

**PROPOSAL FORM**  
**PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL**  
**5657 ADAIR 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: Novak-Fleck, Incorporated State License Number: BC0011631  
Tel: (763) 424-4955 Tel (2): \_\_\_\_\_ Fax: (763) 424-1030  
Address: 2857 Zealand Avenue N City/State/Zip: Brooklyn Park, MN 5534  
Email: cjohnson@novak-fleck.com Signature: Candice Johnson Date: 08/20/2013

**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: 4633 Douglas Drive North  
House #2: 5527 Venia Avenue North  
House #3: 6529 50th Street North

**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.**



**Parcel ID:** 04-118-21-32-0044

**Owner Name:** Econ Devel Athy City Crystal

**Parcel Address:** 5657 Adair Ave N  
Crystal, MN 55429

**Property Type:** Vacant Land-Residential

**Home-stead:** Non-Homestead

**Parcel Area:** 0.23 acres  
9,949 sq ft

**A-T-B:** Torrens

**Market Total:** \$0

**Tax Total:** \$0.00  
(Payable: 2013)

**Sale Price:** \$75,000

**Sale Date:** 12/2007

**Sale Code:**

Map Scale: 1" ≈ 50 ft.

Print Date: 8/20/2013

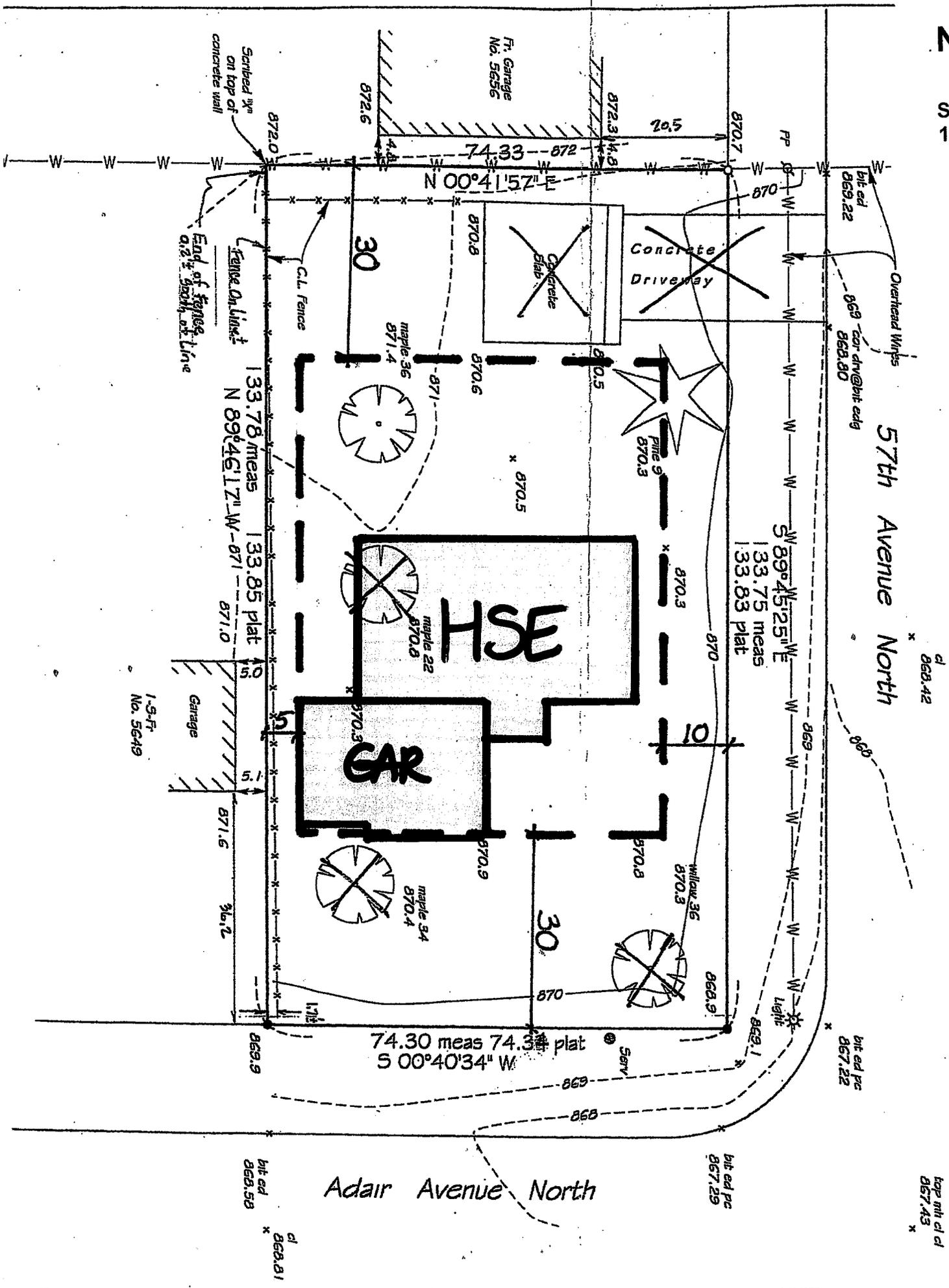


This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

COPYRIGHT © HENNEPIN COUNTY 2013



N  
SCALE  
1" : 20



57th Avenue North

Adair Avenue North

top rth cl  
d  
867.43

bit ed  
868.58  
d  
868.81

bit ed pc  
867.59

bit ed pc  
867.22

d  
868.42

1-3-Ft.  
No. 5649  
Garage

Ft. Garage  
No. 5636

Scribed 'X'  
on top of  
concrete wall

End of Fence Line  
0.2' south of line

Concrete  
Driveway

Concrete  
Slab

HSE

GAR

133.78 meas  
 $N 89^{\circ}46'17''$  W-871

133.75 meas  
 $S 89^{\circ}45'25''$  W

74.30 meas  
 $S 00^{\circ}40'34''$  W

74.33

30

30

10

36.12

871.0

871.0

871.0

871.0

871.0

871.0

871.0

871.0

872.6

871.4

870.8

870.4

863.9

868.81

870.6

870.3

870.3

870.9

870.9

867.59

870.3

870.3

870.3

870.3

868.1

867.22

20.5

870.5

870.5

870.5

870.5

870.5

867.22

867.22

870.7

870.7

870.7

870.7

870.7

870.7

869.1

867.22

867.22

870.7

870.7

870.7

870.7

870.7

870.7

869.1

867.22

867.22

869.22

868.80

869.22

869.22

869.22

869.22

869.22

867.22

867.22

870

870

870

870

870

870

869.1

867.22

867.22

870

870

870

870

870

870

869.1

867.22

867.22

870

870

870

870

870

870

869.1

867.22

867.22

870

870

870

870

870

870

869.1

867.22

867.22

870

870

870

870

870

870

869.1

867.22

867.22



# NE

**NOTES**

1. SEE TO ELECTRICAL REVISIONS, THIS PLAN MAY NOT BE USED FOR CONSTRUCTION UNLESS THE REVISIONS ARE MADE TO THE ORIGINAL PLAN.

2. ALL DIMENSIONS SHOWN ARE APPROXIMATE. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

3. ALL DIMENSIONS SHOWN ARE APPROXIMATE. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

4. ALL DIMENSIONS SHOWN ARE APPROXIMATE. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

5. ALL DIMENSIONS SHOWN ARE APPROXIMATE. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

6. ALL DIMENSIONS SHOWN ARE APPROXIMATE. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

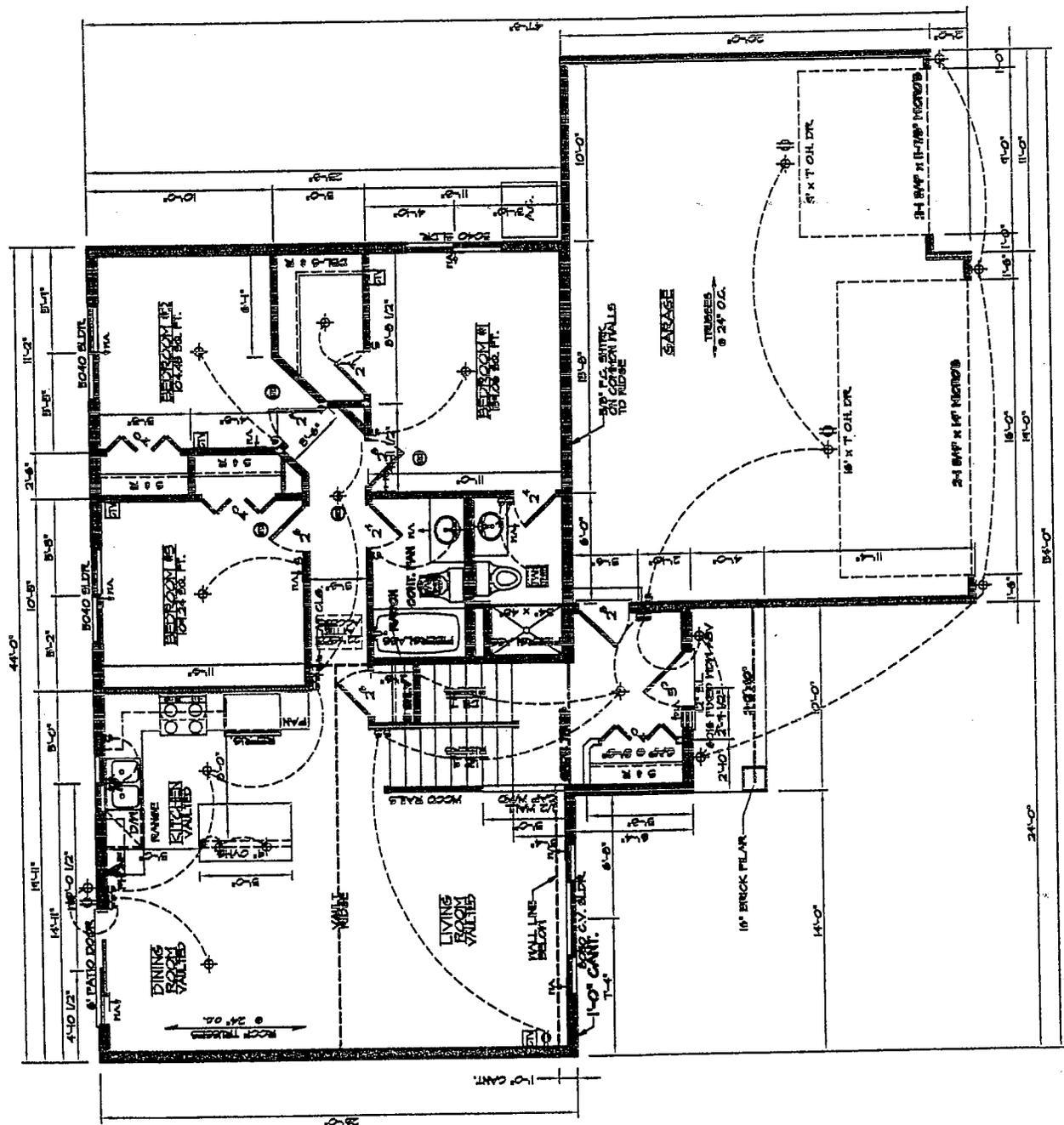
7. ALL DIMENSIONS SHOWN ARE APPROXIMATE. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

8. ALL DIMENSIONS SHOWN ARE APPROXIMATE. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

9. ALL DIMENSIONS SHOWN ARE APPROXIMATE. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

10. ALL DIMENSIONS SHOWN ARE APPROXIMATE. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

REVERSE  
PLAN  
(GARAGE-LEFT)



**MAIN LEVEL FLOOR PLAN**  
SCALE: 1/8"=1'-0"



