

**CITY OF CRYSTAL
ECONOMIC DEVELOPMENT AUTHORITY**

**PROPOSED SALE OF LOT FOR NEW HOME CONSTRUCTION
3122 DOUGLAS DRIVE NORTH**

**PUBLIC HEARING NOTICE
FOLLOWING THE 7:00 P.M. CITY COUNCIL MEETING
TUESDAY, JUNE 21, 2016
CRYSTAL CITY HALL (4141 DOUGLAS DR N)**

The City's Economic Development Authority (EDA) is considering the sale of a vacant lot for construction of a new single family home:

**Address: 3122 Douglas Dr N
Lot Price: \$55,000
Builder: Tollberg Homes**

The EDA public hearing for the sale follows the City Council meeting on Tuesday, June 21 at 7 p.m. at Crystal City Hall.

Citizens may also:

- View the proposed house plans at Crystal City Hall during normal business hours or on the city website at www.crystalmn.gov/public_hearing_notices.php
- View the EDA staff report available after 1 pm on Friday, June 17 at City Hall during normal business hours or on the city website at www.crystalmn.gov/city_government/EDA.php

To discuss the sale with city staff, please contact Dan Olson at 763.531.1142 or dan.olson@crystalmn.gov.

To submit written comments for the record, please send them to Dan Olson, City of Crystal, 4141 Douglas Dr. N., Crystal, MN 55422 or email dan.olson@crystalmn.gov.

To speak directly to the EDA, please attend the EDA public hearing on Tuesday, June 21 after 7:00 p.m. at Crystal City Hall.

LEGAL NOTICE: Notice is hereby given that the Economic Development Authority of the City of Crystal ("the EDA") will meet on June 21, 2016, immediately following the regularly scheduled 7:00 p.m. City Council meeting, or as soon thereafter as the matter may be heard, at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider the sale of 3122 Douglas Drive North. After holding the public hearing, the EDA will consider adoption of a resolution authorizing the sale of the property. Persons desiring to be heard are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Dan Olson, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids for handicap persons are available upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1145 to make arrangements. Deaf and Hard of Hearing callers should contact the Minnesota Relay Service at 800-627-3529 V/TTY or call 711 to be connected to a TTY.

PROPOSAL FORM
PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
3122 DOUGLAS DRIVE NORTH

CHECK ONE:

- BUILDER OFFERS \$55,000 TO PURCHASE THIS LOT
- BUILDER OFFERS \$500 FOR A SIX-MONTH OPTION TO PURCHASE THIS LOT FOR \$55,000

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): _____ Fax: 763-421-5616
Address: 1428 5th Ave City/State/Zip: Anoka MN 55303
Email: nathan@tollberghomes.com Nathan 5-11-16
Signature Date

REQUIRED ATTACHMENTS AND ADDITIONAL INFORMATION:

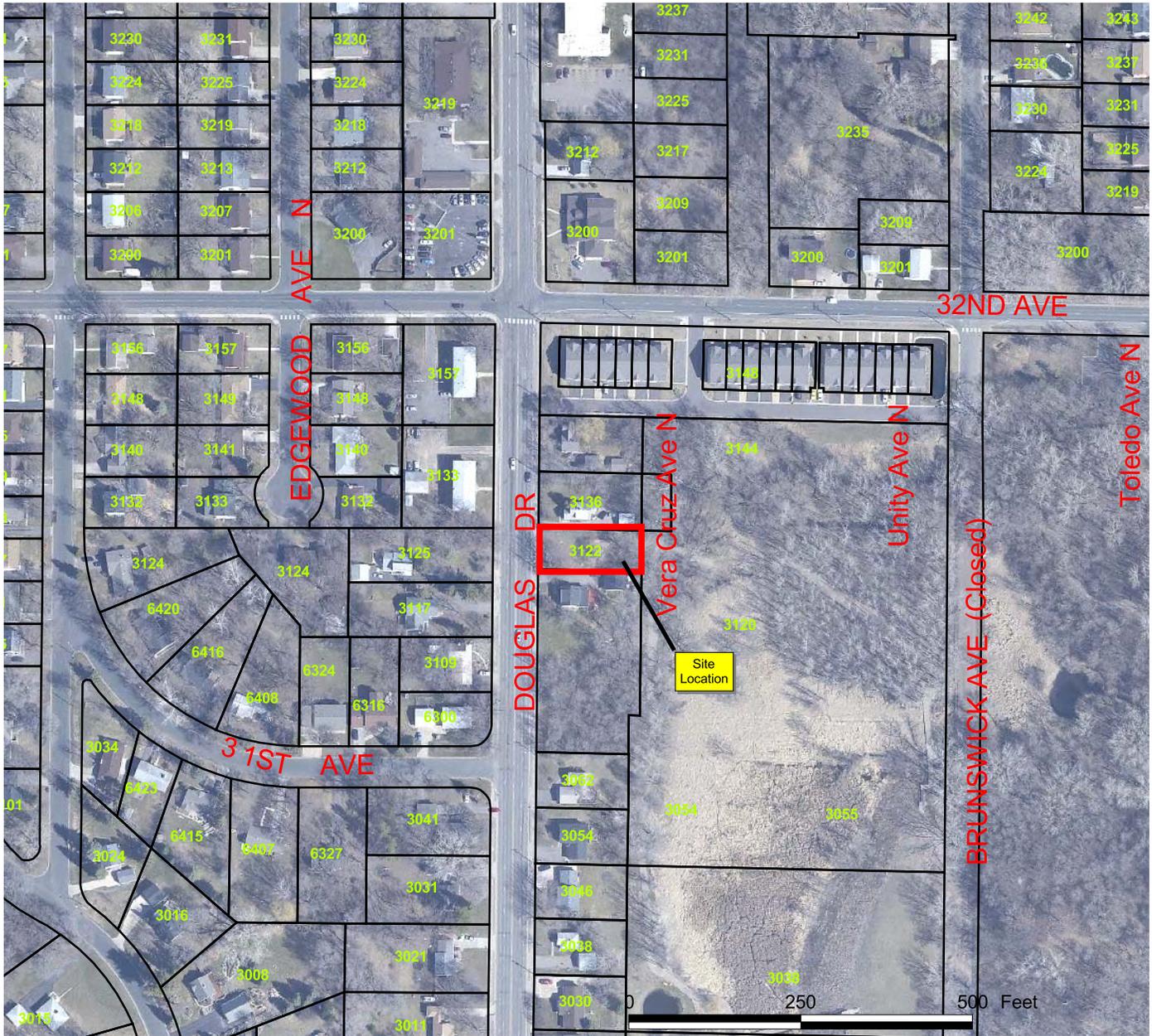
- Attach one representative example of a house you would plan to build on this lot if your proposal is selected. It does not need to show exactly how it would be placed on the lot; it just needs to show the approximate size, quality and features you would anticipate a new house would have on this lot. 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: 5715 Regent Ave Crystal
House #2: 5626 Vera Cruz Ave Crystal
House #3: 2260 Coon Rapids Blvd Coon Rapids

SUBMIT PROPOSAL TO: Attn: Dan Olson, Crystal EDA, 4141 Douglas Dr N, Crystal MN 55422
TEL: 763.531.1142 FAX: 763.531.1188 dan.olson@crystalmn.gov

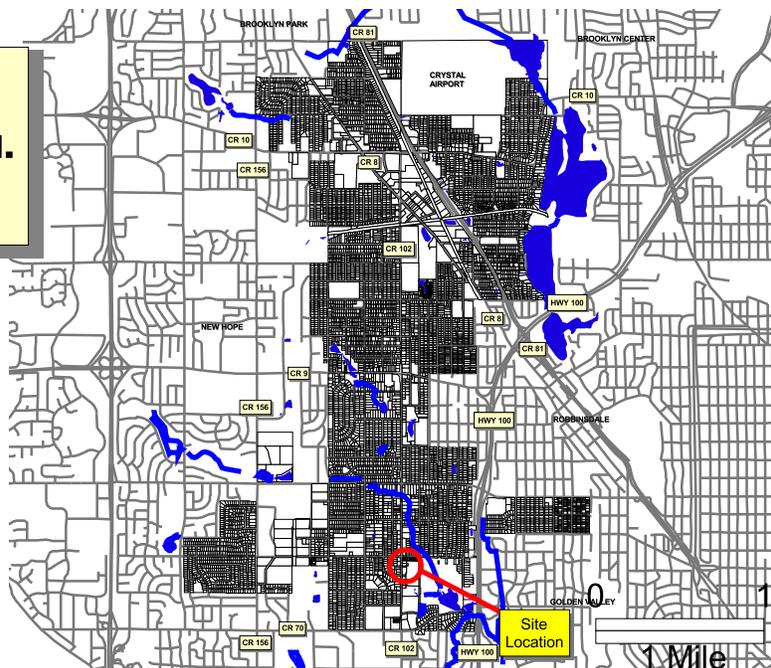
**PROPOSALS MAY BE SUBMITTED BY HAND DELIVERY, U.S. MAIL, FAX, OR EMAIL (.pdf format).
PROPOSALS MAY BE SUBMITTED AT ANY TIME AND WILL BE CONSIDERED ON A "FIRST COME,
FIRST SERVED" BASIS UNLESS THE LOT HAS BEEN OPTIONED BY ANOTHER BUILDER.**

Site Location: 3122 Douglas Drive N.

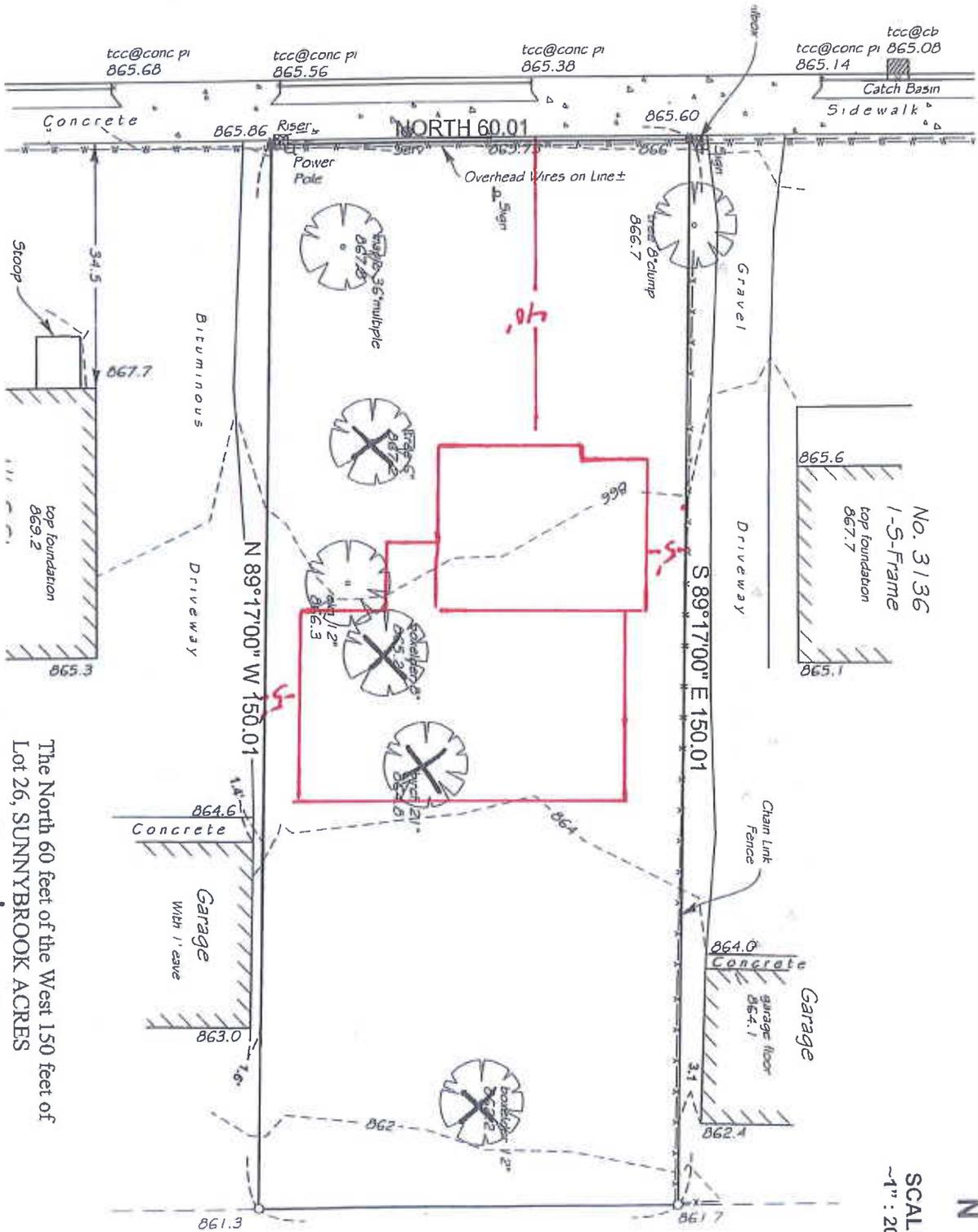


Aerial Image Hennepin County 2012

**Site Address:
3122 Douglas Drive N.
Crystal, MN**



**City of Crystal
4141 Douglas Drive N.
Crystal, MN 55422**



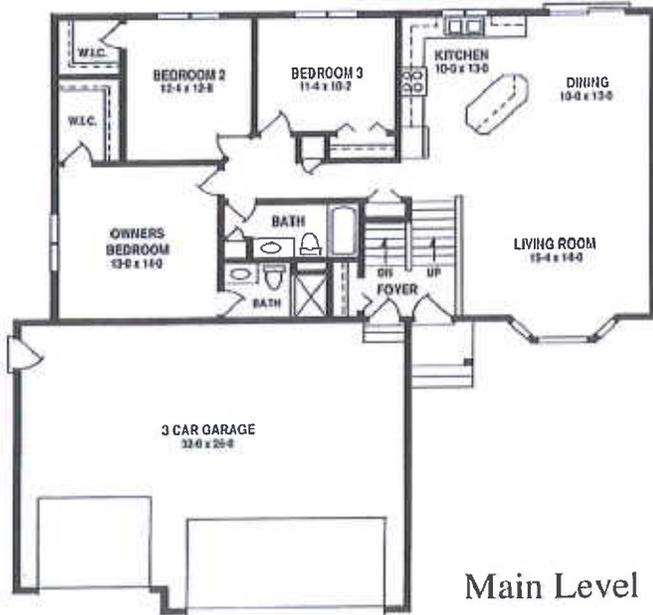
The North 60 feet of the West 150 feet of Lot 26, SUNNYBROOK ACRES
 X= trees removed by EDA

SCALE
 1" = 20'
 N

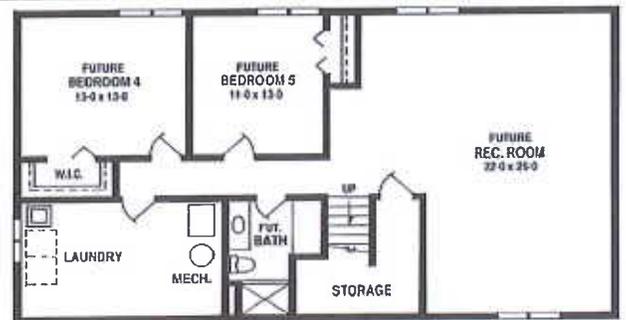


Augusta

1246 sqft



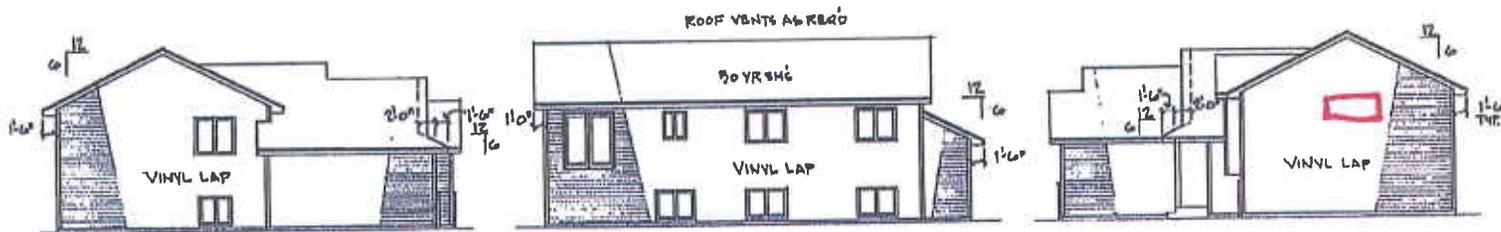
Main Level



Lower Level

'LOVE WHERE YOU LIVE' ADVANTAGE

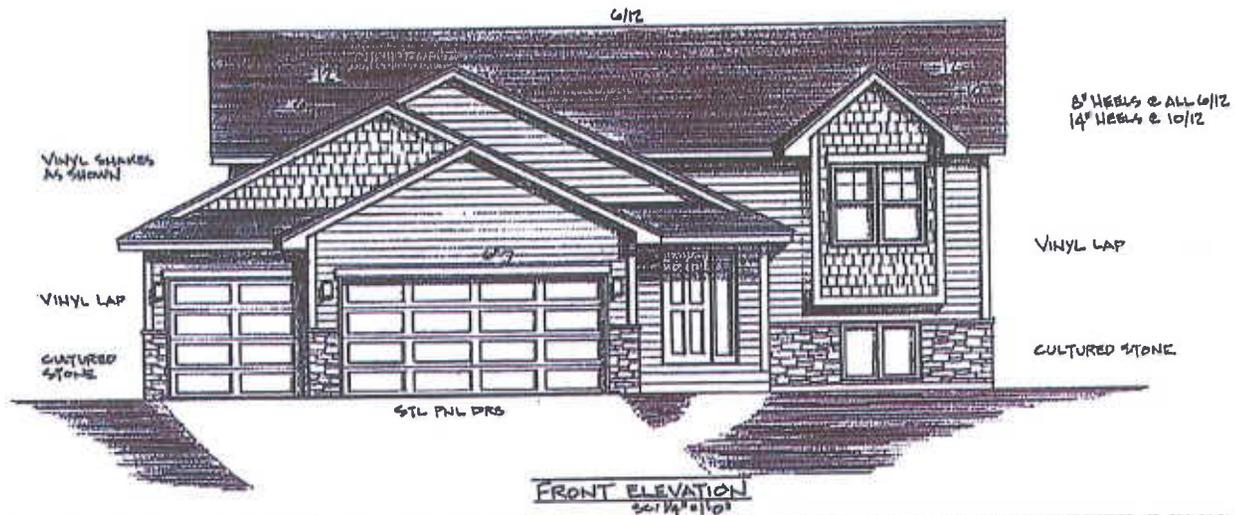
- High Efficiency vinyl windows
- Stainless Steel Appliances
- Spray Foam Rims
- Professional Final Grade
- Koch Cabinets
- Elegant Millwork Finishes
- Knock Down Ceilings
- HD Laminate Countertops
- 6 Panel Steel Exterior Doors
- Large Center Island
- Engineered Floor Trusses



LEFT ELEV
Scale: 1/8" = 1'-0"

REAR ELEV
Scale: 1/8" = 1'-0"

RIGHT ELEV
Scale: 1/8" = 1'-0"



FRONT ELEVATION
Scale: 1/8" = 1'-0"

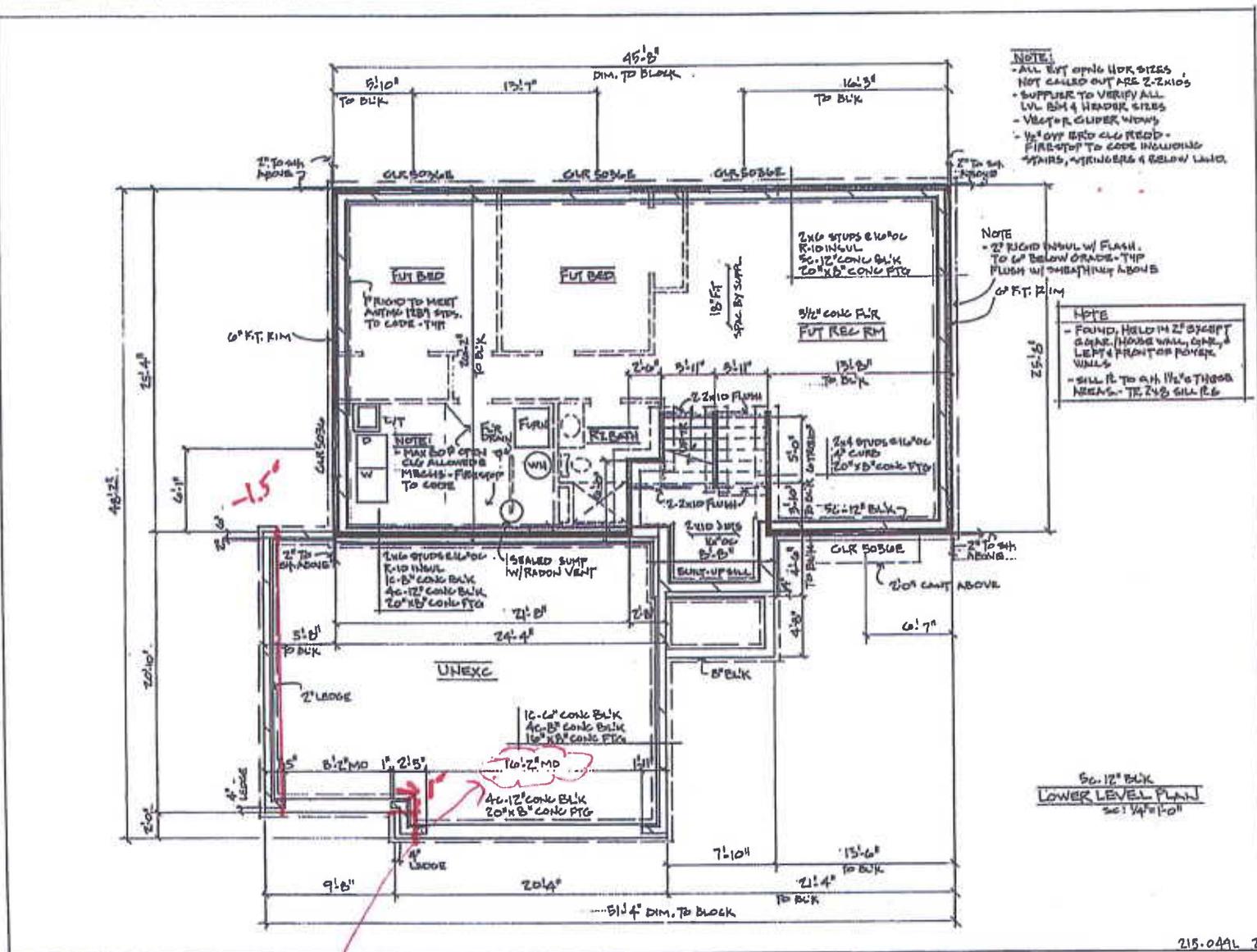
NORTHWEST DESIGN INC. ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. THE CONTRACTOR MUST VERIFY ALL SIZES, CONDITIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME. NORTHWEST DESIGN, INC. GUARANTEES EXPRESS OR IMPLIED IN COMPLIANCE OF THIS PLAN WITH OVERSIGHT/CONTRACTOR JOB PRACTICE.

ND
NORTHWEST DESIGN INC.

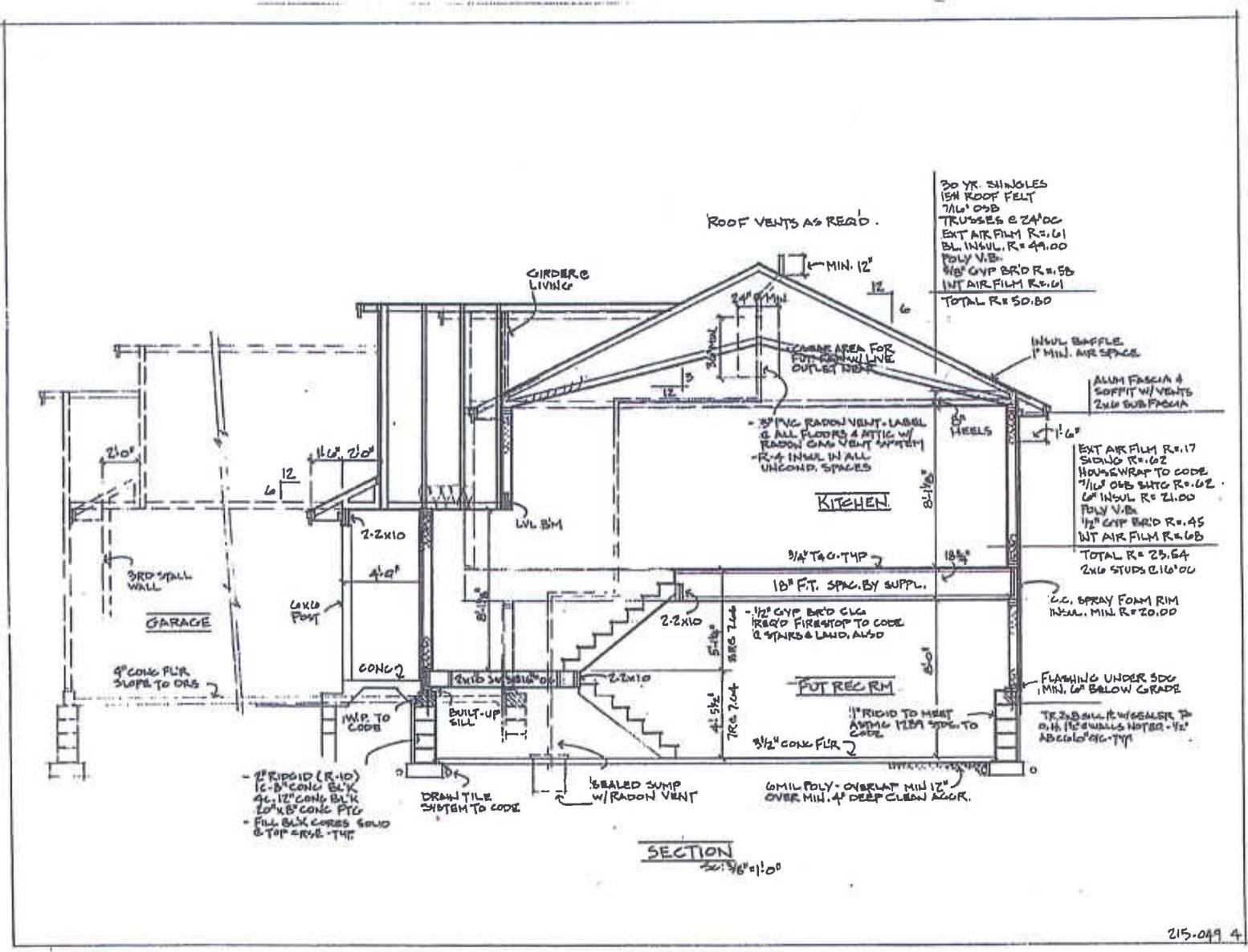
2000 NORTHWEST DESIGN INC.
10000 1st Ave, Seattle, WA 98148
Tel: 206.261.1234

NEW HOME BY:
TOLLBERG HOMES

PLAN: 215-049L
DATE: 8-16-15
SQ FT: 1246
REVISED:



15'2" MD



30 YR SHINGLES
 15# ROOF FELT
 7/16" OSB
 TRUSSES & 2x10s
 EXT AIR FILM R=0.1
 Bl INSUL. R=49.00
 POLY V.B.
 1/2" GYP BR'D R=0.58
 INT AIR FILM R=0.1
 TOTAL R=50.00

INSUL Baffle
 1" MIN. AIR SPACE
 ALUM FASCIA &
 SOFFIT w/ VENTS
 2x6 SUB FASCIA

EXT AIR FILM R=0.17
 SHING R=0.02
 HOUSE WRAP TO CODE
 7/16" OSB SHEET R=0.02
 1" INSUL R=21.00
 POLY V.B.
 1/2" GYP BR'D R=0.45
 INT AIR FILM R=0.03
 TOTAL R=23.64
 2x6 STUDS @ 16" OC

C.C. SPRAY FOAM RIM
 INSUL. MIN R=20.00

FLASHING UNDER SDC
 1" MIN. 6" BELOW GRADE
 TR 2x6 SILL w/ WEATHER
 STRIP. MIN R=20.00
 ABC 10' @ 16" OC

ROOF VENTS AS REQ'D

30" PVC RADON VENT. LABEL
 & ALL FLOORS & ATTIC w/
 RADON GAS VENT SYSTEM
 - R-4 INSUL IN ALL
 UNCOND. SPACES

SECTION
 215.049 4

- 2" RIGID (R-10)
 16" B" CONG BLK
 40" 12" CONG BLK
 20" X 8" CONG PTG
 - FILL BLK CORES SOLID
 & TOP = RVE. TYPE

DRAIN TILE
 SYSTEM TO CODE

SEALED SUMP
 w/ RADON VENT

6 MIL POLY. OVERLAP MIN 12"
 OVER MIN. 4" DEEP CLEAN ALOR.

1" RIGID TO MEET
 ABOVE 1/2" SDC TO
 CODE

3 1/2" CONG FLR

1/2" GYP BR'D CLG
 REQ'D FIRESTOP TO CODE
 @ STAIRS & LAND. ALSO

18" F.T. SPAC. BY SUPPL.

3/4" T&G. TYP

CASING AREA FOR
 FUT. PENN. LINE
 OUTLET HOSE

CURBER
 LIVING

MIN. 12"

24" MIN

30" MIN

12"

6"

8 1/2"

18 1/2"

8 1/2"

8 1/2"

4 1/2"

4 1/2"

TR 2x4

TR 2x4

TR 2x4

TR 2x4

TR 2x4

TR 2x4