

AGENDA

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL

**• SPECIAL MEETING •
TUESDAY, JULY 15, 2014
6:50 P.M.
CRYSTAL CITY HALL
COUNCIL CHAMBERS**

1. Call to order
2. Roll call
3. Consider approval of minutes from the April 17, 2014 special meeting *
4. Consider a request from MT Builders to apply previous option payments to the purchase price for 4349 Xenia Avenue North *
5. Other business
6. Adjournment

** Materials attached*

**Minutes of the
Crystal Economic Development Authority
Special Meeting
April 17, 2014**

President Deshler called the special meeting of the Crystal Economic Development Authority to order at 6:45 p.m.

Upon call of the roll, the following members were present: Jim Adams, John Budziszewski, Julie Deshler, Mark Hoffmann, Laura Libby, 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 Adams (Hoffmann) to approve the minutes from the April 1, 2014 regular meeting.

Motion carried.

The EDA held a public hearing to consider a resolution authorizing the sale of a lot at 5332 50th Avenue North to Novak-Fleck for construction of a new house.

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

Motion by Commissioner Budziszewski (Peak) to adopt Resolution #2014-05 authorizing the sale of a lot at 5332 50th Avenue North to Novak-Fleck for construction of a new house.

Motion carried.

The EDA considered a resolution awarding the sale of, and providing the form, terms, covenants and directions for the issuance of the \$1,011,175 taxable tax increment revenue note, Series 2014 of the Economic Development Authority of the City of Crystal for The Cavanagh Senior Apartments.

Motion by Commissioner Adams (Budziszewski) to approve Resolution #2014-06 awarding the sale of, and providing the form, terms, covenants and directions for the issuance of the \$1,011,175 taxable tax increment revenue note, Series 2014 of the Economic Development Authority of the City of Crystal for The Cavanagh Senior Apartments.

Motion carried.

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

Motion carried.

The meeting adjourned at 6:52 p.m.

Julie Deshler, President

ATTEST:

Mark Hoffmann, Vice President



EDA STAFF REPORT
4349 Xenia
Expired Option Fee

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

DEPARTMENT HEAD REVIEW: Patrick Peters, Community Development Director *PP*

DATE: July 10, 2014

TO: Anne Norris, Executive Director (for July 15, 2014 EDA meeting)

SUBJECT: Consider a request from MT Builders to apply previous option payments to the purchase price for 4349 Xenia Avenue North

In May 2013 MT Builders optioned the lots at 4343 and 4349 Xenia Avenue North:

- For 4343, MT purchased the lot in July 2013, then built and sold a new house in October 2013. The \$500 option fee was applied to the purchase price per the option agreement.
- For 4349, MT paid an additional \$500 in November 2013 to extend the option another 6 months. The option expired on May 15, 2014 and the \$1,000 option fee is retained by the EDA per the option agreement. MT was unable to proceed with purchasing 4349 within the option period because its capital was tied up with a new house it built in Brooklyn Park.

MT now wishes to proceed with the 4349 Xenia lot purchase. The public hearing is scheduled for the August 19 EDA meeting. The proposed house would be very similar to the recently-completed and sold house at 4343 (photo and preliminary site plan attached). MT is requesting that the EDA apply the \$1,000 option fee to the \$50,000 price for 4349 Xenia.

Please note that MT is also proceeding with the \$45,000 purchase of its optioned lot at 4326 Zane. That public hearing is also scheduled for August 19. Because MT has exercised its option before expiry, the \$1,000 option fee will be applied to that lot's purchase price.

REQUESTED EDA ACTION (Builder's request): EDA approval of a motion applying \$1,000 in fees paid for a now-expired option to MT Builders' purchase of the lot at 4349 Xenia Avenue North for \$50,000.

