



Richfield Housing and Redevelopment Authority

Agenda

April 20, 2026 -- 7:00 PM

Richfield Municipal Center

Council Chambers

6700 Portland Avenue South

- 1. Call to Order**
- 2. Roll Call**
- 3. Open Forum**
 - a. Participants can share their comments in person, by voicemail, or email, and may also request to participate virtually. For more information on submitting comments, refer to the Housing and Redevelopment Authority Agenda and Minutes page on the [City's Website](#).
- 4. Approval of the Agenda**
- 5. Approval of Minutes**
 - a. Approval of the minutes of the Regular Housing and Redevelopment Authority Meeting of March 16, 2026.
- 6. Presentations**
- 7. Consent Calendar**

Consent Calendar contains several separate items, which are acted upon by the Housing Redevelopment Authority in one motion. Once the Consent Calendar has been approved, the individual items and recommended actions have also been approved. No further HRA action on these items is necessary. However, any HRA Commissioner may request that an item be removed from the Consent Calendar and placed on the regular agenda for discussion and action. All items listed on the Consent Calendar are recommended for approval.
- 8. Consideration of Items, if Any Removed From Consent Calendar**
- 9. Public Hearings**
 - a. Public hearing on the sale of 6326 14th Avenue South and consideration of a Contract for Private Development with Dereje Demessie and Beza Gebrehiwot for the development of a new two-family home through the Richfield Rediscovered Program.
- 10. Resolutions**
- 11. Other Business**
- 12. Executive Director's Report**
- 13. HRA Discussion Items**
- 14. Approval of Claims**
- 15. Adjournment**

Auxiliary aids for individuals with accessibility needs are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9739.

Includes Materials - Materials relating to these agenda items can be found in the HRA agenda packet located by the entrance. The complete HRA agenda packet is available electronically on the [City of Richfield's website](#).



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota
Regular Meeting
March 16, 2026

1. CALL TO ORDER

Acting Chair Hanson called the meeting to order at 7:00 p.m. in the Council Chambers.

a. Oath of Office for Brett Stursa.

City Clerk Friedrich administered the Oath of Office to incoming Housing and Redevelopment Authority (HRA) Commissioner Brett Stursa, formally swearing her into the role. City Clerk Friedrich read out loud the responsibilities and ethical obligations associated with the role, after which Commissioner Stursa affirmed their commitment and signed the official documentation. The Housing and Redevelopment Authority welcomed the new commissioner and acknowledged the completion of the swearing-in Oath of Office ceremony.

b. Election of officers for the Richfield Housing and Redevelopment Authority.

Acting Chair Hanson opened the floor for nominations for Housing and Redevelopment seats of Chair, Vice Chair, and Secretary.

Commissioner Supple nominated Gordon Hanson for Chair.

MOTION: made by Supple, seconded by Hayford Oleary to appoint Gordon Hanson as Chair.

Motion carried: 5-0

Commissioner Supple nominated Sean Hayford Oleary for Vice Chair.

MOTION: made by Supple, seconded by Young to appoint Sean Hayford Oleary as Vice Chair.

Motion carried: 5-0

Commissioner Supple nominated John Young for Secretary.

MOTION: made by Supple, seconded by Hayford Oleary to appoint John Young as Secretary.

Motion carried: 5-0

2. ROLL CALL

HRA Present: Chair, Gordon Hanson; John Young; Mary Supple; Sean Hayford Oleary; and Brett Stursa.

Staff Present: Julie Urban, Acting Executive Director; Jan Youngquist, Economic Development Manager; and Michelle Friedrich, City Clerk.

Staff Absent: Melissa Poehlman.

3. OPEN FORUM

Chair Hanson gave instructions on how to participate in the open forum. No residents participated.

4. APPROVAL OF THE AGENDA

MOTION: made by Hayford Oleary, seconded by Young to approve the agenda as presented.

Motion carried: 5-0

5. APPROVAL OF THE MINUTES

MOTION: made by Young, seconded by Hayford Oleary to approve the minutes of the Housing and Redevelopment Authority meeting Minutes of (1) Housing and Redevelopment Authority Joint Work Session from February 17, 2026, and (2) Housing and Redevelopment Authority Minutes from February 17, 2026, as presented.

Motion carried: 5-0

6. PRESENTATION

None.

7. CONSENT CALENDAR

Acting Executive Director Urban presented the Consent Calendar.

- a. Consideration of an amendment to the Professional Services Agreement with VEAP to provide an additional \$50,000 in Local Affordable Housing Aid funding for emergency rental assistance and the related navigation and service of the program.
- b. Consideration of amended and restated Local Housing Incentive Account Subgrant Agreements with Home Source, Inc. and Woodlawn Terrace Cooperative adjusting the funding amounts, outcomes, and deadline for the creation of new affordable housing opportunities in Woodlawn Terrace.
- c. Consider the adoption of a resolution amending the Bylaws of the Housing and Redevelopment Authority to adjust the order of operations.
- d. Consider resolutions designating official depositories for the Housing and Redevelopment Authority for 2026, including the approval of collateral.

MOTION: made by Supple, seconded by Young to approve the Consent Calendar items 7a-d as presented.

Motion carried: 5-0

8. CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM THE CONSENT CALENDAR

None.

9. PUBLIC HEARINGS

None.

10. RESOLUTION(S)

None.

11. OTHER BUSINESS

None.

12. EXECUTIVE DIRECTOR REPORT

Acting Executive Director Urban reported that the proposed Astro Commons development on 66th and Portland will not move forward after failing to secure tax credits for a fourth consecutive year. She noted staff will evaluate next steps for the property. Acting Executive Director Urban also noted that the City has begun updating its TIF management plan document, originally prepared in 2022, with an updated version expected this fall to help guide upcoming decisions on spending plan dollars and the affordable housing trust fund.

HRA Commission and staff discussed land use changes related to Astro Commons. Acting Executive Director Urban confirmed that the site had been redesignated to high-density multifamily from medium density, and that designation will remain in place, though the parcel's size (approximately half an acre) may govern future development density.

13. HRA DISCUSSION ITEMS

HRA Commission expressed appreciation for the progress of the Woodlawn Terrace project, noting its positive impact in expanding affordable housing and welcoming new residents to the community. HRA Commission also extended a thank you to staff and partners, including VEAP, for their work in providing rental assistance.

14. APPROVAL OF CLAIMS

MOTION: made by Young, seconded by Hayford Oleary, to approve claims:

<u>U.S. BANK</u>	<u>3/16/2026</u>
HRA Checks #37374-37382	\$28,232.93
Section 8 Checks #137559-137638	\$232,893.76
TOTAL:	<u>\$261,126.69</u>

Motion carried: 5-0

15. ADJOURNMENT

This meeting was adjourned by unanimous consent at 7:10 p.m.

Date Approved: April 20, 2026

Gordon Hanson
HRA Chair

Michelle Friedrich
City Clerk

Julie Urban
Acting Executive Director



Report Prepared By:

Celeste McDermott, Housing Specialist

Hilary Lovelace, Housing Specialist

Department Director:

Melissa Poehlman, Community Development Director

Item for Consideration:

Public hearing on the sale of 6326 14th Avenue South and consideration of a Contract for Private Development with Dereje Demessie and Beza Gebrehiwot for the development of a new two-family home through the Richfield Rediscovered Program.

EXECUTIVE SUMMARY

Dereje Demessie and Beza Gebrehiwot (Buyers), are applying to purchase the lot at 6326 14th Avenue South from the Housing and Redevelopment Authority (HRA) for the construction of a duplex. The Buyers are working with Benjamin Akhigbe of Benoz Homes, Inc (Builder) to construct the home. The Buyers are a family currently living in Richfield and would live in one unit of the duplex while renting out the other unit. The duplex will feature four finished bedrooms in each unit, and will each have an attached one-car garage. Each unit will have approximately 3,350 finished square feet.

In 2021, the HRA purchased the substandard home at 6326 14th Avenue South for \$155,000 through the Richfield Rediscovered Program (Program), which aims to replace smaller, blighted homes with market-rate housing that supports city goals such as duplexes, Accessory Dwelling Units (ADUs), accessibility, and energy efficiency. A duplex proposal approved by the HRA in 2023 did not move forward due to rising costs, and the contract expired in 2024. The RFP remained open, and in 2025 staff reviewed additional proposals, including from the current Buyers.

The lot is being sold for \$81,500. This amount is a reduction from the appraised value because the proposed house is meeting several HRA goals, including constructing a duplex, installing sound attenuation measures due to airport proximity, and installing energy-efficiency features.

RECOMMENDED ACTION

Conduct and close the public hearing and by motion:

1. Adopt a resolution authorizing the sale of 6326 14th Avenue South to Dereje Demessie and Beza Gebrehiwot; and
2. Authorize execution of a Contract for Private Development between the Housing and Redevelopment Authority with Dereje Demessie and Beza Gebrehiwot for the redevelopment of 6326 14th Avenue South.

HISTORICAL CONTEXT

6326 14th Avenue South

- In 2021, the substandard home at 6326 14th Avenue South was purchased by the HRA with plans to develop the property through the Program.
- In 2022, to prepare the lot for future construction, the existing home was deconstructed through a grant program by Hennepin County. This allowed much of the materials to be recycled or reused instead of going to a landfill.
- In 2023, a Request for Proposals was issued, and one proposal for a duplex was received and subsequently approved by the HRA. However, due to rising costs, the applicants were unable to secure sufficient funds for the required down payment, and their contract expired in September 2024.
- In 2025, staff reviewed additional proposals for the lot including the current Buyers who decided to formally submit their proposal.

Richfield Rediscovered Program

- In November 2022, the Program Guidelines were updated to require that all homes meet minimum accessibility requirements. Additionally, all homes built through the Program must include at least one of the following features:
- An ADU;
- Full accessibility per the standards of the Minnesota Accessibility Code Section 1002;
- Sustainability measures that meet the Green Credit standards and include either solar panels, geothermal heating, or other additional sustainability features as approved by the HRA;
- Be an owner-occupied duplex; or
- Another unique design that furthers HRA housing goals, as approved by the HRA.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

- Approval of the Contract for Private Development (Contract) furthers several Strategic Plan priorities and outcomes, including a diversified tax base and prioritizing climate resilience.
- The home expands housing choice for people with physical disabilities by providing features such as wider doorways and wheelchair accessible bathrooms on the main level.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

The proposed project meets the policy objectives of the Program:

- Removes substandard, functionally obsolete housing and eliminates its blighting influence;
- Provides larger, higher valued housing;
- Two-unit design (duplex) alleviates shortage of housing choice for families;
- Includes additional accessibility features that make the first floor accessible to wheelchair users;
- Includes sustainability features that meet the Green Credit standards and may

include solar panels.

The project also meets the Housing Design and Site Development criteria, as defined in the Program Guidelines:

- The height and mass of the house is visually minimized through the varied roof lines and sidings;
- The plan provides a balanced and pleasing distribution of wall, door and window areas from all views.

The Inclusionary Housing Policy (IHP) requires that at least 20% of new scattered-site units constructed and/or rehabilitated in any three-year period be affordable at 80% of the Area Median Income (AMI). Assuming approval of this project, the percentage of affordable scattered-site single family housing units will be 60% for the 2023-2026 time period, which exceeds the IHP goal.

CRITICAL TIMING ISSUES

- The Contract requires the Builder to close on the property by June 30, 2026, and to complete construction by December 31, 2026.
- All Program contracts include a provision authorizing staff to grant an extension to these deadlines for a period up to six months.

FINANCIAL IMPACT

- The HRA purchased the 75-foot wide property in 2021 for \$155,000.
- The appraised value of the property as a vacant lot is \$121,500; however, a \$20,000 discount is being provided to offset the cost of building a duplex, a \$10,000 discount to offset sound attenuation requirements due to proximity to the airport, and an additional \$10,000 discount is provided for meeting Green Credit standards as outlined in the Program Guidelines. Under the terms of the Contract, \$81,500 will be due at closing.
- Under the terms of the Contract for the property, the contracted minimum market value of the new home will be at least \$800,000. Under the terms of the Contract, the Buyer will also be required to submit a \$10,000 cash escrow.

LEGAL CONSIDERATIONS

- Notice of the public hearing was published in the Sun Current on April 9, 2026.
- Mailed notification is not required on this item; however, a courtesy notice was mailed to residents within 350 feet of the property.
- The HRA Attorney prepared the Contract and will approve any final revisions.

ALTERNATIVE RECOMMENDATION(S)

Do not approve the sale of the property and the Contract for Private Development.

ATTACHMENTS

1. 042026 14th Ave- Resolution sale of 6326 14th Ave
2. Contract-6326 14th Ave
3. Construction Plans: Site Plan - 6326 14th Ave
4. Construction Plans: Elevations- 6326 14th Ave
5. Construction Plans: Floor Plans - 6326 14Th Ave

HRA RESOLUTION NO.

**RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY LOCATED AT
6326 14TH AVENUE SOUTH TO DEREJE DEMESSIE AND BEZA GEBREHIWOT**

WHEREAS, the Housing and Redevelopment Authority in and for the City of Richfield, Minnesota (HRA) desires to develop certain real property pursuant to and in furtherance of the Richfield Rediscovered Program adopted by the HRA, said real property being described as:

Address: 6326 14th Avenue South

Legal: Lot 5, Block 2, "Rich Highlands", Hennepin County, Minnesota.

WHEREAS, the HRA is authorized to sell real property within its area of operation after a public hearing; and

WHEREAS, the purchaser of the described property has been identified as Dereje Demessie and Beza Gebrehiwot (Buyer), and

WHEREAS, a Contract for Private Development has been prepared, and the sale price of 6326 14th Avenue South is \$81,500 with performance security in the amount of \$10,000; and

WHEREAS, a public hearing has been held after proper public notice.

NOW, THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority in and for the City of Richfield, Minnesota:

1. A public hearing has been held and 6326 14th Avenue South is authorized to be sold for \$81,500 to Dereje Demessie and Beza Gebrehiwot; and
2. The Chairperson and Executive Director are authorized to execute a Contract for Private Development and other agreements as required to effectuate the sale to the Buyer.

Adopted by the Housing and Redevelopment Authority in and for the City of Richfield, Minnesota this 20th day of April, 2026.

Gordon Hanson, Chair

ATTEST:

John Young, Secretary

CONTRACT FOR PRIVATE DEVELOPMENT

Between

**HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF RICHFIELD**

and

Dereje Demessie and Beza Gebrehiwot

for property located at

6326 14th Ave S, Richfield MN 55423

This Instrument Drafted by:

**The Housing and Redevelopment Authority
in and for the City of Richfield
6700 Portland Avenue South
Richfield, Minnesota 55423
Telephone: (612) 861-9760**

CONTRACT FOR PRIVATE DEVELOPMENT

THIS AGREEMENT, made and entered into as of this _____ day of _____, 20____, by and between the Housing and Redevelopment Authority in and for the City of Richfield, a public body corporate and politic under the laws of the State of Minnesota, having its principal office at 6700 Portland Avenue, Richfield, Minnesota (HRA) and Dereje Demessie and Beza Gebrehiwot (Buyer).

WITNESSETH:

WHEREAS, the City of Richfield (City) and the HRA have previously created and established a Redevelopment Project (Project) pursuant to the authority granted in Minnesota Statutes, Sections 469.001 through 469.047 (collectively, the Act); and

WHEREAS, pursuant to the Act, the City and the HRA have previously adopted a redevelopment plan for the Project (Redevelopment Plan); and

WHEREAS, in order to achieve the objectives of the Redevelopment Plan and particularly to make specified land in the Project available for development by private enterprise for and in accordance with the Redevelopment Plan, the HRA has determined to provide substantial aid and assistance to finance development costs in the Project; and

WHEREAS, the Buyer has proposed a development as hereinafter defined within the Project which the HRA has determined will promote and carry out the objectives for which the Project has been undertaken, will assist in carrying out the obligations of the Redevelopment Plan, will be in the vital best interests of the City and the health, safety and welfare of its residents and is in accord with the public purposes and provisions of the applicable state and local laws and requirements under which development in the Project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the mutual covenants and obligation of the HRA and the Buyer, each party does hereby represent, covenant and agree with the other as follows:

ARTICLE I DEFINITIONS, EXHIBITS, RULES OF INTERPRETATION

Section 1.1. Definitions. In this Agreement, the following terms have the meaning given below unless the context clearly requires otherwise:

Building Plans. Detailed plans for the Improvements to be constructed on the Property, as required by the local building official for issuance of a building permit.

City. The City of Richfield, Minnesota.

Construction Plans. The construction plans approved by the HRA pursuant to Section 4.1 of this Agreement. The Construction Plans include a schedule for construction of the Improvements, preliminary plans and schematics of the Improvements to be constructed, and a landscaping plan.

Development. The Property and the Improvements to be constructed thereon according to the Construction Plans approved by the HRA.

Duplex A residential building used for occupancy by two (2) families living independently of each other, where both units are situated on the same parcel of land.

Event of Default. Event of Default has the meaning given such term in Section 8.1.

Guidelines. The Richfield Rediscovered Program Guidelines Lot Sale Program, revised November, 2022 and attached as Exhibit B to this Agreement.

Green Credit Standards The Green Credit Standards for Richfield Rediscovered, attached as Exhibit D.

Improvements. Each and all of the structures and site improvements constructed on the Property by the Buyer, as specified in the Construction Plans to be approved by the HRA.

Minimum Market Value. \$800,000, which is the minimum market value for the Property and Improvements as confirmed by the Hennepin County Assessor.

Mortgage. A mortgage obtained by the Buyers from a third party lender in accordance with Section 6.1 of this Agreement.

Property. The real property legally described as:

Lot 5, Block 2, “Rich Highlands”, Hennepin County, Minnesota.

Located on land having a street address of:

6326 14th Ave S, Richfield, Minnesota 55423

Unavoidable Delays. Delays which are the direct result of strikes, labor troubles, fire or other casualty to the Improvements, litigation commenced by third parties which results in delays or acts of any federal, state or local government, except those contemplated by this Agreement, which are beyond the control of the Buyers.

Section 1.2. Exhibits. The following Exhibits are attached to and by reference made a part of this Agreement:

- A. Form of Certificate of Completion
- B. Program Guidelines – Lot Sale Program

- C. Form of Quit Claim Deed
- D. Green Credit Standards For Richfield Rediscovered Program

Section 1.3. Rules of Interpretation.

(a) This Agreement shall be interpreted in accordance with and governed by the laws of the State of Minnesota.

(b) The words “herein” and “hereof” and words of similar import, without reference to any particular section or subdivision refer to this Agreement as a whole rather than any particular section or subdivision hereof.

(c) References herein to any particular section or subdivision hereof are to the section or subdivision of this Agreement as originally executed.

(d) Any titles of the several parts, articles and sections of this Agreement are inserted for convenience and reference only and shall be disregarded in construing or interpreting any of its provisions.

ARTICLE II REPRESENTATIONS AND UNDERTAKINGS

Section 2.1. By the Buyer. The Buyer makes the following representations and undertakings:

(a) The Buyer has the legal authority and power to enter into this Agreement and has duly authorized the execution, delivery and performance of this Agreement;

(b) The Buyer has the necessary equity capital or has obtained commitments for financing necessary for construction of the Improvements;

(c) The Buyer will construct the Improvements in accordance with the terms of this Agreement and all local, state and federal laws and regulations;

(d) The Buyer will obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, the requirements of all local, state and federal laws and regulations which must be obtained or met before the Improvements may be constructed;

(e) The plans for the Improvements have been prepared by a qualified draftsman or architect; and

(f) The Buyer intends to reside at the Property upon completion of the Improvements and is not buying the Property with the intent to resell it upon completion of the Improvements; and

- (g) The Buyer has read and understands the Guidelines and agrees to be bound by them.

Section 2.2. By the HRA. The HRA makes the following representations as the basis for the undertaking on its part herein contained:

(a) The HRA is authorized by law to enter into this Agreement and to carry out its obligations hereunder; and

(b) The HRA will, in a timely manner, subject to all notification requirements, review and act upon all submittals and applications of the Buyer and will cooperate with the efforts of the Buyer to secure the granting of any permit, license, or other approval required to allow the construction of the Improvements.

ARTICLE III ACQUISITION OF PROPERTY; CONVEYANCE TO BUYER

Section 3.1. Purchase of Property by Buyer. The HRA agrees to sell the Property to Buyer and the Buyer agrees to purchase the Property from the HRA in an “as-is” condition. The HRA agrees to convey the Property to the Buyer by Quit Claim Deed in the general form of Exhibit C. The HRA’s deed to the Buyer will contain the right of reverter required in Section 8.3. The purchase price for the Property, payable on the Closing Date (as defined in Section 3.6), will be \$81,500.00 (“Purchase Price”). The Purchase Price reflects a land write-down in the amount of \$40,000.00. The land write-down is being provided to the Buyer under the conditions that the Buyer constructs a Duplex that conforms to the City’s requirements which will be commenced and completed as required under Section 4.3, meets Green Credit Standards as outlined in Exhibit D, and meets sound attenuation requirements as approved by city staff.

Section 3.2. Title and Examination. As soon as reasonably possible after execution of this Contract for Private Development by both parties,

(a) HRA shall surrender any abstract of title and a copy of any owner’s title insurance policy for the property, if in HRA’s possession or control, to Buyer or to Buyer’s designated title service provider; and

(b) Buyer shall obtain the title evidence determined necessary or desirable by Buyer or Buyer’s lender, including but not limited to title searches, title examinations, abstracting, a title insurance commitment or an attorney’s title opinion, at Buyer’s selection and cost, and provide a copy to the HRA.

The Buyer shall have 20 days from the date it receives such title evidence to raise any objections to title it may have. Objections not made within such time will be deemed waived. The HRA shall have 90 days from the date of such objection to effect a cure; provided, however, that the HRA shall have no obligation to cure any objections, and may inform Buyer of such. The Buyer may then elect to close notwithstanding the uncured objections or declare this Agreement null and void, and the parties will thereby be released from any further obligation hereunder.

Section 3.3. Taxes and Special Assessments. Real estate taxes and installments of special assessments will be prorated between the HRA and Buyer as of the Closing Date.

Section 3.4. Soil Conditions and Hazardous Wastes. The Buyer acknowledges that the HRA makes no representations or warranties as to the conditions of the soils on the Property, its fitness for the construction of improvements or any other purpose for which the Buyer may use the Property, or regarding the presence of hazardous wastes on the Property. The HRA will allow reasonable access to the Property for the Buyer to conduct such tests regarding soils conditions and hazardous wastes as the Buyer may desire. Permission to enter the Property to conduct such tests must be given in writing under reasonable terms and conditions established by the HRA.

Section 3.5. Other Preconditions to Closing. Closing may not take place until the HRA is satisfied that the proposed Improvements are in all respects in full compliance with the provisions of the Guidelines contained in Exhibit B.

Section 3.6. Closing. Closing must take place on or before June 30, 2026, ("Closing Date") or such other date as may be agreed to by the Buyer and HRA in writing. On the Closing Date, the Buyer will provide the HRA with a cash deposit for the escrow account established pursuant to Section 5.1, in addition to the Purchase Price.

Section 3.7. Closing Costs. The Buyer will pay: (a) all closing fees charged by its title insurance company or other closing agent, if any, utilized to close the transaction for Buyer; (b) title services chosen by Buyer pursuant to Section 3.2 above, including the premium for title insurance policy, if any, and (c) the recording fees for the Contract for Private Development and the deed transferring title to the Buyer. HRA will pay (a) any transfer taxes, and (b) fees and charges related to the filing of any instrument required to make title marketable. Each party shall pay its own attorney fees.

Section 3.8. Sewer and Water. HRA warrants that city water is available at the lot line and city sewer is available at the curb.

Section 3.9. ISTS Disclosure. HRA is **not** aware of any individual sewage treatment system on the property. Buyer is responsible for all costs of removing any individual sewage treatment system that may be discovered on the Property.

Section 3.10. Well Disclosure. The HRA does not know of any wells on the property.

Section 3.11. Methamphetamine Disclosure. To the best of HRA's knowledge, methamphetamine production has not occurred on the property.

Section 3.12. Right of Entry.

(a) The HRA hereby grants to the Buyer, its agents, employees and contractors, the right to enter upon the Property for purposes of making surveys, inspections, investigations, soil borings, and testing relative to the Buyer's possible purchase of the Property.

(b) In consideration for such right of entry, the Buyer agrees to:

(i) Notify the HRA at least 48 hours in advance of the date and time that the Buyer, its agents, employees or contractors, will enter the Property and of the purpose for the entry, in order to permit the HRA to be present during the time any work is being done by the Buyer, its agents, employees or contractors;

(ii) Provide to the HRA a copy of all test results and reports prepared by the Buyer or its consultants evaluating the conditions present on the Property, as soon as reasonably possible following final completion thereof;

(iii) Dispose of all solid waste generated during the course of the Buyer's sampling activities and other work on the Property in accordance with applicable federal, state and local laws, rules and regulations;

(iv) Coordinate activities with the HRA so as to avoid unnecessary disruption to or interference with the HRA's use of the Property;

(v) Do no unnecessary damage to the Property and restore the Property to substantially the same condition as the condition in which it was found by the Buyer at the time of entry upon the Property by the Buyer, its agents, employees or contractors;

(vi) Hold the HRA harmless from and indemnify the HRA from any and all claims, damages, judgments or obligations, including the cost of defense of suit, arising out of damage to Property or arising out of injury to anyone incurred or alleged to have been incurred in connection with or as a result of any work done pursuant to this right of entry, or as a result of the intentional torts or negligence of the Buyer, its agents, employees or contractors. Notwithstanding the foregoing, (i) neither the Buyer nor its contractors shall be responsible for the timeliness of any submission or application for further investigation or feasibility analysis or determining the proper methods of removal, treatment or disposal of any pollutants, contaminants or hazardous substances present on the Property; and (ii) nothing in this Agreement shall be deemed a waiver of defenses or limitations available to the HRA under Minnesota Statutes Chapter 466 (the Municipal Tort Claims Act); and

(v) If the Buyer or its contractors removes a sample or portion of the Property for investigation, monitoring or testing or obtains any data or issues any report, it must give the HRA an equal amount of the sample or portion and a copy of any data or report, and must permit the HRA to perform an independent investigation, monitoring, or testing of the sample or portion.

ARTICLE IV CONSTRUCTION OF IMPROVEMENTS

Section 4.1. Construction of Improvements. The Buyer shall construct the Improvements on the Property in accordance with the Guidelines and the Construction Plans, shall cause the Improvements to meet or exceed the Minimum Market Value specified in Section 1.1, and shall maintain, preserve and keep the Improvements in good repair and condition. The Buyer shall provide his or her proposed construction plans to the HRA for review; if the proposed construction plans are in conformity with this Agreement and the Guidelines, the HRA will approve the Construction Plans following review and comment by the Homeowner.

Section 4.2. Construction Plans. No building permit will be issued by the City unless the Building Plans are in conformity with the Guidelines, the Construction Plans, the required Minimum Market Value, other requirements contained in this Agreement, and all local, state and federal regulations. The Buyer shall provide the HRA with a set of Building Plans to be used in connection with any application for a building permit. The HRA shall, within 25 days of receipt of the Building Plans review the same to determine whether the foregoing requirements have been met. If the HRA determines such Building Plans to be deficient, it shall notify the Buyer in writing stating the deficiencies and the steps necessary for correction. Issuance of the building permit by the City shall be a conclusive determination that the Building Plans have been approved and shall satisfy the provisions of this Section 4.2.

Section 4.3. Schedule of Construction. Subject to Unavoidable Delays, construction of the Improvements shall be completed prior to December 31, 2026 (“Construction Completion Date”). All construction shall be in conformity with the approved Construction Plans and the Guidelines. Periodically during construction the Buyer shall make reports in such detail as may reasonably be requested by the HRA concerning the actual progress of construction. If at any time prior to completion of construction the HRA has cause to believe that the Buyer will be unable to complete construction of the Improvements in the time permitted by this Section 4.3, it may notify the Buyer and demand assurances from the Buyer regarding the Buyer’s construction schedule. If such assurances are not forthcoming or are deemed by the HRA at its sole discretion to be inadequate, the HRA may declare an Event of Default and may avail itself of any of the remedies specified in Section 8.2 of this Agreement.

Section 4.4. Certificate of Completion. After notification by the Buyer of completion of construction of the Improvements, the HRA shall inspect the construction to determine whether the Improvements have been completed in accordance with the Construction Plans and the terms of this Agreement, including the date of the completion thereof, and including satisfactory completion of Green Credit Standards. In the event that the HRA is satisfied with the construction, and upon closing on the sale of the Property to the Homeowner, the HRA shall furnish the Buyer with a Certificate of Completion in the form attached hereto as Exhibit A. Such certification by the HRA shall be a conclusive determination of satisfaction and termination of the agreements and covenants in this Agreement. Issuance of the Certificate of Completion shall also serve as a satisfaction of any obligation of Buyer secured by the escrow account established under Section 5.1, and the remaining funds in the escrow account will be released to the Buyer.

If the HRA shall refuse or fail to provide certification in accordance with the provisions of this Section 4.4, the HRA shall within 15 days of such notification provide the Buyer with a written statement, indicating in adequate detail in what respects the Buyer has failed to complete the

Improvements in accordance with the provisions of this Agreement necessary, in the opinion of the HRA, for the Buyer to take or perform in order to obtain such certification.

Section 4.5. Landscaping. The Buyer agrees to meet landscaping requirements and that the landscaping plan must be approved by city staff.

Section 4.6. Trees. All healthy trees will be saved and protected by the Buyer during construction, to the extent possible, except those that specifically interfere with the construction of the Improvements. The Buyer may not cut or remove a tree from the Property without prior permission from the HRA. Trees requested to be removed must be identified by type on the site plan provided by the Buyer.

Section 4.7. Green Credit. The Buyer understands that the purchase price reflects a land write-down under the condition that the Green Credit Standards are completed as outlined in Exhibit D.

Section 4.8. Accessibility. The Buyer understands that all accessibility requirements listed in the Guidelines in Exhibit B must be met prior to the issuance of the Certificate of Completion.

Section 4.9. Failure to Construct. In the event that construction of the Improvements is not completed as provided in Section 4.3 of this Agreement, an Event of Default shall be deemed to have occurred, and the HRA may proceed with its remedies under Section 8.2.

ARTICLE V REDEVELOPMENT ASSISTANCE

Section 5.1. Establishment of Cash Escrow. Buyer acknowledges that the HRA has incurred significant costs in acquiring the Property and selling the Property to the Buyer at a reduced price. On the Closing Date, Buyer will deliver to the HRA \$10,000 to be placed in a non-interest bearing escrow account pursuant to the Escrow Agreement, dated as of the date hereof, between Buyer and HRA. The obligation to pay the \$10,000 to the HRA will be forgiven, and the cash in the escrow account will be returned to Buyer if: (i) the Buyer receives a Certificate of Completion; and (ii) the Buyer is not otherwise in default of any of its obligations hereunder. If such have not occurred, an Event of Default shall be deemed to have occurred and the HRA may exercise its remedies under Section 8.2.

ARTICLE VI FINANCING

Section 6.1. Financing. HRA acknowledges that Buyer has submitted evidence of financing for the Improvements in compliance with the provisions of Section 2.1(b) of this Agreement. Buyer must notify HRA immediately of any changes to or withdrawal of the approved financing. HRA shall have 10 days to approve or disapprove changes in financing. If the HRA rejects a change in the approved financing or if the approved financing is withdrawn, the Buyer

shall have 30 days or such additional period of time as the Buyer may reasonably require from the date of the HRA's notification to submit evidence of financing satisfactory to the HRA. If the Buyer fails to submit such evidence or fails to use due diligence in pursuing financing, the HRA may terminate this Agreement and both parties shall be released from any further obligation or liability hereunder. Closing shall not take place until Buyer has provided HRA with acceptable evidence of financing for construction of the Improvements.

Section 6.2. Copy of Notice of Default to Lender. Whenever the HRA shall deliver any notice or demand to the Buyer with respect to any Event of Default by the Buyer in its obligations or covenants under this Agreement, the HRA shall at the same time forward a copy of such notice or demand to each holder of any Mortgage authorized by the Agreement at the last address of such holder shown in the records of the HRA.

Section 6.3. Subordination. In order to facilitate obtaining financing for the construction of the Improvements by the Buyer, the HRA may, in its sole and exclusive discretion, agree to modify this Agreement in the manner and to the extent the HRA deems reasonable, upon request by the financial institution and the Buyer.

ARTICLE VII PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

Section 7.1. Representation as to Redevelopment. The Buyer represents and agrees that its undertakings pursuant to the Agreement, are for the purpose of development of the Property and not for speculation in land holding. The Buyer further recognizes that, in view of the importance of the Development to the general welfare of Richfield and the substantial financing and other public aids that have been made available by the HRA for the purpose of making the Development possible, the qualification and identity of the Buyer are of particular concern to the HRA. The Buyer further recognizes that it is because of such qualifications and identity that the HRA is entering into this Agreement, and, in so doing, is further willing to rely on the representations and undertakings of the Buyer for the faithful performance of all undertakings and covenants agreed by the Buyer to be performed.

Section 7.2. Prohibition Against Transfer of Property and Assignment of Agreement. For the reasons set out in Section 7.1 of this Agreement, the Buyer represents and agrees as follows:

(a) Except as specifically allowed by this section, Buyer has not made or created, and, prior to the issuance of the Certificate of Completion, Buyer will not make or create, or suffer to be made or created, any total or partial sale, assignment, conveyance, or any trust in respect to this Agreement or the Property or any part thereof or any interest therein, or any contract or agreement to do any of the same, without the prior written approval of the HRA.

(b) This provision shall not be deemed as preventing the Buyer from entering into a Purchase Agreement for the sale of the Property to the Homeowner.

(c) This provision does not prohibit conveyances that are only by way of security for, and only for the purpose of obtaining financing necessary to enable the Buyer or any successor in interest to the Property, or any part thereof, to perform its obligations with respect to the Development under this Agreement, and any other purpose authorized by this Agreement. Any Mortgage obtained by the Buyer must be disclosed to the HRA, and must be subordinate to this Agreement. The Buyer must provide the HRA with an address for the holder of the Mortgage for purposes of providing notices as may be required by this Agreement.

ARTICLE VIII EVENTS OF DEFAULT

Section 8.1. Events of Default Defined. The following shall be deemed Events of Default under this Agreement and the term shall mean, whenever it is used in this Agreement, unless the context otherwise provides, any one or more of the following events:

(a) Failure by the Buyer to pay when due the payments required to be paid or secured under any provision of this Agreement;

(b) Failure by the Buyer to observe and substantially perform any covenant, condition, obligation or agreement on its part to be observed or performed hereunder, including the time for such performance;

(c) If the Buyer shall admit in writing its inability to pay its debts generally as they become due, or shall file a petition in bankruptcy, or shall make an assignment for the benefit of its creditors, or shall consent to the appointment of a receiver of itself or of the whole or any substantial part of the Property;

(d) If the Buyer, on a petition in bankruptcy filed against it, be adjudicated as bankrupt, or a court of competent jurisdiction shall enter an order or decree appointing, without the consent of the Buyer, a receiver of the Buyer or of the whole or substantially all of its property, or approve a petition filed against the Buyer seeking reorganization or arrangement of the Buyer under the federal bankruptcy laws, and such adjudication, order or decree shall not be vacated or set aside or stayed within 60 days from the date of entry thereof; or

(e) If the Buyer is in default under any Mortgage and has not entered into a work-out agreement with the holder of the Mortgage.

Section 8.2. Remedies on Default. Whenever any Event of Default occurs, the HRA may, in addition to any other remedies or rights given the HRA under this Agreement, take any one or more of the following actions following written notice by the HRA to the Buyer as provided in Section 8.3 of this Agreement:

(a) Suspend its performance under this Agreement until it receives assurances from the Buyer, deemed reasonably adequate by the HRA, that the Buyer will cure its default and continue its performance under this Agreement;

- (b) Cancel or rescind this Agreement;
- (c) Exercise its right under Section 8.3;
- (d) Withdraw all funds in the escrow account established in Section 5.1;
- (e) Withhold the Certificate of Completion; or

(f) Take whatever action at law or in equity may appear necessary or desirable to the HRA to enforce performance and observance of any obligation, agreement, or covenant of the Buyer under this Agreement; provided, however, that any exercise by the HRA of its rights or remedies hereunder shall always be subject to and limited by, and shall not defeat, render invalid or limit in any way (a) the lien of any Mortgage authorized by this Agreement and (b) any rights or interest provided in this Agreement for the protection of the holders of a Mortgage; and provided further that should any holder of a Mortgage succeed by foreclosure of the Mortgage or deed in lieu thereof to the Buyer's interest in the Property, it shall, notwithstanding the foregoing, be obligated to perform the obligations of the Buyer under this Agreement to the extent that the same have not therefore been performed by the Buyer.

Section 8.3. Revesting Interest in HRA Upon Happening of Event of Default Subsequent to Conveyance of Property to Buyer. In the event that subsequent to the closing or the sale of the Property to the Buyer and prior to the issuance of the Certificate of Completion:

- (a) The Buyer fails to begin construction of the Improvements in conformity with this Agreement, and such failure is not due to Unavoidable Delays;
- (b) The Buyer, after commencement of the construction of the Improvements, defaults in or violates obligations with respect to the construction of the Improvements, including the nature and the date for the completion thereof, or abandons or substantially suspends construction work, and such act or actions is not due to Unavoidable Delays;
- (c) The Buyer or successor in interest fails to pay real estate taxes or assessments on the Property or any part thereof when due, or places thereon any encumbrance or lien unauthorized by this Agreement, or suffers any levy or attachment to be made, or any supplier's or mechanic's lien, or any other unauthorized encumbrance or lien to attach;
- (d) There is, in violation of Article VIII of this Agreement, any transfer of the Property or any part thereof; or
- (e) The Buyer fails to comply with any of its covenants under this Agreement,

then the HRA shall have the right upon 30 days' written notice to Buyer and the Buyer's failure to cure within such 30 days period, to re-enter and take possession of the Property and to terminate and re-vest in the HRA the interest of the Buyer in the Property; provided, however, that such re-vestiture of title shall be subject to the lien of any prior encumbrance permitted under this

Agreement or any right of the Homeowner pursuant to a valid Purchase Agreement authorized by this Agreement.

Section 8.4. No Remedy Exclusive. No remedy herein conferred upon or reserved to the HRA is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the HRA or the Buyer to exercise any remedy reserved to it, it shall not be necessary to give notice, other than such notice as may be required in this Article VIII.

Section 8.5. No Additional Waiver Implied by One Waiver. In the event of the occurrence of any Event of Default by either party, which Event of Default is thereafter waived by the other party, such waiver shall be limited to the particular Event of Default so waived and shall not be deemed to waive any other concurrent, previous or subsequent Event of Default.

ARTICLE IX ADDITIONAL PROVISIONS

Section 9.1. Conflict of Interests; Representatives Not Individually Liable. No HRA officer who is authorized to take part in any manner in making this Agreement in his or her official capacity shall voluntarily have a personal financial interest in this Agreement or benefit financially there from. No member, official, or employee of the HRA shall be personally liable to the Buyer, or any successor in interest, for any Event of Default by the HRA or for any amount which may become due to the Buyer or successor or on any obligations under the terms of this Agreement.

Section 9.2. Non-Discrimination. The provisions of Minnesota Statutes Section 181.59, which relate to civil rights and non-discrimination, and any affirmative action program of the City shall be considered a part of this Agreement and binding on the Buyer as though fully set forth herein.

Section 9.3. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is sent by mail, postage prepared, return receipt requested or delivered personally:

- (a) As to the HRA:

Richfield HRA
Executive Director
6700 Portland Avenue South
Richfield, MN 55423

(b) As to the Buyer:

Dereje Demessie and Beza Gebrehiwot
7439 Clinton Ave
Richfield, MN 55438

or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section 8.3.

Section 9.4. Counterparts. This Agreement may be simultaneously executed in any number of counterparts, all of which shall constitute one and the same instrument.

Section 9.5. Extensions. Any extension to the Closing Date and/or extension to Construction Completion Date that exceeds 6 months from the date agreed to in Section 3.6 and 4.3, respectively, must be approved by the HRA Board. HRA staff is authorized to extend the Closing Date to a date less than 6 months from the Closing Date agreed to in Section 3.6 and extend the Construction Completion Date to a date less than 6 months from the Construction Completion Date agreed to in Section 4.3.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the day and year first above written.

THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF RICHFIELD, MINNESOTA

By _____
Its Chairperson

By _____
Its Executive Director

[illegible]

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, the Chairperson of the Housing and Redevelopment Authority in and for the City of Richfield, Minnesota, a public body corporate and politic under the laws of Minnesota, on behalf of the authority.

Notary Public

[illegible]

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, the Executive Director of the Housing and Redevelopment Authority in and for the City of Richfield, Minnesota, a public body corporate and politic under the laws of Minnesota, on behalf of the authority.

Notary Public

Signature Page for Buyer

Dereje Demessie

Beza Gebrehiwot

STATE OF MINNESOTA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, the _____ of _____, a _____ under the laws of _____, on behalf of the _____.

Notary Public

STATE OF MINNESOTA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, the _____ of _____, a _____ under the laws of _____, on behalf of the _____.

Notary Public

EXHIBIT A
FORM OF CERTIFICATE OF COMPLETION

The undersigned hereby certifies that _____, has fully and completely complied with its obligations under that document entitled "Contract for Private Development", between the Housing and Redevelopment Authority in and for the City of Richfield, Minnesota and _____ dated _____, filed _____ as Document No. _____ (the "Contract") with respect to the construction of the approved construction plans at _____, legally described as _____ and is released and forever discharged from its obligations under such Contract.

DATED: _____

THE HOUSING AND REDEVELOPMENT
AUTHORITY IN AND FOR THE CITY
RICHFIELD

By: _____
Its: Executive Director

STATE OF MINNESOTA)
) SS
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____ the Executive Director of the Housing and Redevelopment Authority in and for the City of Richfield, a public body corporate and politic under the laws of the State of Minnesota on behalf of the public body corporate and politic.

Notary Public

This instrument was drafted by:

Kennedy & Graven, Chartered
150 South Fifth Street, Suite 700
Minneapolis, MN 55402-1299
(612) 337-9300

EXHIBIT B

**RICHFIELD REDISCOVERED
PROGRAM GUIDELINES
LOT SALE PROGRAM**

REVISED: November, 2022

PROGRAM OBJECTIVES.....	3
DEFINITIONS	3
PROGRAM BASICS.....	4
APPLICATION REQUIREMENTS.....	4
ADDITIONAL REQUIREMENTS	5
HOUSE DESIGN AND SITE DEVELOPMENT REQUIREMENTS	6
New House Standards.....	6
Site Standards.....	6
Construction Requirements	7
General Standards	7
Green Community Concepts	9
CITY REVIEW PROCEDURE.....	9
LOT SALE TO BUILDER/BUYER.....	10
PROGRAM MARKETING.....	10
DATA PRIVACY	11

This document has been developed as a guidance tool for program administration. It should not be interpreted as constituting any contractual agreement or liability by the City or Housing and Redevelopment Authority (HRA). The HRA may modify or divert from the guidelines where it deems appropriate.

I. Program Objectives

1. To remove substandard, functionally obsolete housing on scattered sites throughout the City and replace with new, higher-valued housing.
2. To eliminate the blighting influence of substandard housing, thus improving residential neighborhoods.
3. To alleviate the shortage of housing choices for families.
4. To facilitate the construction of larger three- to four-bedroom, owner-occupied homes designed for families.
5. To facilitate the construction of accessory dwelling units, sustainably built homes, owner-occupied duplexes, and accessible homes.

These objectives will be achieved through the sale of lots by the Housing and Redevelopment Authority to Builder/Buyer teams for the development of newly constructed homes.

II. Definitions

Accessory Dwelling Unit: A dwelling unit that is located on the same lot as a principal residential structure to which it is accessory, and that is subordinate in area to the principal dwelling. These may be attached to either the primary home or the garage, but cannot be freestanding and must meet all applicable zoning code requirements.

Applicant: An individual who submits an application for a Richfield Rediscovered lot. The Applicant may be a Builder or the end Buyer. If the Applicant is a Builder, an end Buyer should be identified. If the Applicant is the Buyer, the Applicant must submit a signed contract between the Builder and the Buyer to build a home on the lot identified in the application.

Buyer: An individual(s) who will build, own and occupy a new housing unit in Richfield.

The Buyer will occupy the property and not offer it for rent. The Buyer may not also function as the Builder on a Richfield Rediscovered project. The Buyer and Builder must be unrelated separate legal entities. A speculative project by a Buyer may be considered if all other program requirements can be met. However, neither the Buyer, the Buyer's Builder or Builder's subcontractors, or the Builder's realty agents may occupy or purchase the property.

Buyers, unless licensed in the trade specified, may not put any sweat equity into the construction of the foundation, wall/roof framing, shingling, exterior work, electrical/plumbing/HVAC systems or interior carpentry.

A Buyer, and all members of his/her household, is limited to building a home through the program no more than once every seven years.

Builder: Licensed Contractor who has signed a contract with the Buyer to build a home on the lot identified in the application.

Contract for Private Development: A contract between the HRA and the Builder or Buyer that establishes the conditions under which the lot will be sold and the proposed house will be developed.

Deconstruction: the process of carefully removing components of the home so the materials can be recycled, repurposed, or reused instead of being sent to a landfill. Once all materials that can be salvaged are removed, the remainder of the foundation will be demolished. Grants may be available through Hennepin County to help offset the costs.

Duplex- A residential building used for occupancy by two (2) families living independently of each other, where both units are situated on the same parcel of land. At least one unit must be owner-occupied in order to be eligible for the Richfield Rediscovered program.

Green Community Concepts Plan: A written plan indicating how the proposed development will incorporate green building features and concepts. Priority will be given to projects that incorporate green building features.

HRA: Housing and Redevelopment Authority in and for the City of Richfield.

Lot List: A listing of available lots for sale. Information regarding the lot location, size and sale price is provided.

III. Program Basics

1. HRA publishes a list of available vacant lots for purchase including sale price and development criteria.
2. Builder/Buyer team proposes a plan for a lot consistent with development criteria and program requirements and makes an offer to purchase.
3. HRA may issue a Request for Proposals for a specific lot(s) with a specific submittal deadline. HRA staff review all Proposals submitted by the deadline for consistency with development criteria and program requirements. The Proposal that best meets the criteria and requirements is selected to develop the lot.
4. HRA approves lot sale.
5. Lot is sold to Builder or Buyer.
6. Builder constructs new home.
7. Projects must be completed within one year of HRA approval of the project.

IV. Application Requirements

The following must be submitted for application to the program:

1. \$550 application fee
An application fee must be paid at the time of application. This fee is non-refundable and is not part of the lot price.
2. Application Form
3. Floor plans
The layout of all levels, including basement and unfinished space, must be provided.
4. Elevations
Elevations of all four sides of the house, including view of garage shall be provided. Colored renderings may also be required.
5. Site plan
The site plan shall indicate the location of the new house, walkways and garage.
6. Landscaping plan
A landscaping plan must indicate the location and type of trees, shrubbery, flowers and landscaping materials (e.g. rocks, mulch) and any existing trees to be preserved.
7. Detail of construction materials to be used on the project.
8. Green Community Concepts Plan
The plan should indicate what Green Community Concepts will be incorporated into the project.
9. Construction timeline
Construction must be completed with one year of the purchase of the property.
10. Signed contract with Builder
11. Purchase agreement
If the Builder plans to purchase the lot, the application must include a valid purchase agreement between the Buyer and the Builder for the lot to be developed.

12. Financial capability statement
A statement from a financial institution indicating willingness to provide sufficient construction capital to complete the project must be provided.
13. Builder References
 - a. Five previous customers
 - b. Three major suppliers, one being the construction supplier
 - c. Building inspectors from two cities where the Builder has constructed new housing within the past three years
14. Proof of Builder's Comprehensive General Liability with Property Damage Protection.
15. Proof of sufficient worker's compensation insurance coverage by the Builder.
16. Written warranty program
To be provided to the Buyer, which guarantees at a minimum, warranted repairs as required by Minnesota State Statute.

V. Additional Program Requirements

1. The Applicant is expected to meet with an architectural/design consultant prior to submitting an application. A two-hour consultation is available through the HRA at a cost of \$50.00 to the applicant. See the City's website (www.richfieldmn.gov) for more information. This requirement may be waived if the applicant is using an architect for the project.
2. The site will be sold to the Builder or Buyer at the fair market value as appears on the Lot List. The HRA will not accept offers for less than the established sale price. Home design features may be taken into account when establishing the final lot price.
3. A Contract for Private Development is signed by the HRA and the Builder or the Buyer. The Contract is a standard form which includes conditions for acquisition and development of the property. The Contract will establish a minimum required end-value for the property based on construction estimates provided by the applicant. The Builder or Buyer will be expected to agree to the terms of the Contract before the application can be scheduled on the HRA agenda.
4. The lot can be sold to either the Builder or the Buyer. If the lot is sold to the Builder, the Builder will pay cash for the lot at closing and submit a Letter of Credit or cash escrow for \$10,000. The Letter of Credit must be from a financial institution incorporated in the Twin Cities metropolitan area. The cash escrow will be held in a non-interest bearing account. The Letter of Credit or cash escrow will be released once the construction and landscape work are completed and a final Certificate of Occupancy is issued.
5. If the lot is sold to the Builder and the Builder fails to complete construction as approved by the HRA, the Letter of Credit or cash escrow may be drawn upon by the HRA. In addition, the Contract for Private Development will contain a reverter provision, which will enable the HRA to reclaim ownership of the property in the event of a default in the Contract. In the event that the Builder fails to complete construction, the HRA may exercise its rights under the reverter provision, as well as draw upon the Letter of Credit or cash escrow.
6. If the lot is sold to the Buyer, the Buyer will pay cash for the lot at closing and submit a cash escrow for \$10,000. The cash escrow will be released once the construction and landscape work are completed and a final Certificate of Occupancy is issued.
7. If the lot is sold to the Buyer and the Buyer fails to complete construction as approved by the HRA, the HRA may exercise its rights provided in the mortgage.
8. A Buyer, and all members of his/her household, is limited to purchasing no more than one lot every seven years.

VI. House Design and Site Development Requirements

The development of all sites shall meet the development criteria listed below, as reviewed and approved by the HRA. To maximize the development of a given lot, the HRA reserves the right to explore all development options without obligating the HRA to support any specific proposal, idea or solicitation.

Housing design is a critical element of the program. Siding materials, exterior façade presentation, roof, window, siding and building line variability, finished landscape, interior space function and use are all important issues of design to the HRA. The design requirements were created to ensure that the homes built on the HRA-sold lots blend in with the surrounding neighborhood and respond to the specific concerns of the HRA.

All new houses built under the Richfield Rediscovered Program must meet the requirements of the City's Zoning Code and additional criteria, as listed in this document.

A. New House Standards

1. New dwelling must be owner-occupied.
2. Three finished bedrooms are required, at a minimum.
3. Two finished bathrooms are required, at a minimum.
4. Two-car garage is required, at a minimum.
5. A full basement is required, unless the selected design results in a split-level or a garden-level type of basement. In the case of an "accessible" house, a basement may be omitted if it would otherwise prohibit accessible design elements.
6. Must incorporate additional accessibility features as outlined in the Program Guidelines.
7. Home must feature either an accessory dwelling unit, green design, duplex, accessible design, or other unique feature that furthers HRA housing goals as approved by the HRA.

B. Site Standards

1. After construction, the site must be fully landscaped, including plantings around the foundation. The entire grounds shall be landscaped and be aesthetically pleasing in all seasons. Land forms and plant materials shall be used to define the site and blend neatly with adjoining properties. Specific lot line blending requirements may be required, as appropriate, for specific sites.

The applicant must meet the "Landscaping and Screening Requirements" in the City's Zoning Code under Section 544.03, Subd. 4, General landscaping requirements and Subd. 5, Residential sites. The code is available on the City's website: www.richfieldmn.gov Additionally, one approved landscaping feature will be required in both the front yard and back yard. Examples of acceptable landscaping features are: native plantings, pollinator gardens, and food gardens. The square footage of the landscaping feature must be reasonable in relation to lot size. SSOM compost will be required for all installations.

2. To the greatest extent possible, existing trees should be preserved. Any trees removed must be replaced (they do not have to be the same species or in the same location) and should be labeled on the required landscape plan. A lot review will be conducted by City staff to determine the health of existing trees as well as ideal placement of new trees to increase natural cooling efficiency. New trees must be species from the Forestry Department's approved list. A total of three trees will be required on the lot, including existing trees that can be preserved. A boulevard tree must be planted if there is not an existing one on the lot.

Unless otherwise specified by the Public Works Director, all tree species and their cultivars and varieties planted on the boulevard shall conform to the American Association of Nurserymen Standards and be at least 1 ½ to 2 inches (1.5-2") in diameter, six inches (6") above ground level, and at least nine feet (9') in height when planted. The crown shall be in good balance with the trunk.

3. Utility meters shall be screened from street view and locations must be specified on plans.

4. Site drainage should be accommodated on the site so that water is directed away from the new home and the neighboring properties. All downspouts must drain into the grass, a garden, or a rainwater harvesting system. Neighboring properties must not be disturbed by the creation of drainage swales. Specific storm water management requirements may be required, as appropriate, including the addition of gutters or on-site management for specific sites. Construction and the finished structure must not have a detrimental impact on storm water drainage patterns in the neighborhood.
5. All air conditioning units must be located in the rear yard of the house, or as approved by the HRA.

C. Construction Requirements

1. If demolition of an existing home is necessary, the builder should utilize deconstruction. If not feasible, an exemption may be requested from HRA staff.
2. Existing trees identified on the landscape plan as being preserved, must be protected during construction. A tree wrap with board reinforcements shall be used on trees directly adjacent to active grading and construction areas. Damaged or destroyed trees must be replaced.
3. The construction site, neighboring properties and adjacent public streets shall be kept free of construction debris at all times.
4. No construction workers, construction equipment or construction material shall encroach upon neighboring properties.
5. The property shall have a new sanitary service line installed to the City sanitary sewer main per city standards. If there is an existing 6" sewer stub at the property line, it must be fully lined with an approved CIPP product of the same sewer size the City's sanitary main.
The line must be televised after installation to ensure the line meets city standards

D. General Standards

1. The value of the new home must meet or exceed the minimum value specified in the Contract for Private Redevelopment.
2. All homes in the Richfield Rediscovered Program must be stick-built or high-quality modular, new construction and the design must include one of the following features:
 - a. Accessory Dwelling Unit
 - b. Meet the attached "Green Credit Standards for Richfield Rediscovered" and include either solar panels, geothermal heating or other sustainable feature as approved by the HRA.
 - c. Be an owner-occupied duplex
 - d. Fully accessible per the criteria outlined in the Minnesota Accessibility Code Section 1002: Accessible Units
 - e. Other unique design that furthers HRA housing goals, as approved by the HRA
3. Exterior materials (siding, soffit, doors and windows) should be low-maintenance and durable. Brick, stucco and fiber cement siding are preferred. Natural cedar lap is acceptable if properly stained or painted. Hardboard panels or hardboard lap siding are prohibited. Roof valleys must have metal valleys and not be woven.
4. Unit height and mass of the new house shall be compatible with the scale of the surrounding homes in the neighborhood.
5. Plans must present a balanced and pleasing distribution of wall, door and window areas from all views.

6. The dominance of the garage door must be minimized through placement, architectural detail, door design and utilization and design of windows. Garages, where the garage door faces the street, shall not be located closer to the front lot line than the foremost facade of the principal building facing the front property line. Garage sidewalls that face the street should appear to contain habitable space. This can be accomplished by incorporating windows and other design elements into the garage wall that are in character with the remainder of the dwelling. For lots that have alley access, the garage should be oriented to access the alley.
7. At minimum, home design must meet the following standards of accessibility:
 - Exterior
 - All walkways at least 36 in wide
 - Attention paid to entrance accessibility (railings, stair tread measurements, slope etc)
 - Outside light with motion control at entryways
 - Entryways
 - One half inch threshold
 - 36 in clear opening
 - Five foot by five foot by five foot landing on each side of door
 - Covered entry
 - All doors
 - Lever style door handles (not round doorknobs)
 - 32 in clear opening for all doors
 - Flush entrance for interior doors
 - 18 in clearance beyond latch
 - Bathrooms
 - All bathrooms must have reinforcements in place for placement of future grab bars
 - Wheelchair turning radius included in at least one ground floor bathroom
 - Lit closets
 - Laundry room- Clear floor space 36 inches wide extending full length of appliances plus 18 inches to either side of clothes washer and dryer.
 - 48 inches between counters in kitchen
 - Large rocker-style light switches that are easy to use
 - Hallways 36 inches wide; 42 inches is recommended

Preference for designs that include:

- Kitchen, bath, laundry, and at least one sleeping room (no smaller than 12 feet by 12 feet) on the main floor. The sleeping room can be used for different purposes at different times: den, office, playroom, etc.
 - Closets “stacked” over each other in a multi-story home, in order to allow for future installation of an elevator or lift (allow at least 60 inches by 60 inches for installation)
8. All building plans must have been prepared in consultation with an architect or qualified draftsman. All requirements by the Building Inspections Division must be met.
 9. All Richfield Rediscovered houses must meet or exceed Minnesota Energy Code requirements.
 9. All new homes shall be built to provide high quality sound insulation. Recommendations for sound insulation measures may be provided on a site-by-site basis. All construction must conform to sound attenuation building standards as required by Zoning Ordinance Section 541.19 for properties located within the 2007 60-62 DNL Contour and 2007 63 or greater DNL contours.
 10. If a variance is required to construct the proposed development, the HRA may, at its sole discretion, choose to reject the application.

11. If the HRA accepts an application that needs a variance(s), sale of the property will be contingent upon the applicant obtaining the necessary variance(s). The Applicant is responsible for applying for the variance(s) at its own expense. The HRA, as owner of the property, will, however, cooperate with the application.

E. Green Community Concepts

Priority will be given to projects incorporating the green community concepts listed below. Any concepts the applicant would like considered during the application process should be explained in a written plan submitted with the application. Projects that meet the attached “Green Credit Standards for Richfield Rediscovered” in addition to another feature (ADU, duplex or accessibly designed home) will be eligible for a lot price reduction. The lot price will be reduced by a minimum of \$5,000 up to a maximum of \$10,000 depending on the actual costs of the measures provided.

1. *Protect and conserve water and soil.* To reduce water consumption, consider the use of water-conserving appliances, fixtures, and landscaping. Steps should be taken to minimize the loss of soil and sediment during construction and occupancy to reduce storm-water sediment and air pollution.
2. *Minimize energy consumption.* Reduce energy consumption by taking advantage of natural heating, cooling and day lighting, and by using energy-efficient appliances, equipment and lighting.
3. *Enhance indoor environmental quality.* Use non-toxic materials, ventilation and exhaust systems, and moisture control products and systems.
4. *Use environmentally-preferable materials and resources.* Use locally-produced, salvaged and/or manufactured materials, products with recycled content or from renewable sources, recyclable or reusable materials, and low-VOC-emitting materials.
5. *Reduce waste.* Reduce and manage wastes generated during the construction process and operation of buildings. If demolition occurs, sort and recycle leftover materials and debris.

VII. City Review Procedure

1. Applicant reviews proposed project with HRA staff before plans are finalized.
2. Applicant submits application, plans, and application fee at least 45 days prior to the HRA meeting.
3. An application is considered to be received when delivered personally to HRA staff in a pre-arranged meeting. If more than one application is submitted for a lot within five-working days, all applications will be reviewed, and the application that best meets the program guidelines will be selected. The application fee will be returned to the Applicant whose proposal was not selected. Following this five-day period, the lot will be considered reserved by the selected application and no additional applications will be accepted for the proposed lot while the application is being processed.
4. If an application is determined to be incomplete, the applicant will have 30 days to submit a complete application. If a complete application is not received within 30 days, the application will be rejected and the lot will be made available for new applications.
5. HRA staff review application to ensure conformance with House Design and Site Development Requirements.
6. HRA staff may reject or accept an application at its sole discretion.
7. HRA staff may choose to issue a Request for Proposals (RFP) for a lot. In this case, Staff issues an RFP, giving a specific time period within which proposals may be submitted. HRA staff review all proposals for consistency with development criteria and program requirements. The proposal that best meets the criteria

and requirements is selected to develop the lot. The applicant will have 30 days to submit a complete application. If a complete application is not received within 30 days, the application will be rejected. Staff may elect to award the lot to another submitted proposal or solicit additional proposals.

8. The Builder or Buyer executes a Contract for Private Redevelopment.
9. An application is determined to be complete at least three weeks prior to the HRA meeting.
10. HRA staff publishes a legal notice of the public hearing and prepares a report and recommendation for the HRA.
11. HRA reviews application, conducts a public hearing, and takes action at the HRA meeting.
12. If approved, the Contract for Private Redevelopment is executed by the HRA.

VIII. Lot Sale to Builder or Buyer

1. Upon approval of the application by the HRA, a closing will be scheduled between the HRA and the Builder or Buyer.
2. The HRA will prepare all statements, affidavits, documents, and general release forms required for closing.
3. The Builder will attend a pre-construction meeting with city staff from relevant departments.
4. The Builder applies for a building permit prior to closing. The Builder is responsible for acquiring the necessary building permits with the City of Richfield Building Inspections Division. If changes to the plans are required by the Inspections Division, the applicant must notify HRA staff.
5. The Applicant provides evidence to HRA staff that all requirements to proceed with construction, as determined in the Contract for Private Redevelopment, have been met.
6. The HRA conveys the property to the Builder or Buyer by Quit Claim Deed. The site will be sold to the Builder or Buyer at the fair market value as appears on the Lot List.
7. At closing with the Builder, the Builder provides a cash escrow for \$10,000 to the HRA.
8. Upon completion of the project, the cash escrow is released to the Builder. A Certificate of Completion is executed by the HRA, releasing the obligations of the Contract for Private Redevelopment.

IX. Program Marketing

Richfield Rediscovered program marketing is entirely at the discretion of the HRA. It may include the following:

1. *Buyer Solicitation.* The HRA may market the program to potential Buyers through promotional articles, direct mail, the Internet, or other methods as deemed appropriate. Buyers may be any financially capable individual or household, including first-time buyers, move-up buyers or empty-nesters.
2. *Public Promotion.*
 - a. The HRA will periodically provide information about the program through articles in city publications, on the City's web site, on the Community Cable channel, or via press releases to promote community awareness.
 - b. A public open house may be held to provide an opportunity for residents and other interested parties to collectively view the finished homes. The Parade of Homes Fall Showcase and Spring Preview may also accomplish this.
 - c. Photos will be taken of finished homes and may be used to promote the program.

A program information package will be mailed to all interested participants. The information packet may include the following:

1. Lot List
2. Richfield Rediscovered Lot Sale Procedural Guidelines
3. Application Form
4. Sample Contract for Private Redevelopment

X. Data Privacy

The HRA is subject to Minnesota Statutes Chapter 13 (the “Minnesota Government Data Practices Act”). Under the Minnesota Government Data Practices Act, the names and addresses of applicants for or recipients of assistance under this program and the amount of assistance received under this program are public data. All other financial information submitted to the HRA for purposes of the program application is considered private data.

EXHIBIT C
QUIT CLAIM DEED

Deed Tax Due: \$ _____
ECRV _____

Date: _____

FOR VALUABLE CONSIDERATION, Housing and Redevelopment Authority in and for the City of Richfield, a public body corporate and politic under the laws of the State of Minnesota, Grantor, hereby conveys and quit claims to _____, a _____ under the laws of the State of _____, Grantee, real property in Hennepin County, Minnesota, described as follows:

, according to the map or plat thereof on file or of record in the office of the Hennepin County Recorder.

This deed is subject to that certain Contract for Private Development between Grantor and Grantee, dated _____, 20__ (the "Contract"), recorded in the office of the Hennepin County **Recorder/Registrar of Titles**. The Contract provides that the Grantee's rights and interest in the real property described above are subject to the Grantor's right to re-enter and revest in Grantor title to the Property under conditions specified therein, including but not limited to termination of the Grantor's right to re-enter and revest upon issuance of a Certificate of Completion as defined in the Contract.

together with all hereditaments and appurtenances.

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____).
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Housing and Redevelopment Authority in and for the City of Richfield

By _____

Its Chairperson

By _____

Its Executive Director

STATE OF MINNESOTA

} ss.

COUNTY OF HENNEPIN

The foregoing was acknowledged before me this ____ day of _____, 20__ by _____, the Chairperson of the Housing and Redevelopment Authority in and for the City of Richfield, a public body corporate and politic under the laws of Minnesota, on behalf of the corporation, Grantor.

NOTARY STAMP

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

STATE OF MINNESOTA

} ss.

COUNTY OF HENNEPIN

The foregoing was acknowledged before me this _____ day of _____, 20__, by _____, the Executive Director, of Housing and Redevelopment Authority in and for the City of Richfield, a public body corporate and politic under the laws of the State of Minnesota, on behalf of the corporation, Grantor.

NOTARY STAMP

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

This instrument was drafted by:

Tax Statements should be sent to:

Kennedy & Graven, Chartered
150 South Fifth Street, Suite 700
Minneapolis, MN 55402-1299
(612) 337-9300

EXHIBIT D

Green Credit Standards for Richfield Rediscovered

	Requirement	Details
Overall Certification	Obtain one of the listed certifications, or propose a different certification to be approved by City staff. Share the submitted certification checklist or documents with City staff.	☐ GreenStar Homes – Silver ☐ MN GreenPath – Advanced or Master ☐ ENERGY STAR ☐ LEED Certification
Tree Standards	4 trees must be on the lot. Existing trees that remain throughout construction count towards this total. Must plant a boulevard tree if there is not an existing one.	Trees must be from the list of approved species (see attached). At least one ornamental must be a tree and not a shrub. Staff will conduct a lot review for ideal placement to increase natural heating/cooling efficiency. Unless otherwise specified by the Public Works Director, all tree species and their cultivars and varieties planted on the boulevard shall conform to American Association of Nurserymen Standards and be at least 1½ to 2 inches (1.5-2”) in diameter, six inches (6”) above ground level, and at least nine feet (9’) in height when planted. The crown shall be in good balance with the trunk.
Landscaping	50% of “unbuilt” green space must be alternatively landscaped. One feature must be located in the front yard. SSOM compost use is required to fulfill this standard.	<u>Approved landscaping elements:</u> ☐ Native grasses/natural or conservation landscaping ☐ Gardens (pollinator, flower, food, etc.) ☐ Xeriscaping ☐ other proposals as approved by City staff

Water Conservation	Must include 1 or more features. All downspouts must be disconnected and drain into the grass, a garden, or a rainwater harvesting system. Install water-conserving appliances and fixtures.	☐ Install a grass strip in the middle of the driveway for less impervious pavement. ☐ Install a rainwater harvesting system (i.e. a cistern) or rain barrels. ☐ Use permeable materials in walkways or patios.
Materials	Must include 1 or more features.	☐ Enhance indoor environmental quality by using non-toxic building materials, ventilation and exhaust systems, and moisture control products and systems. ☐ Use locally-produced, salvaged and/or manufactured materials, products with recycled content or from renewable sources, recyclable or reusable materials, and low-VOC-emitting materials. ☐ Reduce waste generated during the construction process and operation of buildings. If demolition occurs, sort and recycle leftover materials and debris.
Energy Efficiency	Must include 1 or more features. All LED lighting, a programmable thermostat, a high-efficiency HVAC system, and attic insulation are required.	☐ Reduce energy consumption by taking advantage of natural heating, cooling and day lighting. ☐ Install conduit for an EV charger so the garage is “EV-ready”. ☐ Install solar panels. ☐ Install a heat pump system. ☐ Install all electric appliances.
Other	One of these features may count towards any of the above categories (except	☐ Install a green roof. Green roofs help manage storm water by mimicking hydrologic processes normally associated with open space. Plants capture rainwater and absorb it in their root zone,

	Trees, Landscaping, and Overall Certification)	encouraging evapotranspiration and preventing much stormwater from entering runoff streams. ☐ Deconstruction of any existing building onsite.
--	--	---

List of Acceptable Tree Varieties

General conditions for selecting varieties of trees suitable are: hardiness, upright growth characteristics, lack of fruit or nuts, local availability, and price. Other varieties may be accepted by the City Forester.

Deciduous or coniferous trees

Birch, Prairie Dream
 Birch, River
 Birch, Whitespire
 Buckeye, Autumn splendor
 Coffeetree, Kentucky-Espresso
 Elm, New Harmony
 Elm, New Horizon
 Elm, Princeton
 Elm, Valley Forge
 Ginkgo, Autumn Gold
 Ginkgo, Princeton Sentry
 Hackberry
 Honeylocust, Imperial
 Honeylocust, Northern Acclaim
 Honeylocust, Skyline
 Honeylocust, Streetkeeper
 Honeylocust, Sunburst
 Ironwood
 Linden, American
 Linden, Blvd.
 Linden, Glenleven

Linden, Greenspire
 Linden, Redmond
 Linden, Sentry
 *Maple, Hybrids (Autumn Blaze, Fantasy, Firefall and Radiance)
 *Maple, Norway
 *Maple, Sugar
 *Maple, Red
 Oak, Bur
 Oak, Crimson Spire
 Oak, Heritage
 Oak, Northern Pin
 Oak, Red
 Oak, Regal Prince
 Oak, Swamp White
 Oak, Warei 'Long'
 Pine, White

*Maples are allowed but not recommended due to their prevalence in Richfield.

Ornamental trees

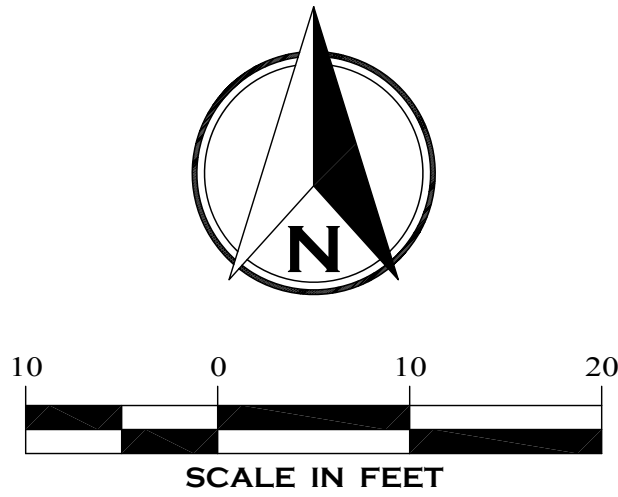
Ash, Showy Mountain
Beech, Blue
Crabapple, Donald Wyman
Crabapple, Harvest Gold
Crabapple, Pink Spires
Crabapple, Prariefire
Crabapple, Rejoice
Crabapple, Royal Raindrops
Crabapple, Spring Snow
Crabapple, Velvet Pillar
Hawthorn, Russian
Hawthorn, Thornless
Japanese Tree Lilac, Ivory Silk
Japanese Tree Lilac, Summer Storm

Prohibited Trees

Amur Cork
Amur Maple
Ash
Autumn Olive
Black Locust
Boxelder
Buckthorn
Ginko (female only)

Mulberry
Non-disease resistant elm species
Nonhybrid cottonwood species
Norway Maple
Russian Olive
Siberian Elm
Siberian Peashrub
Tree of Heaven

SITE PLAN FOR:
BENOZ HOMES, INC.



LEGEND

- SS

ST

W

-G-
- Fence

Sanitary Sewer

Storm Sewer

Water Main

Underground Gas

Retaining Wall

Sanitary Manhole

Storm Manhole

Storm Catch Basin

Power Pole

Water Shutoff

Existing Elevation

Top of Curb Elevation

Top of Wall Elevation

Existing Contour

Found Iron Monument

Set Iron Monument

Inscribed R.L.S 15230

Proposed Silt Fence

Proposed Elevation

Proposed Contour

ZONING:
R | Low Density Residential

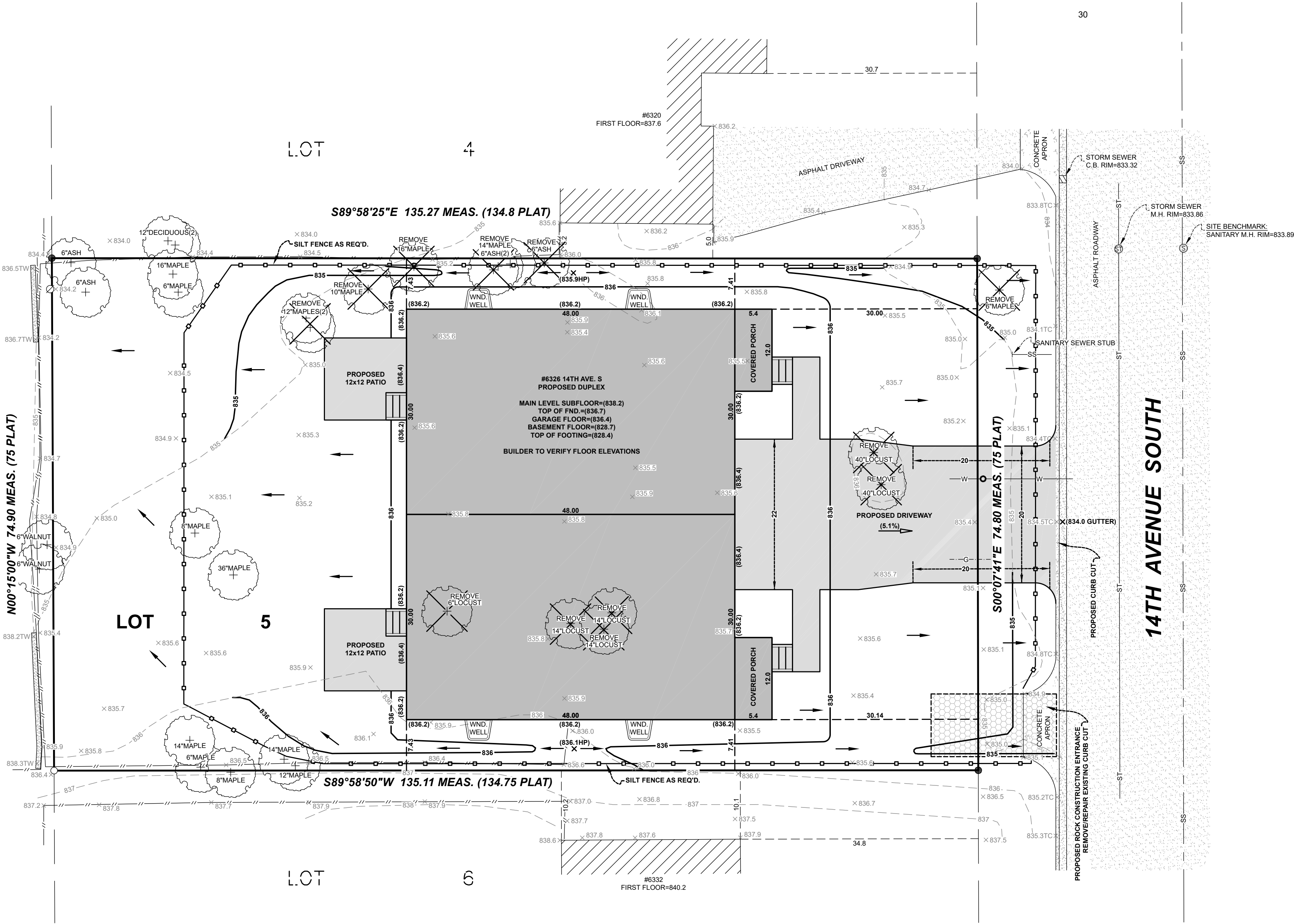
PROPOSED LOT AREA CALCULATION (VACANT):

Lot Area = 10,119 SF
PROPOSED IMPERVIOUS SURFACE:
Duplex = 2,880 SF
Front Covered Porches = 130 SF
Driveway, Front Walks/Steps = 895 SF
12x12 Patios (2) = 288 SF
Total = 4,193 SF
Proposed Impervious Surface = 41.4%

NOTE:
45% or 4,554 SF Maximum Allowable Impervious Surface

GENERAL NOTES:

- Existing building dimensions are measured to siding and not building foundation.
- No title commitment was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.



JOB NO. 14-26	SCALE 1" = 10'	SITE ADDRESS 6326 14th Ave. S Richfield, MN 55423
	DRAWN CME	
	REFERENCE 504-23 187/15	
	507-23	
BOOK/PAGE	90-24	PROPERTY DESCRIPTION Lot 5, Block 2, RICH HIGHLANDS, Hennepin County, Minnesota.
SHEET 1 of 1 18x24		SITE BENCHMARK Sanitary manhole rim on centerline between house nos. 6320 and #6326. Elevation = 833.89.

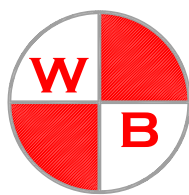
REVISIONS	
DATE	REMARKS

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.

DATED: 02-02-2026

WOODROW A. BROWN, R.L.S. MN REG 15230



W. BROWN LAND SURVEYING, INC.

8030 OLD CEDAR AVENUE SO., SUITE 228
BLOOMINGTON, MN 55425
PH: (952) 854-4055
WBROWNLANDSURVEYING.COM
EMAIL: INFO@WBROWNLANDSURVEYING.COM

DATE: 2025-04-01

REVISIONS:

- REVISED 2025-04-03
- REVISED 2025-04-10
- REVISED 2025-04-11
- ISSUED 2025-04-14
- REVISED 2026-01-12
- REVISED 2026-01-19

TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATLY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

6326 14TH AV S

JOB NO: 6326

SHEET NO:

A3

ELEVATIONS

1 FRONT
1/4" = 1'-0"



2 RIGHT
1/4" = 1'-0"



DATE: 2025-04-01

REVISIONS:

- REVISED 2025-04-03
- REVISED 2025-04-10
- REVISED 2025-04-11
- ISSUED 2025-04-14
- REVISED 2026-01-12
- REVISED 2026-01-19

TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

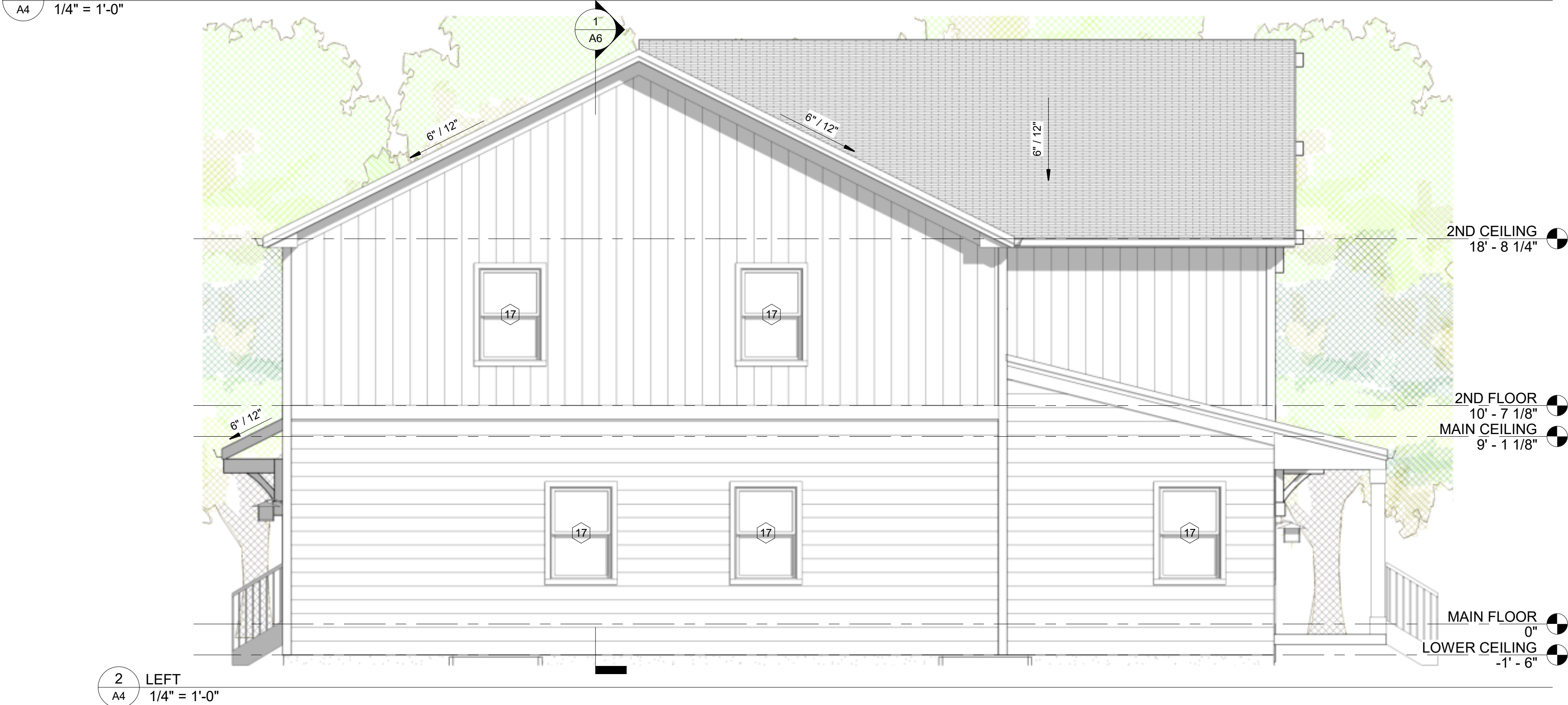
6326 14TH AV S

JOB NO: 6326

SHEET NO:

A4

ELEVATIONS



DATE: 2025-04-01

REVISIONS:

REVISED 2025-04-10
REVISED 2025-04-11
ISSUED 2025-04-14
REVISED 2026-01-12
REVISED 2026-01-19

TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

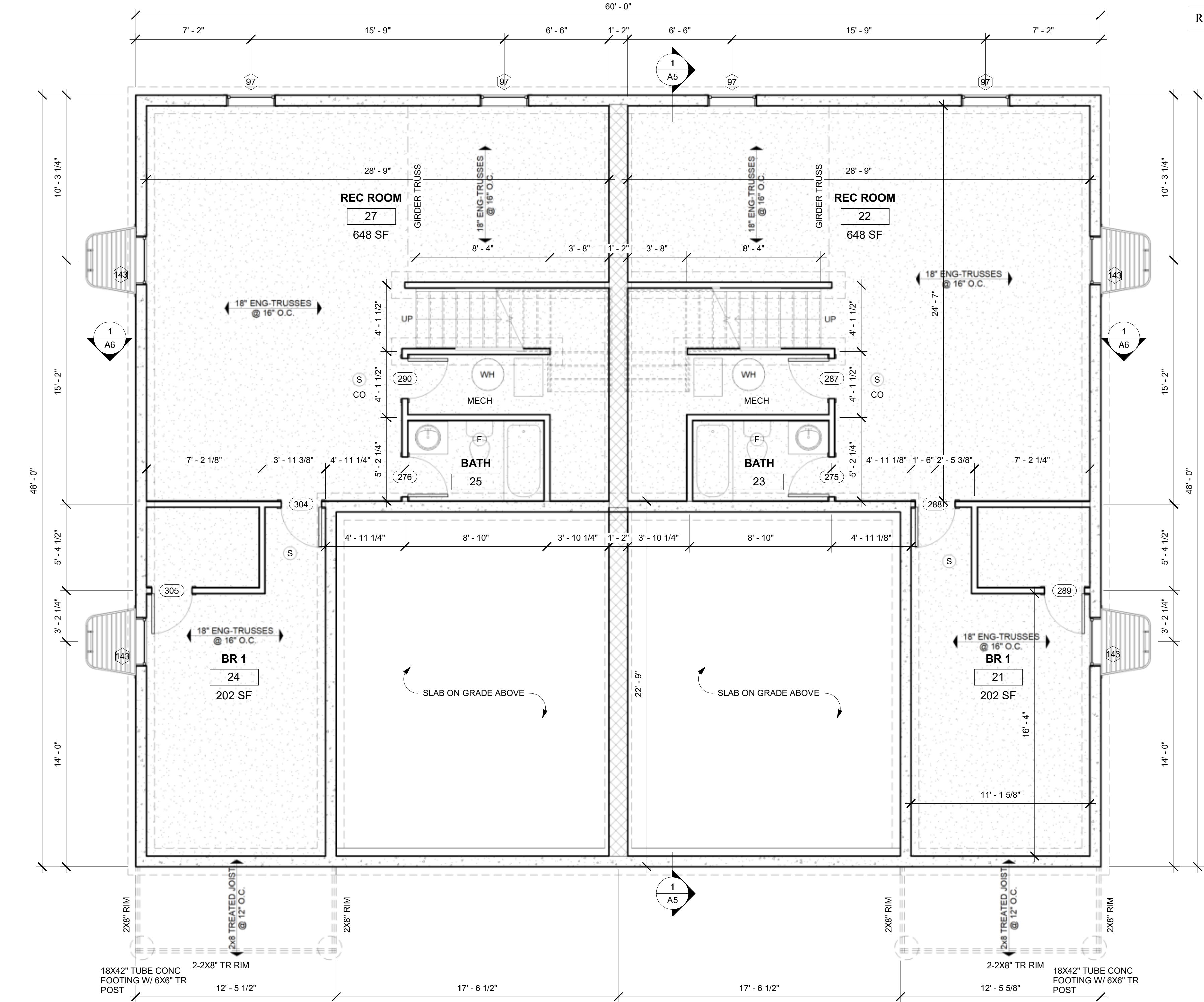
6326 14TH AV S

JOB NO: 6326

SHEET NO:

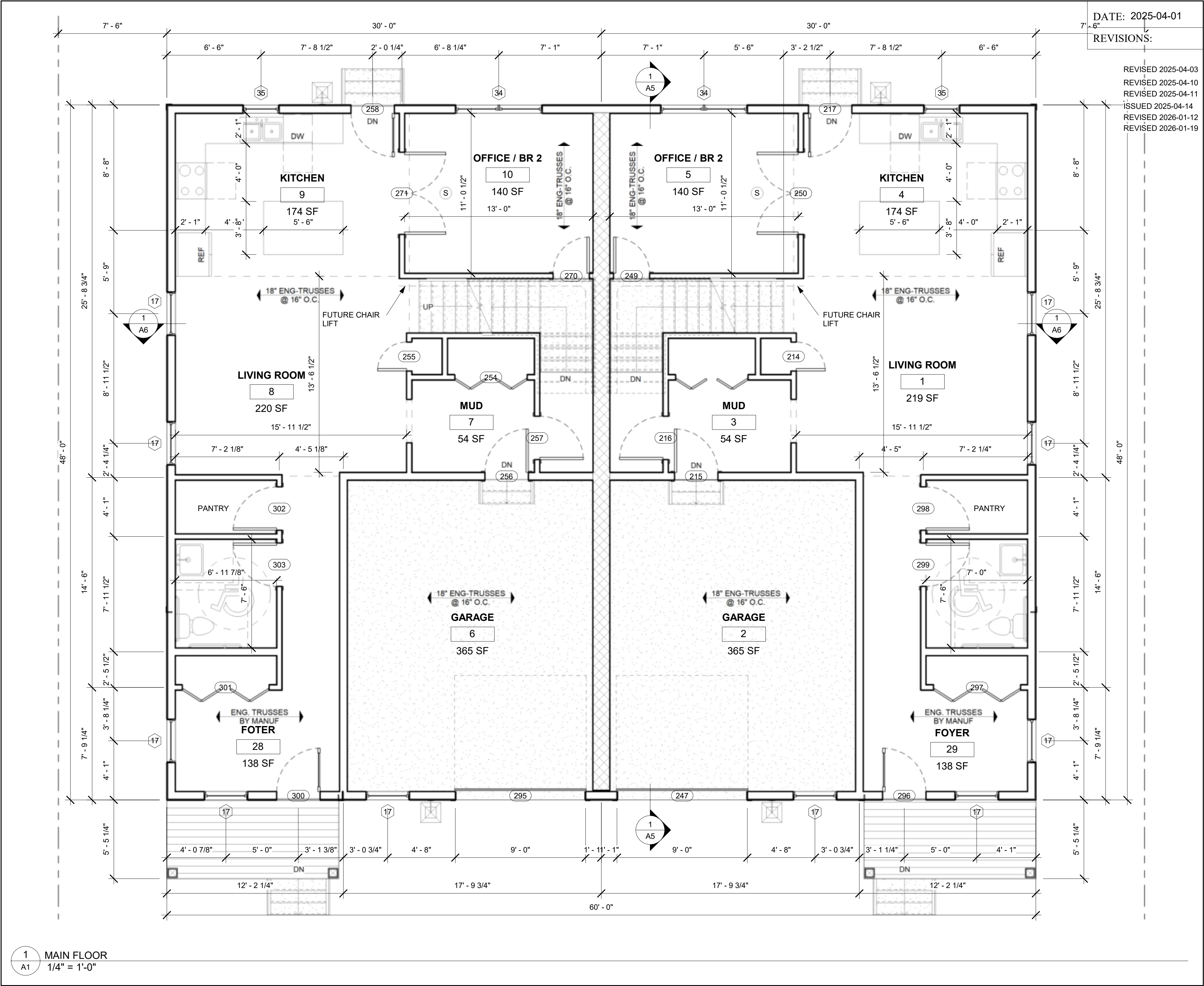
A0

LOWER FLOOR



1 LOWER FLOOR
A0 1/4" = 1'-0"

1/19/2026 7:21:33 PM



TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

6326 14TH AV S

JOB NO: 6326

SHEET NO:

A1

MAIN FLOOR

DATE: 2025-04-01

REVISIONS:

REVISED 2025-04-03
REVISED 2025-04-10
REVISED 2025-04-11
ISSUED 2025-04-14
REVISED 2026-01-12
REVISED 2026-01-19

TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

6326 14TH AV S

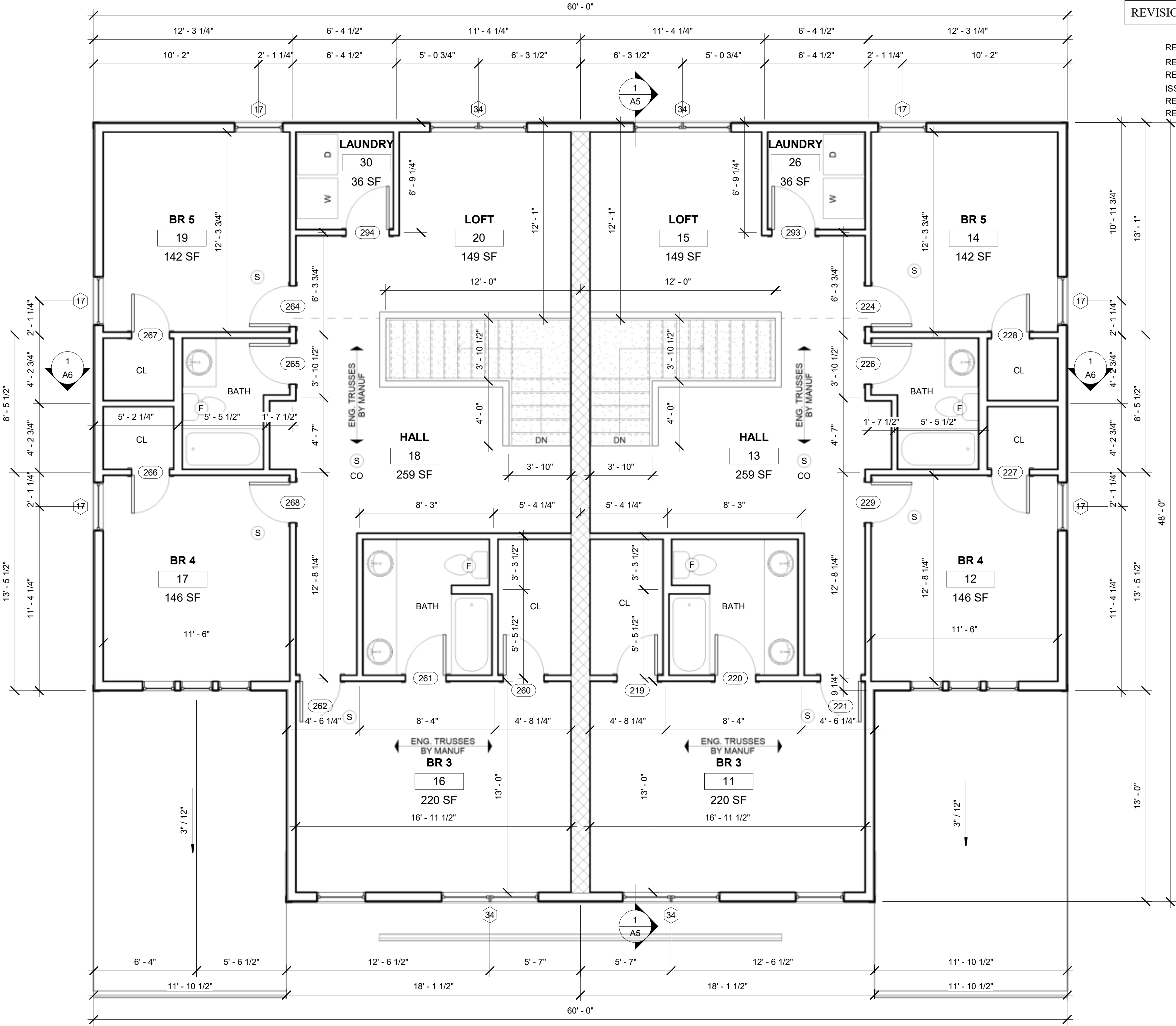
JOB NO: 6326

SHEET NO:

A2

2ND FLOOR

1 2ND FLOOR
A2 1/4" = 1'-0"



DATE: 2025-04-01

REVISIONS:

- REVISED 2025-04-03
- REVISED 2025-04-10
- REVISED 2025-04-11
- ISSUED 2025-04-14
- REVISED 2026-01-12
- REVISED 2026-01-19

TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

6326 14TH AV S

JOB NO: 6326

SHEET NO:

A3

ELEVATIONS

1 FRONT
1/4" = 1'-0"



2 RIGHT
1/4" = 1'-0"



DATE: 2025-04-01

REVISIONS:

- REVISED 2025-04-03
- REVISED 2025-04-10
- REVISED 2025-04-11
- ISSUED 2025-04-14
- REVISED 2026-01-12
- REVISED 2026-01-19

TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

6326 14TH AV S

JOB NO: 6326

SHEET NO:

A4

ELEVATIONS



DATE: 2025-04-01

REVISIONS:

- REVISED 2025-04-03
- REVISED 2025-04-10
- REVISED 2025-04-11
- ISSUED 2025-04-14
- REVISED 2026-01-12
- REVISED 2026-01-19

TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATLY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

6326 14TH AV S

JOB NO: 6326

SHEET NO:

A5

SECTIONS

SEAL-DOWN ASPHALT SHINGLES
15# BUILDING FELT
ICE & WATERSHIELD TO 24" INSIDE WALL
5/8" OSB SHEATHING ROOF SHEATHING
MANUFACTURED ROOF TRUSSES @24"

INSULATION BAFFLE
ENERGY HEEL
3/8" PLYWD. SOFFIT
2" CONT. VENT
DRIP EDGE
GUTTER
6" FASCIA

5/8" GYP. BD. OVER
POLY VAPOR BARRIER

HORIZONTAL SIDING
HOUSEWRAP, 25/32" COMP-
OSITION WALL SHEATHING
2x6 STUDS @ 16" O.C.
INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYP. BD.

WDO UNITS U=0.31 (MAX)
R-9 BATTS AT HDR

FLOOR FINISH AS SCHEDULED
25/32" T&G OSB FLR SHTNG
GLUED AND NAILED

CALK AT JOINTS - PLATE TO
FLOOR SHEATHING

FLASHING
10" FREEZE BD TYPICAL

INSULATED RIM JOIST
R-21 SPRAY FOAM

HORIZONTAL SIDING
HOUSEWRAP, 25/32" COMP-
OSITION WALL SHEATHING
2x6 STUDS @ 16" O.C.
INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYP. BD.

WDO UNITS U=0.31 (MAX)
R-9 BATTS AT HDR

4" CONC. SLAB

TRTD. 2x6 W/
SILL SEALER &
5/8" A.B. @ 4' O.C.
EMBED 7" MIN. IN CONC.

WATERPROOFING
R-10 XPS RIGID INSULATION

8" CONC. WALL
WITH REINFORCING

8X20" FOOTING TYP

6" DRAIN TILE
W/ SILT SLEEVE
SET IN GRAVEL
TO DAYLIGHT OR
SUMP

NOTE: ALL EXTERIOR HEADERS TO BE
2-2X10" UNLESS NOTED
OTHERWISE.

ALL STRUCTURAL CALC'S TO
BE DESIGNED BY OTHERS.
HEADER DESIGNER TO ALSO
SIZE SUPPORT COLUMN'S &
PAD FOOTINGS

FOUNDATION IS HELD IN 1"
FOR INSULATION (TYP)

BLDR TO VERIFY ALL WDW,
DOOR & C.O. HDR HTS.

9'-2.5" X 8" POURED FOUND-
ATION W/ SINGLE PLATE.
VERIFY WITH SECTIONS AND
FRAMING PLAN.

FOUNDATION NOTES:

1/2" DIA X 10" ANCHOR BOLTS AT 6'-0" O.C. MAX.
AND 3 1/2" MINIMUM TO 12" MAX FROM ALL CORNERS
AND SPLICES ANCHOR BOLTS MUST ALIGN W/
VERTICAL REINFORCING.

RIM SEALING INSTRUCTIONS:

CALK SEAMS AT RIM/ SUBFLOOR & RIM/ TOP PLATE
INSTALL R-21 MIN. SPRAY FOAM AT RIM INTERIOR.

FLOOR FRAMING NOTES:

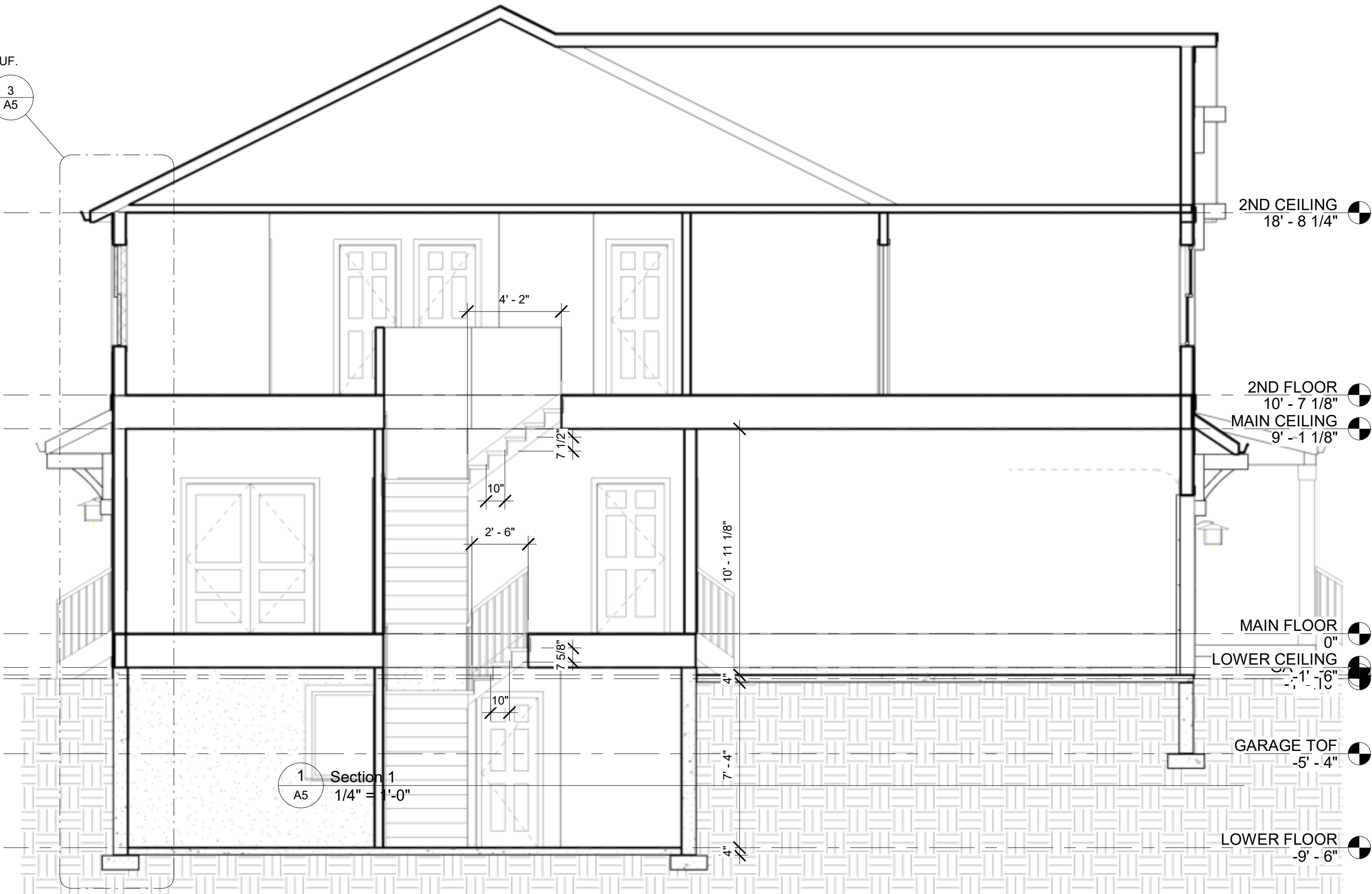
BLOCKING AT ALL ANCHOR BOLTS, MIN 3 JOIST BAYS
ALIGN 3 JOIST BAYS, PERPENDICULAR TO BLOCKING W/
ANCHOR BOLTS WHERE FLOOR FRAMING SITS DIRECTLY
ON TOP OF FOUNDATION GALVANIZED CLIP ANCHORS &
JOISTS AND BLOCKING & ANCHOR BOLTS BRIDGING AT
1/2 SPAN (DIMENSION JOISTS ONLY) DOUBLE JOISTS
ALL PARALLEL PARTITIONS LAYOUT FLOORS TO
ACCOMMODATE PLUMBING AND PLUMBING WALLS.
1. VERIFY FRAMING BELOW COUNTERS, F.P.'S ETC.
2. PROVIDE HEAT SUPPLY AND RETURN CHASES.
3.VERIFY WINDOW OPENINGS THIS LEVEL
4. ASSUME 2,000 LBS. SOIL BRG.

VAPOR BARRIER SEALING INSTRUCTIONS:

SEAL TOP OF ALL INTERIOR PARTITIONS, SEAL BETWEEN
ALL CHANGES IN ASSEMBLY (I.E. EXTERIOR TO INTERIOR
WALLS, FLOORS TO WALLS E.T.C.) SEAL ALL ELECTRICAL
BOXES AND FAN HOUSINGS.

WALL FRAMING NOTES:

2X6" DIMENSIONAL LUMBER TO 10'-0" TALL UNSHEATHED
BEARING WALLS REQUIRE BLOCKING AT 1/2 SPAN.



DATE: 2025-04-01

REVISIONS:

ISSUED 2025-04-14
REVISED 2026-01-12
REVISED 2026-01-19

TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

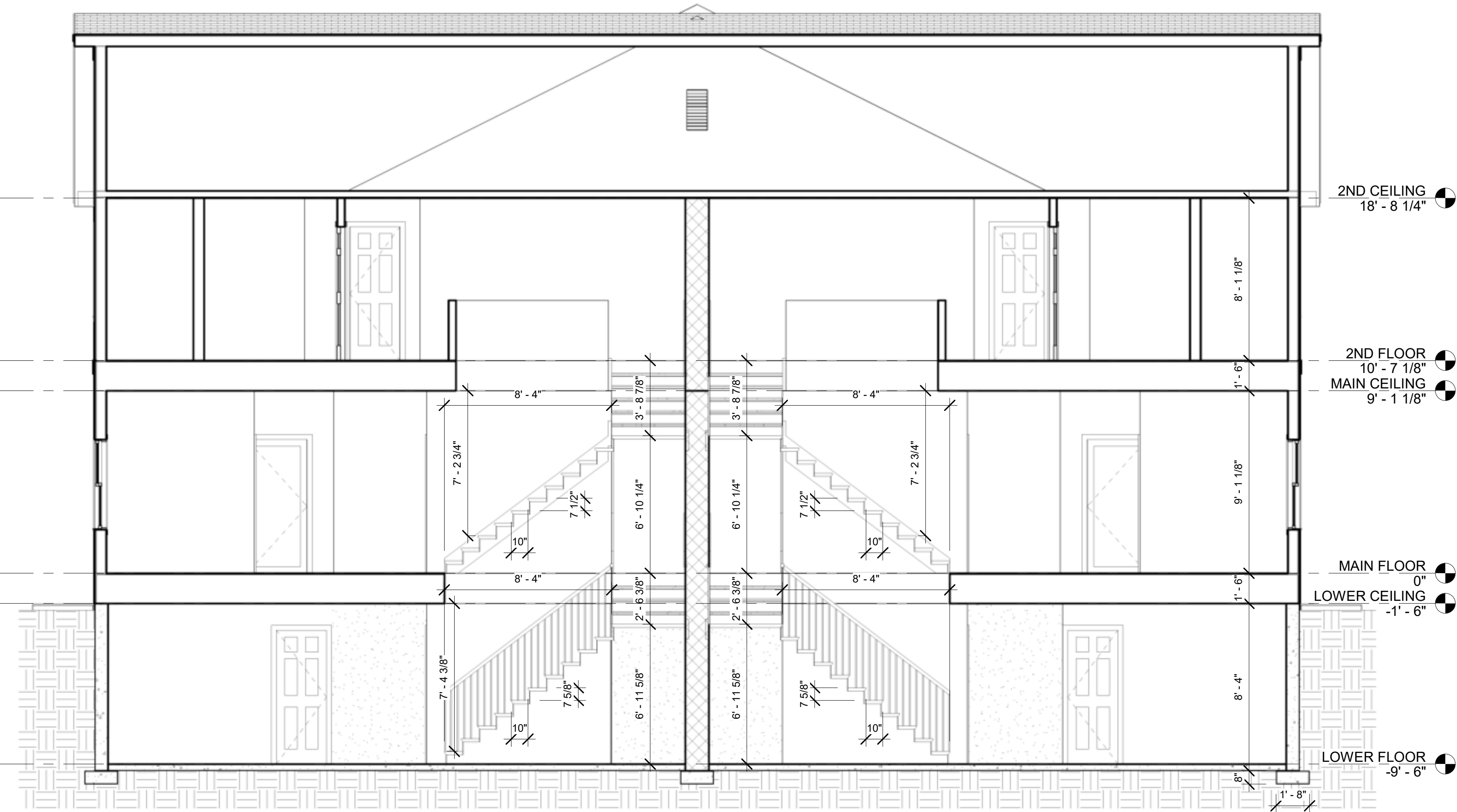
6326 14TH AV S

JOB NO: 6326

SHEET NO:

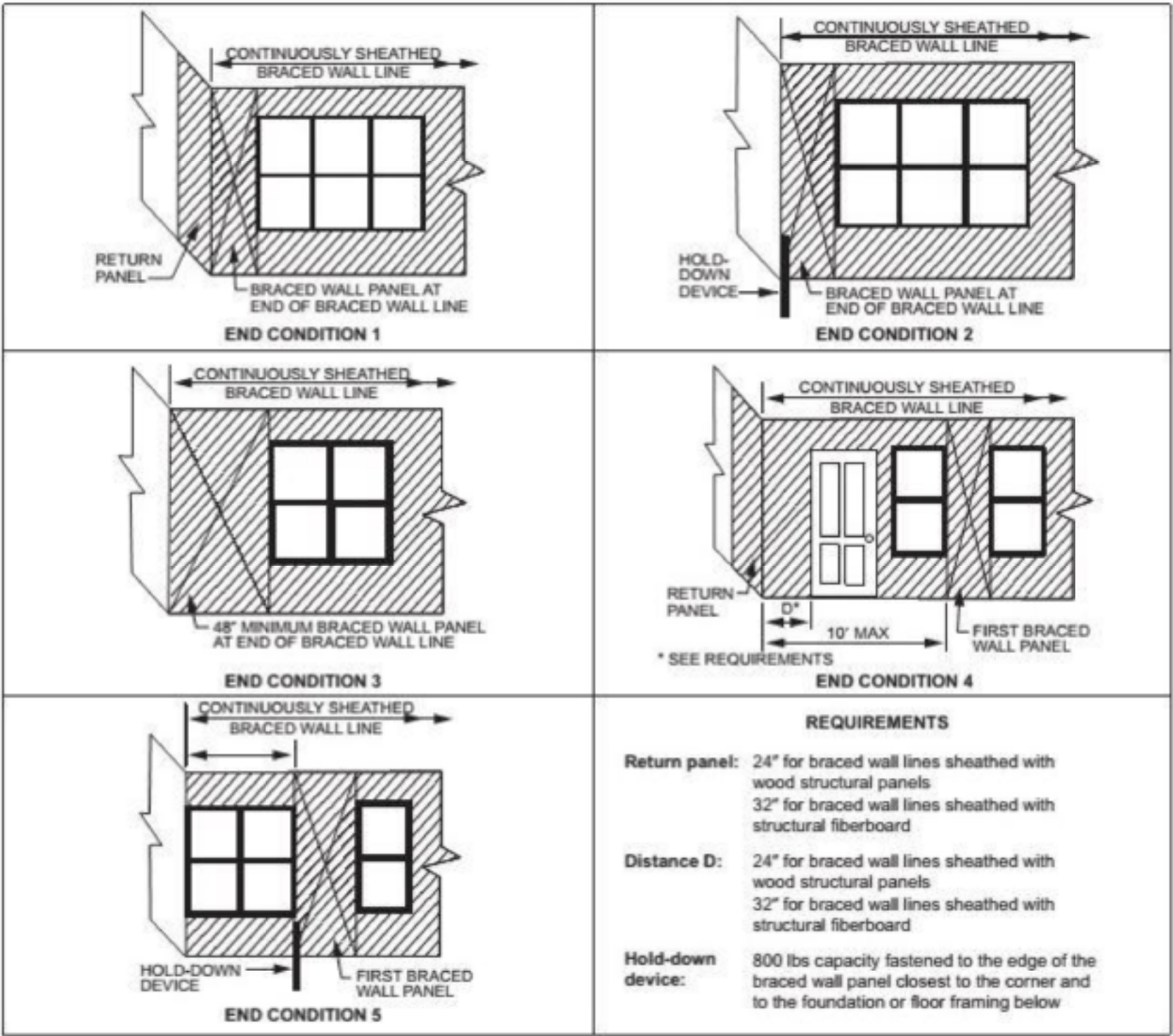
A6

SECTION



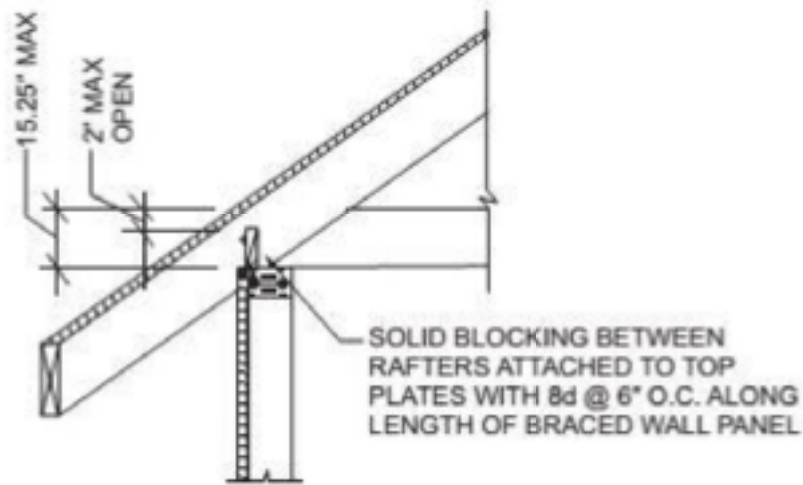
1 Section 2
A6 1/4" = 1'-0"

ISSUED 2025-04-14
REVISED 2026-01-12
REVISED 2026-01-19



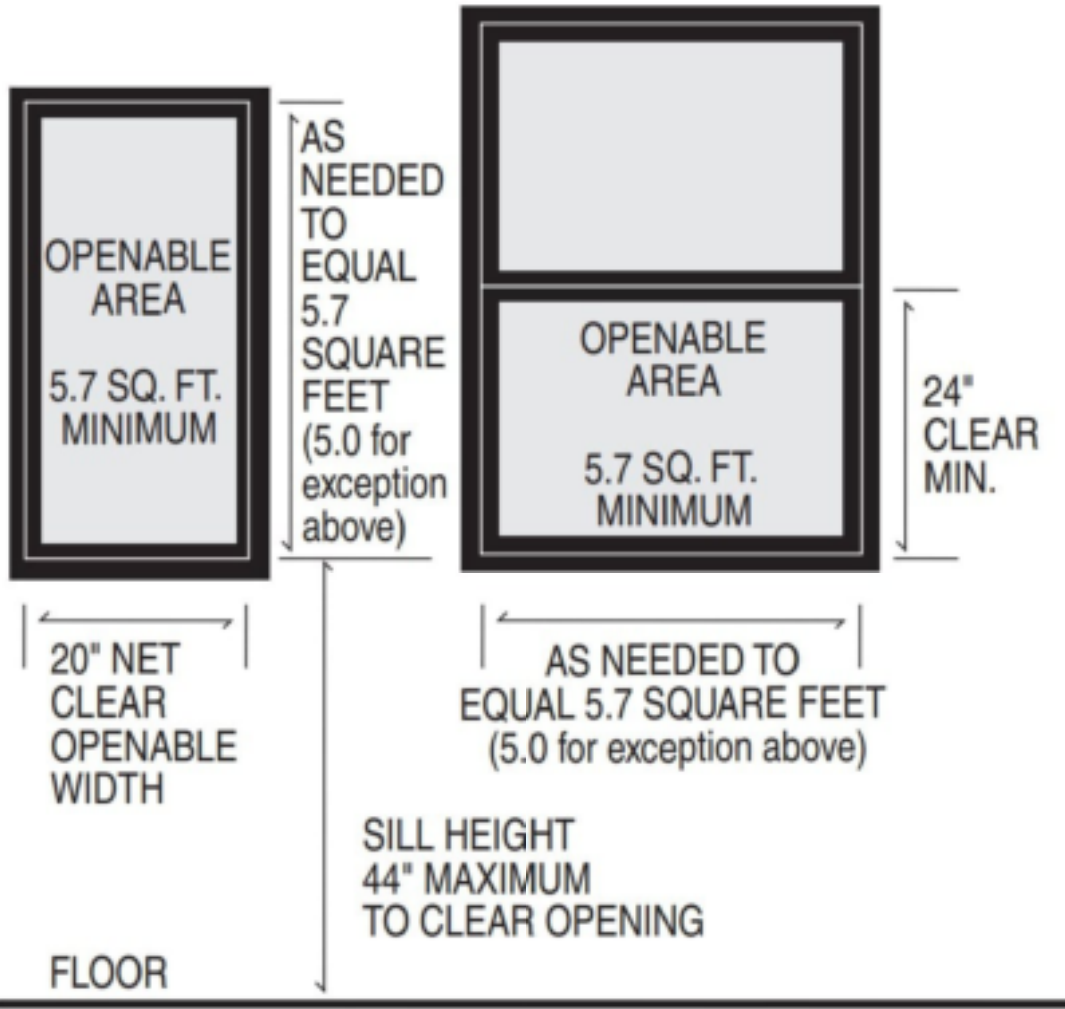
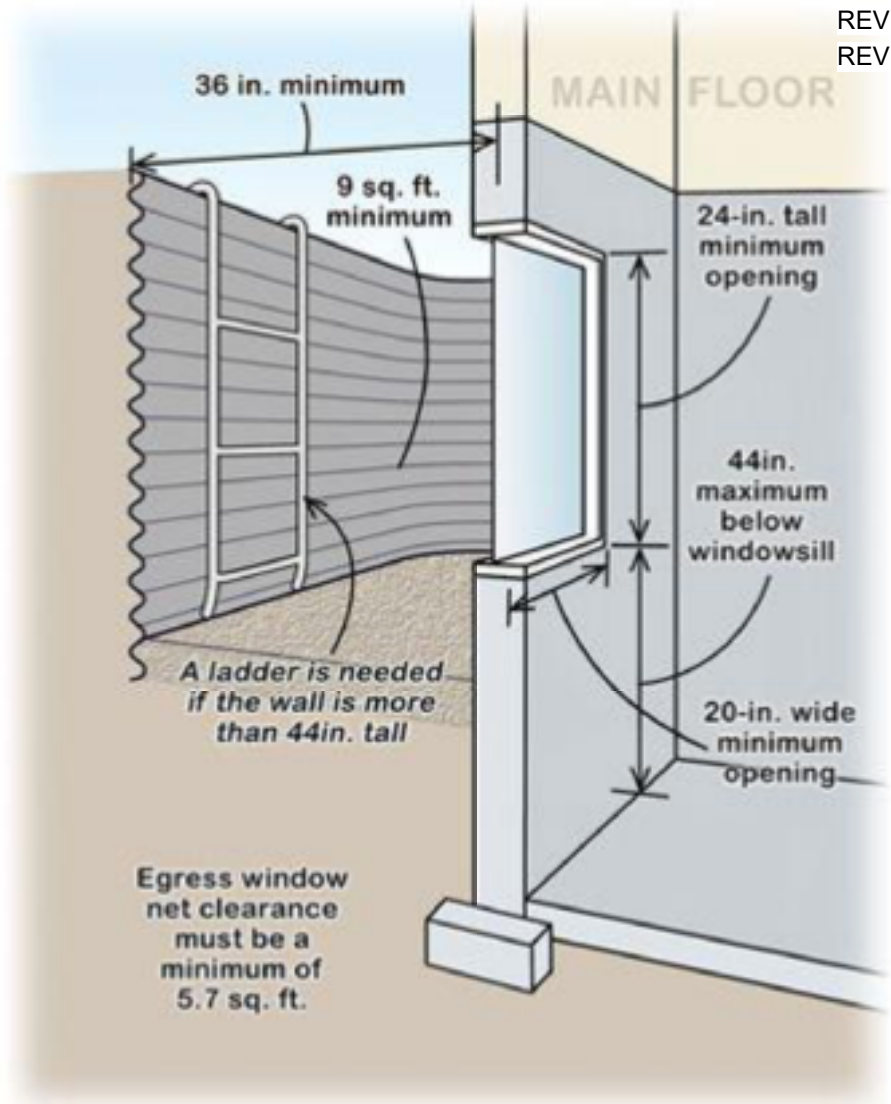
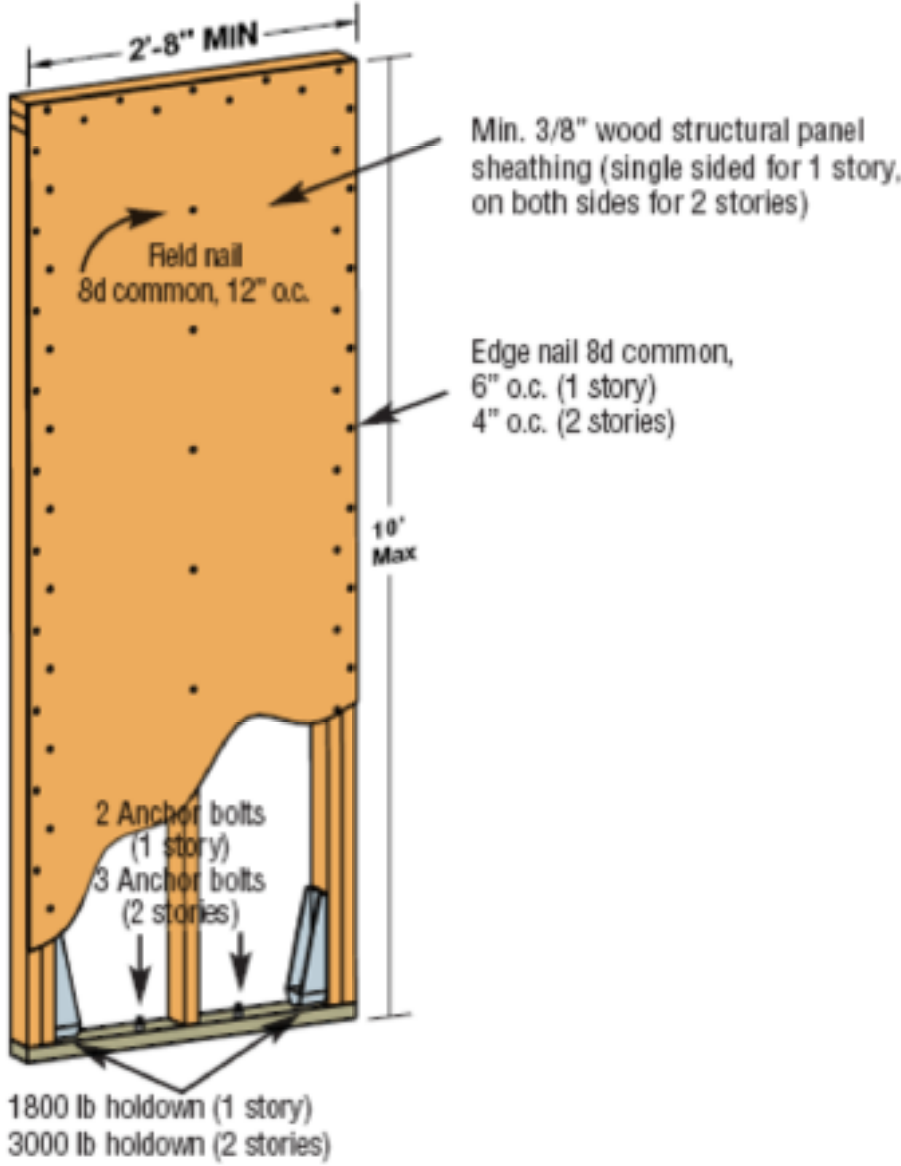
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING



For SI: 1 inch = 25.4 mm.

FIGURE R602.10.8.2(1)BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS



TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

6326 14TH AV S

JOB NO: 6326

SHEET NO:

A7

DETAILS

WSP Wood structural panel (See Section R604)	$\frac{3}{8}$ "		Exterior sheathing per Table R602.3(3)	6" edges 12" field
			Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener

Door Schedule				
Mark	Level	Height	Width	Comments
275	LOWER FLOOR	6' - 8"	2' - 6"	
276	LOWER FLOOR	6' - 8"	2' - 6"	
287	LOWER FLOOR	6' - 8"	2' - 6"	
288	LOWER FLOOR	6' - 8"	2' - 6"	
289	LOWER FLOOR	6' - 8"	2' - 6"	
290	LOWER FLOOR	6' - 8"	2' - 6"	
304	LOWER FLOOR	6' - 8"	2' - 6"	
305	LOWER FLOOR	6' - 8"	2' - 6"	
247	GARAGE	8' - 0"	9' - 0"	
295	GARAGE	8' - 0"	9' - 0"	
213	MAIN FLOOR	6' - 8"	5' - 0"	
214	MAIN FLOOR	6' - 8"	2' - 0"	
215	MAIN FLOOR	6' - 8"	3' - 0"	
216	MAIN FLOOR	6' - 8"	3' - 0"	
217	MAIN FLOOR	6' - 8"	3' - 0"	
249	MAIN FLOOR	6' - 8"	2' - 6"	
250	MAIN FLOOR	6' - 8"	5' - 8"	
254	MAIN FLOOR	6' - 8"	5' - 0"	
255	MAIN FLOOR	6' - 8"	2' - 0"	
256	MAIN FLOOR	6' - 8"	3' - 0"	
257	MAIN FLOOR	6' - 8"	3' - 0"	
258	MAIN FLOOR	6' - 8"	3' - 0"	
270	MAIN FLOOR	6' - 8"	2' - 6"	
271	MAIN FLOOR	6' - 8"	5' - 8"	
296	MAIN FLOOR	6' - 8"	3' - 0"	
297	MAIN FLOOR	6' - 8"	6' - 0"	
298	MAIN FLOOR	6' - 8"	3' - 0"	
299	MAIN FLOOR	6' - 8"	3' - 0"	
300	MAIN FLOOR	6' - 8"	3' - 0"	
301	MAIN FLOOR	6' - 8"	6' - 0"	
302	MAIN FLOOR	6' - 8"	3' - 0"	
303	MAIN FLOOR	6' - 8"	3' - 0"	
219	2ND FLOOR	6' - 8"	2' - 6"	
220	2ND FLOOR	6' - 8"	2' - 6"	
221	2ND FLOOR	6' - 8"	2' - 6"	
224	2ND FLOOR	6' - 8"	2' - 6"	
226	2ND FLOOR	6' - 8"	2' - 6"	
227	2ND FLOOR	6' - 8"	2' - 4"	
228	2ND FLOOR	6' - 8"	2' - 4"	
229	2ND FLOOR	6' - 8"	2' - 6"	
260	2ND FLOOR	6' - 8"	2' - 6"	
261	2ND FLOOR	6' - 8"	2' - 6"	
262	2ND FLOOR	6' - 8"	2' - 6"	
264	2ND FLOOR	6' - 8"	2' - 6"	
265	2ND FLOOR	6' - 8"	2' - 6"	
266	2ND FLOOR	6' - 8"	2' - 4"	
267	2ND FLOOR	6' - 8"	2' - 4"	
268	2ND FLOOR	6' - 8"	2' - 6"	
293	2ND FLOOR	6' - 8"	2' - 8"	
294	2ND FLOOR	6' - 8"	2' - 8"	

Window Schedule				
Type Mark	Level	Height	Width	Comments
143	LOWER FLOOR	4' - 0"	4' - 0"	
143	LOWER FLOOR	4' - 0"	4' - 0"	
143	LOWER FLOOR	4' - 0"	4' - 0"	
143	LOWER FLOOR	4' - 0"	4' - 0"	
97	LOWER FLOOR	2' - 0"	3' - 0"	
97	LOWER FLOOR	2' - 0"	3' - 0"	
97	LOWER FLOOR	2' - 0"	3' - 0"	
97	LOWER FLOOR	2' - 0"	3' - 0"	
35	MAIN FLOOR	3' - 4"	2' - 6"	
17	MAIN FLOOR	4' - 6"	3' - 0"	
17	MAIN FLOOR	4' - 6"	3' - 0"	
35	MAIN FLOOR	3' - 4"	2' - 6"	
17	MAIN FLOOR	4' - 6"	3' - 0"	
17	MAIN FLOOR	4' - 6"	3' - 0"	
34	MAIN FLOOR	4' - 6"	6' - 0"	
34	MAIN FLOOR	4' - 6"	6' - 0"	
17	MAIN FLOOR	4' - 6"	3' - 0"	
17	MAIN FLOOR	4' - 6"	3' - 0"	
17	MAIN FLOOR	4' - 6"	3' - 0"	
17	MAIN FLOOR	4' - 6"	3' - 0"	
17	MAIN FLOOR	4' - 6"	3' - 0"	
17	MAIN FLOOR	4' - 6"	3' - 0"	
17	MAIN FLOOR	4' - 6"	3' - 0"	
17	MAIN FLOOR	4' - 6"	3' - 0"	
17	2ND FLOOR	4' - 6"	3' - 0"	
17	2ND FLOOR	4' - 6"	3' - 0"	
17	2ND FLOOR	4' - 6"	3' - 0"	
34	2ND FLOOR	4' - 6"	6' - 0"	
34	2ND FLOOR	4' - 6"	6' - 0"	
34	2ND FLOOR	4' - 6"	6' - 0"	
133	2ND FLOOR	2' - 0"	2' - 0"	
133	2ND FLOOR	2' - 0"	2' - 0"	
133	2ND FLOOR	2' - 0"	2' - 0"	
133	2ND FLOOR	2' - 0"	2' - 0"	
133	2ND FLOOR	2' - 0"	2' - 0"	
17	2ND FLOOR	4' - 6"	3' - 0"	
17	2ND FLOOR	4' - 6"	3' - 0"	

DATE: 2025-04-01

REVISIONS:

ISSUED 2025-04-14
REVISED 2026-01-12
REVISED 2026-01-19

TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

6326 14TH AV S

JOB NO: 6326

SHEET NO:

A8

SCHEDULES