

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

ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

NOVEMBER 5, 2018

4115 Ambassador Blvd. NW
ISD #15 Central Service Center (District Office)

5:00 PM

1. Call to Order
2. Roll Call
3. Approve Minutes of October 18, 2018
4. Approval of the Agenda
5. Old Business
 - A. Selection of Contractor for 3765 Bridge Street Demolition
6. Other Reports
7. Adjourn

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

ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, October 18, 2018

23340 Cree Street NW, St. Francis
St. Francis City Hall

5:00pm

1. Call to order: EDA called to order at 5:00pm
By President Mike Rodger
2. Roll Call
Present: Sarah Udvig, Mike Rodger, Joe Muehlbauer,
Also Present: Community Development Director Kate Thunstrom
Absent: Brenda Pavelich-Beck, Robert Bauer
3. Approve Minutes of June 4, 2018
Motion: Sarah Udvig
Second: Joe Muehlbauer
Motion Carried: (3-0)
4. Approval of the Agenda
Motion: Joe Muehlbauer
Second: Sarah Udvig
Motion Carried: (3-0)
5. New Business
 - A. Acceptance of bids and selection of contractor for 3765 Bridge Street Demolition
 - Kate reviewed bid results outlining which each column in the bid opening sheet identified.
 - Group discussion identified that they were supportive of a local company bidding but the size of the organization was of a concern. This is a home based business and did not hold the capacity for a project this size as the other did.

- The group identified that research into Turf showed a great deal of landscape but did not identify this type of project.
- The group discussed the completion of the last demolition project, the capacity and their satisfaction with Nitti Rolloff

Mike Rodger motioned to move accept the bids and select Nitti Rolloff as the selected contractor for the demolition.

Motion: Mike Rodger

Second: Sarah Udvig

Motion Carried: (3-0)

6. Other Reports: Updates on projects in various states of progress.
7. Motion to Adjourn: Sarah Udvig
Second: Brenda Pavelich-Beck
To Adjourn @ 6:12pm

Submitted by,

Kate Thunstrom, EDA Director



**EDA COMMISSION
AGENDA REPORT**

TO: St. Francis Economic Development Authority
FROM: Kate Thunstrom, EDA Executive Director
SUBJECT: Special Meeting – Selection of RFP 3765 Bridge St
DATE: 11-5-2018

OVERVIEW

On October 18, 2018 the EDA met to review, accept and select the contractor for the demolition of 3765 Bridge Street.

At that time a selection was made and passed on a 3-0 approval to move forward.

On Tuesday, October 23, 2018 a Special Meeting was requested by two EDA Commissioners to further discuss this selection.

Questions that have been raised are addressed as follows:

- No bids were accepted or received past the deadline. No extensions were given.
- Staff has contacted the references of the three lowest bidders.

ITEMS TO BE DICUSSED:

Selection of contractor

BUDGET:

Project budget \$225,000

Less acquisition, hazardous item removal and pre-demolition expenses

Current Balance \$15,500.

ATTACHMENTS:

- Agenda and packet from October 18, 2018 meeting, with bid results
- Reference Comments

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

ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

OCTOBER 18, 2018 – 5:00 P.M.

**St. Francis City Hall
23340 Cree Street NW
St. Francis, MN 55070**

1. Call to Order
2. Roll Call
3. Approve Minutes of June 4, 2018
4. Approval of the Agenda
5. Public Hearings
6. New Business
 - A. Acceptance of bids and selection of contractor for 3765 Bridge Street Demolition
6. Other Reports
7. Adjourn

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

ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Monday, June 4, 2018

4115 Ambassador Blvd, NW
ISD #15 Central Service Center (District Office)

5:00pm

1. Call to order: EDA called to order at 5:05pm
By President Mike Rodger
2. Roll Call
Present: Sarah Udvig, Mike Rodger, Joe Muehlbauer, Brenda Pavelich-Beck
Also Present: City Administrator Joe Kohlmann, Community Development Director Kate Thunstrom
Late Arrival: Robert Bauer
Absent: City Attorney Scott Lepak
3. Approve Minutes of April 16, 2018
Motion: Sarah Udvig
Second: Brenda Pavelich-Beck
Motion Carried: (4-0)
4. Approval of the Agenda
Motion: Joe Muehlbauer
Second: Sarah Udvig
Motion Carried: (4-0)
5. New Business
 - A. Consideration of property acquisition 3765 Bridge Street
 - a. Previous offer made in April was rejected. Property owner has set a minimum price point to sell. EDA to determine if they wish to increase offer or not move forward with the purchase and redevelopment of this lot. Discussion included zoned commercial and would be appraised as such, owner has flexibility in sales price due to offering buyers a contract for deed option, City has ability to continue now or wait for future opportunity. Property is key in overall redevelopment of the neighboring city owned parcel. Overall project budget is in range with the two other redevelopment efforts on Bridge Street. Requesting Anoka County HRA/EDA funds for this project.

Mike Rodger motioned to move forward with an increased offer up to \$200,000.

Motion: Mike Rodger

Second: Brenda Pavelich-Beck

Motion Carried: (4-0)

Brenda Pavelich-Beck motioned if \$200,000 offer is not accepted, the EDA will cease interest in moving forward on acquiring this property.

Motion: Brenda Pavelich-Beck

Second: Joe Muehlbauer

Motion Carried: (4-0)

6. Other Reports: Updates on the following projects included: East Shop Site, Meadows Townhomes, LeGen Senior Project discussion
7. Motion to Adjourn: Sarah Udvig
Second: Brenda Pavelich-Beck
To Adjourn @ 5:43pm

Submitted by,

Robert Bauer, Secretary

Kate Thunstrom, EDA Director



BID OPENING FORM

Bid Number/Name: _____3765 Bridge Street_____

Bid Due Date: _____October 3, 2018_____

Bidder Name and Address	Walked through	Forms 1, 2 and 3 completed	References attached	Bid Price
Kamish Excavating 1301 South Concord St. South St. Paul	No	Yes	Yes, include municipalities	\$59,178.00
Nitti Rolloff Services 12351 Cloud Dr. Blaine, MN	Yes	Yes	No, completed other demo for St. Francis	\$27,975.00
H&T Trucking PO Box 787 Stillwater, MN	No	Yes	Yes, includes municipalities	\$39,630.00
Landwehr PO Box 1086 St. Cloud, MN	No	Yes	Yes, includes municipalities	\$49,968.00
Turf Enterprise PO Box 411 Elk River, MN	Yes	Yes	Yes, includes municipalities	\$24,180.00
LowBoyz Excavating 2845 232 nd Ln NW St. Francis, MN	Yes	Yes	Yes	\$17,700.00

This Bid Opening Form only lists the bids that were submitted by the due date and time specified above. Prior to contract award, the apparent lowest Bid Price and all other Bidders Bid price are subject to review and evaluation for compliance to the City of St. Francis specification and terms and conditions. The City reserve the right to reject any or all bids, cancel the bid, to waive any irregularities or in formatives not affected by law, to evaluate the bids submitted and to award or not to award the Contract to the lowest responsive, responsible Bidder that best serves the interests of the City.

3765 Bridge Street – RFP
Reference Comments

LowBoyz Excavating LLC

Reference: Aaron Vansickle, All Metro Excavating

Work Performed: Worked with Lowboyz on commercial and residential demolition projects including Columbia Heights Bowling Alley as well as a two-story commercial building on Washington Ave downtown Minneapolis.

Comments:

- “Worked on a big demolition project with them, can handle any project like this”
- “Very easy to work with”
- “Definitely would work with them again”

Reference: Les O’Donnell, Customer

Work Performed: Demolition of 108 year old farm house.

Comments:

- “Very good job”
- “You can tell they want the job done right”
- “Hands on”
- “Would re-hire in New York minute”

Reference: Reid Larsen, Concrete Concepts

Work Performed: Demolition of 40’ X 60’ Pole Building.

Comments:

- “Completed the work under cost”
- “Was able to schedule on the day I wanted”
- “Still hire them for other demolitions and excavating needs”

Reference: Justin Gustafson, JM Real Estate Design

Work Performed: Demolition project including house, garage and shed in Edina.

Comments:

- “Nice guy and easy to work with”
- “Demo stayed on budget”
- “Available when you need him”
- “If you provide him a timeline and a list of what needs to be completed, it all will be done and on time”

Turf Enterprise Inc.

Reference: Justin Femrite, Public Works Director/Chief Engineer, City of Elk River

Work Performed: Demolition of three buildings in December 2017.

Comments:

“Did the work for the amount they submitted”

“Leave the parcel how you want it”

“If they know what needs to be done, they will get it done”

Nitti Rolloff Services

No references listed. Completed prior work for the City of St. Francis

Completed demolition of 3757 Bridge Street