

AGENDA

**ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
• SPECIAL MEETING •
TUESDAY, DECEMBER 16, 2014
FOLLOWING THE 7:00 P.M. CITY COUNCIL MEETING
CRYSTAL CITY HALL
COUNCIL CHAMBERS**

1. Call to order
2. Roll call
3. Consider approval of minutes from the October 21, 2014 Special Meeting *
4. Consider tentative acceptance of a proposal from MT Builders to purchase a lot at 4331 Vera Cruz Avenue North for construction of a new house *
5. Consideration of use of lease-revenue financing for Public Works facility **
6. Other business
7. Adjournment

** Materials attached*

*** Please refer to the materials provided for a related item on the Council agenda*

**Minutes of the
Crystal Economic Development Authority
Special Meeting
October 21, 2014**

President Deshler called the special meeting of the Crystal Economic Development Authority to order at 8:42 p.m.

Upon call of the roll, the following members were present: Jim Adams, John Budziszewski, Julie Deshler, Mark Hoffmann, Casey Peak and Joe Selton.

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

Motion by Commissioner Hoffmann (Budziszewski) to approve the minutes from the October 7, 2014 regular meeting.

Motion carried.

Motion by Commissioner Budziszewski (Peak) at 8:44 p.m. that the EDA meet in closed session to determine an amount to offer for 3504 Florida Avenue North.

Motion carried.

The EDA reconvened in regular session at 9:16 p.m. President Deshler reported that the EDA will decline to consider a resolution authorizing the purchase of 3504 Florida Avenue North.

Under other business, Mr. Sutter responded to questions from Commissioners regarding established procedures for following up on abandoned properties.

Motion by Commissioner Hoffmann (Budziszewski) to adjourn the special meeting.

Motion carried.

The meeting adjourned at 9:24 p.m.

Julie Deshler, President

ATTEST:

Mark Hoffmann, Vice President



EDA STAFF REPORT
4331 Vera Cruz
New home proposal from MT Builders

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

DEPARTMENT HEAD REVIEW: Patrick Peters, Community Development Director 

DATE: December 10, 2014

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

SUBJECT: Consider tentative acceptance of a proposal from MT Builders for the lot at 4331 Vera Cruz Avenue North

MT Builders has submitted a proposal to purchase the lot at 4331 Vera Cruz Avenue North for \$50,000. Attached are the builder's proposal form, 2012 aerial photo, and preliminary site and house plans.

The house would be custom built for a specific home buyer. It would be a two story house with an attached two car garage accessed from the street. There may also be a detached garage accessed from the alley, although it is unclear how soon this would be built. The preliminary plan for the house shows a 720 sq. ft. main floor with a half bath, great room, and kitchen/dining area. It shows a 915 sq. ft. upper floor with three bedrooms, two bathrooms and a laundry. The house would also have an unfinished basement.

Please note that the EDA guidelines for this lot require the garage to be accessed from the alley not the street. The builder is asking that the EDA waive this requirement because this is a custom build situation and the homebuyer wants an attached two-car garage. Staff recommends that the EDA waive this requirement because, unlike similar lots at 43xx Zane, there are some other houses on this block that have curb cuts and driveways on the street.

A public hearing is required prior to consideration of a resolution approving the lot sale. The hearing is scheduled for a special EDA meeting on January 20 and more detailed house plans will be prepared for that meeting. If approved at that time by the EDA, then the lot sale would close shortly thereafter and the house would be completed in summer 2014.

REQUESTED EDA ACTION: EDA approval of a motion tentatively accepting the proposal for the EDA lot at 4331 Vera Cruz Avenue North.

PROPOSAL FORM
PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
4331 VERA CRUZ 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: MT Builders, Inc. (Mike Avery) State License Number: BC 637697

Tel (1): 612-242-4993 Tel (2): _____ Fax: _____

Address: 1465 W. Medicine Lk. Dr. City/State/Zip: Plymouth, MN 55441

Email: averyhomesinc@yahoo.com Signature: [Signature] Date: 12/8/14

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:

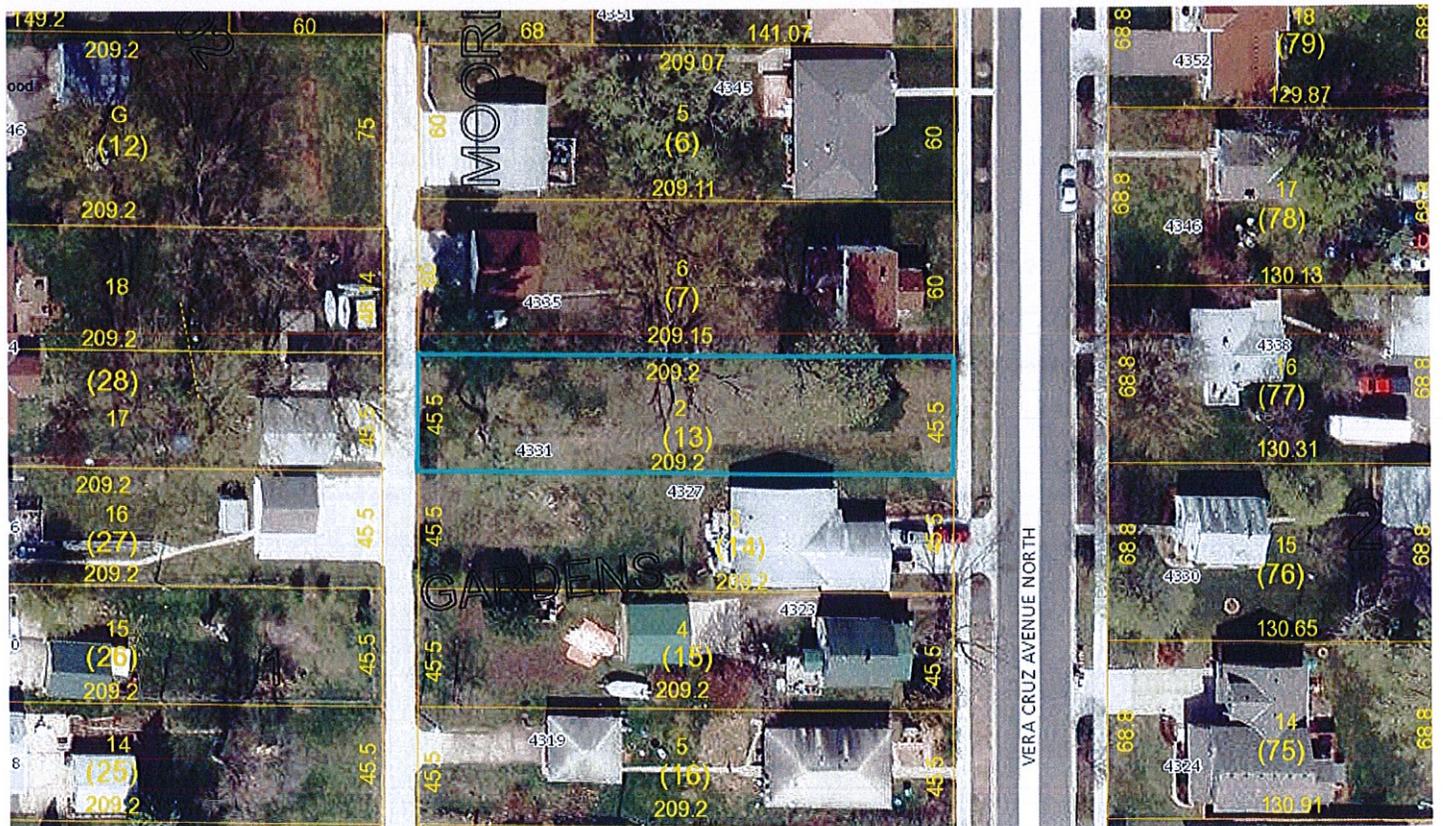
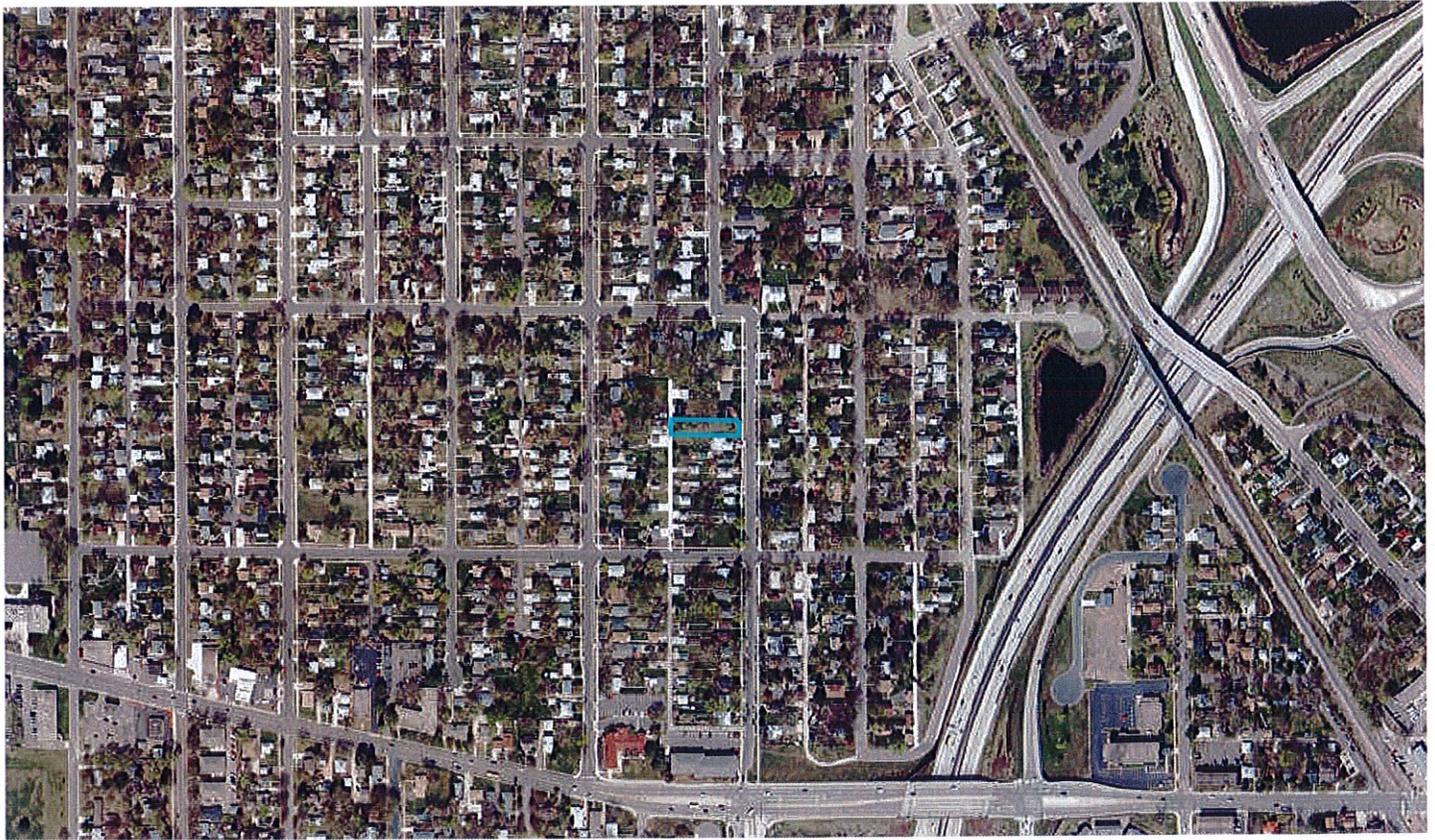
House #1: 4349 Xenia Ave. No. Crystal, MN

House #2: 4343 Xenia Ave. No. Crystal, MN

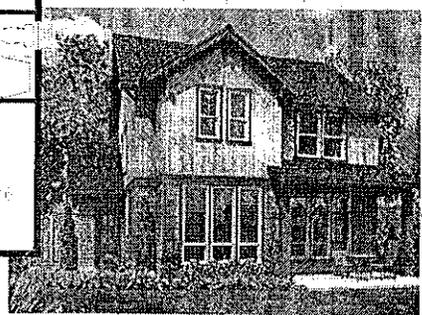
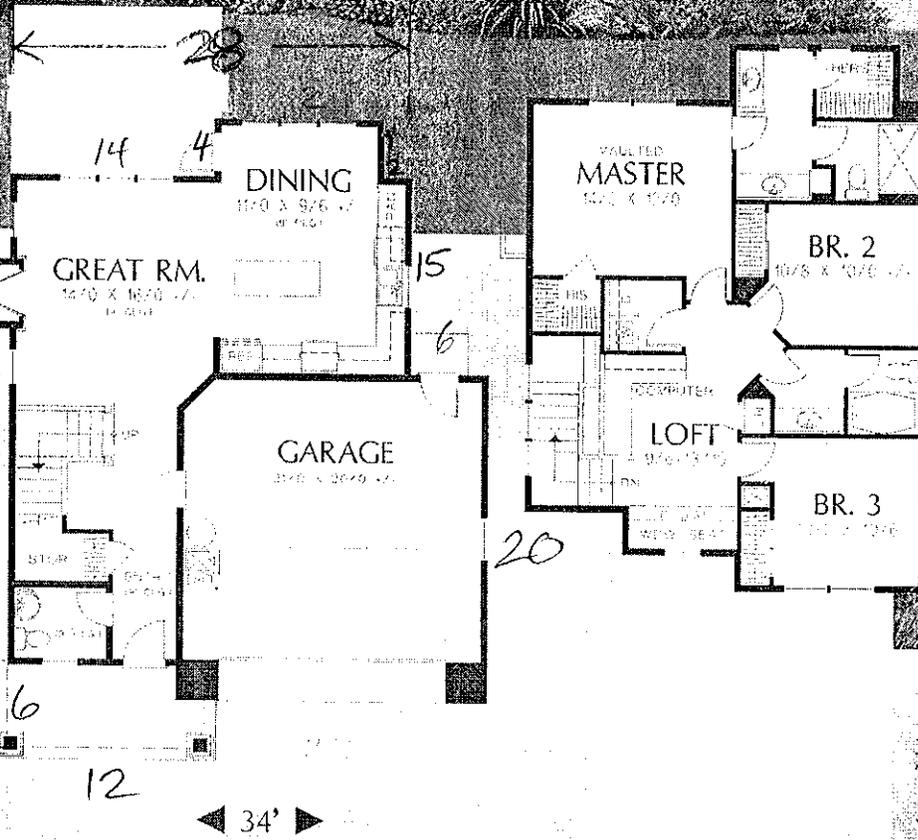
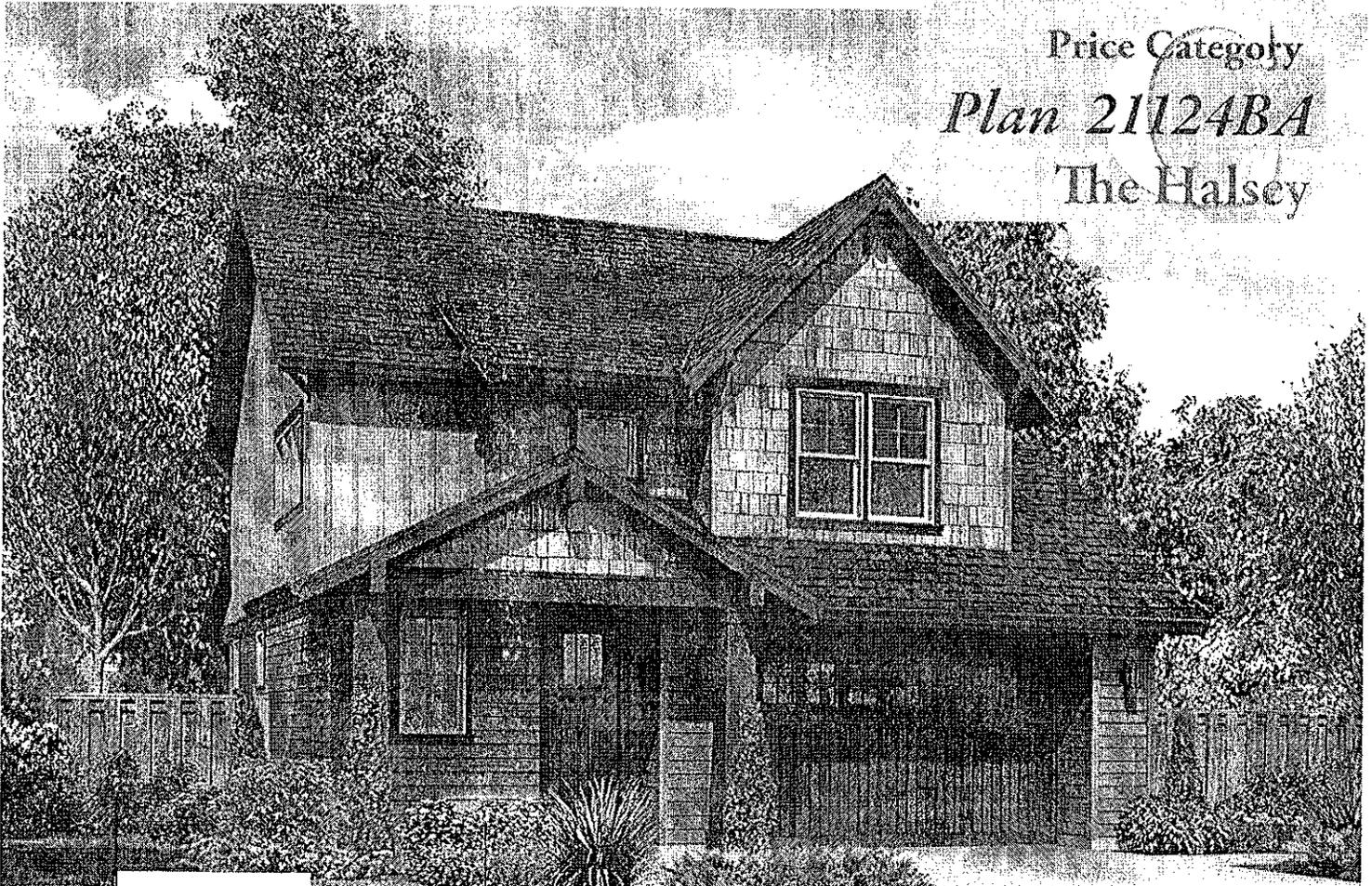
House #3: 4330 Zane Ave. No. Crystal, MN

<p>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</p> <p>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.</p>
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2012 Aerial Photo



Price Category
 Plan 21124BA
 The Halsey



(Back)

Upper Floor	915 Sq. Ft.
Main Floor	720 Sq. Ft.
Total Area	1635 Sq. Ft.
Width: 34'	Depth: 47'
Height: 28'-4"	Crawlspace

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