



City of Columbia Heights | *Community Development*

3989 Central Ave NE, Columbia Heights, MN 55421 ▪ Ph: 763-706-3670 ▪ [www.columbiaheightsmn.gov](http://www.columbiaheightsmn.gov)

August 11, 2025

OFFER TO PURCHASE REAL PROPERTY

Kirk Miller  
5371 Osprey Ct  
Fontana, CA 92336

RE: 4510 Taylor St NE, Columbia Heights, MN 55421  
Parcel Identification No. 25-30-24-33-0095

Dear Mr. Miller:

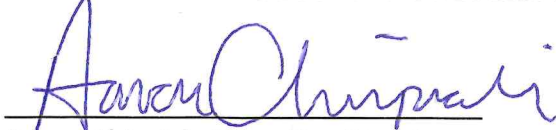
The Columbia Heights Economic Development Authority (the "EDA") offers \$100,000.00 as compensation for the acquisition of the real property located at 4510 Taylor St NE in the City of Columbia Heights (the "Property") for redevelopment purposes.

The proposed purchase price of \$100,000.00 exceeds the current estimated value of the land of \$86,000, as provided in the records of Anoka County, but is less than the combined estimated value of the land and the building thereon, which is estimated by Anoka County to be \$128,700. The portion of the Property comprising the building is a vacant house without utility access due to burst pipes and without a toilet. Accordingly, the building is "substandard," as that term is defined in Minnesota Statutes, 469.012, subd. 1h(f). The proposed purchase price factors in the anticipated costs of demolition and site preparation, including but not limited to hazardous material removal and waste disposal.

The acquisition of the Property is contingent on approval by the Board of Commissioners of the EDA (the "Board"). If approved by the Board, we anticipate closing on the sale of the Property to occur as soon as practicable. Please contact Mitchell Forney, Community Development Director (phone: 763-706-3675; email: [mforney@columbiaheightsmn.gov](mailto:mforney@columbiaheightsmn.gov)) or Emilie Voight, Community Development Coordinator (phone: 763-706-3674; email: [evoight@columbiaheightsmn.gov](mailto:evoight@columbiaheightsmn.gov)) to discuss other necessary details of the sale of the Property. Thank you for your cooperation.

Sincerely,

COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

  
Aaron Chirpich, Executive Director