

MEETING AGENDA
HOUSING & REDEVELOPMENT AUTHORITY
JANUARY 19, 2021
Immediately following the City Council regular meeting

North St. Paul City Hall – Via Zoom

I. CALL TO ORDER

II. ROLL CALL

Terry Furlong, Chair
Scott Thorsen, Commissioner
Candy Petersen, Commissioner
Tim Cole, Commissioner
Lisa Wong, Commissioner
Scott Duddeck, Executive Director

III. HRA ACTION ITEMS & RECOMMENDATIONS

- A. Sale of HRA Student Built Home Located at 2198 2nd Street.

IV. ADJOURNMENT

Next Meeting: TBD as needed.

Agenda Information Memorandum
North St. Paul Housing & Redevelopment Authority
January 19, 2021

Subject: Sale of HRA Student Built Home Located at 2198 2nd Street.

To: HRA Commissioners.

Background/Facts:

- The new student built home at 2198 2nd Street is under construction and nearing completion.
- The appraisal for the property has been valued at \$367,000.
- City Staff is seeking approval to advertise the property for sale on the city website and social media sites until 1:00pm on February 4, 2021.
- Staff proposes to seek sealed bids for the sale of the property with a minimum bid of \$360,000.00.
- Bids will be publicly opened and read aloud at 1:00pm on February 4, 2021.

Recommendation:

To authorize staff to advertise and seek sealed bids for the sale of the property located at 2198 2nd Street North, with a minimum bid of \$360,000.00.

ATTACHMENTS

Appraisal Report
Bid Form

Respectfully submitted,

Scott Duddeck
Executive Director



SUMMARY APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

2198 2nd St N
North Saint Paul, MN 55109-3208

for

City of North Saint Paul HRA
2400 Margaret Street
North Saint Paul, MN
55109

as of

11/30/2020

by

Kit B. Svec
6507 Orchard Ridge Trail
Woodbury, MN 55129

Spectrum Appraisal Service

Spectrum Appraisal Service
6507 Orchard Ridge Trail
Woodbury, MN 55129
651-769-0890

December 12, 2020

City of North Saint Paul HRA
2400 Margaret Street
North Saint Paul, MN
55109

Property - 2198 2nd St N
North Saint Paul, MN 55109-3208
Client - City of North Saint Paul HRA
File No. - 20112528
Case No. - C/North Saint Paul HRA

Dear Client:

In accordance with your request, I have prepared an appraisal of the real property located at 2198 2nd St N, North Saint Paul, MN.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 11/30/2020 is :

\$367,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Spectrum Appraisal Service



Kit B. Svec
MN Certification #20066025

Uniform Residential Appraisal Report

City of North Saint Paul HRA
File # 20112528

The purpose of this summary appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **2198 2nd St N** City **North Saint Paul** State **MN** Zip Code **55109-3208**
 Owner **City of North Saint Paul HRA** Intended User **City of North Saint Paul HRA** County **Ramsey**
 Legal Description **SWly 6 ft of Lot 2 and All of Lot 1, Block 3, First Addition to North Saint Paul**
 Assessor's Parcel # **12.29.22.34.0077** Tax Year **2020** R. E. Taxes \$**0**
 Neighborhood Name **North Saint Paul** Map Reference **95-B4 Kings** Census Tract **427**
 Occupant ☐ Owner ☐ Tenant ☒ Vacant ☐ Special Assessments \$**0** ☐ PUD HOA \$**0** ☐ per year ☐ per month
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
 Intended Use: **Valuation for Sale**
 Client **City of North Saint Paul HRA** Address **2400 Margaret Street, North Saint Paul, MN 55109**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? ☐ Yes ☒ No
 Report data source(s) used, offering price(s), and date(s). **NorthstarMLS/Tax Records**

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the client? ☐ Yes ☐ No
 If Yes, report the total dollar amount and describe the items to be paid:

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %		
Location	☐ Urban	☒ Suburban	☐ Rural	Property Values	☒ Increasing	☐ Stable	☐ Declining	PRICE	AGE	One-Unit	79.0 %	
Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☒ Shortage	☐ In Balance	☐ Over Supply	\$(000)	(yrs)	2-4 Unit	1.0 %	
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under 3 mths	☐ 3-6 mths	☐ Over 6 mths	170	Low	58	Multi-Family	5.0 %
Neighborhood Boundaries The Subject is bounded on the North by I-694, on the East by Hwy 120, on the South by CR 119, and on the West by CR 65.								395	High	94	Commercial	15.0 %
Neighborhood Description North Saint Paul *** See Additional Comments ***								273	Pred.	61	Other	0.0 %
Market Conditions (including support for the above conclusions) *** See Additional Comments ***												

Dimensions **123*32*117*80*34** Area **6499 sf** Shape **Irregular** View **N;Res;**
 Specific Zoning Classification **R2** Zoning Description **Mixed Residential**
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities Public Other (describe) **Public Other (describe)** **Off-site Improvements--Type Public Private**
 Electricity ☒ ☐ Water ☒ ☐ Street **Asphalt** ☒ ☐
 Gas ☒ ☐ Sanitary Sewer ☒ ☐ Alley **None** ☐ ☐
 FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **X** FEMA Map No. **27123C0065G** FEMA Map Date **06/04/2010**
 Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No. If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units ☒ One ☐ One with Accessory Unit	☐ Concrete Slab ☐ Crawl Space	Foundation Walls	PourConc/Gd	Floors	Cpt/EngTile/Gd						
# of Stories 1	☒ Full Basement ☐ Partial Basement	Exterior Walls	Vinyl/Gd	Walls	DW/Pnt/Gd						
Type ☒ Det. ☐ Att. ☐ S-Det/End Unit	Basement Area 1,073 sq. ft.	Roof Surface	Asphalt Shingle/Gd	Trim/Finish	Wd/Enam/Gd						
☐ Existing ☐ Proposed ☒ Under Const.	Basement Finish 90 %	Gutters & Downspouts	None	Bath Floor	EngTile/Gd						
Design (Style) Ranch	☐ Outside Entry/Exit ☒ Sump Pump	Window Type	DH/Vinyl/Gd	Bath Wainscot	Fiberglass/Gd						
Year Built 2020	Evidence of ☐ Infestation	Storm Sash/Insulated	Yes/Gd	Car Storage	☐ None						
Effective Age (Yrs) 0	☐ Dampness ☐ Settlement	Screens	Yes/Gd	☒ Driveway	# of Cars 3						
Attic	Heating ☒ FWA ☐ HWBB ☐ Radiant	Amenities	☐ WoodStove(s) # 0	Driveway Surface	Concrete/Gd						
☐ Drop Stair ☐ Stairs	☐ Other ☐ Fuel Natl Gas	☐ Fireplace(s) # 0	☐ Fence None	☒ Garage	# of Cars 2						
☐ Floor ☒ Scuttle	Cooling ☒ Central Air Conditioning	☒ Patio/Deck Conc	☒ Porch Cvrd	☐ Carport	# of Cars						
☐ Finished ☐ Heated	☐ Individual ☐ Other	☐ Pool None	☐ Other None	☒ Att.	☐ Det.	☐ Built-in					
Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☒ Microwave	☐ Washer/Dryer	Other (describe)									

Finished area **above** grade contains: **4 Rooms** **2 Bedrooms** **1.0 Bath(s)** **1,073 Square Feet of Gross Living Area Above Grade**
 Additional features (special energy efficient items, etc.) **Prior built home moved to he current site, remodeled from studs throughout including exterior and foundation.**
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). ***** See Additional Comments *****

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

Uniform Residential Appraisal Report

City of North Saint Paul HRA
File # 20112528

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 249,900.00 to \$ 286,900.00	
There are 72 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 170,000.00 to \$ 340,000.00	
FEATURE	SUBJECT
2198 2nd St N	2108 Eldridge Ave E
Address North Saint Paul, MN 55109-3208	North Saint Paul, MN 55109
Proximity to Subject	0.61 miles W
Sale Price	\$ 378,000
Sale Price/Gross Liv. Area	\$ 281.04 sq. ft.
Data Source(s)	NorthstarMLS#5670226;DOM 21
Verification Source(s)	Tax Record
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing	Armlth
Concessions	Conv:0
Date of Sale/Time	s11/20c10/20
Location	N;Res;
Leasehold/Fee Simple	Fee Simple
Site	6499 sf
View	N;Res;
Design (Style)	Ranch
Quality of Construction	Q3
Actual Age	0
Condition	C1
Above Grade	Total Bdrms. Baths
Room Count	4 2 1.0
Gross Living Area	1,073 sq. ft.
Basement & Finished	1073sf950sf
Rooms Below Grade	1rr2br1ba0o
Functional Utility	Average
Heating/Cooling	FWA/CAC
Energy Efficient Items	Good
Garage/Carport	2ga3dw
Porch/Patio/Deck	CovDeck/Patio
Fireplace/Extras	0FP
Net Adjustment (Total)	\$ -16,900
Adjusted Sale Price	\$ 361,100
of Comparables	
I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s) NorthstarMLS/County Records	
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.	
Data Source(s) NorthstarMLS/County Records	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	
Price of Prior Sale/Transfer	
Data Source(s)	NorthstarMLS/Tax Records
Effective Date of Data Source(s)	11/30/2020
Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has not been listed or sold in the 36 months prior to this analysis, is NOT subject to a pending agreement. The comparables have not sold in the 12 months prior to the indicated closed date.	
Summary of Sales Comparison Approach *** See Additional Comments ***	
Indicated Value by Sales Comparison Approach \$367,000	
Indicated Value by: Sales Comparison Approach \$367,000 Cost Approach (if developed) \$45,000 Income Approach (if developed) \$	
*** See Additional Comments ***	
This appraisal is made ☐ "as is," ☒ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: *** See	
Additional Comments ***	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 367,000, as of 11/30/2020, which is the effective date of this appraisal.	

ADDITIONAL COMPARABLES

[illegible]

Uniform Residential Appraisal Report

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ADDITIONAL
COMMENTS

COST
APPROACH

INCOME

PUD
INFORMATION

COST APPROACH TO VALUE

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Not required by the lender in this analysis. The age of the property precludes a reliable measure of value when using the replacement cost. The sales comparison approach is relied upon as recent sales are a fair representation of the current value in this market. Site value based on the extraction method for lack of recent land sales in this mature neighborhood.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE.....	=\$ 45,000
Source of cost data	Dwelling 1,073 Sq. Ft. @ \$	=\$
Quality rating from cost service Effective date of cost data	BSMT 1,073 Sq. Ft. @ \$	=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
Physical depreciation is based on the Age/Life Method. 0 years effective age/100 years economic life = 0% physical depreciation. Remaining economic life = 100 years. The subject roof has a remaining economic life of a minimum of 2 years.	Garage/Carport 576 Sq. Ft. @ \$	=\$
	Total Estimate of Cost-New	=\$
	Less Physical Functional External	
	Depreciation 0	=\$ ()
	Depreciated Cost of Improvements.....	=\$
	'As-is' Value of Site Improvements.....	=\$
Estimated Remaining Economic Life (HUD and VA only) 100 Years	Indicated Value By Cost Approach.....	=\$ 45,000

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal name of project
Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data Source(s)
Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion
Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source(s)
Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.
Describe common elements and recreational facilities

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Uniform Residential Appraisal Report

City of North Saint Paul HRA
File # 20112528

20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Kit B. Svee
Company Name Spectrum Appraisal Service
Company Address 6507 Orchard Ridge Trail
Woodbury, MN 55129
Telephone Number 651-769-0890
Email Address ksvee@spectrumappraisal.com
Date of Signature and Report 12/12/2020
Effective Date of Appraisal 11/30/2020
State Certification # 20066025
or State License # _____
or Other _____
State MN
Expiration Date of Certification or License 08/31/2022

ADDRESS OF PROPERTY APPRAISED

2198 2nd St N
North Saint Paul, MN 55109-3208
APPRAISED VALUE OF SUBJECT PROPERTY \$ 367,000

CLIENT

Name Client
Company Name City of North Saint Paul HRA
Company Address 2400 Margaret Street
North Saint Paul, MN 55109
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

ADDITIONAL COMMENTS

Intended User City of North Saint Paul HRA

Property Address 2198 2nd St N

City North Saint Paul County Ramsey

State MN

Zip Code 55109-3208

Client City of North Saint Paul HRA

SCOPE OF APPRAISAL

At the request of the client, City of North Saint Paul HRA, I personally conducted an on-site appraisal of the subject property and a personal exterior inspection of all comparables used in this report. The purpose of this Appraisal Report is to estimate the market value of the subject property as of the date of inspection. The scope of work includes, but is not necessarily limited to, the identification of the property to be appraised, the physical inspection of the property to be appraised, the type and extent of the data researched and the type and extent of analysis applied to derive the final estimate of value. This appraisal is intended to comply with Uniform Standards of Professional Appraisal Practice (USPAP) Standard I. The report itself is intended to meet the requirements of an APPRAISAL REPORT as outlined in Standards 2-2a of USPAP. This report is for the intended use by the specified client and related parties and may not be transferred or used by any other party without the written consent of the preparer.

The subject property is located 10 miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and comparable rental.

The appraiser has NOT previously performed a service, either as an appraiser or in any other capacity, regarding the property that is the subject of this report within the 36 months immediately preceding acceptance of this assignment.

NEIGHBORHOOD DESCRIPTION

The subject is located in the City of North Saint Paul, MN which has a current population of 12,300 residents. North St. Paul is an older established community located approximately 7 miles NE of the downtown St. Paul CBD and bordered to the east by the City of Oakdale, and west and south by the City of Maplewood. New construction occurs as lots become available. This city is convenient to all amenities and employment, Maplewood Regional Mall is two miles to the NW. Freeways and local highways are convenient to all Twin Cities Metro area.

MARKET CONDITIONS

I have considered relevant competitive listings and/or contract offerings of similar style pre-owned homes in the performance of this appraisal (for lack of new construction homes) and in the trending information reported in this section. There is a shortage of current offerings in this residential neighborhood with less than one month of product available, marketing times stable, averaging 17 days for all sales in the previous 12 months. Listing Price vs. Sales Price ratio is stable, averaging 100+% for this neighborhood in the previous 12 months. Prices appear to be increasing by 4.3% when using the price per square foot method of calculation based on MLS data sources. Based on MLS data sources, the subject defined neighborhood does not currently have an inordinate number of distressed listings that would be considered to have a direct influence on the marketability or pricing of the subject or other properties in this neighborhood as of the date of this analysis. No similar distressed offerings were noted at the time of inspection.

PROPERTY CONDITION

C1; Subject was a pre-existing home moved to the current site and placed on a new poured concrete foundation. Save for interior room studs and roof trusses all interior and exterior components are new. Cement board siding, asphalt shingle roof, expansive patio off rear, covered front porch, insulated 2 car garage with 3 parking spaces, new plumbing and electrical, knock down interior ceilings, recessed lighting, enameled mission style

ADDITIONAL COMMENTS
Page 2

Intended User	City of North Saint Paul HRA				
Property Address	2198 2nd St N				
City	North Saint Paul	County	Ramsey	State	MN
				Zip Code	55109-3208
Client	City of North Saint Paul HRA				

cabinets with soft close drawers, hard surface kitchen counters, center island, SS appliances, engineered tile flooring, enameled trim, basement finish includes 2 bedrooms, family area, bath and egress windows.

SALES COMPARISON APPROACH

The subject is situated in the North Saint Paul/Maplewood market where new construction is occurring as lots become available. Few truly similar sale/listing comparables were noted in the previous 12 months in support of the subject. 5 sale comparables are offered, 2 new construction and 3 similar quality but older sales. All comparables are non-distressed and located within .60 to 1.81 miles of the subject. Differences in gross living area range from -5.9 to +25.3%. These comparables closed within the previous 0-5 months.

ANALYSIS OF ADJUSTMENTS:

Seller concessions are not common to this market. An adjustment is made to the sale comparables if applicable for any excess concession determined where not otherwise necessary to the consummation of the transaction. Comparable #2 was offered at \$384,900 and sold with VA financing. The indicated seller concession was added to the price and is adjusted accordingly. Comparables 3-5 have been significantly updated and are comparable to the subject. An adjustment for effective age is made where applicable. Adjustments to gross living area are made at \$40 per sf, basement finish at \$15 per sf, full baths at \$8000, \$2500 fireplace.

This appraiser has researched closed sales over the last 12 months in order to select similar comparables from the standpoint of location, style, age and functional utility. Comparables selected are considered the most meaningful available at the time of this inspection. After gathering this information the analysis was completed and the opinion of value determined. Adjustments made on the market data grid are based on information reported, estimated adjustments based on contributory value, not necessarily cost value. The subject property is compatible with similar properties in the neighborhood. Comparables selected bracket the subject in terms of adjusted price and the sale price of these comparables support the final opinion of value herein determined. The comparables have closed within the last 12 months.

RECONCILIATION

The Market Data Approach is given the most weight, as it best indicates the actions of willing buyers and sellers in the marketplace. The Cost Approach was considered but deemed unreliable due to the age of the property and subjective nature of the depreciation calculation. The Income Approach lacks rationale since the typical buyer is the owner occupant. For lack of sufficient new construction comparables available at the time of inspection all sale comparables have been considered in this analysis in the determination of the final opinion of value. The adjusted sale price of these comparables range from \$349,100 to \$369,800 with an unadjusted sale price range of \$340,000 to \$395,000. The final opinion of value is a blending of the adjusted sale prices.

The final opinion of value exceeds the predominant value of all sales in the previous 12 months by 34%, but for its quality of construction is not considered over improved for the neighborhood and is well supported by the comparables used.

Exposure Time: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

The subject exposure time is estimated at less than 90 days.

CONDITIONS OF APPRAISAL

This appraisal is completed with the property herein described SUBJECT TO COMPLETION per plans and

ADDITIONAL COMMENTS
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Intended User	City of North Saint Paul HRA		
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Client	City of North Saint Paul HRA		

specifications supplied by owner. All mechanical equipment considered to be in working order and subject to final inspection.

Minnesota Statute 299F.50 requires every single family dwelling and multifamily dwelling to have an approved and operational carbon monoxide alarm installed within ten feet of each room lawfully used for sleeping purposes effective August 1, 2008. No requirement is made in the statute for local building inspection departments to enforce this condition.

North Saint Paul 3 Year "Average Price per Square Foot" Trend



North Saint Paul 3 Year "Average Months Supply of Homes for Sale" Trend

Kit Svee
Spectrum Appraisal Services

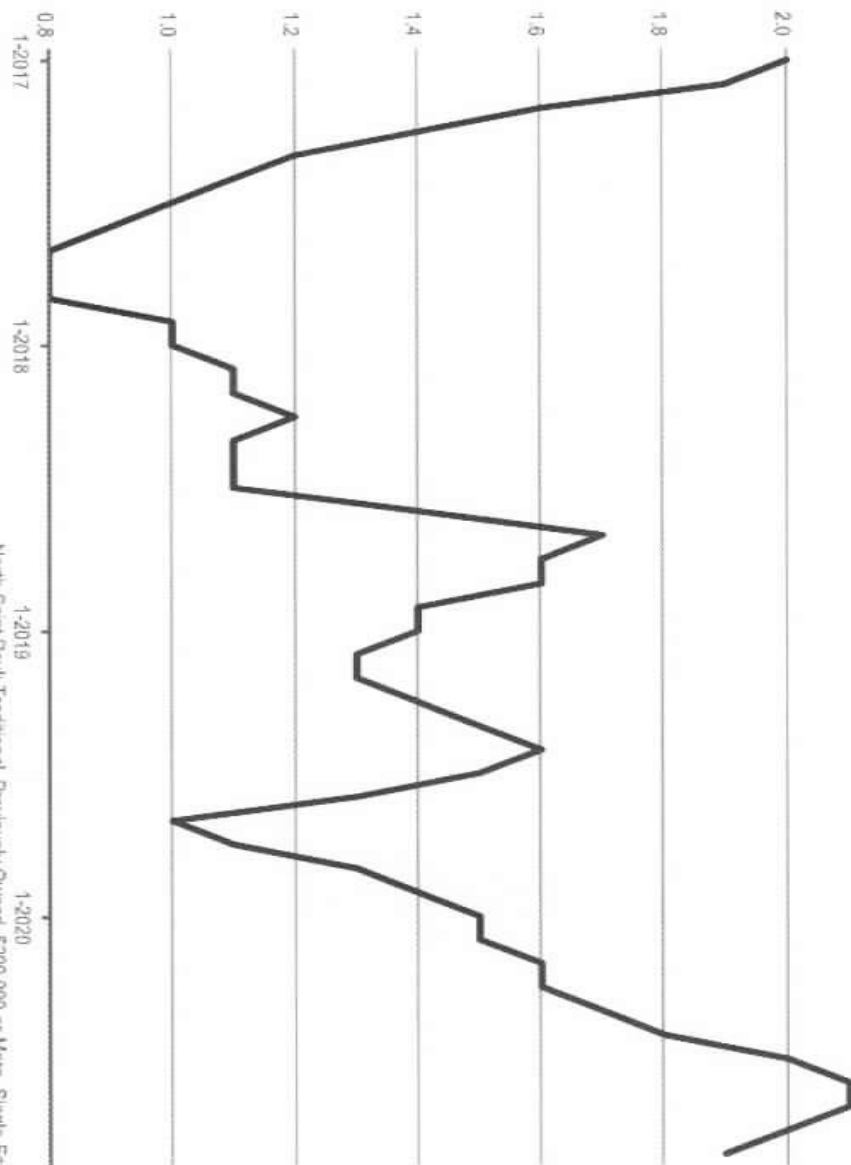
Office: 651-769-0890
Cell: 651-283-8532
Fax: 651-769-0891
ksvee@spectrumappraisal.com



Months Supply of Homes for Sale

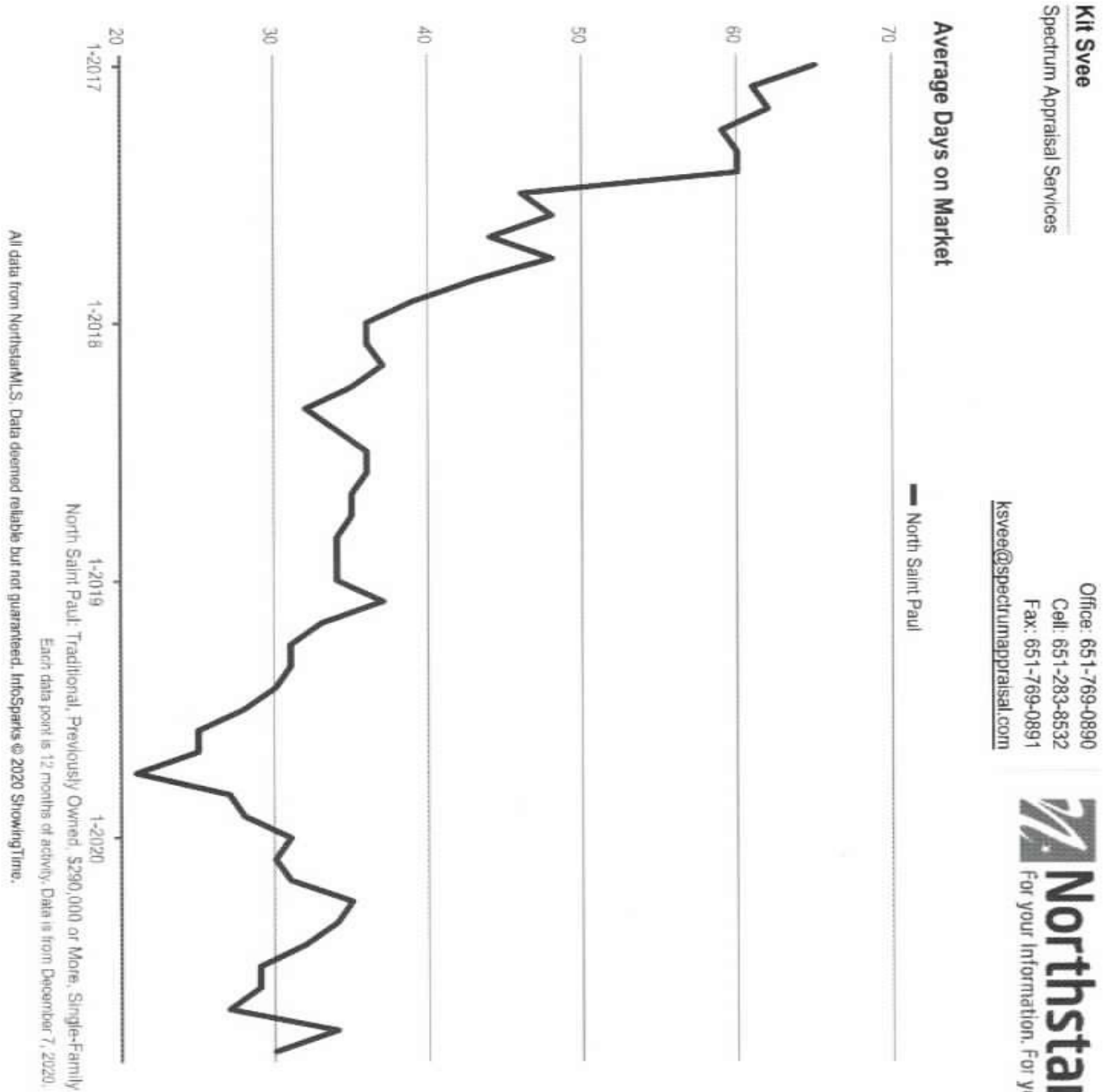
2.2

— North Saint Paul



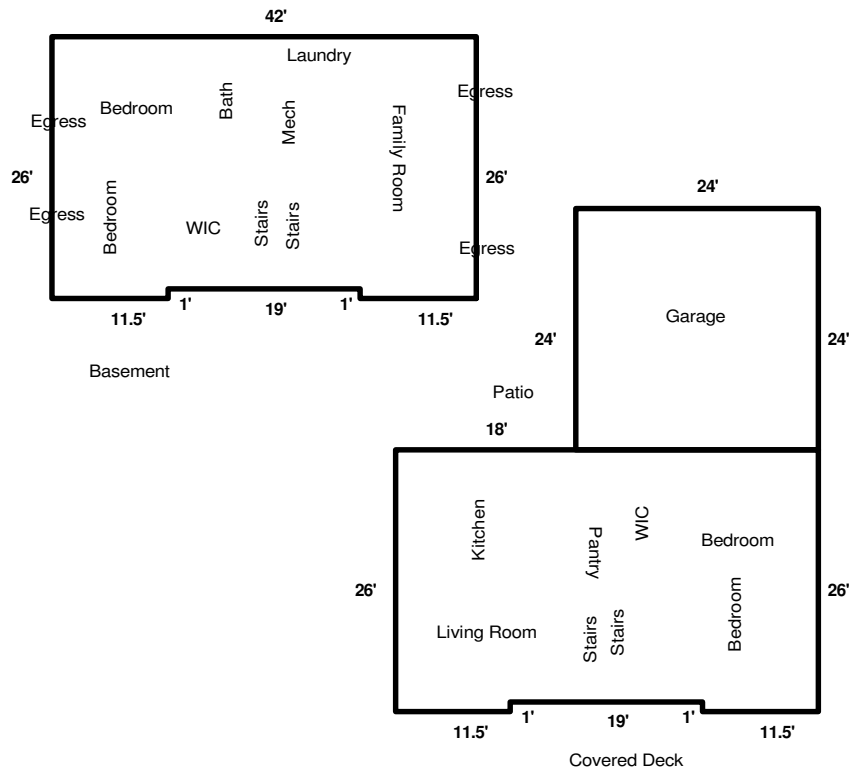
North Saint Paul: Traditional, Previously Owned, \$290,000 or More, Single-Family
Each data point is 12 months of activity. Data is from December 7, 2020.
All data from NorthstarMLS. Data deemed reliable but not guaranteed. InfoSparks © 2020 ShowingTime.

North Saint Paul 3 Year "Average Days on Market" Trend



SKETCH ADDENDUM

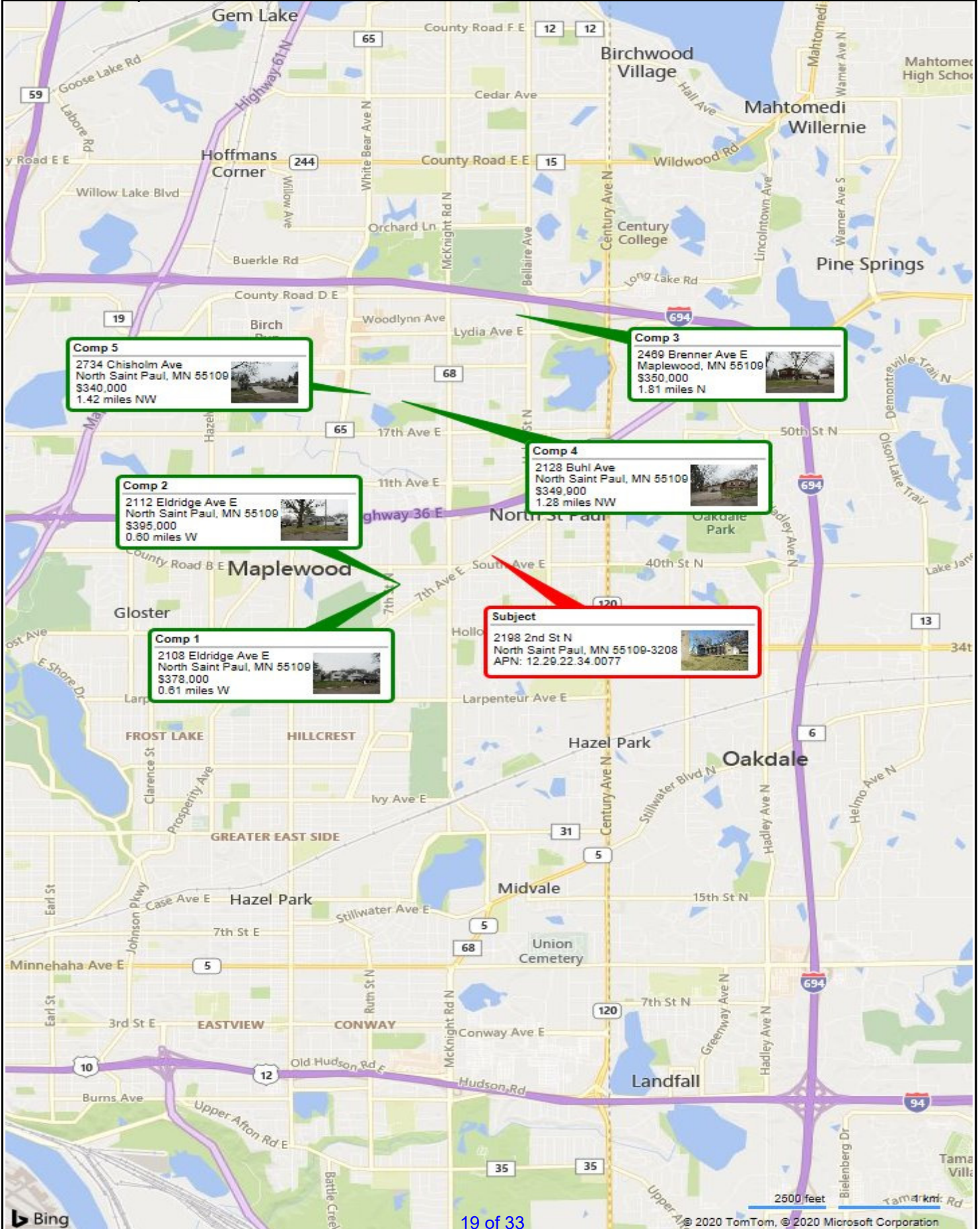
Intended User	City of North Saint Paul HRA		
Property Address	2198 2nd St N		
City	North Saint Paul	County	Ramsey
		State	MN
		Zip Code	55109-3208
Client	City of North Saint Paul HRA		



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS	
Living Area			First Floor	
First Floor	1073	138	18.0 X 25.0 =	450.0
			24.0 X 25.0 =	600.0
Basement			11.5 X 1.0 =	11.5
Basement	1073	138	11.5 X 1.0 =	11.5
			Total	1073.0
Garage/Carport				
Attached Garage	576	96		

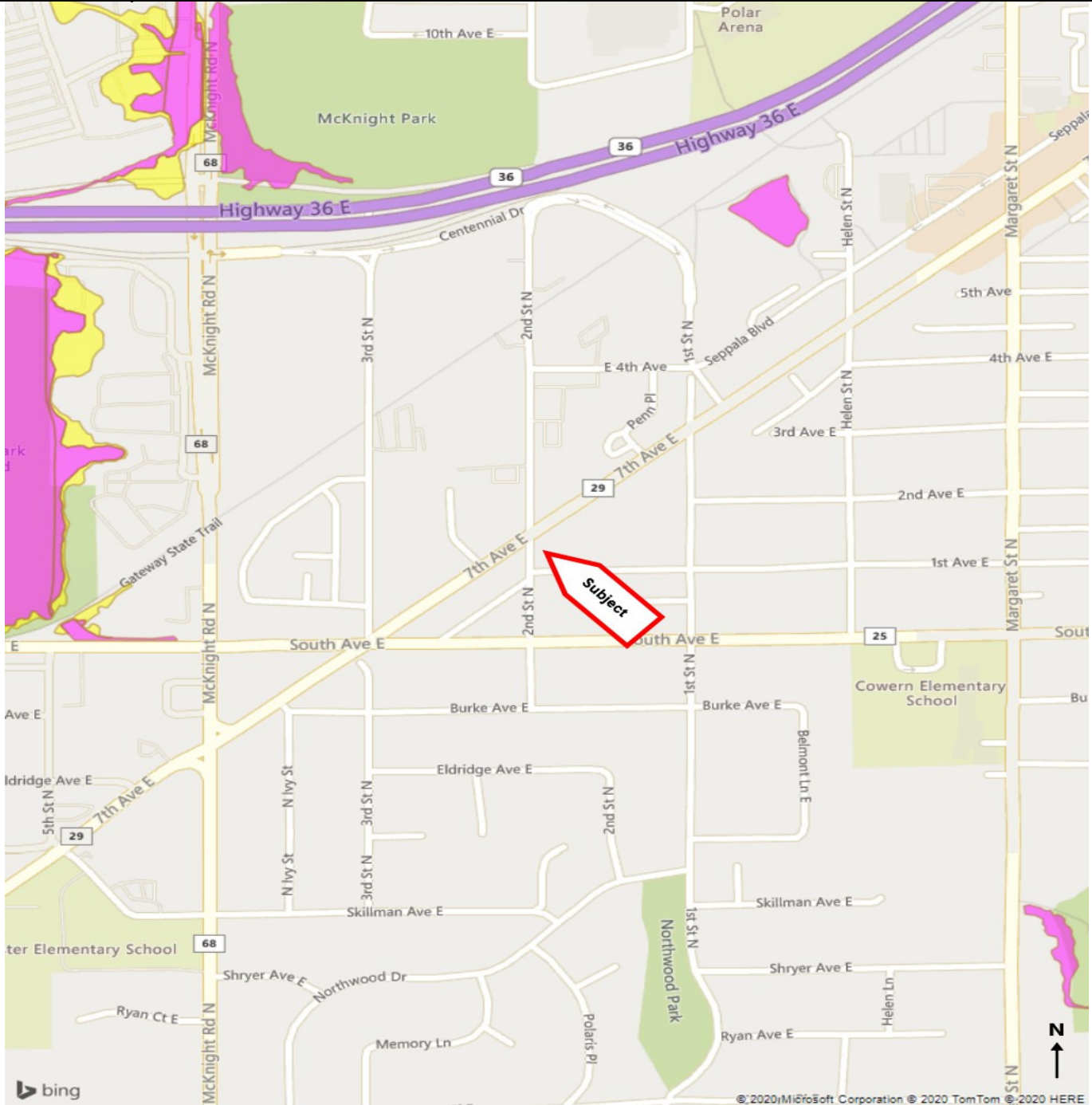
Location Map

Intended User	City of North Saint Paul HRA		
Property Address	2198 2nd St N		
City	North Saint Paul	County	Ramsey
		State	MN
		Zip Code	55109-3208
Client	City of North Saint Paul HRA		



FLOOD MAP

Intended User City of North Saint Paul HRA
Property Address 2198 2nd St N
City North Saint Paul County Ramsey State MN Zip Code 55109-3208
Client City of North Saint Paul HRA



Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards

- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

Latitude: 45.007685
Longitude: -92.999624
Community Name:
NORTH ST. PAUL, CITY OF
Community: 270382
SFHA (Flood Zone): No
Within 250 ft. of multiple flood zones: No
Zone: X
Panel: 0065G
FIPS Code: 27123

Map #: 27123C0065G
Panel Date: 06/04/2010
Census Tract: 427

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

PHOTOGRAPH ADDENDUM

Intended User City of North Saint Paul HRA

Property Address 2198 2nd St N

City North Saint Paul County Ramsey

State MN

Zip Code 55109-3208

Client City of North Saint Paul HRA

**FRONT VIEW OF
SUBJECT PROPERTY****REAR VIEW OF
SUBJECT PROPERTY****STREET SCENE OF
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

Intended User	City of North Saint Paul HRA		
Property Address	2198 2nd St N		
City	North Saint Paul	County	Ramsey
		State	MN
		Zip Code	55109-3208
Client	City of North Saint Paul HRA		



Additional Front View



Garage Interior



Living Room



Kitchen



Main Bath



Bedroom 1

PHOTOGRAPH ADDENDUM

Intended User	City of North Saint Paul HRA				
Property Address	2198 2nd St N				
City	North Saint Paul	County	Ramsey	State	MN
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Client	City of North Saint Paul HRA				



Bedroom 2



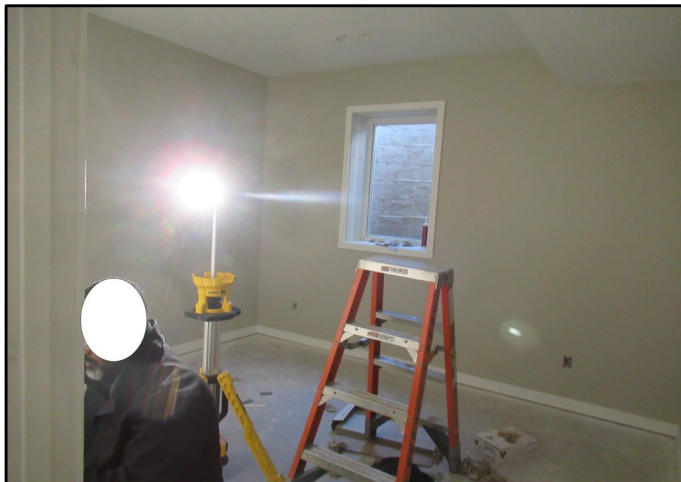
Basement Family Area



Additional Family Area



Basement Bath



Basement Bedroom 1



Basement Bedroom 2

PHOTOGRAPH ADDENDUM

Intended User City of North Saint Paul HRA

Property Address 2198 2nd St N

City North Saint Paul County Ramsey

State MN

Zip Code 55109-3208

Client City of North Saint Paul HRA

**COMPARABLE #1**2108 Eldridge Ave E
North Saint Paul, MN 55109

Price \$378,000
 Price/SF 281.04
 Date s11/20c10/20
 Age
 Room Count 6-3-2
 Living Area 1,345

Value Indication \$361,100

**COMPARABLE #2**2112 Eldridge Ave E
North Saint Paul, MN 55109

Price \$395,000
 Price/SF 302.91
 Date s06/20c05/20
 Age
 Room Count 6-3-2
 Living Area 1,304

Value Indication \$369,800

**COMPARABLE #3**2469 Brenner Ave E
Maplewood, MN 55109

Price \$350,000
 Price/SF 346.53
 Date s10/20c09/20
 Age 37
 Room Count 5-2-1
 Living Area 1,010

Value Indication \$366,500

PHOTOGRAPH ADDENDUM

Intended User City of North Saint Paul HRA

Property Address 2198 2nd St N

City North Saint Paul County Ramsey

State MN

Zip Code 55109-3208

Client City of North Saint Paul HRA

**COMPARABLE #4**2128 Buhl Ave
North Saint Paul, MN 55109

Price	\$349,900
Price/SF	284.93
Date	s10/20c082020
Age	47
Room Count	5-2-1
Living Area	1,228

Value Indication \$356,400

**COMPARABLE #5**2734 Chisholm Ave
North Saint Paul, MN 55109

Price	\$340,000
Price/SF	262.55
Date	s09/20c08/20
Age	47
Room Count	6-3-1
Living Area	1,295

Value Indication \$349,100

COMPARABLE #6

Price	\$
Price/SF	
Date	
Age	
Room Count	--
Living Area	

Value Indication \$

DISCLOSURE ADDENDUM

Intended User	City of North Saint Paul HRA		
Property Address	2198 2nd St N		
City	North Saint Paul	County	Ramsey
		State	MN
		Zip Code	55109-3208
Client	City of North Saint Paul HRA		

DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

APPRAISER:

Signature: 
Name: Kit B. Svec
Date Signed: 12/12/2020
State Certification #: 20066025
or State License #: _____
State: MN
Expiration Date of Certification or License: 08/31/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

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☐ Did☐ Did Not Inspect Property

KIT B. SVEE - MINNESOTA APPRAISER LICENSE

STATE OF MINNESOTA



KIT BRIAN SVEE
6507 ORCHARD RIDGE TRAIL
WOODBURY, MN 55129

Department of Commerce

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that
KIT BRIAN SVEE

6507 ORCHARD RIDGE TRAIL
WOODBURY, MN 55129

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of

Resident Appraiser : Certified Residential

License Number: 20066025

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect
until **August 31, 2022.**

IN TESTIMONY WHEREOF, I have hereunto set my hand this August 28, 2020.

A handwritten signature in black ink, appearing to read "Steve Kelley".

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

Licensing Division
85 7th Place East, Suite 500
St. Paul, MN 55101-3165
Telephone: (651) 539-1599
Email: licensing.commerce@state.mn.us
Website: commerce.state.mn.us

Notes:

- **Individual Licensees Only - Continuing Education:** 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- **Appraisers:** You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. **Trainees do not qualify.** For further details, please visit our website at commerce.state.mn.us.

Invitation for Bids

The City of North St. Paul Housing and Redevelopment Authority (the “HRA”), is offering for sale certain real property located 2198 2nd Street North, North St. Paul, Minnesota 55109 in Ramsey County and legally described as follows (“Property”):

Lot 1 Block 3 of the FIRST ADDITION TO NORTH ST., PAUL
SWLY 6 FT OF LOT 2 AND ALL OF LOT 1 BLK 3, Ramsey County, Minnesota

Any and all bids submitted in response to this Invitation for Bids must be in compliance with, and submitted pursuant to, all the terms and conditions and provisions of this Invitation for Bids, including, without limitation: 1) the Instructions to Bidders including the provisions of the Bid Form; 2) the Terms and Conditions of Sale; and 3) the Purchase Agreement.

INSTRUCTIONS TO BIDDERS

1. BID FORM

Bids must be submitted on the bid form (“Bid Form”) attached hereto as Exhibit A and made a part hereof thereby.

2. MINIMUM BID

The minimum bid is \$360,000.00. All offers must be at least the minimum bid amount as set forth herein. Any offers below the minimum bid amount will be rejected.

3. BID SECURITY

Each written bid must be accompanied by a separate bid security in the form of a certified check or a cashier’s check, payable to the HRA in an amount of not less than \$2,500.00

4. BID DUE DATE

A completed sealed written bid on the Bid Form must be received in the office of the HRA Director, City of North St. Paul, 2400 Margaret Street, North St. Paul, Minnesota 55109, **not later than 1:00 p.m. on Monday, February 4, 2021**, as indicated by a notation made by City staff on receipt of bid.

5. BID ENVELOPES

The written bid must be sealed in an envelope with the respondent’s name and address clearly written on the outside and the following statement noted in the lower left-hand corner of the envelope: **“Bid for 2198 2nd Street North, North St. Paul, MN 55109.”**

No responsibility will attach to the HRA for the premature opening of, or failure to open, a bid not properly addressed and identified.

6. BIDS EXECUTED ON BEHALF OF BIDDER

A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of his or her Power of Attorney to act on behalf of the bidder.

Any corporations submitting bids must furnish evidence that the officer(s) or employee(s) who execute the bid have been given the power to act on behalf of the corporation.

7. ELIGIBILITY OF BIDDERS

Bidders must be at least 18 years of age. No Brokers or Agents. Bidders must provide evidence of ability to closed through a pre-approval for a mortgage in the bid amount, if obtaining finance, or a bank letter certifying the availability of funds to close on the Purchase Agreement in the bid amount, if financing is not required.

8. BID OPENING

The bids will be publicly opened and read aloud shortly after 1:00 p.m. on Monday, February 4, 2021. The bid opening will simply be a public announcement of all bids received. Following the bid opening, all bidders will be notified of the winning bid by mail. The bid security for unsuccessful bids will be returned to each respective bidder.

9. RESERVATIONS

The HRA reserves the right to reject any or all bids, to waive defects and technicalities in bidding, to advertise for new bids, or withdraw the Property from sale at any time. Any announcements made at the bid opening will take precedence over any material published about this event.

10. INDEMNIFICATION

Bidder agrees for and on behalf of bidder, bidder's heirs, successors and assigns that bidder shall indemnify and hold the HRA harmless from and against any claim, demand or cause of action arising or alleged to have arisen out of the sale or failure to sell the Property including claims for personal or bodily injury, death or contract damages.

11. MODIFICATIONS

The terms and conditions and provisions herein are subject to change.

12. TIE BID

In the event of a tie bid, the high bidders submitting matching offers will have the opportunity to revise their bid to determine the high bidder and buyer of the property. This bid, if necessary must be received by 1:00 p.m. on Monday, February 8, 2021.

TERMS AND CONDITIONS OF SALE

1. PURCHASE AGREEMENT

Upon determination of the winning bid, the purchase agreement ("Purchase Agreement"), attached hereto as Exhibit B and made a part hereof thereby, will be provided to the successful bidder. The successful bidder shall have three (3) working days after receipt of the Purchase Agreement to execute and return the Purchase Agreement to Scott Duddeck, HRA Director, City of North St. Paul, 2400 Margaret Street, North St. Paul, Minnesota 55109.

Failure of a successful bidder to deliver the executed Purchase Agreement as required herein will result in forfeiture of the entire amount of the bid security, not as a penalty, but in liquidation of damages sustained by the HRA as a result of such failure, whereupon the Property will either be awarded to the bidder with the next highest bid, re-advertised for sale, or withdrawn from sale, whichever is deemed by the HRA to be in its best interest.

2. INSPECTION OF PROPERTY

All potential bidders are invited, urged, and cautioned to thoroughly inspect the Property prior to submitting a bid. Contact Scott Duddeck at scott.duddeck@northstpaul.org or 651-747-2436 to arrange a time to inspect the Property.

3. CONDITION OF PROPERTY

The information contained herein is not a warranty or guaranty of any kind by the HRA or its agents. Prospective bidders are encouraged to thoroughly inspect the Property and condition of title in order to insure full knowledge of existing conditions prior to submitting a bid. **The Property is sold AS-IS. The HRA makes no representations or warranties regarding the property condition, its use or the marketability of its title.**

4. ZONING

Verification of the present zoning and determination of permitted uses thereunder, along with compliance of the property for the present or proposed future use, shall be the responsibility of the successful bidder and the HRA makes no representation in regard thereto.

5. CITY AND OTHER APPROVALS

The successful bidder is solely responsible, at its cost and expense, to prepare and submit all necessary information (applications, plans, supporting documentation, etc.) to obtain city and other regulatory approvals for any proposed development project.

6. ADVERTISING OR OTHER MATERIAL

Information included in advertising or other material provided to interested parties from authorized representatives of the HRA is from sources deemed reliable; however the HRA assumes no liability for errors, omissions or changes.

7. MODIFICATIONS

The terms and conditions and provisions herein are subject to change.

EXHIBIT A

Bid for Purchase of Real Property

Location: 2198 2nd Street North, North St. Paul, Minnesota 55109

INVITATION FOR BID

**To: North St. Paul HRA Director
2400 Margaret Street
North St. Paul, Minnesota 55109**

Subject To: (1) the terms and conditions of the Invitation for Bids identified above; (2) the Instructions to Bidders; (3) Terms and Conditions of Sale; and (4) the Purchase Agreement, all of which are incorporated as part of this bid. The undersigned bidder hereby offers and agrees, if this bid is accepted within ten (10) calendar days after date of the bid opening, to purchase the Property described in said Invitation for Bids for the bid amount entered below.

Amount of Bid: _____ (\$ _____)
(Minimum Offer: \$360,000.00)

Bid Security: _____ (\$ _____)
(Minimum Bid Security: \$2,500.00)

Name: _____

Street: _____

City: _____

State: _____

Zip: _____

Telephone Number: _____

Fax Number: _____

Email Address: _____

Authorized Signature: _____
(The individual signing certifies that he/she is authorized to sign the bid.)

Date: _____

Attach security and required financial verifications

EXHIBIT B

[Purchase Agreement]