



CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY

ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

October 2, 2019

23340 Cree Street NW
St. Francis City Hall

5:30 PM

1. Call to Order
2. Roll Call
3. Approve Minutes of June 17, 2019
4. Approval of the Agenda
5. Public Hearings
6. New Business
 - a. Accept RFPs received for the Demolition of 3731 Bridge Street
 - i. Nitti Rolloff Services Inc.
 - ii. Kamish Excavating, Inc.
 - iii. Loyd's Construction Services
 - b. Selection of RFP to complete Demolition of 3731 Bridge Street
7. Old Business
8. Other Reports
9. Adjourn

CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY

ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

June 17, 2019

4115 Ambassador Blvd NW

5:00pm

1. Call to order: EDA called to order at 5:03pm
By President Mike Rodger
2. Roll Call
Present: Steve Feldman, Mike Rodger, Joe Muehlbauer, Brenda Pavelich-Beck
Also Present: Community Development Director Kate Thunstrom, Dave Schaps City Attorney
Absent: MaraLynn Kubacki
3. Approve Minutes of June 3, 2019
Motion: Feldman
Second: Pavelich -Beck
Motion Carried: (3-0)
4. Approval of the Agenda
Motion: Pavelich-Beck
Second: Feldman
Motion Carried: (3-0)
5. Public Hearing
 - a. Meadows Townhome Sale
Kate identified reason for public hearing to fill EDA requirements on sale of real property.
Public Hearing Open at 5:05
Public Hearing Closed at 5:06 with no comment
6. New Business
 - a. Meadows Townhome Lots – Second Offer Received
Thunstrom outlined the offer received by BKCDC. This offer was \$25,000 less than the first offer received. They are working with a non-traditional purchase agreement and closer review by legal staff would be required.
Commission discussed research they had completed in regards to Better Business reviews, the concerns with past affiliate Able Co, the company being an LLC verses incorporated.

Commission will continue with first offer – no further action was taken.
7. Old Business
 - a. Meadows Townhome Lots – Resolution 2019-03

Thunstrom presented resolution and identified that this resolution is required to sign for closing and title documents. This also approves the Transfer of Master Declarant Rights.

Motion to adopt by Feldman, Second by Muehlbauer, 4-0 passed

b. Performance Agreement

Thunstrom presented the EDA Development Contract Performance Agreement for consideration to be entered into on the Meadows Townhome development. This agreement has significant changes since the original agreement in 2016, one major change is to allow debt.

Commission discussed the Agreement and how it applied to this builder. They are confident of this builder being successful, understands how changes will impact the project.

Motion to accept Performance Agreement, subject to EDA Attorney approval as to form by Muehlbauer, Second by Feldman 4-0 passed

8. Motion to Adjourn@ 5:29

Second: Muehlbauer

4-0 motion Passed

Submitted by,

Kate Thunstrom, EDA Director

APPROVED, with/without change:

RECEIVED

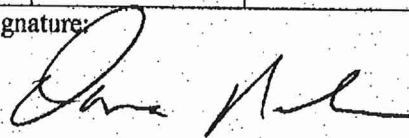
SEP 16 2019

Form 1

PROPOSER IDENTIFICATION / DESCRIPTION 1. (3731 Bridge Street NW)

City of St. Francis

1. Name and Address of Company

Business Name	Nitti Roll off Services Inc.		
Address	12351 Cloud Dr. N.E.		
City / State / Zip Code	City: Blaine	State: MN	Zip Code: 55449
Contact Person & Signature	Print Name: Dana Nelson	Signature: 	
Phone / Fax / E-Mail	Phone: 763-238-1014	Fax #: N/A	E-mail: Dana@NittiCompanies.com

2. Describe the history and experience of your company. Please list examples of previous clean-up projects or similar type of work. Attached additional sheet(s) if necessary.

80-100 demolitions per year
2 recent projects for the
city of St. Francis

Form 2

COST SHEET

Scope of Work for 3731 Bridge Street NW

- Abatement per Pre-Demolition *Asbestos and Regulated Waste Assessment* report as completed by Carlson McCain
- Locating and removing Utility Lines including but not limited to; gas, electric, cable, water, sewer, etc.
- Demolish and Removal of all Buildings, basement, foundations, debris and household goods
- Removal of biffy
- Removal of debris in yard and soil
- Backfilling with clean fill and Final site seeding
- Placement of erosion control measures (silt fence, logs, etc.)

Scope of Work Total Cost: \$ 32,346⁰⁰

FORM 3

(3731 Bridge Street NW)

PROPOSER CERTIFICATION

As the general cleanup contractor, I hereby declare by my signature below, that this bid is for the Scope of Work described in Section 2 of this Request for Proposal. I also declare by my signature below, that I agree to all conditions set forth in this RFP.

John A. Sales V.P. Sales
CONTRACTORS SIGNATURE & TITLE

9/16/19
DATE

Form 1


PROPOSER IDENTIFICATION / DESCRIPTION 1. (3731 Bridge Street NW)

RECEIVED

SEP 23 2019

City of St. Francis

1. Name and Address of Company

Business Name	Kamish Excavating, Inc.		
Address	1301 S. Concord St.		
City / State / Zip Code	City: S. St. Paul	State: MN	Zip Code: 55075
Contact Person & Signature	Print Name: Brad Ensrud	Signature: 	
Phone / Fax / E-Mail	Phone: 651-457-3600	Fax #: 651-731-7794	E-mail: brad@Kamish excavating.com

2. Describe the history and experience of your company. Please list examples of previous clean-up projects or similar type of work. Attached additional sheet(s) if necessary,

I have done various building demolitions and site clean-up activities for over 30 years. We have contracted with various Cities such as Minneapolis and St Paul to help in emergency situations like fires or home explosions. Every project is unique and we are familiar with the regulated wastes and proper disposal.

Form 2

COST SHEET

Scope of Work for 3731 Bridge Street NW

- Abatement per Pre-Demolition *Asbestos and Regulated Waste Assessment* report as completed by Carlson McCain
- Locating and removing Utility Lines including but not limited to; gas, electric, cable, water, sewer, etc.
- Demolish and Removal of all Buildings, basement, foundations, debris and household goods
- Removal of biffy
- Removal of debris in yard and soil
- Backfilling with clean fill and Final site seeding
- Placement of erosion control measures (silt fence, logs, etc.)

Scope of Work Total Cost: \$ 35,283⁰⁰

FORM 3

(3731 Bridge Street NW)

PROPOSER CERTIFICATION

As the general cleanup contractor, I hereby declare by my signature below, that this bid is for the Scope of Work described in Section 2 of this Request for Proposal. I also declare by my signature below, that I agree to all conditions set forth in this RFP.

Bruce Emmons, Project Manager
CONTRACTORS SIGNATURE & TITLE

9-23-19
DATE

* This price does not include the removal or disposal of petroleum contaminated soil due to the unknown quantity and lack of testing required for disposal.

BE 9/23/19

RECEIVED

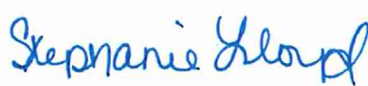
SEP 23 2019

Form 1

City of St. Francis

PROPOSER IDENTIFICATION / DESCRIPTION 1. (3731 Bridge Street NW)

1. Name and Address of Company

Business Name	Lloyd's Construction Services, Inc.		
Address	7207 W 128th Street		
City / State / Zip Code	City: Savage	State: MN	Zip Code: 55378
Contact Person & Signature	Print Name: Stephanie Lloyd, President	Signature: 	
Phone / Fax / E-Mail	Phone: 952-567-7631	Fax #: 952-746-5800	E-mail: Jstocker@lloydsmn.com

2. Describe the history and experience of your company. Please list examples of previous clean-up projects or similar type of work. Attached additional sheet(s) if necessary,

For Lloyd's Construction Services, a family-owned WBE, demolition is not just one thing we do, it is 90% of our revenue. This can add value to any project because LCS has an extensive amount of experience in this line of work and our experience speaks for itself; we have completed an abundance of similar demolitions and site clean-ups at animal holding facilities, residential homes, and commercial buildings during our 35+ years in business. LCS has been recognized nationally and globally for our safety program, Environmental efforts, as a best place to work, and through other industry specific award programs. See attached for Project References.

Form 2

COST SHEET

Scope of Work for 3731 Bridge Street NW

- Abatement per Pre-Demolition *Asbestos and Regulated Waste Assessment* report as completed by Carlson McCain
- Locating and removing Utility Lines including but not limited to; gas, electric, cable, water, sewer, etc.
- Demolish and Removal of all Buildings, basement, foundations, debris and household goods
- Removal of biffy
- Removal of debris in yard and soil
- Backfilling with clean fill and Final site seeding
- Placement of erosion control measures (silt fence, logs, etc.)

Scope of Work Total Cost: \$ 59,900.00

FORM 3

(3731 Bridge Street NW)

PROPOSER CERTIFICATION

As the general cleanup contractor, I hereby declare by my signature below, that this bid is for the Scope of Work described in Section 2 of this Request for Proposal. I also declare by my signature below, that I agree to all conditions set forth in this RFP.

Stephanie Klorf President
CONTRACTORS SIGNATURE & TITLE

9/23/19
DATE

September 23rd, 2019

President

Stephanie Lloyd
[sloyd@lloyds-
construction.com](mailto:sloyd@lloyds-construction.com)

City of St. Francis
Attn: Kate Thunstrom
23340 Cree Street NW
St. Francis, MN 55070

Vice President

John Lloyd
[jlloyd@lloyds-
construction.com](mailto:jlloyd@lloyds-construction.com)

Re: Statement of Qualifications

Lloyd's Construction Services, Inc. ("LCS") is a third generation S/WBE specializing in demolition, excavation, and debris management services for nearly thirty years. LCS has had extensive experience in the demolition of residential structures. LCS is highly respected within the industry due to its safety- and environmentally-conscious efforts when dismantling any structure. All field and office personnel are equipped with the proper knowledge and tools to safely complete a variety of structural demolitions. In addition, with an average obtained recycling rate of over 70%, LCS can provide LEED-accepted reporting showing the types and quantities of debris that was salvaged or recycled from the project. Our experience completed in the residential sector includes:

**Demolition/
Excavating**

Jeff Stocker
[jstocker@lloyds-
construction.com](mailto:jstocker@lloyds-construction.com)

FIRE DAMAGED TWIN HOME DEMOLITION (Restoration Professionals – (651) 379-1990)
7505 Kentucky Avenue N
Brooklyn Park, MN
4/2/2012 – 4/26/2012
Approximate Project Value: \$7,500.00

Demolition

Tony Hauck
[thauck@lloyds-
construction.com](mailto:thauck@lloyds-construction.com)

Commercial & Residential Building Demo (City of Lakeville – (952)-985-2700)
9210 202nd St W, Lakeville
Lakeville, MN
09/07/2016 – 09/30/2017
Approximate Project Value: \$212,000.00

Ken Larsen

[klarsen@lloyds-
construction.com](mailto:klarsen@lloyds-construction.com)

Duplex Demo (City of Hopkins)

431/433 Blake Rd N
Hopkins, MN
11/25/2014
Approximate Contract Value: \$27,000.00

Barb Morrell

[bmorrell@lloyds-
construction.com](mailto:bmorrell@lloyds-construction.com)

Allie Lloyd

[aalloyd@lloyds-
construction.com](mailto:aalloyd@lloyds-construction.com)

FOUR SINGLE FAMILY HOME DEMOLITIONS (JB Woodfitters, Joe Tupy – (952) 447-0850)
3266, 3300, 3304 Zarthan Avenue S & 3309 Alabama Avenue S
St. Louis Park, MN
6/25/2012
Approximate Project Value: \$76,909.04

Roll-Offs

Daren Slagle
[dispatch@lloyds-
construction.com](mailto:dispatch@lloyds-construction.com)

Salt Storage Building Demo (City of Savage Jay Scherer– (952) 882-2652)

13770 Dakota Ave
Savage, MN
05/26/2015
Approximate Project Value: \$32,000.00

Amanda Lloyd

[aalloyd@lloyds-
construction.com](mailto:aalloyd@lloyds-construction.com)

Respectfully Submitted,
Jeff Stocker

Safety

Tony Trulen
[ttrulen@lloyds-
construction.com](mailto:ttrulen@lloyds-construction.com)