

## AGENDA

### ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL

#### • SPECIAL MEETING •

TUESDAY, AUGUST 19, 2014

6:45 P.M.

CRYSTAL CITY HALL  
COUNCIL CHAMBERS

1. Call to order
2. Roll call
3. Consider approval of minutes from the July 15, 2014 special meeting \*
4. PUBLIC HEARING: Consider a resolution authorizing the sale of a lot at 4349 Xenia Avenue North to MT Builders for construction of a new house \*
5. PUBLIC HEARING: Consider a resolution authorizing the sale of a lot at 4326 Zane Avenue North to MT Builders for construction of a new house \*
6. Other business
7. Adjournment

*\* Materials attached*

**Minutes of the  
Crystal Economic Development Authority  
Special Meeting  
July 15, 2014**

President Deshler called the special meeting of the Crystal Economic Development Authority to order at 6:51 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; John Sutter, City Planner/Assistant Community Development Director; and Mike Norton, City Attorney.

Motion by Commissioner Adams (Peak) to approve the minutes from the April 17, 2014 special meeting.

Motion carried.

The EDA considered a request from MT Builders to apply previous option payments to the purchase price for 4349 Xenia Avenue North.

Motion by Commissioner Hoffmann (Budziszewski) to apply previous option payments to the purchase price for 4349 Xenia Avenue North.

Motion carried.

Commissioner Budziszewski described traffic concerns expressed by residents adjacent to the backage road near Crystal Medical Center.

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

Motion carried.

The meeting adjourned at 6:59 p.m.

\_\_\_\_\_  
Julie Deshler, President

ATTEST:

\_\_\_\_\_  
Mark Hoffmann, Vice President



**EDA STAFF REPORT  
PUBLIC HEARING  
4349 Xenia – Sale of Lot to MT Builders**

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

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

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**DATE:** August 13, 2014

**TO:** Anne Norris, Executive Director (for August 19, 2014 EDA meeting)

**SUBJECT: PUBLIC HEARING: Consider a resolution authorizing the sale of lot at 4349 Xenia Avenue North to MT Builders for construction of a new house**

In May 2013, MT Builders ("MT") optioned the lot at 4349 Xenia for six months, and in November 2013 extended the option for an additional six months. MT did not exercise its option before expiry in May 2014, but in July the EDA approved applying the option fees to the purchase price as if the option had not expired. The lot price is \$50,000. MT has a Minnesota Residential Building Contractor license with no enforcement actions.

The house would be a two story with an attached two car garage. The upper floor would have 893 sq. ft. with three bedrooms and two bathrooms. The main floor would have 785 sq. ft. with an open living-dining-kitchen area and half bath. The basement would have 785 unfinished sq. ft. with at least one egress window and a roughed-in bathroom for future finishing. The house would be similar to one that MT built and sold in 2013 at 4343 Xenia.

The house would be set back 56 feet from the front lot line instead of the normal 30 feet to provide a visually open area alongside the adjacent existing house at 4355 which is only set back 20 feet from the front lot line. The lot sale guidelines call for a detached garage off the alley, similar to the Zane lots/houses on the other side of the block. However, because this lot is 5 feet wider than the Zane lots, and also because most houses on this side of the block have driveways using Xenia instead of the alley, the EDA has previously agreed to allow the attached garage. It should be noted that the homeowner could later add a second, detached garage off of the alley if the attached two car garage ultimately proves too small.

Lot sale closing is scheduled for September 15, 2014 with house completion anticipated for late 2014. MT has listed the house as a "to be built" for \$250,000 but has a likely buyer for the house.

The proposed resolution, 2012 aerial photo, site sketch and house plan are attached.

**REQUESTED EDA ACTION:** After holding the public hearing and receiving any testimony, consider adopting the attached resolution authorizing the property sale.

**ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL  
HENNEPIN COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2014-**

**A RESOLUTION AUTHORIZING THE SALE OF  
4349 XENIA AVENUE NORTH  
FOR NEW HOUSE CONSTRUCTION**

WHEREAS, the Economic Development Authority of the City of Crystal ("the EDA") is the owner of 4349 Xenia Avenue North, legally described as Lot 4, Block 3, Robbinsdale Home Gardens Third Addition, Hennepin County, Minnesota ("the Property"); and

WHEREAS, the EDA has solicited proposals from builders who desire to purchase the Property from the EDA and construct thereon a new single family house; and

WHEREAS, the EDA has reviewed and accepted the proposal from MT Builders.

NOW, THEREFORE, BE IT RESOLVED that the EDA authorizes the sale of the Property to MT Builders.

BE IT FURTHER RESOLVED that the sale shall be completed in accordance with the terms of the Purchase and Redevelopment Agreement in substantially the form on file in City Hall, and that the President and Executive Director are hereby authorized to sign said Agreement and other documents required to complete the sale of the Property to MT Builders.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

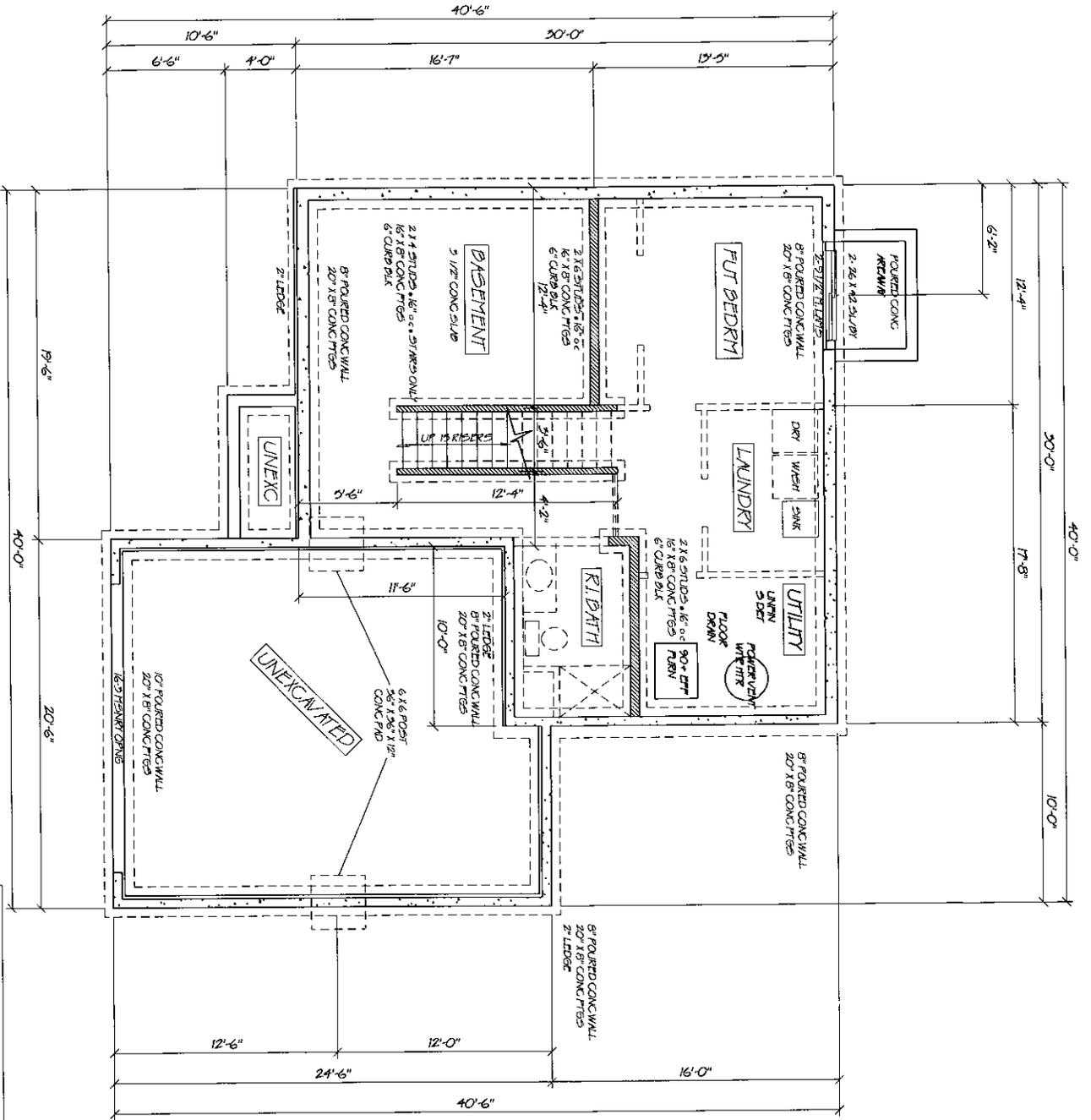
\_\_\_\_\_  
Julie Deshler, President

\_\_\_\_\_  
Anne Norris, Executive Director









FOUNDATION PLAN

SCALE 1/4" = 1'-0"

SHEET 2  
 OF 5  
 PLAN NO.  
 003-14









**EDA STAFF REPORT  
PUBLIC HEARING  
4326 Zane – Sale of Lot to MT Builders**

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

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

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**DATE:** August 13, 2014

**TO:** Anne Norris, Executive Director (for August 19, 2014 EDA meeting)

**SUBJECT: PUBLIC HEARING: Consider a resolution authorizing the sale of lot at 4326 Zane Avenue North to MT Builders for construction of a new house**

In July 2013, MT Builders ("MT") optioned the lot at 4326 Zane for six months, and in January 2014 extended the option for an additional six months. MT is exercising its option to proceed with the purchase of the lot and build a new house. The lot price is \$45,000. MT has a Minnesota Residential Building Contractor license with no enforcement actions.

The house would be a two story with a detached two car garage. The upper floor would have 835 sq. ft. with three bedrooms and two bathrooms. The main floor would have 780 sq. ft. with a living room, dining room, kitchen, laundry and half bath. The 780 sq. ft. basement would be unfinished at this time. The house would be substantially similar to one MT built and sold in 2012 at 4310 Zane.

Lot sale closing would occur by October 19, 2014 and the house would be completed by August 19, 2015. MT has listed the house as a "to be built" for \$249,000.

The proposed resolution, 2012 aerial photo, site sketch and house plan are attached.

**REQUESTED EDA ACTION:** After holding the public hearing and receiving any testimony, consider adopting the attached resolution authorizing the property sale.

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL  
HENNEPIN COUNTY  
STATE OF MINNESOTA

RESOLUTION NO. 2014-

A RESOLUTION AUTHORIZING THE SALE OF  
4326 ZANE AVENUE NORTH  
FOR NEW HOUSE CONSTRUCTION

WHEREAS, the Economic Development Authority of the City of Crystal ("the EDA") is the owner of 4326 Zane Avenue North, legally described as Lot 16, Block 3, Robbinsdale Home Gardens Second Addition, Hennepin County, Minnesota ("the Property"); and

WHEREAS, the EDA has solicited proposals from builders who desire to purchase the Property from the EDA and construct thereon a new single family house; and

WHEREAS, the EDA has reviewed and accepted the proposal from MT Builders.

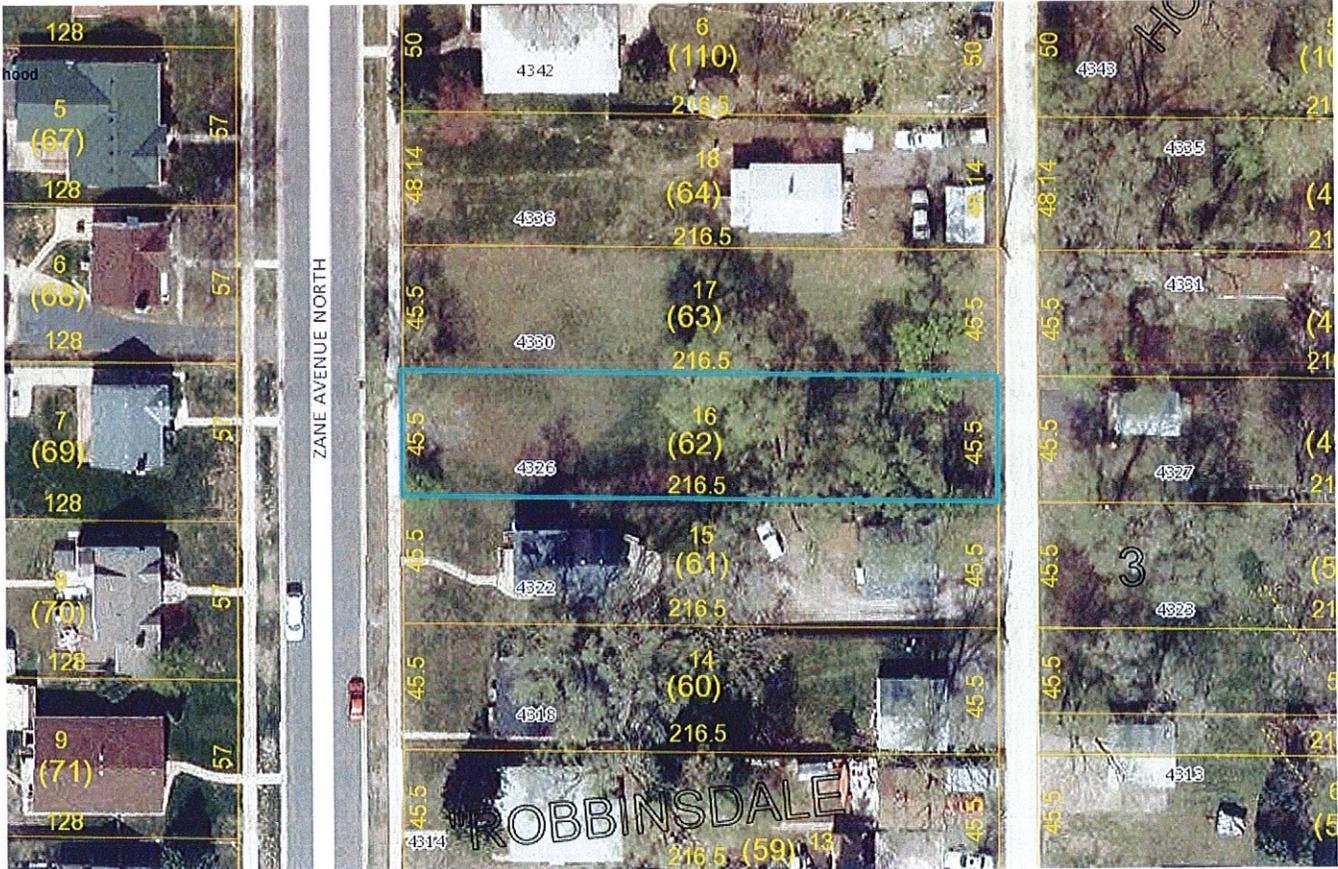
NOW, THEREFORE, BE IT RESOLVED that the EDA authorizes the sale of the Property to MT Builders.

BE IT FURTHER RESOLVED that the sale shall be completed in accordance with the terms of the Purchase and Redevelopment Agreement in substantially the form on file in City Hall, and that the President and Executive Director are hereby authorized to sign said Agreement and other documents required to complete the sale of the Property to MT Builders.

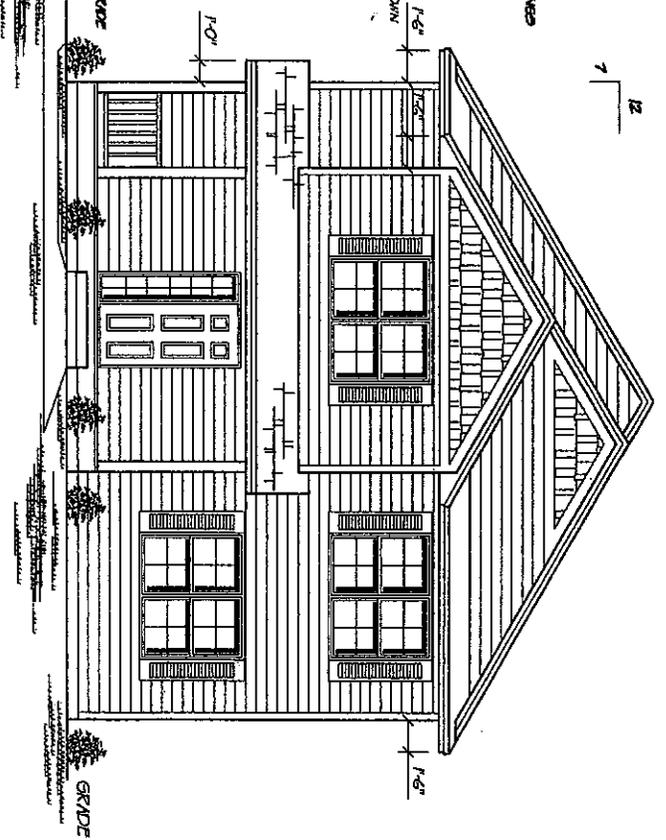
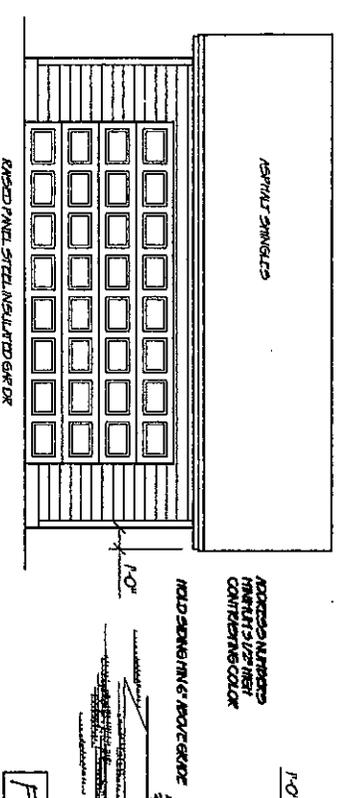
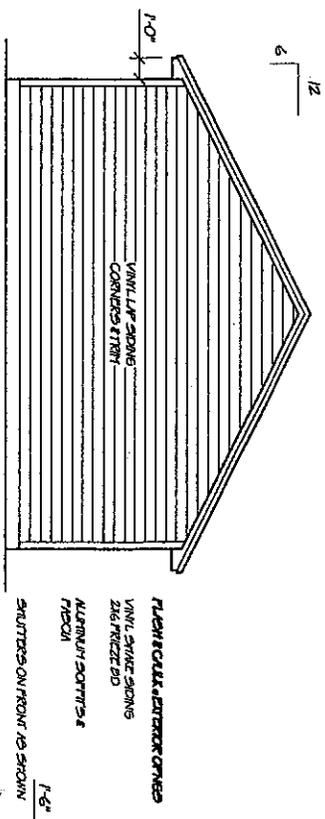
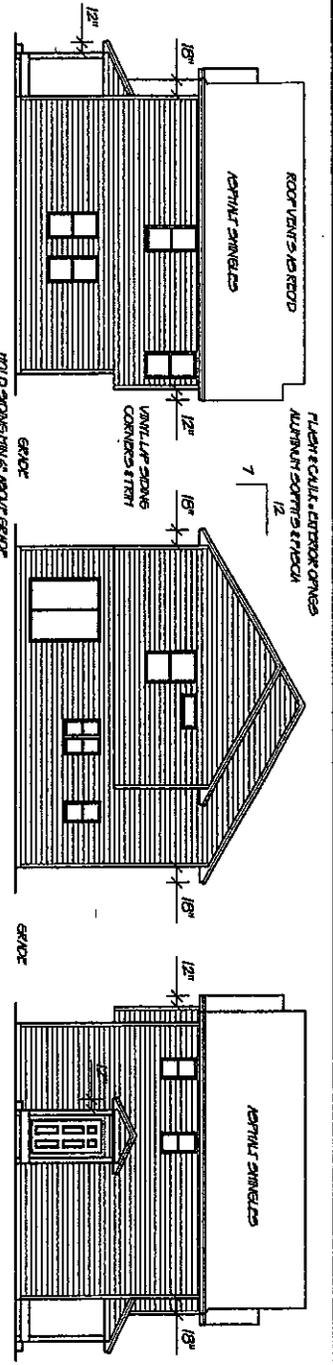
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Julie Deshler, President

\_\_\_\_\_  
Anne Norris, Executive Director







780 SQ FT FIRST FLOOR  
639 SQ FT SECOND FLOOR  
1419 SQ FT TOTAL

© BRADLEY D. KIMPLING, INC.

SHEET OF 4 1  
DATE 4-10-12  
PLANNING COBB12

**John Bradley**

15109 SCENIC DR. DAYTON OH 45527  
(763)-560-5936 johnbradleyinc@aol.com

Every effort has been made to ensure the information herein is to be correct. These drawings are design concepts only. No warranty expressed or written is made. General contractor to review all information. Includes electrical, plumbing and other details at start of construction and be responsible for the same. Conform to state and local codes.

GENERAL CONTRACTOR:

M.T. HOMES  
HOMES INC.

CUSTOMER:

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