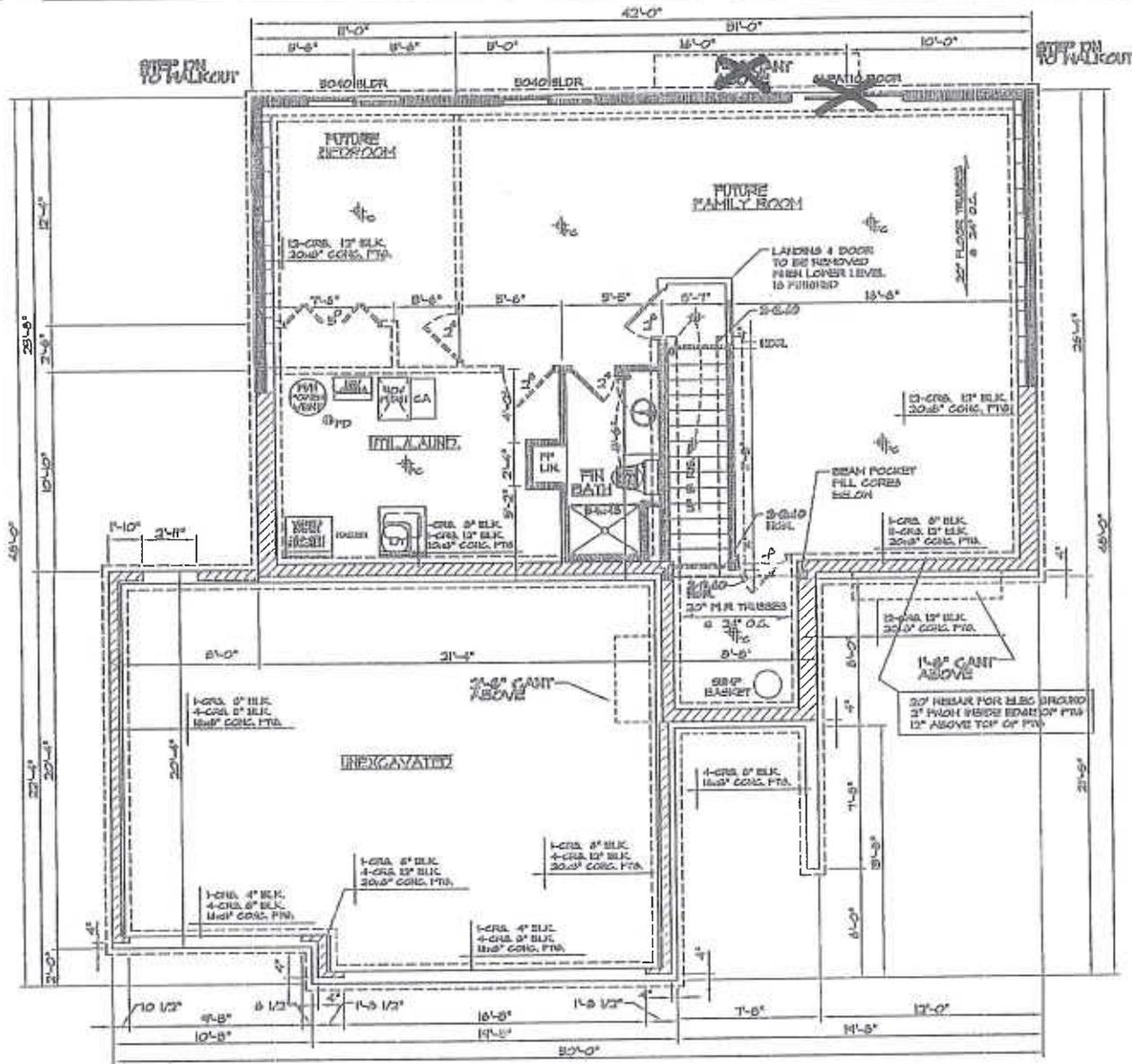
LOWER LEVEL 1536/7

PERMITS 1536/7

FORM NO. 1712

NUMBER

Add 2+  
Windows to  
this wall



**LOWER LEVEL AND FOUNDATION PLAN**  
SCALE 1/4"=1'-0"

**WINDOW HDR. SIZES**

1'-8" = 2-2x10 HDRS.  
 6'-8" = 2-1 3/4"x1 1/2" TIMBERSTRAND  
 9'-12" = 2-1 3/4"x11 7/8" TIMBERSTRAND  
 (ALL SIZES NOTED OTHERWISE)



**NOTES**

1-SEE TO ELECTRICAL SPECIFICATIONS, THIS PLAN MAY NOT SCALE CORRECTLY. THE ISSUES WILL BE BUILT ACCORDING TO THE SPECIFICATIONS PREPARED.

2-ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE APPROXIMATE. APPROXIMATE DIMENSIONS MAY BE NECESSARY. ALL DIMENSIONS SHOWN ARE APPROXIMATE. ACTUAL PLACEMENT WILL BE DETERMINED BY THE ELECTRICAL PER CODE REQUIREMENTS.

3-ALL DIMENSIONS SHOWN ARE APPROXIMATE. ACTUAL PLACEMENT WILL BE DETERMINED BY THE ELECTRICAL PER CODE REQUIREMENTS.

4-VERIFY ALL DIMENSIONS ON SITE. ALL DIMENSIONS ON SITE.

WINDOW CODE

PLAN ENDS/DRAW

1/11/15

1/11/15

1/11/15

**BRENTWOOD**

FIRST FLOOR = 0714

SECOND FLOOR = 0415

LOWER LEVEL = 100.07

FOUNDATION = 0415

FOUNDATION = 0415

FOUNDATION = 0415

FOUNDATION = 0415