



1428 5<sup>th</sup> Ave | Anoka, MN 55304  
p: 763-205-2037 | f: 763-421-5616 | [www.tollberghomes.com](http://www.tollberghomes.com)

March 10, 2015

John Sutter  
Community Development Director  
4141 Douglas Drive  
Crystal, MN 55422

RE: Lots in the city of Crystal

Dear John

Tollberg Homes is an Anoka builder specializing in the construction of single family homes. Tollberg Homes is located at 1428 5th Avenue, Anoka, MN 55303. Tollberg Homes builds approximately 50 homes each year. We currently have models and are building in Blaine, Rogers, and Lino Lakes. If you would like to visit our models please refer to the attachment for addresses and call us for lock box numbers. We have financial strength to purchase lots and close on them when ready.

It is our intent to acquire the first lot on the \$500 option and advertise as a to-be-built until October and then pay for and take title to the lot and build this fall if not sold before that. We have a full time realtor that sells for Tollberg exclusively. We anticipate that we will find a buyer before October and build yet this summer.

We have worked with Community Directors from other Cities and have always had a great experience. We are an owner occupied only builder. We thank you for the opportunity and request that if you have any questions, please feel free to contact the undersigned.

Very truly yours

Wade Tollefson  
President

**PROPOSAL FORM**  
**PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL**  
**6601 62<sup>ND</sup> 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: Tollberg Homes State License Number: 655845  
Tel (1): 763-205-2037 Tel (2): 651-208-0500 Fax: 763-421-5616  
Address: 1428 5<sup>th</sup> Ave City/State/Zip: Anoka, MN 55303  
Email: nathan@tollberghomes.com Nathan 3-9-15  
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 119<sup>th</sup> Cr, Blaine  
House #2: 19535 Prairiewood 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](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.



<b>Parcel ID:</b>	05-118-21-11-0040	<b>A-T-B:</b>	Abstract
<b>Owner Name:</b>	Hennepin Forfeited Land	<b>Market Total:</b>	\$0
<b>Parcel Address:</b>	6601 62Nd Ave N Crystal, MN 55428	<b>Tax Total:</b>	\$0.00 (Payable: 2011)
<b>Property Type:</b>	Residential	<b>Sale Price:</b>	\$49,900
<b>Home-stead:</b>	Non-Homestead	<b>Sale Date:</b>	04/1979
<b>Parcel Area:</b>	0.24 acres 10,499 sq ft	<b>Sale Code:</b>	

Map Scale: 1" ≈ 100 ft.

Print Date: 3/7/2012



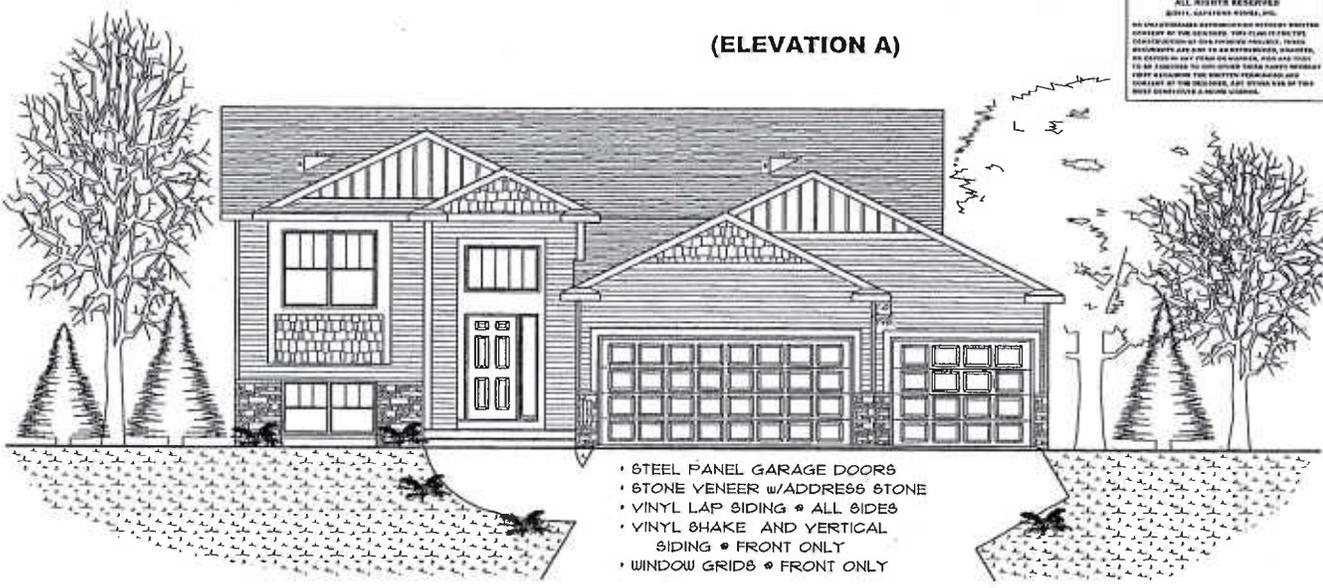
This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

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Think Green!

(ELEVATION A)

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- STEEL PANEL GARAGE DOORS
- STONE VENEER w/ADDRESS STONE
- VINYL LAP SIDING • ALL SIDES
- VINYL SHAKE AND VERTICAL SIDING • FRONT ONLY
- WINDOW GRIDS • FRONT ONLY

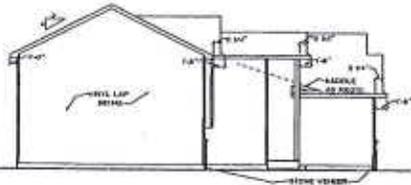
**FRONT ELEVATION**

1/4" = 1'-0"

THIS IS A (S) COURSE SPLIT ENTRY WITH A LOOKOUT FOUNDATION.

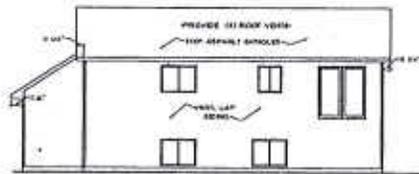
ARTIST CONCEPT. THIS CONCEPT WAS CREATED AS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL PRODUCT.

DATE: OCT. 11, 2011  
 12368



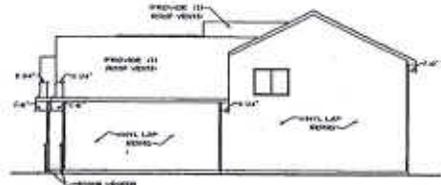
**LEFT ELEVATION**

1/8" = 1'-0" (w/ LOOKOUT)



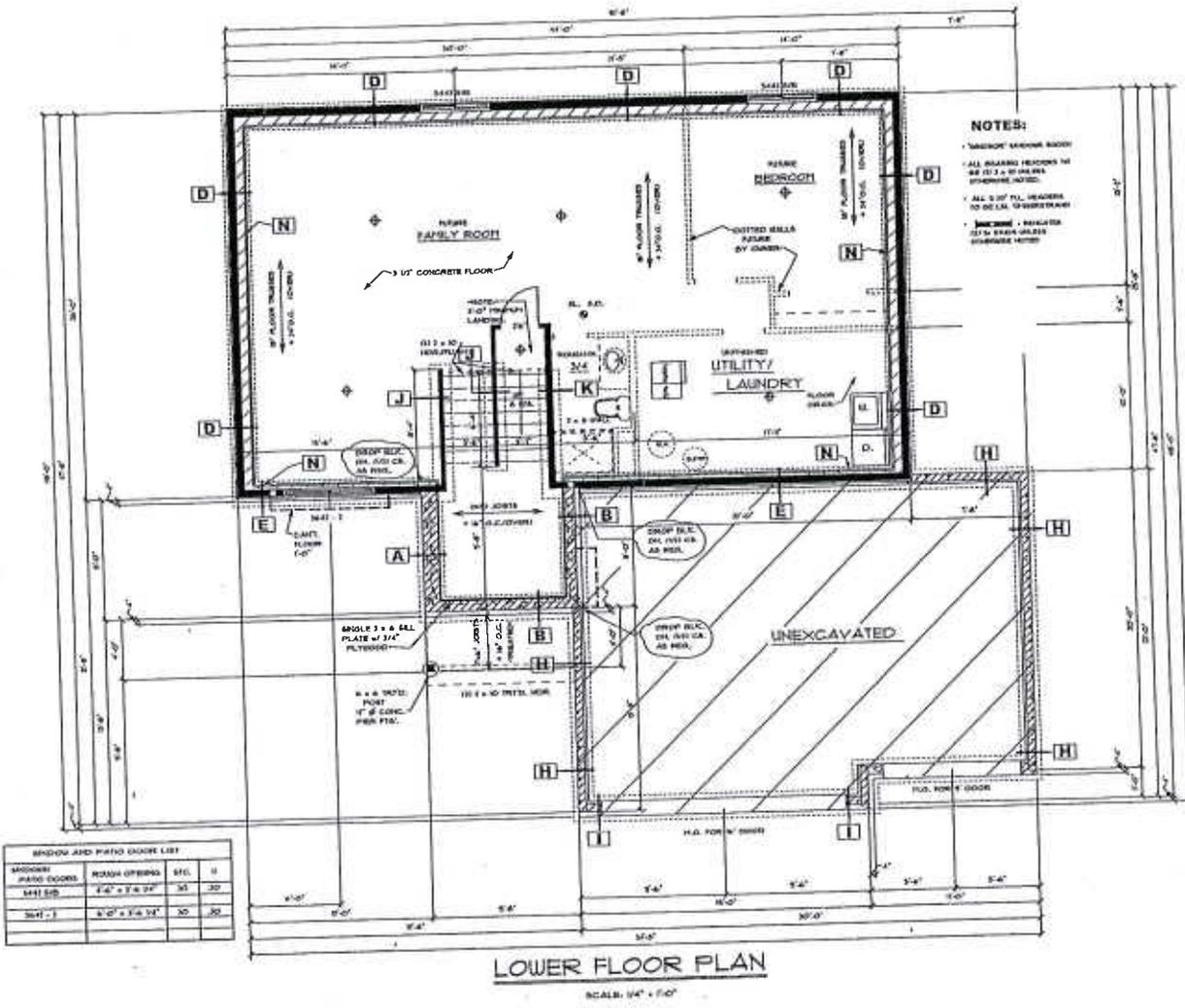
**REAR ELEVATION**

1/8" = 1'-0" (w/ LOOKOUT)



**RIGHT ELEVATION**

1/8" = 1'-0" (w/ LOOKOUT)



#9611  
no. 2 of 5

