



## STAFF REPORT

TO: Mayor Fischer and Members of the City Council

FROM: Corrin Wendell, Community Development Director

DATE: April 12, 2023

RE: 2750 Rice Street – Demolition Contract for Former Pawn Shop

### **ACTION TO BE CONSIDERED:**

Motion to approve contract work in the amount of \$20,945.00 plus abatement costs for Nitti Companies to provide demolition work for the existing structure (Pawn Shop) located at 2750 Rice Street.

### **BACKGROUND:**

City staff has been working to secure a contract with a demolition company to raze the building (former Lincoln Pawn) located at 2750 Rice Street. After securing three quotes, Nitti Companies was chosen to complete the work. The existing site, now owned by the City, includes taxes and insurance as part of on-going costs. In anticipation of future redevelopment of the site, demolition of the building and pylon sign are the next steps. City staff has also been in contact with ULI, Urban Land Institute, to potentially assist with a design charette for the site.

### Contract Work Includes:

- Apply for demolition permit
- Have building inspected for asbestos
- Disconnect sewer and water inside property line (no restoration)
- Remove refrigerant from a.c. unit
- Meet with Ramsey County for pre-demolition inspection and supply required paperwork upon completion
- Remove sign 1 foot below grade and leave footing
- Apply water for dust control
- Complete removal and disposal of slab on grade building with frost footings
- Install erosion control
- Import common fill to grade
- Apply hydroseed

NOT INCLUDED: winter conditions, asbestos removal if present, rebar, saw cuts, household or regulated waste.

**Contact:**

Dana Nelson  
Nitti Rolloff Services Inc.  
12351 Cloud Drive N.E.  
Blaine, Mn. 55449

The \$20,945.00 demolition cost for the building qualifies as a TIF 7-1 eligible expenditure. At the end of 2022 the TIF fund balance is anticipated at approximately \$1,000 dollars, however the district is expected to bring in approximately \$80,000 dollars of TIF increment in 2023, funds that can be used for qualified development expenditures.

**STAFF RECOMMENDATION:**

Motion to approve contract work in the amount of \$20,945.00 plus abatement costs for Nitti Companies to provide demolition work for the existing structure located at 2750 Rice Street.



**ESTIMATE**

**Project Information**

<b>Name:</b>	city of little canada c/o corrin wendall
<b>Address:</b>	2750 little canada road little canada
<b>Phone:</b>	763-453-9377
<b>Email:</b>	<a href="mailto:corrin.wendell@littlecanadamn.org">corrin.wendell@littlecanadamn.org</a>

**Contact Information**

<b>Date:</b>	11/8/2022
<b>Prepared By:</b>	Dana Nelson
<b>Phone:</b>	C-763-238-1014 O-763-755-0303
<b>Email:</b>	dana@nitticompanies.com

**Description of Work**

apply for permit. Have building inspected for asbestos. disconnect sewer and water inside property line ( no restoration ). Remove refrigerant from a.c. unit. Meet with ramsey county for pre demolition inspection and supply required paperwork upon completion. remove sign 1 foot below grade and leave footing. apply water for dust control, complete removal and disposal of slab on grade building with frost footings. install erosion control. import common fill to grade. apply hydroseed. NOT INCLUDED : winter conditions, asbestos removal if present, rebar, sawcuts, household or regulated waste.

**Charges**

Category	Description	Qty	Unit Price	Amount
<b>Materials</b>				
Excavator		0		\$4,500.00
Skidsteer		0		\$1,000.00
Demolition Debris		0		\$5,000.00
Cinder Block/Brick		0		\$980.00
Waste Tax		0		\$189.00
Concrete		0		\$2,075.00
Asphalt		0		\$0.00
management	and permit			\$700.00
Neighborhood Meeting		0		\$0.00
Utility Disconnects		0		\$1,900.00
Mobilization		0		\$500.00
Asbestos Survey		0		\$500.00
Dust Control		0		\$500.00
AC Units/Freon		0		\$150.00
Erosion Control		0		\$480.00
Pest Control		0		\$0.00
Granular Fill		0		\$0.00
Common Fill		0		\$1,836.00
Black Dirt		0		\$0.00
Compaction		0		\$0.00
Hydroseed		0		\$375.00
Trees/Stumps/Brush		0		\$0.00
Household MSW	BY OTHERS			\$0.00
Labor	and torch			\$260.00
0		0		\$0.00
0		0		\$0.00

**Acknowledgement**

**PLEASE SIGN ABOVE THAT YOU'VE READ THE FULL TERMS & CONDITIONS AND WOULD LIKE TO PROCEED WITH THE WORK LISTED ABOVE!**

This estimate is valid for thirty (30) days. Our terms are 30% down with the balance due on completion. Client agrees to pay invoices according to the following terms. Invoices NOT paid will be subject to a finance charge of 1.5 per month (18% annually) or the maximum rate allowed by law. If Supplier commences an action against Client arising out of or in connection with this offer or any agreement arising out of or relating to this offer, Supplier shall be entitled to have and recover from its Client reasonable attorney's fees, collection costs and cost of suit. If you have any questions feel free to contact us at your earliest convenience. Full terms and Conditions are attached seperately..

**Total Estimate** \$20,945.00

Nitti Roll-off Services Inc.  
12351 Cloud Dr. N.E.  
Blaine Mn. 55449

**Thank you for your business!**



# Technical Assistance Panel

PRESENTED BY **ULI MINNESOTA**

## Move Your Project Forward

**Technical Assistance Panels (TAPs)** bring an unbiased, interdisciplinary and market-based perspective to your specific development/land use challenge or policy issue.

ULI Minnesota will assemble a panel of high-level land use and real estate professionals specifically selected for their expertise relating to the TAP assignment. Our panel can tell you what kinds of development you can realistically expect and what tools you might use to attract the development you want.

Ranging from one half to three days, the workshop is preceded by analysis of background information provided by the sponsor, planning sessions, community interviews, and site tours. The panel's findings and recommendations are documented in a written report. The cost of these high intensity workshops and published deliverables ranges from \$5,000 to \$30,000. Length of TAP is negotiated based on need.

### Three-Day Workshop

This workshop is ideal for complex and comprehensive projects such as freeway lids, that require significant time to fully understand the issues, national expertise and to formulate strategic recommendations.

### Half-Day Workshop

This workshop is ideal for projects that require less background analysis to fully understand the issues and to formulate strategic recommendations.

## Why Host a TAP?

- You could benefit from an outside private market perspective.
- Completing a TAP may provide market specifics to make the project more feasible.
- You may find it easier to secure regulatory approvals and/or attract capital, as it will have the TAP report as a reference.

## TAP DETAILS



**1/2 DAY OR  
3 DAY WORKSHOP**



**5-7 INDUSTRY  
EXPERTS**



**1 PRESENTATION**



**1 REPORT**



**\$5,000 - \$30,000  
BASED ON NEED**

LET A TAP HELP YOU MOVE YOUR PROJECT FORWARD

CONTACT US AT [612-670-8147](tel:612-670-8147) | [CATHY.BENNETT@ULI.ORG](mailto:CATHY.BENNETT@ULI.ORG) | [MINNESOTA.ULI.ORG](http://MINNESOTA.ULI.ORG)