

1. Agenda Documents

Documents:

- 0. 04-08-26 EDA AGENDA.PDF
- 3A. CONSID PMT OF BILLS-APRIL 2026 EDA.PDF
- 3B. 02-11-26 EDA WORKSHOP MINUTES.DRAFT.PDF
- 3C. 03-11-26 EDA WORKSHOP MINUTES.DRAFT.PDF
- 3D. 03-11-26 EDA REG MTG MINUTES.DRAFT.PDF
- 5A. KIDS HAVEN.PDF
- 6A. ECONOMIC DEVELOPMENT MANAGERS REPORT.PDF

AGENDA
REGULAR MEETING - ECONOMIC DEVELOPMENT AUTHORITY (EDA)
Wednesday, April 08, 2026 – 6:00 p.m.
Mississippi Room, Monticello Community Center

ECONOMIC DEVELOPMENT AUTHORITY CLOSED MEETING
(Academy Room)

4:45 p.m. Land Sale and/or Purchase Negotiations –

PIDs 155274001010, 155194000020, 155274002010, 155274002011, 155274002020,
155274002021, 155273001020, 155273001010, 155029002050

Commissioners: President Rick Barger, Vice President Jon Morphew, Treasurer Hali Sittig,
Clint Berglof, Steve Johnson, Mayor Lloyd Hilgart, Councilmember Tracy Hinz

Staff: Executive Director Jim Thares, Rachel Leonard, Angela Schumann, Tyler Bevier

1. General Business

- A. Call to Order
- B. Roll Call 6:00 p.m.
- C. Consideration of Additional Agenda Items

2. Approval of Agenda

EDA members or the Executive Director may add items to the agenda for discussion purposes or approval. The EDA may or may not take official action on items added to the agenda

3. Consent Agenda

- A. Consideration of Payment of Bills
- B. Consideration of Approving February 11, 2026 EDA Workshop Minutes
- C. Consideration of Approving March 11, 2026 EDA Workshop Minutes
- D. Consideration of Approving March 11, 2026 EDA Regular Meeting Minutes

4. Public Hearings

N/A

5. Regular Agenda

- A. Consideration of Adopting Resolution 2026=04 Authorizing a Small Cities Development Program (SCDP) Loan to Kids Haven of Monticello Holdings, LLC and Kids Haven of Monticello, LLC in the amount of \$250,000 in connection with a

Economic Development Authority (EDA) Regular Meeting Agenda – April 8, 2026

proposed 26,704 sq. ft. childcare center development located on School Boulevard

6. Other Business

A. Consideration of Economic Development Manager's Report

7. Adjournment

Accounts Payable

Transactions by Account

User: debbie.gulbrandson@monticellomn.gov
 Printed: 03/18/2026 - 12:52PM
 Batch: 00203.03.2026



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
213-46301-341090	L&L HOMESTYLE CAFE LLC	L&L HOMESTYLE CAFE GMEF LC	03/24/2026	131330	-2,924.50	
		Vendor Subtotal:			-2,924.50	
213-46301-430400	CAMPBELL KNUTSON PA	KIDS HAVEN LAND SALE PURCH	03/24/2026	0	2,057.00	
213-46301-430400	CAMPBELL KNUTSON PA	KIDS HAVEN LAND SALE PURCH	03/24/2026	0	1,242.00	
		Vendor Subtotal:			3,299.00	
213-46301-430400	KUTAK ROCK LLP	LEGAL FEES-SPERR PROP GEMF I	03/24/2026	131329	1,699.50	
213-46301-430400	KUTAK ROCK LLP	LEGAL FEES RENEWED PILATES	03/24/2026	131329	948.50	
213-46301-430400	KUTAK ROCK LLP	GENERAL LEGAL	03/24/2026	131329	563.50	
		Vendor Subtotal:			3,211.50	
213-46301-435100	ECM PUBLISHERS INC	KIDS HAVEN LAND SALE PH NOT	03/24/2026	0	157.25	
		Vendor Subtotal:			157.25	
213-46301-443300	WRIGHT COUNTY ECONOMIC D	WCEDP CY 2026 DUES	03/24/2026	131360	4,046.00	
		Vendor Subtotal:			4,046.00	
213-46601-181800	L&L HOMESTYLE CAFE LLC	L&L HOMESTYLE CAFE GMEF LC	03/24/2026	131330	65,000.00	
		Vendor Subtotal:			65,000.00	
		Subtotal for Fund: 213			72,789.25	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Report Total:					72,789.25	

Accounts Payable

Transactions by Account

User: debbie.gulbrandson@monticellomn.gov
 Printed: 03/18/2026 - 12:47PM
 Batch: 00201.03.2026



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
213-46301-433100	US BANK CORPORATE PMT SYS	EDAM - Winter Conference Registrati	03/15/2026	0	85.00	
		Vendor Subtotal:			85.00	
213-46301-438200	CITY OF MONTICELLO	130 Broadway E. (EDA strmwtr - forn	03/15/2026	0	32.50	
213-46301-438200	CITY OF MONTICELLO	216 Pine St (EDA - old Finders Keepe	03/15/2026	0	55.98	
		Vendor Subtotal:			88.48	
213-46301-443990	US BANK CORPORATE PMT SYS	JIMMY JOHNS - Food Special Mtg -	03/15/2026	0	101.64	
213-46301-443990	US BANK CORPORATE PMT SYS	MOON DONUTS - Wright County mc	03/15/2026	0	64.08	
213-46301-443990	US BANK CORPORATE PMT SYS	MONTICELLO CHAMBER OF COM	03/15/2026	0	20.00	
		Vendor Subtotal:			185.72	
		Subtotal for Fund: 213			359.20	
		Report Total:			359.20	

Accounts Payable

Transactions by Account

User: debbie.gulbrandson@monticellomn.gov
Printed: 04/01/2026 - 12:41PM
Batch: 00204.03.2026



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
213-46301-431991	DEMVI LLC	Parking Lot Maintenance - March 202	03/31/2026	0	213.86	
		Vendor Subtotal:			213.86	
213-46301-438100	CENTERPOINT ENERGY	216 Pine St	03/31/2026	0	529.94	
		Vendor Subtotal:			529.94	
213-46301-438100	XCEL ENERGY	101 E 3rd St (216 Pine St) - formerly I	03/31/2026	0	74.99	
		Vendor Subtotal:			74.99	
		Subtotal for Fund: 213			818.79	
		Report Total:			818.79	

The preceding list of bills payable totaling \$73,967.24 was approved for payment.

Date: 04/08/26 Approved by: _____

Hali Sittig - Treasurer

MINUTES

WORKSHOP - ECONOMIC DEVELOPMENT AUTHORITY (EDA)

Wednesday, February 11, 2026 – 4:45 p.m.

Academy Room, Monticello Community Center

Commissioners: President Steve Johnson, Vice President Jon Morphey, Treasurer Hali Sittig, Rick Barger, Clint Berglof, Mayor Lloyd Hilgart, Councilmember Tracy Hinz

Staff: Executive Director Jim Thares, Rachel Leonard, Angela Schumann, Bob Ferguson, Tyler Bevier

1. Call to Order

President Steve Johnson called the workshop meeting of the Monticello Economic Development Authority to order at 4:45 p.m.

2. Roll Call

Mr. Johnson called the roll for EDA members. All were present.

3. Industrial Development in Otter Creek Business Park (OCBP)

Mr. Thares reintroduced the Peter Stalland to the EDA related to discussions regarding potential OCBP industrial development concept proposals. He presented a large, printed map and building models scaled to site for a hands-on discussion approach. He reminded the EDA of a prior workshop discussion regarding a potential option agreement and development and encouraged the EDA to proceed with discussions moving forward.

Mr. Thares walked through the OCBP prospect list in the report and noted the remaining total development acreage of 52.50 acres. He said this presentation is an effort to provide early information and build awareness of the potential future decision points and further suggested consideration of these concept proposals based on building size, acreage required, and jobs created for each of the prospects.

Mr. Thares said the site commonly known as “Goat Hill” is challenging and will be costly for grading and utilities. He described the potential infrastructure expansion of the Cul de sac road further to the southeast.

He noted the Project Firefly proposer is interested in this site and is asking about additional developable land to the west. Mr. Thares explained the proposal included outdoor storage and landscaping screening considerations including berms and retaining walls would be important components. The site is shown as Lots A1/A2/A3 on the large scale OCBP map. Other sites were also noted.

- Lots B1/B2 – Mr. Thares said the site could be split to better suit two smaller-scaled development proposals.

- Lot C – Mr. Thares said the 6.67 acre “C lot” is the site that Mr. Stalland is interested in developing.
- Lot D – Mr. Thares said the site is 6.2 acres with high visibility. He described the Project SP-60-80 proposal, a 65,000 square foot building with outdoor vehicle storage. He said the visibility of this site calls for a nicer looking industrial building. The potential Project SP-60-80 proposal may be a good fit for this site. If that does not work on this site Project SP-60=80 could also be a good match for site B1/B2.
- Lot E/F – Mr. Thares said in 2022 Project Emma-2-40-7 proposed a concept 40-50,000 square-foot warehouse at this site. Recently, discussions have been held again with this prospect about the same proposal. He also mentioned Project PSLW-70-50, saying this firm may be considering a 70,000 square foot building that may be a good fit on this site or potentially the “D site”.

Mr. Thares said the “Project RBD” proposal is smaller in scale and may need to be considered after the other prospects. He provided background on the steel-processing firm’s current operation located in Bloomington and their desire to relocate to Monticello. He said their proposal might also be suitable for Lot D.

Mr. Thares also said Project Firefly has regularly communicated, asking questions about the Goat Hill site. He said Mr. Stalland had not yet made an offer for the Lot C parcel he is interested in. A closed session will be scheduled as appropriate to an offer and lot pricing. He further noted that Mr. Stalland is open to paying the legal fees for document preparation.

Mayor Hilgart asked if Lots E and F were “shovel ready”. Mr. Thares said Lot C, E, and F are all shovel ready. Mayor Hilgart suggested that since Lots C, E, and F, being shovel-ready, will be the first to develop without additional infrastructure needs. He is not opposed to an option for Mr. Stalland, though it should be structured with a right of first refusal if the City has another prospect that may work on the same lot that Mr. Stalland would like to achieve the option agreement on. Mr. Thares agreed and said that Mr. Stalland was seeking a one-year term. Mr. Johnson asked if a right of first refusal could be agreed to with a set price if possible. Members further discussed potentially including 6-month and 9-month terms

Ms. Schumann stated that the prior EDA legal attorney favored a preliminary purchase and development contract in this type of situation. Members discussed City investments into the land, potential costs by developer, and land value for development.

Mayor Hilgart stated that he feels that if the EDA agrees to sell the site for a low price, then the TIF proceeds would need to go to the EDA. He further said that if the developer wants to buy low and also collect on the TIF proceeds, he would be opposed to this arrangement.

Ms. Schumann pointed out the potential for high valuation and plentiful TIF proceeds and asked if the EDA might consider sharing TIF with the developer. Mayor Hilgart said

depending on the use he may be okay with this situation. Mr. Thares suggested that the EDA members ultimately consider the most appropriate agreement(s) to incorporate all components and elements for the desired development. Mr. Morphew asked about the planning complexities for decision-making and how the scoring matrix would fit into this type of situation and how it would tie into the EDA goals.

Members discussed the current level of interest in the OCBP sites. Mr. Thares said that it does seem a bit higher right now. There are several firms exploring concepts though it may be that none of these proceed. Mr. Hilgart described buildings along the Twin Cities highway corridor as having more sites for industrial development and is aware of some development happening. He feels that Albertville and St. Michael might be more desired for due to closer proximity to the Twin Cities metro.

Mr. Hilgart described the earlier-mentioned local firms' eventual business expansion projects at their sites versus the OCBP parcels. He specifically noted WiHa Tools at the new site took advantage of a reduced sales price at a prime freeway location. Mr. Thares said WiHa reviewed, considered, and passed on the EDA offered OCBP site.

He said he would reach out to the EDA attorney for guidance on the best document format related to Mr. Stalland's concept proposal. He further stated that perhaps a closed meeting would be able to take place next week. Mr. Thares said he intended to ask Mr. Stalland to make an offer to establish a starting point for EDA consideration.

Members and staff discussed and decided to hold a closed meeting in the morning of February 18, 2026.

4. 7th Street West and Cedar Fair Development Inquiries Discussion

Mr. Thares provided background to the inquiries regarding two EDA owned sites:

- PID 15528200010 ("7th Street West" parcel) - Located west of Runnings/north of I-94; 14.17 acres; email inquiry from developer about a potential auto-body repair facility.

Ms. Schumann confirmed the use is allowed. The parcel is zoned B-3 within the Business Base District. Mr. Thares noted the high visibility and proximity to the I-94 freeway and as well as 7th Street West.

- PID 155010067060 ("Cedar Fair" parcel) - Located at 249 Broadway East within core downtown area; 0.50 acres (21,577.47 sq. ft.); inquired about potential interest in affordable housing multi-family development.

Mr. Thares said the inquiry was received from a firm located in Ohio regarding affordable housing development without specifics. He said consensus was not clearly received at the May 2025 workshop regarding the use of the site; some desired housing and others were in favor of business expansion with frontage located on Broadway.

Mr. Thares reminded members of the upcoming small area planning meetings and workshops which include this parcel. Mr. Hilgart said he prefers that the Cedar Fair parcel be redeveloped as commercial

Ms. Schumann cautioned EDA members not to be vague and cause the developer to spend time and money on the effort if it is not the sincere intent of the EDA to see the parcel developed as a residential [project. She urged the EDA to wait until the downtown studies are completed to determine the best-suited use.

Mr. Hilgart offered additional thoughts, saying he would be open to owner-occupied housing if the commercial proposals were not forthcoming. He likes the concept of brownstone and rear-facing garages for curb appeal. He also noted the need for a “Class A” development reflect the City’s sizable investment in the core area of the community.

Mr. Barger said he is not opposed to housing, yet he preferred to wait and review results of the downtown planning studies to avoid premature decisions on the use of the site. Mr. Johnson noted the scarcity of land owned by the EDA and of importance of achieving goals for downtown development. Mr. Morphew agreed to the premature nature for consideration, saying he is not strongly opposed though it is just too early to consider.

Ms. Sittig said she was personally opposed to housing at the subject parcel and feels that the area is a good connection to other neighboring businesses and makes sense for retail access. Mr. Johnson noted that commercial expansion east and west along Broadway will likely bring rezoning changes in the future with the need for commercial in this area likely to become clear.

5. Adjournment

The workshop was adjourned at 6:03 p.m.

Recorded by: Anne Mueller__

Approved: April 8, 2026

ATTEST: _____
Jim Thares, Executive Director, Monticello EDA

MINUTES
WORKSHOP - ECONOMIC DEVELOPMENT AUTHORITY (EDA)
Wednesday, March 11, 2026 – 5:15 p.m.
Academy Room, Monticello Community Center

Commissioners: President Rick Barger, Vice President Jon Morpew, Treasurer Hali Sittig (arrived at 5:27), Clint Berglof, Steve Johnson, Councilmember Tracy Hinz, Mayor Lloyd Hilgart

Staff: Executive Director Jim Thares, Tyler Bevier, Steve Kowalczyk

1. Call to Order

President Rick Barger called the workshop meeting of the Monticello Economic Development Authority to order at 5:16 p.m.

2. Roll Call

Mr. Barger called the roll.

3. Façade Forgivable Loan Application Review: 112 – 114 Broadway – Karen and Doug Schneider

Mr. Thares introduced Karen and Doug Schneider to the EDA members and indicated that staff had received a complete façade improvement loan application from the Schneiders. Mr. Bevier then presented an overview of the façade forgivable loan application for 112–114 Broadway. He also introduced Building Official Steve Kowalczyk, who can offer construction-related context to the EDA and staff. The proposal includes new front awnings and façade improvements to the front, west, and rear sides using a mix of new masonry and LP Smart engineered lap siding. He noted that all application materials were submitted except an owner affidavit regarding financial commitment (equity). Historic renderings, typically provided for core downtown projects, were also not included.

Mr. Bevier summarized the two project quotes received, noting the applicants' preference for the higher bid from G&J Awnings. The selected bid falls within the EDA's allowable range, being 6% higher than the other quote per policy. The total project budget is \$55,986.93, including façade work and permit fees. The applicant's 5% match (approximately \$2,775) was included in the calculation. Mr. Bevier stated that the proposal aligns with the City's comprehensive plan.

He also reported that the façade loan sub-fund currently has a minimal balance and if the EDA supports moving forward with a final consideration of the proposal, it will require EDA action to allocate additional funding into the façade sub fund to support any future façade projects.

Renderings of the façade improvement proposal were provided for reference. Mr. Bevier asked the applicants, Doug and Karen Schneider, to provide a high-level summary of their

proposal and the requested funding. The Schneiders briefly explained their project. Mr. Bevier then reviewed details of the proposed scope of work.

Mr. Schneider added that he would personally cover \$300 for door replacements as part of a tenant agreement, as well as costs related to painting the west side facing Walnut Street.

Mr. Bevier noted that while no formal recommendation was required at this stage, staff included side and rear façade improvements in the funding analysis per the loan policy’s “case-by-case” consideration.

Ms. Schneider stated that costs were split up with approximately 40% for the front (North) façade and 60% for the west and rear. Mr. Bevier clarified estimated costs as:

- Front: \$16,000
- West side: \$18,000
- Rear: \$14,000

Mr. Johnson asked if the three-side improvement proposal comports with the EDA program standards and if the policy would need to be waived. Mr. Schneider explained that the rear façade faces a highly visible traffic-metered intersection at Highway 25 and 3rd Street West. He also noted improvements already completed in the alley area, which is frequently visible to passing traffic.

Mr. Johnson acknowledged the applicant’s reasoning and asked for further thoughts about the multi-sided proposal. Mr. Schneider pointed to the building’s rear access and noted that his property includes the adjacent vacant parcel (ID 155010035100). He described the condition of the building, the 1970s stucco, and the need to achieve siding stability and complete stone resurfacing as well as structural enhancements.

Mayor Hilgart highlighted the evolving nature of the downtown area, including expanded public parking options and alley access, which often create de facto double-fronted buildings. Mr. Schneider shared the historic pattern of customer access from the rear entrance when a restaurant operated on the site in the 1970s–1980s and said he anticipates similar usage today.

Ms. Sittig asked if rear-facing façade requests had been denied previously. Mayor Hilgart referred to the Bliss project. Ms. Sittig noted that for the Liquor Lounge, only front improvements were funded and the owner covered rear improvements personally. She also referenced the Cornerstone Café request, where rear improvement costs were denied and completed at the owner’s expense.

Mr. Barger agreed with comments on increased downtown foot traffic and visibility but expressed concern with the proposal’s total cost exceeding the \$50,000 cap. He supported funding up to the cap but not beyond it, noting that exceptions have historically been limited to corner-lot properties, which do not apply here.

Mr. Schneider agreed, acknowledging that expenses beyond the \$50,000 cap are his responsibility. He explained his need to move the application forward promptly due to personal travel plans and contractor coordination.

Mr. Johnson noted that the project estimate for façade improvements alone is \$55,490.19. He expressed support for the project and suggested that any policy deviation be explicitly stated within the motion, if approved.

Mayor Hilgart noted that the rear improvements for Bliss Salon were approved due to the City-owned parcel and future public parking planned there.

Mr. Thares asked about the masonry building edge column discussion at the Site Review meeting. Mr. Schneider noted that he understood some of the design considerations differently and that he is open to continue refinement of color palette and material selections.

Mayor Hilgart expressed optimism for the project’s contribution to downtown activity, especially with Pizza Factory’s anticipated relocation and increased carry-out traffic. Mr. Schneider confirmed that customer access will remain at the front, with employee parking and deliveries continuing at the rear.

Mr. Johnson voiced support for approving a \$50,000 forgivable loan with a 5% applicant match for façade improvements at 112–114 Broadway. A consensus among EDA members supported his position.

Mr. Thares confirmed that the item will be placed on the Agenda for the April 8, 2026, regular EDA meeting, pending receipt of the applicant’s letter of commitment.

Adjournment

The workshop was adjourned at 5:53 p.m.

Recorded by: Anne Mueller__

Approved: April 8, 2026

ATTEST: _____
Jim Thares, Executive Director of the Monticello EDA

MINUTES
REGULAR MEETING - ECONOMIC DEVELOPMENT AUTHORITY (EDA)
Wednesday, March 11, 2026 – 6:00 p.m.
Mississippi Room, Monticello Community Center

Commissioners: President Rick Barger, Vice President Jon Morphew, Treasurer Hali Sittig, Clint Berglof, Mayor Lloyd Hilgart, Councilmember Tracy Hinz, Steve Johnson

Staff: Executive Director Jim Thares, Tyler Bevier

1. **General Business**

A. Call to Order

President Rick Barger called the regular meeting of the Monticello EDA to order at 6:00 p.m. on Wednesday, March 11, 2026.

B. Roll Call (6:00 p.m.)

Mr. Barger called the roll.

C. Consideration of Additional Agenda Items

Mr. Thares said he would like to update the EDA on the ##### during the Economic Development Manager's Report later in the meeting.

2. **Approval of Agenda**

Item 2. was skipped; no motion made, no vote taken.

3. **Consent Agenda**

A. Consideration of Payment of Bills

B. Consideration of Approving February 11, 2026, Regular Meeting Minutes

HALI SITTIG MOVED TO APPROVE THE CONSENT AGENDA. CLINT BERGLOF SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 7-0.

4. **Public Hearing**

A. Business Subsidy Public Hearing and Consideration of approving a Small Cities Development Loan (SCDP) Loan and a Business Subsidy to Kids Haven Holdings of Monticello, LLC and Kids Haven of Monticello, LLC in the amount of \$250,000

Mr. Thares shared background from the January 14 pre-application workshop, where there was general support to move the request forward. He said the proposed SCDP funding would help pay for some of the nearly \$1,000,000 in playground equipment that is proposed by Kids Haven. The EDA loan would be secured by a second real estate mortgage, security agreements, personal guarantees and UCC filings.

He noted that City Council approved the Contract for Private Development, including the Purchase Agreement for the 2.93-acre City owned parcel, on March 9, 2026. He also

reviewed public hearing requirements and outlined expectations for the expected total project cost approximately of \$6,300,000 +/- day care slot capacity of 316 and new job creation totaling 40 ftes. He also noted the numerous community wide economic benefits from the new facility related to business attraction, workforce development and general economic stability.

Mr. Thares said the \$250,000 gap loan would support development of the proposed \$6,300,000 +/- childcare facility. He highlighted the ongoing shortage of childcare slots, noting that past study results (from 2017–2019) remain unchanged. He added the project could help fill about 316 needed slots and that Kid’s Haven scored highly in the development evaluation.

He also mentioned that a funding commitment letter from Old National Bank and the general contractor information were received just prior to the EDA meeting on March 11. That information is not included in the agenda packet.

Mr. Thares said staff recommend the EDA open the public hearing, accept public comments and then table a final decision until the April 8, 2026, regular EDA meeting. This will allow time to review and understand the bank’s financing proposal and additional staff review of the EDA loan documents which the EDA attorney completed though are not included in this staff report packet.

Mr. Barger opened the public hearing portion of the agenda item.

- Applicant Missy Sjolín provided a summary of the development proposal and expressed appreciation for the general community’s support as well as that of the City Council and the EDA.

In response to a question regarding whether tabling the matter would negatively impact the project timeline, Ms. Sjolín said any delay would be minimal. Instead of beginning construction in early May, she said the start date would likely shift to mid-May 2026.

Mr. Thares clarified that there are other required project approval steps that are in sequence and scheduled to occur after the potential EDA consideration on April 8, 2026. The other steps include the City Council review of the final plat and site plan and the land use entitlement development documents. That may occur on April 13, 2026. He stressed that the EDA will not be delaying the project if it tables final consideration until the April 8, 2026, meeting.

Mr. Morphew said that he was in favor of tabling the item but would consider proceeding if EDA approval were the only remaining step needed to move the project forward. He asked staff and Ms. Sjolín why a financial gap exists despite the high demand for childcare.

Ms. Sjolín explained that development startup costs are in the millions and noted the complexities involved in securing adequate investment in childcare as a business.

Mayor Hilgart said nearby childcare developments may be affecting the financial gap. He further said that even though there is significant demand, lower local incomes make it harder to support high childcare costs or tuition. He added that the applicant's property tax-exempt status may help keep costs affordable.

Ms. Sjolín said there is strong demand for both childcare and jobs but noted ongoing staffing challenges. She said in the past 15 to 18 months staffing has improved, compared to five years ago. She further noted that the Kids Haven model offers flexible, hourly options. She agreed that income levels impact affordability.

Mayor Hilgart shared that recent BR&E visits with local employers have shown childcare shortages have caused employees to leave jobs. He said this project could help retain workers and attract businesses.

Ms. Sjolín also importantly noted that 35 to 40 people currently travel to the Buffalo location from Monticello and these families may transfer to the new site.

Mr. Morphew asked how the EDA could support more childcare startups. Mr. Thares said past projects have not moved forward due to financing issues but noted a recent conversation with an in-home provider and possible future grant funding opportunities through the Wright County Economic Development Partnership which is submitting a second funding application to MN-DEED with the intention of using the funds to support local childcare operators.

Ms. Sjolín said franchising is available through Kid's Haven, but financing remains a challenge.

Mr. Thares continued to note the state grant program by saying that a previous grant submittal in 2024 was not approved. For the current submittal, the WCEDP has specifically identified \$100,000 of support for the Kids Haven expansion into Monticello through this grant if it is awarded by MN-DEED.

Mr. Barger suggested partnering with local businesses for childcare support. Mr. Johnson agreed, saying the application meets key criteria, and noted the project's benefit to the workforce and community.

Mayor Hilgart also added the location of the project may encourage further nearby development.

Mr. Barger closed the public hearing portion of the agenda item.

STEVE JOHNSON MOTIONED TO TABLE CONSIDERATION OF ADOPTING RESOLUTION 2026-04 UNTIL THE APRIL 8, 2026, EDA REGULAR MEETING. TRACY HINZ SECONDED THE

MOTION. MOTION CARRIED UNANIMOUSLY, 7-0.

5. **Regular Agenda**

A. Consideration of approving a Greater Monticello Enterprise Fund (GMEF) Loan and a Business Subsidy to Sperr Properties, LLC and L&L Homestyle Café LLC in the amount of \$65,000

Mr. Thares reviewed the agenda item to authorize a \$65,000 GMEF loan to Sperr Properties, LLC and L&L Homestyle Café, LLC and a Business Subsidy Agreement related to proposed interior improvements and equipment for the new restaurant located at 154 West Broadway. He noted the underwriting report, which was not available prior to the February 11 meeting, was received and reviewed and the staff report reflects the information contained in that report. He stated the debt service coverage ratio is strong (well above 1.25), and that the cash flow is supported by residential rental income from the three rental units on the second floor of the building. Though the first month's operating statement showed irregularities which are not atypical of opening a new restaurant in late January, a known slow business month.

Mr. Thares said staff recommended approval based on the applicants' financial capacity and commitment to making payments on previous credit facilities and regular bills. Mr. Johnson asked about personal guarantees; Mr. Thares confirmed that they are included in the agenda packet. Mayor Hilgart noted strong attendance at the L&L Homestyle Café ribbon cutting as well as the building improvements and the anticipated expanded patio seating. Mr. Bevier briefly explained the sidewalk permit process for potential future patio seating.

TRACY HINZ MOTIONED TO APPROVE RESOLUTION 2026-2 AUTHORIZING A GMEF LOAN TO SPERR PROPERTIES, LLC AND L&L HOMESTYLE CAFÉ, LLC IN THE AMOUNT OF \$65,000 AND A BUSINESS SUBSIDY AGREEMENT FOR INTERIOR IMPROVEMENTS AND THE PURCHASE OF RESTAURANT EQUIPMENT AT 154 WEST BROADWAY. HALI SITTIG SECONDED THE MOTION.

Mr. Johnson inquired whether a UCC filing would also be considered. Mr. Thares confirmed that the UCC filing will be completed and registered with the Minnesota Secretary of State office.

MOTION CARRIED UNANIMOUSLY, 7-0.

B. Consideration of Approving Proposed Amended Affordable Homeowner Rehabilitation Loan Program Policy

Mr. Bevier introduced the agenda item and provided background information following the policy adoption for the use of affordable housing funding or Statewide Affordable Housing Assistance (SAHA). He said the recommendation by EDA members for attorney review has resulted in a few clarifying tweaks to the policy and thus the proposed amendments, which do not change the intent but provide consistency and clearer

language throughout the document.

- ***Grant vs. Forgivable Loan***

The January policy was set up as a grant instead of a 2-year forgivable loan to prevent people from using the program for quick resale profits. Staff reviewed the grant option and the forgivable loan option and recommended the forgivable loan. With this approach, if the home is sold within two years, the money shall be repaid and can be used again for the program. The EDA attorney also recommended updating the document to clearly call the program a “forgivable loan” instead of a “grant.” The change also requires a subordinate mortgage be recorded on the property.

- ***Age Restrictions***

The EDA attorney said State law does not prohibit limiting the program to people aged 55+ and did not find any communities currently using age restrictions. Because of this, staff recommended giving priority to applicants age 55 and older, while still allowing the EDA to make exceptions.

- ***Income Restrictions***

The policy set income limits at 115% of the Area Median Income (AMI), as required by HUD, which cannot be changed. Priority goes to projects that serve households earning 80% or less of the median income. Applicants must verify their income with a tax return or recent pay stubs. The updated language clarified and supported these requirements.

- ***Targeted Area***

The EDA attorney recommended adding language to explain why this area was selected. Staff updated the policy to include support from the Monticello 2040 Vision + Plan, which highlights the need for this program north of I-94. Mr. Bevier read the “NEIGHBORHOOD PRESERVATION” statement within the report.

Mr. Bevier recommended deferring the proposal to the EDA regarding final decisions and also noted continued robust work on a marketing-information outreach program to be presented in Spring 2026.

Mr. Barger asked about income restrictions and the 115% guideline. Mr. Bevier stated that EDA legal counsel recommended prioritizing applicants at or below 80% of Area Median Income (AMI).

Ms. Hinz asked about removing the term “senior” from the rehabilitation program to avoid confusion. Mr. Morphew stated the intent is to prioritize residents 55+ though not to exclude younger eligible applicants.

Mr. Bevier explained the Communications department is drafting a robust presentation on lending programs available through the City and will be shared with the EDA at an

upcoming meeting for consideration.

Mr. Johnson anticipated no problems with depletion of the funds to come. Ms. Hinz touched on the language regarding age verification; asked if that should also be omitted or amended to accept identity verification.

Mr. Bevier said staff agrees with the EDA's view of the recommended Policy amendments. When asked about confidentiality for applications, he said the documents will be treated in the same manner as materials that subject to data practices, with redactions of personal information when presented in a workshop setting or any public meeting setting.

Mr. Hinz suggested eliminating language and references relating to a "grant," the proposed is a loan. Members spoke of the program as being well-suited for the EDA consideration on a discretionary case-by-case basis.

Mr. Morphew encouraged all suggested amendments be final reviewed by the EDA legal attorney before enacting the program so as to avoid potential litigation claims made against the City for age discrimination.

Ms. Hinz said envisions the proposed application review as being much like a GMEF review though without a grading scale, and more like a façade improvement request with the preapplication process in workshop prior to EDA consideration at regular meetings. She suggested the final drafted application be complete before taking it in and considering requests for home improvements with as many objectives as possible.

Mr. Bevier said, in the larger context, the program allows for potentially eight applications if they are seeking the maximum funding. He further suggested that if eight applications are received, staff will pause acceptance of any new applications and notify the EDA and facilitate discussions on potential amendments to the policy at that point in time and provide options about additional funding ideas.

Mr. Barger suggested that maybe a rating be used to prioritize downtown residences and 55+-aged applicants. He also said maybe omit the age restriction entirely from consideration due to the limited available funding. He further noted that the funds are intended to assist in alleviating burdens, not to cover the entire cost of rehabilitation.

Mr. Johnson advised that additional amendments may be made again as time progresses. There is no need to anticipate potential future challenges at this phase in the process.

For clarity, Ms. Hinz asked about the bidding process. Mr. Bevier said two quotes at minimum would be required, like the façade improvement funding review process.

Ms. Sittig referenced the Monticello 2040 Vision + Plan and the EDA's goal for addressing the housing needs challenges. She noted the benefits of generational living

for supporting seniors and enabling needed improvements and recalled prior discussions focused on a solution for downtown seniors unique to Monticello. She supports keeping the program’s original focus of senior housing assistance as the primary goal.

Mr. Morphew said he is not opposed to age restrictions. As to the housing goals, noting that he recalled discussion on an age standard as a preference, not a rigid standard for funding consideration. He again strongly encouraged legal review of the final policy prior to moving forward.

Mr. Johnson posed a theoretical situation asking what the process would entail if a situation arose when the forgivable loan becomes a collection process due to a senior having rapidly compromised health and being forced to relocate to an assisted living facility or nursing home and if the EDA has the flexibility to waive funding payback.

Mr. Thares said the EDA had the authority to waive policies in certain situations if prudent and deemed appropriate. He explained how the SAHA funding programs across the state are still in their infancy as to best use and governing policies. He said according to the EDA attorney, Monticello is unique with an age standard. He said the legal counsel recommendation is to refrain from an age-restriction and instead offer a program that is open to all ages.

Mr. Morphew referenced the EDA and staff time invested into creating a program with a minimal amount of funding, compared to other programs available. Ms. Sittig agreed with the suggestion made by legal attorney that it is best to eliminate the age restriction. She encouraged robust City communications regarding the program to move forward and continue to share information with Senior Center staff.

Ms. Sittig asked if mobile homes were eligible as they represent a sizeable portion of the Monticello community. Mr. Thares said he believed that mobile home units do not apply per Code, as they fall under a movability type license.

JOHN MORPHEW MOVED TO APPROVE AMENDMENTS TO THE MONTICELLO HOMEOWNER REHABILITATION PROGRAM POLICY. CLINT BERGLOF SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 7-0.

C. Consideration of Minor Amendments to the Façade Improvement Forgivable Loan Program Policy

Mr. Bevier introduced the proposed amendments to the policy related to window opacity and historic signage for applicant clarity of expectations and to further align outcomes with the Downtown Small Area Plan and Broadway design guidelines.

- ***Window Opacity***

Storefronts should follow both zoning rules and the Downtown Small Area Plan when applying for façade improvement loans. Current zoning requires $\geq 50\%$ of ground-floor storefront windows and doors facing public streets to be transparent.

The same standard is recommended in the Downtown plan for overall visibility. The proposed update would clarify language to require anyone receiving a façade loan to meet $\geq 50\%$ transparency standard, regardless of if a project does not include new windows.

Historical Signage

Mr. Bevier said the proposal would formally adopt clarifying language on historical placard signage for properties receiving loans. The process was previously a discussion held at a project proposal workshop followed by post-construction verbal exchange. He noted that drafting and including the language to the policy for adoption also provides a clear understanding for future applicants.

Mr. Bevier reminded members of the workshop walking tour in July 2025 where consensus was in favor of the Mississippi Bronze color palette, with a black and white option for an alternative. Staff will continue to work with Communications department to finalize the historical narratives for each recipient sign.

He explained the quotes will be obtained this summer and anticipated a goal for sign placement in September 2026 for the prior loan recipient locations. Mr. Bevier said the plaques will provide historical information of each building, either from oral or written record, offering a snapshot of historic downtown Monticello.

Mr. Barger asked what prompted the discussion on window opacity. Mr. Bevier said several downtown properties are nonconforming and could be brought into compliance through façade improvement projects.

Mr. Morpew asked if “grandfathered” businesses would need to update windows. Mr. Bevier said businesses would need to meet the 50% transparency requirement by removing vinyl coverings or window signage as part of receiving the loan. He added that noncompliant windows would be addressed during review, even if not specifically identified in the application.

Mr. Bevier recommended using incentives through funding to encourage compliance while gradually meeting the 50% standard.

EDA members discussed how increased window transparency improves visibility, pedestrian connection, and overall downtown appearance. Mr. Barger asked why additional language is needed if zoning codes already apply.

Mr. Morpew noted that he believes grandfathered properties may not otherwise be required to comply, and the language ensures compliance is required when City funding is accepted.

Mr. Bevier noted the 15% wall signage allowance is separate from the window transparency requirement.

CLINT BERGLOF MOVED TO APPROVE THE AMENDMENTS TO THE DOWNTOWN FAÇADE IMPROVEMENT FORGIVABLE LOAN PROGRAM. TRACI HINZ SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 7-0.

6. Other Business

A. Consideration of Economic Development Manager’s Report

Mr. Thares provided details on sales tax collections covering the period of 7/10/2025 through 2/10/2026. He noted that the collections will benefit the community overall by supporting capital improvements dedicated to Bertram Park. He pointed out the pace of the sales tax collections is well ahead of the original projections and that the report of update to the EDA is done only as information sharing and as an economic indicator of the overall community economy.

The March 3, 2026, Planning Commission agenda was presented. The meeting was canceled due to a lack of quorum. All agenda items will be carried forward to the April 7, 2026, regular meeting, including a workshop on housing goals.

Mr. Thares shared the answers from EDA attorney to questions raised by EDA members at the February 11 regular meeting. He noted the reported the TIF 1-40 payoff completion projection is anticipated in 2037, approximately eight years early. He also clarified that decertified district funds have no statutory deadline for redistribution, though continued District collections risk an audit by the Office of the State Auditor.

Mr. Thares provided project updates and discussed current prospects. Mayor Hilgart noted a potential additional prospect which was referred from a neighboring community’s mayor.

Mr. Thares provided an update on communications with Mr. Stalland regarding the OCBP concept development proposal discussion. He said that Mr. Stalland pushed back somewhat on the idea of paying a percentage of the total land value as an upfront option premium payment or as part of a preliminary development agreement and that he is open to paying reasonable attorney fees to get to the point of an agreement. He then noted that the EDA will have to hold an additional closed meeting in the future to further negotiate and discuss what compensation they feel is best for the Stalland concept.

Mr. Thares also reported ongoing discussions with Project Firefly regarding the “Goat Hill” parcel and believes that an offer may be forthcoming. He also noted the most recent prospect on the list which is also an industrial firm that is interested in a site in OCBP. More information will be provided to the EDA at a future meeting or possibly in a closed meeting on this prospect.

7. Adjournment

HALI SITTIG MOVED TO ADJOURN THE REGULAR MEETING OF THE MONTICELLO EDA. CLINT BERGLOF SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 7-0. MEETING ADJOURNED AT 7:24 P.M.

Recorded by: Anne Mueller__

EDA Regular Meeting Minutes – March 11, 2026

Approved: April 8, 2026

ATTEST: _____
Jim Thares, Executive Director of the Monticello EDA
Angela Schumann, Community and Economic Development Director
Tyler Bevier, Coordinator

5A. Consideration of Resolution 2026-04 Authorizing a Small Cities Development Program (SCDP) Loan Agreement and a Business Subsidy Agreement with Kids Haven of Monticello Holdings, LLC and Kids Haven of Monticello, LLC in the amount of \$250,000 in connection with a proposed 26,704 sq. ft. childcare center development

<p>Prepared by: Economic Development Manager</p>	<p>Meeting Date: 4/08/2026</p>	<p><input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda Item</p>
<p>Reviewed by: Community Development Director Community Economic Development Coordinator, Finance Director</p>	<p>Approved by: City Administrator</p>	

ACTION REQUESTED

Motion to adopt Resolution 2026-04 Authorizing a Small Cities Development Program (SCDP) Loan Agreement and a Business Subsidy Agreement with Kids Haven of Monticello Holdings, LLC and Kids Haven of Monticello, LLC in the amount of \$250,000 in connection with a proposed 26,704 sq. ft. childcare center development.

PREVIOUS ACTIONS

March 11, 2026 - The EDA opened the Business Subsidy Public Hearing related to the proposed \$250,000 SCDP Loan and accepted for the record public comments.

January 14, 2026 - Kids Haven staff presented a summary of its overall \$6,156,000 +/- development proposal involving the purchase of a 2.93-acre City owned parcel on School Boulevard and its request for a loan in the amount of \$250,000 at an EDA Workshop.

REFERENCE AND BACKGROUND

Kids Haven Childcare ownership recently submitted a financing application with the intent of seeking assistance to fill a funding gap in a \$6,156,000 +/- development proposal. The project is proposed to be developed at a City-owned site on School Boulevard near the Emagine Theater and River City Extreme (the bowling alley facility). The City Council recently approved the \$250,000 land sale to Kids Haven through a Contract for Private Development with the embedded Purchase Agreement at its regular meeting on March 9, 2026.

The loan agreement documents contain a section outlining the business subsidy agreement and the enforcement of the provisions relating to completing the proposed 26,704 square foot development and creation of 40 FTE jobs at the daycare facility.

The SCDP funding is proposed to be used for equipment and fixtures, including refrigerators and freezers, washing machines and dryers, lockers and storage bins, and playground equipment for the new facility. The projected cost of the equipment is approximately \$446,500. To secure its \$250,000 loan, the EDA will file UCC securities with the MN Secretary of State identifying specific equipment as well as record a second mortgage against the real property.

Staff have been communicating with the Kids Haven ownership team, and they have indicated that they received numerous quality and competitive contractor quotes for development of the new facility and that they selected Axys Construction, Inc. as the general contractor. An overall project financing sources and uses is shown below.

Funding Sources:

Old National Bank (1 st Mortgage).....	\$5,000,000
EDA SCDP Loan (2 nd Mortgage).....	\$ 250,000
Owner cash equity.....	\$ 585,000
City SAC-WAC Deferred Assessments.....	<u>\$ 321,000</u>
Total	\$ 6,156,000

Funding Uses:

Land Purchase.....	\$ 250,000
Construction (26,704 sq. ft. bldg.).....	\$4,209,000
Contingency (10 %).....	\$ 420,000
Equipment, Furniture, Fixtures and Tech...	\$ 446,421
Working Capital.....	\$ 215,000
Inventory.....	\$ 25,000
CRE Soft Costs.....	\$ 102,162
Miscellaneous Finance Related Expenses...	\$ 25,000
SBA Finance Guarantee (7A).....	\$ 138,125
SAC-WAC, Trunk Utility Charges, etc.....	<u>\$ 321,000</u>
Total	\$ 6,156,000

The key loan terms as stipulated in the loan agreement and the promissory note are shown below:

- Loan Amount: \$250,000

- Interest Rate: 4.75 percent
- Collateral: 2nd Real Estate Mortgage against the newly platted parcel and improvements
- Term: Amortized over 15 years, with a 10th year balloon payment (end of the 10th year; payment #120)
- Security Agreement: Provided by the Property Ownership Entity and the Operating Entity
- Personal Guarantee: Provided by Teresa Peterson and Missy Sjolin (individual owners of both entities)
- Expected Disbursement Timeframe: Mid-October 2026-Early November 2026
- Payment Deferral: Five-month Principal and Interest Deferral (expected first loan payment is April 1, 2027)
- UCC Filings: UCC filings against specific equipment

Notable economic benefits of City-EDA support for the proposed Kids Haven childcare center development (as outlined by Kids Haven staff) include the following:

1. Strengthening the Local Workforce

Reliable, affordable childcare enables parents, especially mothers, to reenter the workforce, increase their hours, or pursue advancement opportunities. By alleviating the burden of childcare, Kid's Haven Monticello will empower more families in Monticello and surrounding areas to fully participate in the labor market, contributing to increased productivity and economic growth.

2. Supporting Local Businesses

When parents have dependable childcare, they are more likely to remain employed and patronize local businesses. Employers will benefit from reduced absenteeism and improved employee retention, while businesses throughout the area can expect increased foot traffic and consumer spending from working families.

3. Creating Local Jobs

Kid's Haven Monticello will generate over 50 direct employment opportunities, including educators, administrators, and support staff. Additionally, local vendors and contractors will benefit from construction, supply chain, and service partnerships. This investment strengthens the local job market and stimulates economic activity.

4. Attracting and Retaining Young Families

Access to high-quality early childhood education is a leading factor for families choosing where to live and work. Kid's Haven Monticello enhances Monticello's appeal as a family-friendly community, encouraging residential growth, boosting housing demand, and expanding the local tax base.

5. Driving Long-Term Economic Gains

Decades of research demonstrate that investment in early childhood education yields long-term economic benefits, including higher high school graduation rates, increased lifetime earnings, and reduced reliance on public services. By implementing the nationally respected Creative Curriculum

and utilizing Teaching Strategies GOLD for assessment, Kid's Haven Monticello will provide children with the foundation for lifelong success and future workforce readiness.

6. Reducing Dependency on Public Assistance

By offering affordable childcare, Kid's Haven Monticello reduces economic strain on working families. Stable employment enabled by childcare access directly correlates with reduced use of public assistance programs, resulting in cost savings at the local and state levels.

7. Supporting Economic Development and Business Recruitment

Communities with reliable childcare infrastructure are more attractive to prospective businesses and investors. Kid's Haven Monticello will serve as a vital asset in Monticello's efforts to attract new employers and grow the local economy.

In approving the \$250,000 gap funding request, it will help facilitate the development of a new \$6,156,000 +/- childcare facility in the City of Monticello. Like numerous communities in the region, Monticello has been noted as having a consistent perennial childcare supply-demand imbalance of 655 to 730 slots over the past 7 to 9 years. In that same time frame, City staff have had discussions with 4 to 5 other childcare providers who have expressed interest in submitting proposals to develop new day care facilities in the City. However, due to significant financing challenges, none of the previous concept proposals were able to move forward.

Per MN State Statutes, a business subsidy public hearing is required due to the proposed loan of \$250,000 which is defined as a business subsidy. The EDA held the public hearing and accepted comments at its March 11, 2026, regular meeting.

- I. **Budget Impact:** The budget impact related to consideration of the proposed SCDP loan would be a reduction of the SCDP Fund cash balance of \$960,000 by a total of \$250,000 resulting in new cash balance of \$710,000 +/- . The borrower is paying the legal fees estimated to be \$2,280 +/- related to drafting the loan documents. The borrower will also pay the 1.5 percent loan origination fee. It should be noted that funding disbursement will not occur until late 2026 when construction of the new building is being finalized and ready to receive a Certificate of Occupancy (CO).
- II. **Staff Workload Impact:** In-house staff involved in the tasks related to the Kids Haven loan consideration include the Economic Development Manager, Community Development Director, Community Economic Development Coordinator, Finance Director, and City Administrator. The EDA attorney has also been involved in drafting the loan agreement and related documents.
- III. **Comprehensive Plan Impact:** Continuing to support the efforts that achieve the City's goals for expanded employment and tax base is consistent with the Monticello 2040 Value Statement of "A diversified and strong local economy

competitive at regional, state and national levels.” The Monticello 2040 + Plan’s Economic Development Chapter includes numerous statements aligned with this proposed expansion, including those for business retention, reinvestment, tax base expansion, and workforce development.

STAFF RECOMMENDATION

Staff recommend the EDA adopt the resolution approving the SCDP Loan with Kids Haven of Monticello Holdings, LLC and Kids Haven of Monticello, LLC (operating company of the childcare facility) to fill a funding gap in the project financing. The SCDP Loan will support the purchase of equipment, furniture, fixtures and technology to be installed and utilized at the new day care facility.

The Kids Haven development proposal will help address the serious day care demand-supply imbalance identified as a consequential challenge in the community approximately 8 years ago. Annual surveys of the slot shortage provided by First Children’s Finance of Minnesota have consistently found Monticello’s deficit to be in a range of 655 to 730 childcare slots. The score ranking of the Kids Haven development proposal (attached as exhibit E) shows a total score of 37 points. This is comparable to the scores for expansions by Wiha Tools, and UMC as well as the new Fairfield by Marriott Hotel development.

SUPPORTING DATA

- A. EDA Resolution
- B. Loan Agreement
- C. Mortgage
- D. Security Agreements (2)
- E. Personal Guarantee (2)
- F. Promissory Note
- G. Equipment List
- H. Old National Bank Loan Proposal
- I. Kids Haven SCDP Loan Application Submittal Packet
- J. Kids Haven Childcare Facility Attributes
- K. Kids Haven Community Economic Benefits
- L. Monticello Childcare Slot Gap-Deficit Information
- M. Kids Haven Score Ranking
- N. Proposed Kids Haven Site
- O. Proposed Development Site Plan
- P. Proposed Kids Haven Childcare Facility (26,704 square feet)
- Q. Aerial Photo of City Parcel
- R. WC Beacon Report

EDA RESOLUTION NO. 2026-04

**RESOLUTION APPROVING AN ECONOMIC DEVELOPMENT
REVOLVING LOAN FUND TO KIDS HAVEN OF MONTICELLO
HOLDINGS, LLC AND KIDS HAVEN OF MONTICELLO, LLC
AND APPROVING CERTAIN LOAN DOCUMENTS IN
CONNECTION THEREWITH**

BE IT RESOLVED BY the Board of Commissioners ("Board") of the City of Monticello Economic Development Authority (the "Authority") as follows:

Section 1. Recitals.

1.01. The Authority administers its Economic Development Revolving Loan Program (the "Program") pursuant to its authority under Minnesota Statutes, Sections 469.090 to 469.1081, as amended (the "EDA Act"), in order to assist businesses in the City of Monticello, Minnesota (the "City") with financing certain economic development activities to meet the goals set forth in the guidelines approved by the Authority for the Program (the "Guidelines").

1.02. Kids Haven of Monticello Holdings, LLC, a Minnesota limited liability company and Kids Haven of Monticello, LLC, a Minnesota limited liability company (collectively, the "Borrower"), have requested financial assistance from the Authority in connection with the purchase of playground equipment for a new childcare facility (the "Project") to be located in the City (the "Property").

1.03. The Authority and the Borrower desire to enter into a loan agreement (the "Loan Agreement") wherein the Authority agrees to make a loan pursuant to the Program and the Guidelines to the Borrower in the maximum amount of \$250,000 (the "Loan") to pay a portion of the costs of the Project. The Loan will be evidenced by a promissory note from the Borrower to the Authority (the "Note") and secured by a third position or lower priority Mortgage (the "Mortgage") to be executed and delivered to the Authority by the Borrower, a Security Agreement (the "Security Agreement") to be executed and delivered to the Authority by the Borrower, and the Personal Guaranty of Melissa Sjolín and the Personal Guaranty of Terry Peterson (collectively, the "Personal Guaranty").

1.04. The Authority is a grantor as defined in Minnesota Statutes, Sections 116J.993 to 116J.995, as amended (the "Business Subsidy Act"), is authorized to grant financial assistance (a "Business Subsidy") for private development, and has previously adopted criteria for awarding Business Subsidies that complies with the Business Subsidy Act, following a public hearing. The Loan constitutes a Business Subsidy within the meaning of the Business Subsidy Act and the Loan Agreement includes a "business subsidy agreement" as required under the Business Subsidy Act.

Section 2. Loan Documents Approved.

2.01. The Authority hereby approves the Loan Agreement, the Note, the Personal Guaranty and the Mortgage in substantially the forms presented to the Board, including the business subsidy agreement in the Loan Agreement, together with any related documents necessary in connection therewith, including a disbursing agreement with a title company if necessary, all documents, exhibits, certifications, or consents referenced in or attached to the Loan Agreement, the Security Agreement, the Note, the Personal Guaranty and the Mortgage (the "Loan Documents").

2.02. The Board hereby authorizes the President and Executive Director, in their discretion and at such time, if any, as they may deem appropriate, to execute the Loan Documents on behalf of the Authority, and to carry out, on behalf of the Authority, the Authority's obligations thereunder when all conditions precedent thereto have been satisfied. The Loan Documents shall be in substantially the form on file with the Authority and the approval hereby given to the Loan Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the Authority and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the Authority. The execution of any instrument by the appropriate officers of the Authority herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. This resolution shall not constitute an offer and the Loan Documents shall not be effective until the date of execution thereof as provided herein.

2.03. In the event of absence or disability of the officers, any of the documents authorized by this resolution to be executed may be executed without further act or authorization of the Board by any duly designated acting official, or by such other officer or officers of the Board as, in the opinion of the City Attorney, may act in their behalf. Upon execution and delivery of the Loan Documents, the officers and employees of the Board are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the Board to implement the Loan Documents.

Approved this 11th day of March, 2026, by the Board of Commissioners of the City of Monticello Economic Development Authority.

President

ATTEST:

Executive Director

LOAN AGREEMENT

This Loan Agreement (“Agreement”) is made this ___ day of _____, 2026, between KIDS HAVEN OF MONTICELLO HOLDINGS, LLC and KIDS HAVEN OF MONTICELLO, LLC, each a Minnesota limited liability company (individually and collectively, jointly and severally, the "Borrower"), and the CITY OF MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY (the “Lender”), a public body corporate and politic and political subdivision of the State of Minnesota.

RECITALS

A. The Lender has created its Economic Development Revolving Loan Program (the “Program”) to assist businesses in the City of Monticello, Minnesota (the “City”) with financing certain economic development activities to meet the goals set forth in the guidelines approved by the Lender for the Program (the “Guidelines”).

B. The Borrower has submitted a loan application (the “Application”) and the Lender has approved a loan to the Borrower in the maximum principal amount of \$250,000 (the “Loan”) to pay a portion of the costs related to the purchase of playground equipment for a new childcare facility (the “Project”) to be located in the City (the “Property”) on land legally described in Exhibit A attached to the Mortgage (as hereinafter defined). The Loan will be evidenced by a Promissory Note, dated as of the date hereof (the “Note”), issued by Borrower in favor of the Lender, and secured by (i) a Personal Guaranty of Melissa Sjolin and a Personal Guaranty of Terry Peterson (collectively, the “Personal Guaranty”), (ii) a Mortgage on the Property, dated as of the date hereof (the “Mortgage”), from Kids Haven of Monticello, LLC to the Lender; and (iii) a Security Agreement from Kids Haven of Monticello Holdings, LLC and a Security Agreement from Kids Haven of Monticello, LLC (collectively, the “Security Agreement” and, together with this Agreement, the Note and the Mortgage, the “Loan Documents”).

C. The Loan constitutes a business subsidy within the meaning of Minnesota Statutes, Sections 116J.993 to 116J.995, as amended (the “Business Subsidy Act”), and the Lender has adopted criteria for awarding business subsidies that comply with the Business Subsidy Act after a public hearing for which notice was published in accordance with the Business Subsidy Act.

D. The Lender has held a duly noticed public hearing on the business subsidy provided as represented by the Loan and this Agreement constitutes a subsidy agreement under the Business Subsidy Act.

E. The Lender now makes the Loan to the Borrower subject to all of the terms and conditions of this Agreement.

ACCORDINGLY, to induce the Lender to make the Loan to the Borrower and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The Loan Amount. Subject to and upon the terms and conditions of this Agreement, the Guidelines, the Application and the other Loan Documents, the Lender agrees to loan to the Borrower the sum of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00), or so much thereof as is disbursed to the Borrower in accordance with this Agreement. Proceeds of the Loan (the “Proceeds”) shall be disbursed in accordance with Section 3 hereof.

2. Repayment of Loan. The Loan shall be evidenced by the Note payable by the Borrower to the Lender. The interest rate on the principal amount outstanding on the Note shall be fixed at 4.75% per annum. The Note shall be repaid in accordance with the terms thereof and shall be a joint and several obligation of each Borrower. The Borrower may prepay the principal of the Note plus accrued interest thereon, in whole or in part, on any date, as set forth in the Note. All payments under the Loan Documents and this Agreement shall be joint and several obligations of each Borrower.

3. Disbursement of Loan Proceeds.

(a) The Proceeds shall be disbursed in a single lump sum on a reimbursement basis. Prior to disbursement, the Borrower shall have delivered the following to the Lender:

(i) Loan Documents. The Borrower having delivered to the Lender, without expense to the Lender, executed copies of the Loan Documents, together with evidence that the Mortgage has been or will be duly filed for record;

(ii) Cost Certificate. A sworn certificate detailing costs and sources of funds to be utilized for the Project (“Cost Certificate”) in a form acceptable to the Lender, showing an itemized breakdown of: (i) the source and amount of all Project funds; and (ii) of the total cost of the Project. At least 70% of the Project funds must come from a source other than the Loan;

(iii) Evidence of Payment and Lien Waivers. Evidence in the form of invoices, statements, or similar and accompanying lien waivers, if applicable, that are acceptable to the Lender, that the Borrower has paid costs of the Project in an amount at least equal to the amount of the Loan;

(iv) Financing. The Borrower having provided to the Lender copies of the Borrower’s primary lender documents;

(v) Borrower Documents. The Borrower having provided copies of the Borrower’s organizational documents, including, if applicable, articles of incorporation or articles of organization, a certificate of good standing issued by the Minnesota Secretary of State, an Employer Identification Number (EIN) certificate and evidence that the Borrower has a city, state, or federal license to do business or relevant professional license;

(vi) Insurance. The Borrower having delivered to the Lender a certificate or policy for all insurance required, under the terms hereof, to be maintained by the Borrower;

(vii) Fees. The Borrower having paid to the Lender a Loan origination fee of 1.50% of the Loan and all charges associated with the Loan, including, but not limited to: (i) Lender’s attorneys’ fees; and (ii) filing fees of any instruments required under this Agreement within 30 days of the Lender providing written notice to the Borrower of Lender’s costs;

(viii) Compliance with Laws, Etc. The Borrower shall have delivered to the Lender such evidence as the Lender may require as to the compliance of the Property with: (i) all applicable laws, codes, rules, regulations and ordinances, including, without limitation, those relative to environmental protection, protection of wetlands, building and zoning matters and the Americans with Disabilities Act; and (ii) the requirements of any restrictive covenants, conditions and restrictions; conditional use permit or planned unit development applicable to the Property; and

(ix) Resolutions. The Borrower shall have delivered to the Lender a copy of the resolutions of its board, duly certified by its company secretary, authorizing the execution, delivery, and performance of, and the transactions contemplated by this Agreement and the Loan Documents; and

(x) Title Insurance. The Borrower, at its sole expense, will cause a title insurance company qualified to do business in the State of Minnesota and acceptable to the Lender to deliver to the Lender the title insurer's commitment to issue a title insurance policy, ALTA Loan Policy, in the amount of \$250,000 effective as of the date of closing, ensuring to the Lender that:

1. The Borrower is the owner of the Property;
2. The Property is free and clear of all other liens, charges, and encumbrances except those disclosed in the Title Commitment and Attachments;
3. A Comprehensive Endorsement, a usury endorsement, a zoning endorsement, and an access endorsement are provided; and
4. The policy will be issued free and clear of the standard printed title exceptions and exceptions to coverage as shown in the Title Commitment, including (i) encroachments, boundary line disputes, and other matters which would be disclosed by an accurate survey; (ii) any state of facts that exists after the date of the Title Commitment; (iii) easements or claims of easements not disclosed by public records; (iv) rights or claims of parties in possession not shown by the public records; (v) any lien or right to a lien for services, labor, or material furnished prior to or after this Agreement, whether shown by the public records or otherwise; (vi) taxes and special assessments not shown as existing liens by public records; and (vii) free and clear of any other objections, encumbrances, or exceptions to title. The Lender will have ten (10) business days from the receipt of the Title Commitment to notify the Borrower of any defect in title or any other title related matter deemed unacceptable to the Lender. The Borrower will have twenty (20) business days from receipt of said notice from the Lender to cure the defect(s). If the Borrower is not able to cure said defects in that period, the Lender may, in its sole discretion, cancel this Agreement, and have no further obligation to the Borrower under this Agreement.

(b) Upon receipt by the Lender of the items required pursuant to this section hereof in the form and condition required therein, the Lender agrees to disburse the Proceeds to the Borrower in an amount not to exceed the lesser of (a) 30% of the total Project cost as evidenced by the Cost Certificate, or (b) the Loan amount.

4. Representations and Warranties. The Borrower warrants and represents to the Lender that:

(a) Each Borrower is a limited liability company under the laws of Minnesota and is duly authorized and empowered to execute, deliver, and perform this Agreement and to borrow money from the Lender.

(b) The execution and delivery of this Agreement, and the performance by the Borrower of its obligations hereunder, do not and will not violate or conflict with any provision of law and do not and will not violate or conflict with, or cause any default or event of default to occur under, any agreement binding upon the Borrower.

(c) The execution and delivery of this Agreement has been duly executed and delivered by the Borrower and constitutes its lawful and binding obligation, legally enforceable against it.

(d) The Borrower warrants that it shall keep and maintain books, records, and other documents relating directly to the receipt and disbursements of the Proceeds and that any duly authorized representative of the Lender shall, at all reasonable times, have access to and the right to inspect, copy, audit, and examine all such books, records, and other documents of the Borrower pertaining to the Loan for 6 years after the date hereof. Upon request, the Borrower shall provide the Lender with their current balance sheets, statements of income and annual audited financial statements.

(e) The Borrower warrants that it has fully complied with all applicable local, state and federal laws and ordinances pertaining to its business, the Project and the Property, and will continue to comply throughout the terms of this Agreement. If at any time the Borrower receives notice of noncompliance from any governmental entity, the Borrower agrees to notify the Lender of such noncompliance and take any necessary action to comply with the local, state or federal requirement in question.

(f) The Borrower warrants that it will use the Proceeds solely for the costs of the Project.

(g) The Borrower warrants that it will not create, permit to be created, or allow to exist any liens, charges, or encumbrances prior to the obligation created by this Agreement, except as otherwise authorized in writing by the Lender. Anything above to the contrary notwithstanding, Borrower at its expense may contest, by appropriate legal proceedings conducted in good faith and with due diligence, the amount or validity or application, in whole or in part, of any such lien or encumbrance provided that (a) the collection thereof from the Borrower, the Lender and the Property shall be suspended during the period of such contest, (b) neither the Property nor any part thereof or interest therein would be in any danger, deemed substantial by the Lender, of being sold, forfeited or lost, and (c) the Lender shall be furnished such security, if any, as may be required in the contest or reasonably requested by the Lender. The Borrower shall give prompt written notice to the Lender of the commencement of any contest referred to in the preceding sentence.

(h) The Borrower will comply with all state and local laws pertaining to licensing, building codes, zoning, and environmental requirements. The Borrower represents that it does not have delinquent taxes, bills, fines or other charges due to the City. The Borrower represents and certifies that the Project is a conforming or legally nonconforming use under the current zoning regulations of the City.

(i) The Borrower shall promptly keep, perform and comply with all of the terms, covenants and conditions to be kept and performed by the Borrower, as required by the City and any other governmental body having jurisdiction over the Property; keep unimpaired the rights of the Borrower under any permit or agreement issued or made by the City or other governmental body having jurisdiction over the Property; and to enforce the prompt performance of all of the terms, covenants and conditions to be kept and performed by the City or other governmental body having jurisdiction over the Property, respectively, under any permits or agreements issued or made by the City or such other governmental bodies, and any contractors under all contracts obtained or held by the Borrower in connection with the operation of the Borrower's business.

(j) During the term of this Agreement, the Borrower shall procure and maintain or cause to be procured and maintained at its sole expense, casualty insurance, public liability insurance and such other types of insurance as are reasonably required by the Lender from time to time, with coverages and in amounts normally held by owners of property similar to the Property and with companies satisfactory to the Lender. The policy or policies or duly executed certificate or certificates for such insurance and renewals or replacements thereof shall be deposited with the Lender.

(k) No litigation, tax claims or governmental proceedings are pending or threatened against the Borrower or the Property, and no judgment or order of any court or administrative agency is outstanding against the Borrower or the Property which would have a material adverse effect on the Borrower or the Property.

(l) Unless otherwise previously disclosed to the Lender in writing, the Borrower has not entered into or granted any security agreements or permitted the filing or attachment of any mortgage on the Property that would be prior or that may in any way be superior to the Lender's Mortgage. The Lender is aware that there is a first and second lien mortgage on the Property ahead of the Lender's Mortgage. To allow the Lender protect its interests and monitor its collateral, the Borrower shall allow the Lender to inquire about the status of the primary loan(s) throughout the term of this Agreement.

(m) The Borrower understands and agrees that the Lender is relying upon the above representations and warranties in extending the Loan to the Borrower. The Borrower further agrees that the foregoing representations and warranties shall be continuing in nature and shall remain in full force and effect until such time as the Loan and Note shall be paid in full, or until this Agreement shall be terminated in the manner provided above, whichever is the last to occur.

(n) The Borrower shall at all times comply with the Guidelines.

(o) The Borrower shall not (a) engage in any business activities substantially different than those in which the Borrower is presently engaged; (b) cease operations, liquidate, merge or consolidate with any other entity; (c) sell, assign or transfer any of the assets of the Borrower which are related to the Borrower's business, except in the ordinary course of business; or (d) purchase or retire any of Borrower's outstanding shares or alter or amend Borrower's capital structure.

(p) The Borrower shall cause to be filed a UCC financing statement for the Security Agreement.

(q) The Borrower shall post all jobs on MinnesotaWorks.net job bank as required by the Guidelines.

5. Business Subsidy.

(a) Public Purpose. In order to satisfy the provisions of the Business Subsidy Act, the Borrower acknowledges and agrees that the amount of the "Business Subsidy" granted to the Borrower under this Agreement is the Loan, and that the Business Subsidy is needed because the Project is not sufficiently feasible for the Borrower to undertake without the Business Subsidy due to the extraordinary costs of acquiring new equipment. The public purpose of the Business Subsidy is to increase the tax base of the City and the State, and increase jobs in the City and State (including construction jobs).

(b) Operation of Site. The Borrower shall operate the Project as a restaurant (the "Qualified Facility") for at least 5 years after the Benefit Date (defined hereinafter). The improvements will be a Qualified Facility as long as the Project is operated by the Borrower for the aforementioned qualified uses. During any period when the Project is vacant and not operated for the aforementioned qualified uses, the Project will not constitute a Qualified Facility.

(c) Job and Wage Goals. The "Benefit Date" of the assistance provided in this Agreement is the earlier of the date of issuance of the Certificate of Completion or the date the Project is occupied by Borrower. By or before the "Compliance Date", defined as the date two years after the Benefit Date, the Borrower shall (i) create at least 40 full-time jobs, new to Minnesota, permanent to the Property, and (ii)

cause the hourly wage of all the jobs to be at least \$16.75 per hour, [exclusive of benefits]. Notwithstanding anything to the contrary herein, if the wage and job goals described in this paragraph are met by the Compliance Date, those goals are deemed satisfied despite the Borrower's continuing obligations under Section 5(b). The Lender may, after a public hearing, extend the Compliance Date by up to one year, provided that nothing in this section will be construed to limit the Authority's legislative discretion regarding this matter.

(d) Remedies. If the Borrower fails to meet the goals described in Section 5(b) and 5(c), the Borrower shall repay to the Lender upon written demand from the Lender a "pro rata share" of the outstanding principal amount of the Loan together with interest on that amount at the implicit price deflator as provided in Section 116J.994, subd. 6 of the Business Subsidy Act, accrued from the date of substantial completion of the Project to the date of payment. The term "pro rata share" means percentages calculated as follows:

(i) if the failure relates to the number of jobs, the jobs required less the jobs created, divided by the jobs required;

(ii) if the failure relates to wages, the number of jobs required less the number of jobs that meet the required wages, divided by the number of jobs required;

(iii) if the failure relates to maintenance of the facility as a Qualified Facility in accordance with Section 5(b), 60 less the number of months of operation as a Qualified Facility (where any month in which the Qualified Facility is in operation for at least 15 days constitutes a month of operation), commencing on the Benefit Date and ending with the date the Qualified Facility ceases operation as determined by the Lender, divided by 60; and

(iv) if more than one of clauses (i) through (iii) apply, the sum of the applicable percentages, not to exceed 100%.

Nothing in this Section shall be construed to limit the Lender's remedies under Section 7 hereof. In addition to the remedy described in this Section and any other remedy available to the Lender for failure to meet the goals stated in Section 5, the Borrower agrees and understands that it may not receive a business subsidy from the Lender or any grantor (as defined in the Business Subsidy Act) for a period of 5 years from the date of the failure or until the Borrower satisfies its repayment obligation under this Section, whichever occurs first.

(e) Reports. The Borrower must submit to the Lender a written report regarding business subsidy goals and results by no later than March 1 of each year, commencing March 1, 2027 and continuing until the later of (i) the date the goals stated in Section 5(b) and (c) are met; (ii) 30 days after expiration of the period described in Section 5(b); or (iii) if the goals are not met, the date the subsidy is repaid in accordance with Section 5(d). The report must comply with Section 116J.994, subdivision 7 of the Business Subsidy Act. The Lender will provide information to the Borrower regarding the required forms. If the Borrower fails to timely file any report required under this Section, the Lender will mail the Borrower a warning within one week after the required filing date. If, after 14 days of the postmarked date of the warning, the Borrower fails to provide a report, the Borrower must pay to the Lender a penalty of \$100 for each subsequent day until the report is filed. The maximum aggregate penalty payable under this Section is \$1,000.

(f) Other assistance. Other than the loan provided pursuant to this Agreement and assistance from the City in the form of a land write down, there are no other state or local government agencies providing financial assistance for the Project.

(g) Parent Corporation. The Borrower does not have a parent corporation.

6. Event of Default by Borrower. The following shall be Events of Default under this Agreement:

(a) failure to pay any principal or interest on the Loan when due;

(b) any representation or warranty made by the Borrower herein or in any document, instrument, or certificate given in connection with the Loan Documents that is false when made;

(c) Failure by the Borrower to pay its debts as they become due, or if the Borrower makes an assignment for the benefit of its creditors, admits in writing its inability to pay its debts as they become due, files a petition under any chapter of the Federal Bankruptcy Code or any similar law, state or federal, now or hereafter existing, becomes "insolvent" as that term is generally defined under the Federal Bankruptcy Code, files an answer admitting insolvency or inability to pay its debts as they become due in any involuntary bankruptcy case commenced against it, or fails to obtain a dismissal of such case within thirty (30) days after its commencement or convert the case from one chapter of the Federal Bankruptcy Code to another chapter, or be the subject of an order for relief in such bankruptcy case, or be adjudged a bankrupt or insolvent, or has a custodian, trustee, or receiver appointed for, or has any court take jurisdiction of its property, or any part thereof, in any proceeding for the purpose of reorganization, arrangement, dissolution, or liquidation, and such custodian, trustee, or receiver is not discharged, or such jurisdiction is not relinquished, vacated, or stayed within thirty (30) days of the appointment;

(d) a garnishment summons or writ of attachment is issued against or served upon the Lender for the attachment of any property of the Borrower in the Lender's possession or any indebtedness owing to the Borrower, unless appropriate papers are filed by the Borrower contesting the same within thirty (30) days after the date of such service or such shorter period of time as may be reasonable in the circumstances;

(e) any breach or failure of the Borrower to perform any other term or condition of this Agreement or the Loan Documents not specifically described as an Event of Default in this Agreement or the Loan Documents, and such breach or failure continues for a period of fifteen (15) days after the Lender has given written notice to the Borrower specifying such default or breach, unless the Lender agrees in writing to an extension of such time prior to its expiration; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, the Lender will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the Borrower within the applicable period and is being diligently pursued until the Default is corrected, but no such extension shall be given for an Event of Default that can be cured by the payment of money (i.e., payment of taxes, insurance premiums, or other amounts required to be paid hereunder);

(f) the Borrower takes any of the actions set forth in Section 9 hereof; and

(g) any breach by Borrower of any other agreement between Borrower and Lender, or Borrower and the City.

7. Lender's Remedies upon Borrower's Default. Upon an Event of Default by the Borrower and after provision by the Lender of written notice, if the Borrower has failed to remedy such default within the period specified above, the Lender shall have the right to exercise any or all of the following remedies (and any other rights and remedies available to it):

(a) declare the principal amount of the Loan and any accrued interest thereon to be immediately due and payable upon providing written notice to the Borrower;

- (b) suspend its performance under this Agreement;
- (c) take any action provided for at law to enforce compliance by the Borrower with the terms of this Agreement and the Note;
- (d) foreclose on the Mortgage;
- (e) exercise its remedies under the Mortgage; and
- (f) exercise its remedies under the Personal Guaranty.

In addition to any other amounts due on the Loan, and without waiving any other right of the Lender under any this Agreement or any other instrument securing the Loan applicable documents, the Borrower shall pay to the Lender a late fee of \$250 for any payment not received in full by the Lender within 30 calendar days of the date on which it is due. Furthermore, interest will continue to accrue on any amount due until the date on which it is paid to the Lender, and all such interest will be due and payable at the same time as the amount on which it has accrued.

8. Lender's Costs of Enforcement of Agreement. If an Event of Default has occurred as provided herein, then upon demand by the Lender, the Borrower shall pay or reimburse the Lender for all expenses, including all attorneys' fees and expenses incurred by the Lender in connection with the enforcement of this Agreement, the Loan Documents and the Note, or in connection with the protection or enforcement of the interests and collateral security of the Lender in any litigation or bankruptcy or insolvency proceeding or in any action or proceeding relating in any way to the transactions contemplated by this Agreement.

9. Early Repayment. The Loan will be immediately due and payable if:

- (a) the Borrower or its owners sells or otherwise transfers any or part or his/her interest in the Property;
- (b) the Borrower fails to comply with the Guidelines; or
- (c) the Borrower ceases operations, reduces services or significantly alters the Project.

10. Indemnification.

(a) The Borrower shall and does hereby agree to protect, defend, indemnify, and hold the Lender and the City, and their respective officers, agents, and employees, harmless of and from any and all liability, loss, or damage that it may incur under or by reason of this Agreement, and of and from any and all claims and demands whatsoever that may be asserted against the Lender by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants, or agreements contained herein.

(b) Should the Lender or the City, or their respective officers, agents, or employees, incur any such liability or be required to defend against any claims or demands pursuant to Section 10, or should a judgment be entered against the Lender, the amount thereof, including costs, expenses, and reasonable attorneys' fees, shall bear interest thereon at the rate then in effect on the Note, shall be secured hereby, shall be added to the Loan, and the Borrower shall reimburse the Lender for the same immediately upon demand, and upon the failure of the Borrower to do so, the Lender may declare the Loan immediately due and

payable.

(c) This indemnification and hold harmless provision shall survive the execution, delivery, and performance of this Agreement and the creation and payment of any indebtedness to the Lender. The Borrower waives notice of the acceptance of this Agreement by the Lender.

(d) Nothing in this Agreement shall constitute a waiver of or limitation on any immunity from or limitation on liability to which the Lender is entitled under law.

11. Miscellaneous.

(a) Waiver. The performance or observance of any promise or condition set forth in this Agreement may be waived, amended, or modified only by a writing signed by the Borrower and the Lender. No delay in the exercise of any power, right, or remedy operates as a waiver thereof, nor shall any single or partial exercise of any other power, right, or remedy.

(b) Assignment. This Agreement shall be binding upon the Borrower and its successors and assigns and shall inure to the benefit of the Lender and its successors and assigns. All rights and powers specifically conferred upon the Lender may be transferred or delegated by the Lender to any of its successors and assigns. The Borrower's rights and obligations under this Agreement may be assigned only when such assignment is approved in writing by the Lender.

(c) Governing Law. This Agreement is made and shall be governed in all respects by the laws of the State of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

(d) Severability. If any provision or application of this Agreement is held unlawful or unenforceable in any respect, such illegality or unenforceability shall not affect other provisions or applications that can be given effect, and this Agreement shall be construed as if the unlawful or unenforceable provision or application had never been contained herein or prescribed hereby.

(e) Notice. All notices required hereunder shall be given by depositing in the U.S. mail, postage prepaid, first-class mail, return receipt requested, to the following addresses (or such other addresses as either party may notify the other):

To Lender: City of Monticello Economic Development Authority
505 Walnut Street, Suite 1
Monticello, MN 55362
Attn: Executive Director

To Borrower: Kids Haven of Monticello, LLC
302 12th Avenue South
Buffalo, MN 55313

(f) Termination. If the Loan is not disbursed pursuant to this Agreement within 180 days of approval of the Loan by the Board of the Commissioners of the Lender (the "Board"), this Agreement shall terminate and neither party shall have any further obligation to the other, except that if the Loan is not disbursed because the Borrower has failed to use its best efforts to comply with the conditions set forth in Section 3 of this Agreement then the Borrower shall pay to the Lender all reasonable attorneys' fees, costs, and expenses incurred by the Lender in connection with this Agreement, the Loan Documents

and the Note. The 180 days may be extended up to an additional 120 days if an extension request is (i) received at least 30 days prior to the expiration of the 180 days and (ii) approved by the Board.

Provided the Loan is disbursed within the required timeframe, this Agreement shall terminate on the later of the Maturity Date (as defined in the Note) or the date that the Loan has been paid in full (the "Termination Date"). Notwithstanding anything herein to the contrary, the indemnification provisions provided in Section 10 hereof shall not terminate on the Termination Date.

(g) Entire Agreement. This Agreement, together with any exhibits attached hereto, which are incorporated by reference, constitutes the complete and exclusive statement of all mutual understandings between the parties with respect to this Agreement, superseding all prior or contemporaneous proposals, communications, and understandings, whether oral or written, concerning the Loan.

(h) Headings. The headings appearing at the beginning of the several sections contained in this Agreement have been inserted for identification and reference purposes only and shall not be used in the construction and interpretation of this Agreement.

(i) Recording of Documents. The Mortgage shall be recorded with the county on which the Property is located and all costs of such recording shall be paid by the Borrower.

(j) Electronic Signatures; Execution in Counterparts. The electronic signature of the parties to this Agreement shall be as valid as an original signature of such party and shall be effective to bind the parties hereto. For purposes hereof, (i) "electronic signature" means a manually signed original signature that is then transmitted by electronic means; and (ii) "transmitted by electronic means" means sent in the form of a facsimile or sent via the internet as a portable document format ("pdf") or other replicating image attached to an electronic mail or internet message. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

(k) Data Practices. All data collected, created, received, maintained or disseminated for any purpose in the course of the Borrower's performance of this Agreement is governed by the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, and any other applicable state statutes, any state rules adopted to implement the Act and statutes, as well as federal statutes and regulations on data privacy.

(l) Accounting and Records. The Borrower agrees to establish and maintain complete, accurate and detailed accounts and records relating to the receipt and expenditure of all funds received under this Agreement. Such accounts and records shall be kept and maintained by the Borrower for a period of six (6) years following the Termination Date. Accounting methods shall be in accordance with generally accepted accounting principles.

(m) Audits. The accounts and records of the Borrower described in paragraph (l) above shall be audited in the same manner as all other accounts and records of the Borrower and may, for a period of six (6) years following the Termination Date, be inspected on the Borrower's premises by the Authority or individuals or organizations designated by the Authority, upon reasonable notice thereof to the Borrower. The books, records, documents and accounting procedures relevant to this Agreement are subject to examination by the State Auditor in accordance with Minnesota law.

IN WITNESS WHEREOF, this Agreement has been duly executed and delivered by the proper officers thereunto duly authorized on the day and year first written above.

LENDER:

**CITY OF MONTICELLO ECONOMIC
DEVELOPMENT AUTHORITY**

By: _____

President

By: _____

Executive Director

**[SIGNATURE PAGE TO LOAN AGREEMENT – CITY OF MONTICELLO ECONOMIC
DEVELOPMENT AUTHORITY]**

BORROWER:

**KIDS HAVEN OF MONTICELLO HOLDINGS,
LLC**, a Minnesota limited liability company

By _____
Its _____

KIDS HAVEN OF MONTICELLO, LLC, a
Minnesota limited liability company

By _____
Its _____

**[SIGNATURE PAGE TO LOAN AGREEMENT – CITY OF MONTICELLO ECONOMIC
DEVELOPMENT AUTHORITY]**

MORTGAGE

THE MAXIMUM PRINCIPAL INDEBTEDNESS SECURED BY THIS MORTGAGE IS \$250,000.

THIS MORTGAGE (the "Mortgage") made as of the ___ day of _____, 2026 by KIDS HAVEN OF MONTICELLO HOLDINGS, LLC, a Minnesota limited liability company (the "Borrower"), in favor of the CITY OF MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic and a political subdivision of the State of Minnesota (the "Lender").

WITNESSETH:

The Borrower and Kids Haven of Monticello, LLC, a Minnesota limited liability company (the "Co-Borrower"), owes the Lender the principal sum of TWO HUNDRED FIFTY THOUSAND AND NO/100 (\$250,000), which debt is evidenced by a Promissory Note, of even date herewith (the "Note"), with a maturity date of April 1, 2037, from the Co-Borrower and the Borrower on a joint and several basis the terms and conditions of which are incorporated herein. This Mortgage secures to the Lender: (a) the repayment of the debt evidenced by the Note from the Borrower and the Co-Borrower, and all renewals, extensions, and modifications of the Note; (b) the payment of all other sums, with interest thereon, advanced to protect the security of this Mortgage; (c) the performance of the Borrower's and the Co-Borrower's covenants and agreements under this Mortgage and the Note; and (d) is subject to the terms and conditions of that certain Loan Agreement of even date herewith (the "Loan Agreement"), between the Borrower, the Co-Borrower and the Lender. For this purpose, the Borrower does hereby mortgage, grant and convey to Lender, with power of sale, the real property located in Wright County, Minnesota and legally described in the **Exhibit A** attached hereto, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Mortgage. All of the foregoing is referred to in this Mortgage as the "Property".

THE BORROWER COVENANTS that the Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant, and convey the Property and that the Property is unencumbered, except for those encumbrances of record previously disclosed in writing to the Lender, including those in Section 2 hereof. The Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

The Borrower and the Lender agree as follows:

1. PAYMENT OF PRINCIPAL AND INTEREST; LATE CHARGES. The Borrower and the Co-Borrower shall promptly pay when due the principal of and accrued interest on the debt evidenced by the Note and any late charges due under the Note or the Loan Agreement.

2. SUBORDINATION. This Mortgage is subordinate to (i) the Mortgage given by the Borrower to [____], dated [____] and recorded with the County Recorder as document number [____] on [____] and (ii) the Mortgage given by the Borrower to [____], dated [____] and recorded with the County Recorder as document number [____] on [____].

3. CHARGES; LIENS. The Borrower and Co-Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which may attain priority over this Mortgage, and leasehold payments or ground rents, if any. The Borrower and Co-Borrower shall pay these obligations on time directly to the person owed payment.

The Borrower and Co-Borrower shall promptly discharge any lien which has priority over this Mortgage, notwithstanding those named in Section 2 hereof, unless the Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner reasonably acceptable to the Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to the Lender subordinating the lien to this Mortgage. If the Lender determines that any part of the Property is subject to a lien which may attain priority over this Mortgage, other than those named in Section 2 hereof, the Lender may give the Borrower a notice identifying the lien. The Borrower shall satisfy the lien or take one or more of the actions set forth above within 30 days of the giving of notice.

4. HAZARD OR PROPERTY INSURANCE. The Borrower and Co-Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire and any other hazards for which the Lender requires insurance for full replacement value of the improvements. This insurance shall be maintained in the amounts and for the periods that the Lender reasonably requires. The insurance carrier providing the insurance shall be chosen by the Borrower and Co-Borrower. If the Borrower and Co-Borrower fail to maintain coverage described above, the Lender may, at the Lender's option, obtain coverage to protect the Lender's rights in the Property in accordance with paragraph 5.

All insurance policies and renewals shall be reasonably acceptable to the Lender and shall include a standard mortgage clause. If the Lender requires, the Borrower shall promptly give to the Lender all receipts of paid premiums and renewal notices. In the event of loss, the Borrower shall give prompt notice to the insurance carrier and the Lender. The Lender may make proof of loss if not made promptly by the Borrower.

If under Section 16 the Property is acquired by the Lender, the Borrower and Co-Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to the Lender to the extent of the sums secured by this Mortgage immediately prior to the acquisition.

5. PROTECTION OF THE PROPERTY. The Borrower shall keep the property in good repair and shall not destroy or damage the Property or commit waste on or permit impairment or deterioration of the Property. The Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in the Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Mortgage or the Lender's security interest. The Borrower may cure such a default and reinstate, as provided in Section 14, by causing the action or proceeding to be dismissed with a ruling that, in the Lender's good faith determination, precludes forfeiture

of the Borrower' interest in the Property or other material impairment of the lien created by this Mortgage or the Lender's security interest. The Borrower and Co-Borrower shall also be in default if the Borrower or Co-Borrower gave materially false or inaccurate information or statements to the Lender in connection with the loan evidenced by the Note.

6. PROTECTION OF LENDER'S RIGHTS IN THE PROPERTY. If the Borrower fails to perform the covenants and agreements contained in this Mortgage, or there is a legal proceeding that may significantly affect the Lender's rights in the Property (such as a proceeding in bankruptcy, condemnation, or forfeiture), the Lender may do and pay for whatever is necessary to protect the value of the Property and the Lender's rights in the Property. The Lender's actions may include paying any sums secured by a lien which has priority over this Mortgage, appearing in court, paying reasonable attorneys' fees, and entering on the Property to make repairs. Although the Lender may act under this Section 6, the Lender is not required to do so.

Any amounts disbursed by the Lender under this paragraph 6 shall become additional debt of the Borrower and Co-Borrower secured by this Mortgage. Unless the Borrower and Co-Borrower and the Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at a rate equal to the interest rate on the Note and shall be payable, with interest, upon notice from the Lender to the Borrower and Co-Borrower requesting payment.

7. INSPECTION. The Lender or its agent may make reasonable entries upon and inspections of the Property upon reasonable notice to the Borrower.

8. CONDEMNATION. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to the Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, whether or not then due, with any excess paid to the Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Mortgage immediately before the taking, unless Borrower and Lender otherwise agree in writing, if any, the sums secured by this Mortgage shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to the Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless the Borrower and the Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Mortgage whether or not the sums are then due.

9. FORBEARANCE BY LENDER NOT A WAIVER. Any forbearance by the Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

10. SUCCESSORS AND ASSIGNS BOUND. The covenants and agreements of this Mortgage shall bind and benefit the successors and assigns of the Lender and the Borrower.

11. LOAN CHARGES. If the loan secured by this Mortgage is or becomes subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from the Borrower which exceeded permitted limits will be refunded to the

Borrower. The Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to the Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment under the Note.

12. NOTICES. Any notice to the Borrower provided for in this Mortgage shall be given by delivering it personally or by mailing it by first class United States mail, postage prepaid, return receipt requested. The notice shall be directed to the Borrower at 302 12th Avenue South, Buffalo, MN 55313, or any other address the Borrower designates by notice to the Lender. Any notice to the Lender shall be given or mailed to 505 Walnut Street, Suite 1, Monticello, Minnesota 55362, or any other address the Lender designates by notice to the Borrower. Any notice provided for in this Mortgage shall be deemed to have been given to the Borrower or the Lender when given as provided in this paragraph.

13. GOVERNING LAW; SEVERABILITY. This Mortgage shall be governed by the law of the state of Minnesota. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision. To this end, the provisions of this Mortgage and the Note are declared to be severable.

14. BORROWER'S RIGHT TO REINSTATE. If the Borrower meets certain conditions, the Borrower shall have the right to have enforcement of this Mortgage discontinued at any time prior to the earlier of: (a) 5 days before sale of the Property pursuant to any power of sale contained in this Mortgage; or (b) entry of a judgment enforcing this Mortgage. Those conditions are that the Borrower: (a) pays Lender all sums which then would be due under this Mortgage and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Mortgage, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as the Lender may reasonably require to assure that the lien of this Mortgage, Lender's rights in the Property and the Borrower's and Co-Borrower's obligation to pay the sums secured by this Mortgage shall continue unchanged. Upon reinstatement by the Borrower, this Mortgage and the obligations secured hereby shall remain fully effective as if no acceleration had occurred.

15. HAZARDOUS SUBSTANCES. The Borrower and Co-Borrower shall not cause or permit the presence, use, disposal, storage, or release of any hazardous substances on or in the Property, except those solvents, oils, cleaning materials, and other substances as are used in the ordinary course of the Borrower's and Co-Borrower's business. The Borrower and Co-Borrower shall not do, and will use its best efforts not to allow anyone else to do, anything affecting the Property that is in violation of any environmental law.

The Borrower and Co-Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit, or other action by any governmental or regulatory agency or private party involving the Property and any hazardous substance or environmental law of which the Borrower and Co-Borrower have actual knowledge. If the Borrower or the Co-Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any hazardous substance affecting the Property is necessary, the Borrower and the Co-Borrower shall promptly take all necessary remedial actions in accordance with that environmental law.

As used in this Section 15, "hazardous substances" are those substances defined as toxic or hazardous substances by environmental law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this Section 15, "environmental law" means federal or state laws that relate to environmental protection.

16. ACCELERATION; REMEDIES. The Lender shall give notice to the Borrower prior to acceleration following the Borrower's breach of any covenant or agreement in this Mortgage. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower by which the default must be cured, provided, however, if the Borrower are diligently pursuing a cure, the Borrower shall have such additional time as is reasonably necessary to complete the cure; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of the Property. The notice shall further inform the Borrower of the right to reinstate after acceleration and sale. If the default is not cured on or before the date specified in the notice, the Lender at its option may require immediate payment in full of any sums secured by this Mortgage without further demand and may invoke the power of sale and any other remedies permitted by law. The Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 16, including, but not limited to, reasonable attorneys' fees.

If Lender invokes the power of sale, the Lender shall cause a copy of a notice of sale to be served upon any person in possession of the Property. The Lender shall publish a notice of sale, and the Property shall be sold at public auction in the manner prescribed by law. The Lender or its designee may purchase the Property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Mortgage; and (c) any excess to the person or persons legally entitled to it.

17. RELEASE OF MORTGAGE. Upon payment of all sums secured by this Mortgage, Lender shall discharge this Mortgage without charge to the Borrower. The Borrower shall pay any recordation costs.

18. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER. If the Borrower and Co-Borrower sell or convey all or any part of the Property or any interest in the Property (or if a beneficial interest in any the Borrower and Co-Borrower are sold or) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage; provided, however, that if the Lender requires the immediate payment in full of all sums secured by this Mortgage, then the Borrower may, in its sole discretion, elect to convey title to the Property to the Lender and, in that event, the Lender shall forgive the unpaid balance of all sums secured by this Mortgage and release the Borrower and Co-Borrower from this Mortgage, the Note, the Personal Guaranty and the Loan Agreement, without further liability. However, the Lender shall not exercise its option if such exercise is prohibited by federal or state law as of the date of this Mortgage.

If the Lender exercises such option, the Lender shall give the Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which the Borrower must pay all sums secured by this Mortgage or elect to convey title to the Property to the Lender in lieu of such accelerated payment. If the Borrower fails to pay these sums or to elect to convey title to the Lender prior to the expiration of this period, the Lender may invoke any remedies permitted by this Mortgage without further notice or demand on the Borrower.

19. ADDITIONAL COVENANTS. The Borrower covenants: (a) to warrant title to the Property, (b) to pay all other mortgages, liens, charges or encumbrances against the Property as and when they become due, (c) to pay the indebtedness of the Note as herein provided, (d) to pay all real estate taxes on the Property (e) that the Property shall be kept in repair and no waste shall be committed as provided in Paragraph 5, (f) that the Borrower and Co-Borrower shall keep any buildings on the Property insured against loss by fire and other hazards for at least the sum of the full insurable value of the Property for the protection of the Lender as provided in Paragraph 4; and (g) that the whole of the principal sum shall become due after default in the payment of any installment of principal or interest, or of any tax, or in the performance of any other covenant, at the option of the Lender; provided, however, that if the Lender declares such a default and requires payment

in full of all sums secured by this Mortgage, then Borrower may, in its sole discretion, elect to convey title to the Property to the Lender and, in that event, the Lender shall forgive the unpaid balance of all sums secured by this Mortgage and release the Borrower and Co-Borrower from its obligations under this Mortgage, the Note, the Personal Guaranty and the Loan Agreement, without further liability.

(The remainder of this page is intentionally blank.)

IN TESTIMONY WHEREOF, Borrower has hereunto set its hand the day and year first above written.

KIDS HAVEN OF MONTICELLO HOLDINGS, LLC, a Minnesota limited liability company

By _____
Its _____

STATE OF MINNESOTA)

COUNTY OF _____)

On this _____ day of _____, 2026, before me the undersigned, a Notary Public in and for said state, personally appeared _____, personally known to me, or proved to me on the basis of satisfactory evidence, to be _____, the _____ of Kids Haven of Monticello Holdings, LLC, a Minnesota limited liability company, and executed the within instrument on behalf of such limited liability company.

Notary Public

EXHIBIT A

Legal Description of Property

That property located in the City of Monticello, Wright County, Minnesota and legally described as follows:

Lot 1, Block 1, JEFFERSON COMMONS FIFTH ADDITION

SECURITY AGREEMENT

This SECURITY AGREEMENT (“Agreement”) is made to be effective as of _____, 2026, by KIDS HAVEN OF MONTICELLO HOLDINGS, LLC, a Minnesota limited liability company (the “Grantor”) and the MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic and political subdivision of the State of Minnesota (the “Secured Party”).

AGREEMENT

In consideration of the above recitals, and the promises set forth in this Agreement, the parties agree as follows:

1. OBLIGATIONS. “Obligations” means collectively each debt, liability and obligation of every type and nature which the Grantor may now or at any time hereafter owe to Secured Party (including without limitation the obligations of the Grantor created under the loan agreement (the “Loan Agreement”) and the promissory note of the Grantor and Kids Haven of Monticello, LLC, a Minnesota limited liability company, to Secured Party in the amount of \$250,000.00 of even date herewith and all amendments, replacements, restatements, and substitutions therefor), whether now existing or hereafter created or arising, and whether direct or indirect, due or to become due, absolute or contingent, and the repayment or performance of any of the foregoing if any such payment or performance is at any time avoided, rescinded, set aside, or recovered from or repaid by Secured Party, in whole or in part, in any bankruptcy, insolvency, or similar proceeding instituted by or against the Grantor or any other guarantor of any Obligation, or otherwise, including but not limited to all principal, interest, fees, expenses and other charges.
2. COLLATERAL. “Collateral” means collectively all of the personal property of the Grantor and personal property in which the Grantor has rights, now owned or hereafter acquired, and located at or arising out of that certain real property located at [_____], Monticello, MN, including, but not limited to: All machinery, inventory, equipment, furniture, accounts (including but not limited to all health-care-insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles); all fixtures; all timber to be cut; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory and software to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or

whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property. The terms Collateral shall also include (a) accessions, additions and improvements to, replacements of, and substitutions for any of the foregoing; (b) all products and proceeds of any of the foregoing; and (c) books, records and data in any form relating to any of the foregoing.

3. SECURITY INTEREST. The Grantor grants to Secured Party a security interest (“Security Interest”) in the Collateral to secure the payment and performance of the Obligations. The Security Interest continues in effect until this Agreement is terminated in writing by Secured Party.
4. REPRESENTATIONS, WARRANTIES AND COVENANTS. The Grantor represents, warrants and agrees that:
 - 4.1. Principal Office/Residence. The Grantor’s chief executive office/residence is located at 302 12th Avenue South, Buffalo, MN 55313. The Grantor must give Secured Party written notice prior to any change in the location of the Grantor’s principal office/residence.
 - 4.2. Organization; Authority. The Grantor is a limited liability company, duly organized, existing and in good standing under the laws of the state and of its organization and has full power and authority to enter into this Agreement. The Grantor’s state of organization/residence is Minnesota and its exact legal name is as set forth on the signature page to this Agreement. The Grantor will not change its state of organization, form of organization or name without Secured Party’s prior written consent.
 - 4.3. Perfection of Security Interest. The Grantor will execute and deliver, and irrevocably appoints Secured Party (which appointment is coupled with an interest) the Grantor’s attorney-in-fact to execute and deliver in the Grantor’s name, all financing statements (including, but not limited to, amendments, terminations and terminations of other security interests in any of the Collateral), control agreements and other agreements which Secured Party may at any time reasonably request in order to secure, protect, perfect, collect or enforce the Security Interest, the Grantor shall, at any time and from time to time, take such steps as Secured Party may reasonably request for Secured Party: (i) to obtain an acknowledgement, in form and substance reasonably satisfactory to Secured Party, of any bailee having possession of any of the Collateral that such bailee holds such Collateral for Secured Party; and (ii) otherwise to ensure the continued perfection and priority of the Security Interest in any of the Collateral and the preservation of the rights of Secured Party therein.
 - 4.4. Enforceability of Collateral. To the extent the Collateral consists of accounts, instruments, documents, chattel paper, letter-of-credit rights, letters of credit or

general intangibles, the Collateral is enforceable in accordance with its terms, is genuine, complies with applicable laws concerning form, content and manner of preparation and execution, and all persons appearing to be obligated on the Collateral have authority and capacity to contract and are in fact obligated as they appear to be on the Collateral.

- 4.5. Title to Collateral. The Grantor holds good and marketable title to the Collateral free of all security interests and encumbrances other than the permitted encumbrances identified on Exhibit A attached hereto. The Grantor will keep the Collateral free of all security interests and encumbrances except for (i) the Mortgage given to [] in the amount of \$[] and (ii) the Mortgage given to [] in the amount of \$[]. The Grantor will defend Secured Party's rights in the Collateral against the claims and demands of all other persons.
- 4.6. Collateral Location. Other than inventory in transit equipment used in the performance of contracts, and motor vehicles in use, all tangible Collateral shall be located at the Grantor's address set forth at the beginning of this Agreement, and no such Collateral shall be located at any other address without the prior written consent of the Secured Party.
- 4.7. Collateral Use. The Grantor must use the Collateral only for business purposes. The Grantor must not use or keep any Collateral for any unlawful purpose or in violation of any federal, state or local law, statute or ordinance.
- 4.8. Maintenance of Collateral. The Grantor must maintain all tangible Collateral in good condition and repair. The Grantor must not commit or permit damage to or destruction of any of the Collateral. The Grantor must give Secured Party prompt written notice of any material loss of or damage to any tangible Collateral and of any other happening or event that materially affects the existence, value or amount of the Collateral.
- 4.9. Disposition of Collateral. The Grantor must not sell or otherwise dispose of any Collateral or any interest in any Collateral without the prior written consent of Secured Party, except that until the occurrence of an Event of Default (as defined in Section 5 below), the Grantor may sell any inventory constituting Collateral in the ordinary course of the Grantor's business at prices constituting the fair market value thereof. For purposes of this Agreement, a transfer in partial or total satisfaction of a debt, obligation or liability shall not constitute a sale or lease in the ordinary course of business. In addition, the Grantor may dispose of Collateral which is obsolete or inoperative equipment, provided such equipment is replaced by Grantor and the replacement equipment is subject to the Security Interest in favor of Secured Party in the same lien priority as the Security Interest in the equipment which was disposed of.

- 4.10. Taxes, Assessments and Liens. The Grantor must promptly pay all taxes and other governmental charges levied or assessed upon or against any Collateral.
- 4.11. Records; Access. The Grantor must keep accurate and complete records pertaining to the Collateral and to the Grantor's business and financial condition and will submit to Secured Party all reports regarding the Collateral and the Grantor's business and financial condition as and when Secured Party may reasonably request. During normal business hours, the Grantor must permit Secured Party and its representatives to examine or inspect any Collateral, wherever located, and to examine, inspect and copy the Grantor's books and records relating to the Collateral and the Grantor's business and financial condition.
- 4.12. Insurance. The Grantor must keep all tangible Collateral insured against risks of fire (including so-called extended coverage), theft and other risks and in such amounts as Secured Party may reasonably request, with any loss payable to Secured Party to the extent of its interest. The Grantor assigns to Secured Party all money due or to become due with respect to, and all other rights of the Grantor with respect to, all insurance concerning the Collateral and the Grantor directs the issuer of any such insurance to pay all such money directly to Secured Party.
- 4.13. Collection Costs. The Grantor must reimburse Secured Party on demand for all costs of collection of any of the Obligations and all other expenses incurred by Secured Party in connection with the perfection, protection, defense or enforcement of the Security Interest and this Agreement, including all reasonable attorneys' fees incurred by Secured Party whether or not any litigation or bankruptcy or insolvency proceeding is commenced.
- 4.14. Financing Statements. The Grantor authorizes Secured Party to file one or more financing or continuation statements, and amendments thereto, relative to all or any part of the Collateral without the Grantor's signature where permitted by law, in each case in such form and substance as Secured Party may determine. The Grantor shall pay all filing, registration and recording fees and any taxes, duties, imports, assessments and charges arising out of or in connection with the execution and delivery of this Agreement, any agreement supplemental hereto, any financing statements, and any instruments of further assurance.
5. EVENTS OF DEFAULT. Each of the following is an "Event of Default" under this Agreement: (a) any default in the payment or performance of any of the Obligations; or (b) any default under the terms of this Agreement or any other note, obligation, agreement, mortgage, or other writing heretofore, herewith or hereafter given to or acquired by the Secured Party to which the Grantor is a party; or (c) the insolvency, death, dissolution, liquidation, merger, or consolidation of the Grantor; or (d) any appointment of a receiver, trustee, or similar officer of any property of the Grantor; or (e) any assignment for the benefit of creditors of the Grantor; or (f) any commencement of any proceeding under any bankruptcy, insolvency, dissolution, liquidation, or

similar law by or against the Grantor; or (g) the sale, lease or other disposition (whether in one transaction or in a series of transactions) to one or more persons other than in the ordinary course of business of all or a substantial part of the assets of the Grantor; or (h) the death, dissolution, or liquidation of any partner of the Grantor; or (i) the entry of any judgment against the Grantor which is not discharged in a manner acceptable to the Secured Party within thirty (30) days after such entry; or (j) the issuance of levy of any writ, warrant, attachment, garnishment, execution, or other process against any property of the Grantor; or (k) the attachment of any tax lien to any property of the Grantor; or (l) any statement, representation, or warranty made by Grantor (or any representative of the Grantor) to the Secured Party at any time shall be incorrect or misleading in any material respect when made; or (m) there is a material adverse change in the condition (financial or otherwise), business, or property of the Grantor.

6. **REMEDIES UPON EVENT OF DEFAULT.** Upon the occurrence of an Event of Default and at any time thereafter, Secured Party may exercise one or more of the following rights and remedies: (a) declare all Obligations to be immediately due and payable, and the same shall thereupon be immediately due and payable, without presentment or other notice or demand, all of which are hereby waived by the Grantor; (b) require the Grantor to assemble all or any part of the Collateral and make it available to the Secured Party at a place to be designated by the Secured Party which is reasonably convenient to both parties; (c) exercise and enforce any and all rights and remedies available upon default under this Agreement, the Uniform Commercial Code, and any other applicable agreements and laws. If notice to the Grantor of any intended disposition of Collateral or other action is required, such notice shall be deemed reasonably and properly given if mailed by regular or certified mail, postage prepaid, to the Grantor at the address stated at the beginning of this Agreement or at the most recent address shown in the Secured Party's records, at least 10 days prior to the action described in such notice. The Grantor consents to the personal jurisdiction of the state and federal courts located in the State of Minnesota in connection with any controversy related to this Agreement, the Collateral, the Security Interest, or any of the Obligations, waives any argument that venue in such forums is not convenient, and agrees that any litigation initiated by the Grantor against the Secured Party in connection with this Agreement, the Collateral, the Security Interest, or any of the Obligations shall be venued in either the District Court of Wright, Minnesota, or the United States District Court, District of Minnesota.
7. **LIMITED POWER OF ATTORNEY.** If the Grantor at any time fails to perform or observe any agreement herein, the Secured Party, in the name and on behalf of the Grantor or, at its option, in its own name, may perform or observe such agreement and take any action which the Secured Party may deem necessary or desirable to cure or correct such failure. The Grantor irrevocably authorizes Secured Party and grants the Secured Party a limited power of attorney in the name and on behalf of the Grantor or, at its option, in its own name, to collect, receive, receipt for, create, prepare, complete, execute, endorse, deliver, and file any and all financing statements, insurance applications, remittances, instruments, documents, chattel paper, and other writings, to grant an extension to, compromise, settle, waive, notify, amend, adjust, change, and release any obligation of

any account Grantor, obligor, insurer, or other person pertaining to any Collateral, and take any other action deemed by the Secured Party to be necessary or desirable to establish, perfect, protect, or enforce the Security Interest. All of the Secured Party's advances, charges, costs, and expenses, including without limitation reasonable attorneys' fees, in connection with the Obligations and in the protection and exercise of any rights or remedies hereunder, together with interest thereon at the highest rate then applicable to any of the Obligations, shall be secured hereunder and shall be paid by the Grantor to the Secured Party on demand.

8. MISCELLANEOUS. The following miscellaneous provisions are a part of this Agreement:

- 8.1. Definitions. Terms not otherwise defined in this Agreement shall have the meanings ascribed to them, if any, under the UCC and such meanings shall automatically change at the time that any amendment to the UCC, which changes such meanings, shall become effective.
- 8.2. Notices. All notices under this Agreement must be in writing and will be deemed given when delivered or placed in the United States mail, registered or certified, postage prepaid, addressed to the respective party at the respective address set forth below its signature on the signature page to this Agreement. Any party may change its address for notices under this Agreement by giving written notice to the other parties.
- 8.3. Amendments/Waivers. This Agreement may be waived, amended, modified or terminated and the Security Interest may be released only in a writing signed by Secured Party. Any waiver signed by Secured Party will be effective only in the specific instance and for the specific purpose given.
- 8.4. Applicable Law. This Agreement is governed by the laws of the State of Minnesota without regard to the conflict of law principles. If any provision of this Agreement is held unlawful or unenforceable in any respect, such illegality or unenforceability will not affect other provisions or applications that can be given effect and this Agreement will be construed and enforced as if the unlawful or unenforceable provision or application had never been contained in or prescribed by this Agreement.
- 8.5. Caption Headings. Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of this Agreement.
- 8.6. Integration. This Agreement embodies the entire agreement and understanding among the parties relative to subject matter hereof and supersedes all prior agreements and understandings relating to such subject matter.

- 8.7. Successors and Assigns. This Agreement is binding upon and will inure to the benefit of the parties and their successors and assigns.
- 8.8. Counterparts. This Agreement may be executed in several counterparts, each of which will be an original, and all of which will constitute one and the same instrument.

THE GRANTOR REPRESENTS, CERTIFIES, WARRANTS, AND AGREES THAT THE GRANTOR HAS READ ALL OF THIS AGREEMENT AND UNDERSTANDS ALL OF THE PROVISIONS OF THIS AGREEMENT. THE GRANTOR ALSO AGREES THAT COMPLIANCE BY THE SECURED PARTY WITH THE EXPRESS PROVISIONS OF THIS AGREEMENT SHALL CONSTITUTE GOOD FAITH AND SHALL BE CONSIDERED REASONABLE FOR ALL PURPOSES.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

KIDS HAVEN OF MONTICELLO HOLDINGS, LLC, a Minnesota limited liability company

By

Its

MONTICELLO ECONOMIC DEVELOPMENT
AUTHORITY

By: _____

Name: _____

Its: Executive Director

SECURITY AGREEMENT

This SECURITY AGREEMENT (“Agreement”) is made to be effective as of _____, 2026, by KIDS HAVEN OF MONTICELLO, LLC, a Minnesota limited liability company (the “Grantor”) and the MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic and political subdivision of the State of Minnesota (the “Secured Party”).

AGREEMENT

In consideration of the above recitals, and the promises set forth in this Agreement, the parties agree as follows:

1. OBLIGATIONS. “Obligations” means collectively each debt, liability and obligation of every type and nature which the Grantor may now or at any time hereafter owe to Secured Party (including without limitation the obligations of the Grantor created under the loan agreement (the “Loan Agreement”) and the promissory note of the Grantor and Kids Haven of Monticello Holdings, LLC, a Minnesota limited liability company, to Secured Party in the amount of \$250,000.00 of even date herewith and all amendments, replacements, restatements, and substitutions therefor), whether now existing or hereafter created or arising, and whether direct or indirect, due or to become due, absolute or contingent, and the repayment or performance of any of the foregoing if any such payment or performance is at any time avoided, rescinded, set aside, or recovered from or repaid by Secured Party, in whole or in part, in any bankruptcy, insolvency, or similar proceeding instituted by or against the Grantor or any other guarantor of any Obligation, or otherwise, including but not limited to all principal, interest, fees, expenses and other charges.
2. COLLATERAL. “Collateral” means collectively all of the personal property of the Grantor and personal property in which the Grantor has rights, now owned or hereafter acquired, and located at or arising out of that certain real property located at [_____], Monticello, MN, including, but not limited to: All machinery, inventory, equipment, furniture, accounts (including but not limited to all health-care-insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles); all fixtures; all timber to be cut; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory and software to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or

whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property. The terms Collateral shall also include (a) accessions, additions and improvements to, replacements of, and substitutions for any of the foregoing; (b) all products and proceeds of any of the foregoing; and (c) books, records and data in any form relating to any of the foregoing.

3. SECURITY INTEREST. The Grantor grants to Secured Party a security interest (“Security Interest”) in the Collateral to secure the payment and performance of the Obligations. The Security Interest continues in effect until this Agreement is terminated in writing by Secured Party.
4. REPRESENTATIONS, WARRANTIES AND COVENANTS. The Grantor represents, warrants and agrees that:
 - 4.1. Principal Office/Residence. The Grantor’s chief executive office/residence is located at 302 12th Avenue South, Buffalo, MN 55313. The Grantor must give Secured Party written notice prior to any change in the location of the Grantor’s principal office/residence.
 - 4.2. Organization; Authority. The Grantor is a limited liability company, duly organized, existing and in good standing under the laws of the state and of its organization and has full power and authority to enter into this Agreement. The Grantor’s state of organization/residence is Minnesota and its exact legal name is as set forth on the signature page to this Agreement. The Grantor will not change its state of organization, form of organization or name without Secured Party’s prior written consent.
 - 4.3. Perfection of Security Interest. The Grantor will execute and deliver, and irrevocably appoints Secured Party (which appointment is coupled with an interest) the Grantor’s attorney-in-fact to execute and deliver in the Grantor’s name, all financing statements (including, but not limited to, amendments, terminations and terminations of other security interests in any of the Collateral), control agreements and other agreements which Secured Party may at any time reasonably request in order to secure, protect, perfect, collect or enforce the Security Interest, the Grantor shall, at any time and from time to time, take such steps as Secured Party may reasonably request for Secured Party: (i) to obtain an acknowledgement, in form and substance reasonably satisfactory to Secured Party, of any bailee having possession of any of the Collateral that such bailee holds such Collateral for Secured Party; and (ii) otherwise to ensure the continued perfection and priority of the Security Interest in any of the Collateral and the preservation of the rights of Secured Party therein.
 - 4.4. Enforceability of Collateral. To the extent the Collateral consists of accounts, instruments, documents, chattel paper, letter-of-credit rights, letters of credit or

general intangibles, the Collateral is enforceable in accordance with its terms, is genuine, complies with applicable laws concerning form, content and manner of preparation and execution, and all persons appearing to be obligated on the Collateral have authority and capacity to contract and are in fact obligated as they appear to be on the Collateral.

- 4.5. Title to Collateral. The Grantor holds good and marketable title to the Collateral free of all security interests and encumbrances other than the permitted encumbrances identified on Exhibit A attached hereto. The Grantor will keep the Collateral free of all security interests and encumbrances except for (i) the Mortgage given to [] in the amount of \$[] and (ii) the Mortgage given to [] in the amount of \$[]. The Grantor will defend Secured Party's rights in the Collateral against the claims and demands of all other persons.
- 4.6. Collateral Location. Other than inventory in transit equipment used in the performance of contracts, and motor vehicles in use, all tangible Collateral shall be located at the Grantor's address set forth at the beginning of this Agreement, and no such Collateral shall be located at anyother address without the prior written consent of the Secured Party.
- 4.7. Collateral Use. The Grantor must use the Collateral only for business purposes. The Grantor must not use or keep any Collateral for any unlawful purpose or in violation of any federal, state or local law, statute or ordinance.
- 4.8. Maintenance of Collateral. The Grantor must maintain all tangible Collateral in good condition and repair. The Grantor must not commit or permit damage to or destruction of any of the Collateral. The Grantor must give Secured Party prompt written notice of any material loss of or damage to any tangible Collateral and of any other happening or event that materially affects the existence, value or amount of the Collateral.
- 4.9. Disposition of Collateral. The Grantor must not sell or otherwise dispose of any Collateral or any interest in any Collateral without the prior written consent of Secured Party, except that until the occurrence of an Event of Default (as defined in Section 5 below), the Grantor may sell any inventory constituting Collateral in the ordinary course of the Grantor's business at prices constituting the fair market value thereof. For purposes of this Agreement, a transfer in partial or total satisfaction of a debt, obligation or liability shall not constitute a sale or lease in the ordinary course of business. In addition, the Grantor may dispose of Collateral which is obsolete or inoperative equipment, provided such equipment is replaced by Grantor and the replacement equipment is subject to the Security Interest in favor of Secured Party in the same lien priority as the Security Interest in the equipment which was disposed of.

- 4.10. Taxes, Assessments and Liens. The Grantor must promptly pay all taxes and other governmental charges levied or assessed upon or against any Collateral.
- 4.11. Records; Access. The Grantor must keep accurate and complete records pertaining to the Collateral and to the Grantor's business and financial condition and will submit to Secured Party all reports regarding the Collateral and the Grantor's business and financial condition as and when Secured Party may reasonably request. During normal business hours, the Grantor must permit Secured Party and its representatives to examine or inspect any Collateral, wherever located, and to examine, inspect and copy the Grantor's books and records relating to the Collateral and the Grantor's business and financial condition.
- 4.12. Insurance. The Grantor must keep all tangible Collateral insured against risks of fire (including so-called extended coverage), theft and other risks and in such amounts as Secured Party may reasonably request, with any loss payable to Secured Party to the extent of its interest. The Grantor assigns to Secured Party all money due or to become due with respect to, and all other rights of the Grantor with respect to, all insurance concerning the Collateral and the Grantor directs the issuer of any such insurance to pay all such money directly to Secured Party.
- 4.13. Collection Costs. The Grantor must reimburse Secured Party on demand for all costs of collection of any of the Obligations and all other expenses incurred by Secured Party in connection with the perfection, protection, defense or enforcement of the Security Interest and this Agreement, including all reasonable attorneys' fees incurred by Secured Party whether or not any litigation or bankruptcy or insolvency proceeding is commenced.
- 4.14. Financing Statements. The Grantor authorizes Secured Party to file one or more financing or continuation statements, and amendments thereto, relative to all or any part of the Collateral without the Grantor's signature where permitted by law, in each case in such form and substance as Secured Party may determine. The Grantor shall pay all filing, registration and recording fees and any taxes, duties, imports, assessments and charges arising out of or in connection with the execution and delivery of this Agreement, any agreement supplemental hereto, any financing statements, and any instruments of further assurance.
5. **EVENTS OF DEFAULT.** Each of the following is an "Event of Default" under this Agreement: (a) any default in the payment or performance of any of the Obligations; or (b) any default under the terms of this Agreement or any other note, obligation, agreement, mortgage, or other writing heretofore, herewith or hereafter given to or acquired by the Secured Party to which the Grantor is a party; or (c) the insolvency, death, dissolution, liquidation, merger, or consolidation of the Grantor; or (d) any appointment of a receiver, trustee, or similar officer of any property of the Grantor; or (e) any assignment for the benefit of creditors of the Grantor; or (f) any commencement of any proceeding under any bankruptcy, insolvency, dissolution, liquidation, or

similar law by or against the Grantor; or (g) the sale, lease or other disposition (whether in one transaction or in a series of transactions) to one or more persons other than in the ordinary course of business of all or a substantial part of the assets of the Grantor; or (h) the death, dissolution, or liquidation of any partner of the Grantor; or (i) the entry of any judgment against the Grantor which is not discharged in a manner acceptable to the Secured Party within thirty (30) days after such entry; or (j) the issuance of levy of any writ, warrant, attachment, garnishment, execution, or other process against any property of the Grantor; or (k) the attachment of any tax lien to any property of the Grantor; or (l) any statement, representation, or warranty made by Grantor (or any representative of the Grantor) to the Secured Party at any time shall be incorrect or misleading in any material respect when made; or (m) there is a material adverse change in the condition (financial or otherwise), business, or property of the Grantor.

6. **REMEDIES UPON EVENT OF DEFAULT.** Upon the occurrence of an Event of Default and at any time thereafter, Secured Party may exercise one or more of the following rights and remedies: (a) declare all Obligations to be immediately due and payable, and the same shall thereupon be immediately due and payable, without presentment or other notice or demand, all of which are hereby waived by the Grantor; (b) require the Grantor to assemble all or any part of the Collateral and make it available to the Secured Party at a place to be designated by the Secured Party which is reasonably convenient to both parties; (c) exercise and enforce any and all rights and remedies available upon default under this Agreement, the Uniform Commercial Code, and any other applicable agreements and laws. If notice to the Grantor of any intended disposition of Collateral or other action is required, such notice shall be deemed reasonably and properly given if mailed by regular or certified mail, postage prepaid, to the Grantor at the address stated at the beginning of this Agreement or at the most recent address shown in the Secured Party's records, at least 10 days prior to the action described in such notice. The Grantor consents to the personal jurisdiction of the state and federal courts located in the State of Minnesota in connection with any controversy related to this Agreement, the Collateral, the Security Interest, or any of the Obligations, waives any argument that venue in such forums is not convenient, and agrees that any litigation initiated by the Grantor against the Secured Party in connection with this Agreement, the Collateral, the Security Interest, or any of the Obligations shall be venued in either the District Court of Wright, Minnesota, or the United States District Court, District of Minnesota.
7. **LIMITED POWER OF ATTORNEY.** If the Grantor at any time fails to perform or observe any agreement herein, the Secured Party, in the name and on behalf of the Grantor or, at its option, in its own name, may perform or observe such agreement and take any action which the Secured Party may deem necessary or desirable to cure or correct such failure. The Grantor irrevocably authorizes Secured Party and grants the Secured Party a limited power of attorney in the name and on behalf of the Grantor or, at its option, in its own name, to collect, receive, receipt for, create, prepare, complete, execute, endorse, deliver, and file any and all financing statements, insurance applications, remittances, instruments, documents, chattel paper, and other writings, to grant an extension to, compromise, settle, waive, notify, amend, adjust, change, and release any obligation of

any account Grantor, obligor, insurer, or other person pertaining to any Collateral, and take any other action deemed by the Secured Party to be necessary or desirable to establish, perfect, protect, or enforce the Security Interest. All of the Secured Party's advances, charges, costs, and expenses, including without limitation reasonable attorneys' fees, in connection with the Obligations and in the protection and exercise of any rights or remedies hereunder, together with interest thereon at the highest rate then applicable to any of the Obligations, shall be secured hereunder and shall be paid by the Grantor to the Secured Party on demand.

8. MISCELLANEOUS. The following miscellaneous provisions are a part of this Agreement:

- 8.1. Definitions. Terms not otherwise defined in this Agreement shall have the meanings ascribed to them, if any, under the UCC and such meanings shall automatically change at the time that any amendment to the UCC, which changes such meanings, shall become effective.
- 8.2. Notices. All notices under this Agreement must be in writing and will be deemed given when delivered or placed in the United States mail, registered or certified, postage prepaid, addressed to the respective party at the respective address set forth below its signature on the signature page to this Agreement. Any party may change its address for notices under this Agreement by giving written notice to the other parties.
- 8.3. Amendments/Waivers. This Agreement may be waived, amended, modified or terminated and the Security Interest may be released only in a writing signed by Secured Party. Any waiver signed by Secured Party will be effective only in the specific instance and for the specific purpose given.
- 8.4. Applicable Law. This Agreement is governed by the laws of the State of Minnesota without regard to the conflict of law principles. If any provision of this Agreement is held unlawful or unenforceable in any respect, such illegality or unenforceability will not affect other provisions or applications that can be given effect and this Agreement will be construed and enforced as if the unlawful or unenforceable provision or application had never been contained in or prescribed by this Agreement.
- 8.5. Caption Headings. Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of this Agreement.
- 8.6. Integration. This Agreement embodies the entire agreement and understanding among the parties relative to subject matter hereof and supersedes all prior agreements and understandings relating to such subject matter.

- 8.7. Successors and Assigns. This Agreement is binding upon and will inure to the benefit of the parties and their successors and assigns.
- 8.8. Counterparts. This Agreement may be executed in several counterparts, each of which will be an original, and all of which will constitute one and the same instrument.

THE GRANTOR REPRESENTS, CERTIFIES, WARRANTS, AND AGREES THAT THE GRANTOR HAS READ ALL OF THIS AGREEMENT AND UNDERSTANDS ALL OF THE PROVISIONS OF THIS AGREEMENT. THE GRANTOR ALSO AGREES THAT COMPLIANCE BY THE SECURED PARTY WITH THE EXPRESS PROVISIONS OF THIS AGREEMENT SHALL CONSTITUTE GOOD FAITH AND SHALL BE CONSIDERED REASONABLE FOR ALL PURPOSES.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

KIDS HAVEN OF MONTICELLO, LLC,
a Minnesota limited liability company

By

Its

MONTICELLO ECONOMIC DEVELOPMENT
AUTHORITY

By: _____

Name: _____

Its: Executive Director

PERSONAL GUARANTY

TERRY PETERSON

Monticello, Minnesota
_____, 2026

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, and in consideration of and to induce financial accommodations of any kind, with or without security, given or to be given or continued at any time and from time to time by the CITY OF MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic (the "Lender"), to or for the account of KIDS HAVEN OF MONTICELLO HOLDINGS, LLC, and KIDS HAVEN OF MONTICELLO, LLC, each a limited liability company (collectively, the "Borrower"), the undersigned (the "Guarantor") absolutely and unconditionally guaranty to the Lender the full and prompt payment when due, whether at maturity or earlier by reason of acceleration or otherwise, of any and all indebtedness, obligations and liabilities of the Borrower (and any and all successors of the Borrower) to the Lender, now or hereafter existing including the that certain Promissory Note of even date herewith, in the original aggregate principal amount of \$250,000.00, executed and delivered by the Borrower to the Lender, in accordance with the terms of the Loan Agreement, of even date herewith, between the Borrower and the Lender, absolute or contingent, independent, joint, several or joint and several, secured or unsecured, due or to become due, contractual or tortious, liquidated or unliquidated, arising by assignment or otherwise, including without limitation all indebtedness, obligations and liabilities owed by the Borrower (and any and all successors of the Borrower) as a member of any partnership, syndicate, association or other group, and whether incurred by the Borrower (or any successor of the Borrower) as principal, surety, endorser, guarantor, accommodation party or otherwise (collectively, the "Indebtedness"); and the Guarantor agrees to pay on demand all of the Lender's fees, costs, expenses and reasonable attorneys' fees in connection with the Indebtedness, any security therefor, and this guaranty, plus interest on such amounts at the highest rate then applicable to any of the Indebtedness.

The Lender may at any time and from time to time, without consent of or notice to the Guarantor, without incurring responsibility to the Guarantor, without releasing, impairing or affecting the liability of the Guarantor hereunder, upon or without any terms or conditions, and in whole or in part: (1) sell, pledge, surrender, compromise, settle, release, renew, subordinate, extend, alter, substitute, exchange, change, modify or otherwise dispose of or deal with in any manner and in any order any Indebtedness, any evidence thereof, or any security or other guaranty therefor; (2) accept any security for, or other guarantors of, any Indebtedness; (3) fail, neglect or omit to obtain, realize upon or protect any Indebtedness or any security therefor, to exercise any lien upon or right to any money, credit or property toward the liquidation of the Indebtedness, or to exercise any other right against the Borrower, the Guarantor, any other guarantor or any other person; and (4) apply any payments and credits to the Indebtedness in any manner and in any order. No act, omission or thing, except full payment and discharge of the Indebtedness, which but for this provision could act as a release or impairment of the liability of the Guarantor hereunder, shall in any way release, impair or otherwise affect the liability of the Guarantor hereunder, and the Guarantor waives any and all defenses of the Borrower pertaining to the Indebtedness, any evidence thereof, and any security therefor, except the defense of discharge by payment. The failure of any person or persons to sign this or any other guaranty shall not release, impair or affect the liability of the Guarantor hereunder. This guaranty is a primary obligation of the Guarantor and the Lender shall not be required to first resort for payment of the Indebtedness to the Borrower or any other person, its properties or estates, or any security or other rights or remedies whatsoever. The

Guarantor shall be and remain liable for any deficiency remaining after foreclosure of any mortgage or security interest securing the Indebtedness, whether or not the liability of the Borrower or any other person for such deficiency is discharged pursuant to statute, judicial decision or otherwise.

The liability of the Guarantor under this guaranty is in addition to and shall be cumulative with all other liabilities of the Guarantor to the Lender, as guarantor or otherwise, without any limitation as to amount, unless the writing evidencing or creating such other liability specifically provides to the contrary. If any payment applied by the Lender to the Indebtedness is thereafter set aside, recovered, rescinded or required to be returned for any reason (including without limitation the bankruptcy, insolvency or reorganization of the Borrower or any other person), the Indebtedness to which such payment was applied shall for the purposes of this guaranty be deemed to have continued in existence, notwithstanding such application, and this guaranty shall be enforceable as to such Indebtedness as fully as if such application had never been made.

The Guarantor waives: (1) notice of acceptance of this guaranty and of the creation and existence of the Indebtedness; (2) presentment, demand for payment, notice of dishonor, notice of nonpayment, and protest of any instrument evidencing the Indebtedness; and (3) all other demands and notices to the Guarantor or any other person and all other actions to establish the liability of the Guarantor hereunder. The Guarantor consents to the personal jurisdiction of the state and federal courts located in the State of Minnesota in connection with any controversy related to this guaranty, waives any argument that venue in such forums is not convenient, and agrees that any litigation initiated by the Guarantor against the Lender in connection with this guaranty shall be venued in either the District Court of Benton County, Minnesota, or the United States District Court, District of Minnesota.

All property of the Guarantor, now or hereafter in the possession, control or custody of or in transit to the Lender for any purpose, including without limitation the balance of every account of the Guarantor with and each claim of the Guarantor against the Lender, shall be subject to a lien and security interest in favor of the Lender, as security for all liabilities of the Guarantor to the Lender, and shall be subject to be set off against any and all such liabilities, and the Lender may at any time and from time to time at its option and without notice appropriate and apply any such property toward the payment of any and all such liabilities. The Guarantor agrees to promptly provide the Lender from time to time with financial statements of the Guarantor, in form and substance acceptable to the Lender, at least once every 12 months and as otherwise requested by the Lender. The Guarantor agrees to promptly provide the Lender from time to time with such other information respecting the condition (financial and otherwise), business and property of the Guarantor as the Lender may request, in form and substance acceptable to the Lender.

The Guarantor waives all claims, rights and remedies which the Guarantor may now have or hereafter acquire against any person at any time now or hereafter liable to payment of any of the Indebtedness and as to any collateral security, including but not limited to all claims, rights and remedies of contribution, indemnification, exoneration, reimbursement, recourse and subrogation, whether or not such claim, right or remedy arises in equity, under contract, by statute, under common law or otherwise, whether or not the Indebtedness has been fully paid, and all payments and recoveries under this guaranty shall be considered equity investments by the Guarantor in the Borrower; provided, nothing contained in this guaranty shall deprive the Guarantor of any claim, right or remedy, after the Indebtedness has been fully paid, against any person other than the Borrower. No delay or failure by the Lender in exercising any right, and no partial or single exercise thereof shall constitute a waiver thereof. No waiver of any rights hereunder, and no modification or amendment of this guaranty shall be effective unless the same is in writing duly executed by the Lender, and each such waiver, if any, shall apply only with respect to the specific instance involved and shall not impair or affect the rights of the Lender or the provisions of this guaranty in any other respect at any other time. This guaranty shall continue until written notice of

revocation of this guaranty, executed by the Guarantor, has been received by the Lender; provided, no revocation of this guaranty shall affect in any manner any liability of the Guarantor under this guaranty with respect to Indebtedness arising before the Lender receives such written notice of revocation, and the sole effect of revocation of this guaranty shall be to exclude from this guaranty Indebtedness thereafter arising which is unconnected with Indebtedness theretofore arising or transactions theretofore entered into.

Any invalidity or unenforceability of any provision or application of this guaranty shall not affect other lawful provisions and applications hereof and to this end the provisions of this guaranty are declared to be severable. This guaranty shall bind the Guarantor and the heirs, representatives, successors and assigns of the Guarantor, and of each of them respectively, and shall benefit the Lender, its successors and assigns. This guaranty shall be governed by and construed in accordance with the laws of the State of Minnesota.

Agrees that the Lender shall not be required to first resort for payment to the Borrower or any other person, corporation or entity, or their properties or estate, or any other right or remedy whatsoever, prior to enforcing this Guaranty.

Agrees that this Guaranty shall be construed as a continuing, absolute, and unconditional guaranty without regard to (I) the validity, regularity or enforceability or the Obligations or the disaffirmance thereof in any insolvency or bankruptcy proceeding relating to the Borrower; or (2) any event or any conduct or action of the Borrower or the Lender or any other party which might otherwise constitute a legal or equitable discharge of a surety or guarantor but for this provision.

The Guarantor is an owner of the Borrower and the Guarantor acknowledges and agrees that the Indebtedness is being utilized by the Borrower to finance a portion of the costs related to the interior building renovations and the purchase of restaurant equipment located at 154 Walnut Street in the City (the "Property"), and such business improvements will materially financially benefit the Guarantor and, therefore, the Guarantor's obligations under this Guaranty are proper, valid and enforceable.

The Guarantor agrees to deliver to the Lender: (i) on or before the earlier of thirty (30) days after its completion or one hundred twenty (120) days following each calendar year, the signed personal financial statement of the Guarantor, in a form acceptable to Lender and dated as of December 31st of the immediately preceding year, which financial statement presents the financial condition (including all guaranty and other contingent obligations) of the Guarantor as of such date; and (ii) as soon as available, but in no event later than their required filing, the federal income tax return, including all schedules and forms, for the applicable year for the Guarantor. In addition, Guarantor agrees with reasonable promptness, to provide to Lender such further information regarding the business, operations, affairs and financial and other condition of the Guarantor as the Lender may reasonably request.

The Guarantor warrants and represents to the Lender as follows:

a. Enforceability. This Guaranty constitutes the legal, valid and binding obligation of the Guarantor, enforceable in accordance with its terms (subject, as to enforceability, to limitations resulting from bankruptcy, insolvency or other similar laws affecting creditors' rights generally).

b. Litigation. There is no action, suit or proceeding pending or, to the knowledge of the Guarantor, threatened against or affecting the Guarantor which, if adversely determined, would have a material adverse effect on the condition (financial or otherwise), property or

assets of the Guarantor, or which would question total validity of this Guaranty or any instrument, document or other agreement related hereto or required hereby, or impair the ability of the Guarantor to perform his or her obligations hereunder or thereunder.

c. Default. Guarantor is not in default of a material provision under any material agreement, instrument, decree or order to which he or she is a party or by which he or she or his or her property is bound or affected.

d. Consents. No consent, approval, order or authorization of, or registration, declaration or filing with, or notice to, any governmental authority or any third party is required in connection with the execution and delivery of this Guaranty or any of the agreements or instruments herein mentioned to which Guarantor is a party or the carrying out or performance of any of the transactions required or contemplated hereby or thereby or, if required, such consent, approval, order or authorization has been obtained or such registration, declaration or filing has been accomplished or such notice has been given prior to the date hereof.

e. Taxes. Guarantor has filed all tax returns required to be filed and has paid all taxes shown thereon to be due, including interest and penalties, which are not being contested in good faith and by appropriate proceedings and none of them has any information or knowledge of any objections to or claims for additional taxes in respect of federal income or excess profits tax returns for prior years.

THE GUARANTOR REPRESENTS, CERTIFIES, WARRANTS AND AGREES THAT THE GUARANTOR HAS READ ALL OF THIS GUARANTY AND UNDERSTAND ALL OF THE PROVISIONS OF THIS GUARANTY. THE GUARANTOR ALSO AGREES THAT COMPLIANCE BY THE LENDER WITH THE EXPRESS PROVISIONS OF THIS GUARANTY SHALL CONSTITUTE GOOD FAITH AND SHALL BE CONSIDERED REASONABLE FOR ALL PURPOSES.

Terry Peterson

PERSONAL GUARANTY

MELISSA SJOLIN

Monticello, Minnesota
_____, 2026

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, and in consideration of and to induce financial accommodations of any kind, with or without security, given or to be given or continued at any time and from time to time by the CITY OF MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic (the "Lender"), to or for the account of KIDS HAVEN OF MONTICELLO HOLDINGS, LLC, and KIDS HAVEN OF MONTICELLO, LLC, each a limited liability company (collectively, the "Borrower"), the undersigned (the "Guarantor") absolutely and unconditionally guaranty to the Lender the full and prompt payment when due, whether at maturity or earlier by reason of acceleration or otherwise, of any and all indebtedness, obligations and liabilities of the Borrower (and any and all successors of the Borrower) to the Lender, now or hereafter existing including the that certain Promissory Note of even date herewith, in the original aggregate principal amount of \$250,000.00, executed and delivered by the Borrower to the Lender, in accordance with the terms of the Loan Agreement, of even date herewith, between the Borrower and the Lender, absolute or contingent, independent, joint, several or joint and several, secured or unsecured, due or to become due, contractual or tortious, liquidated or unliquidated, arising by assignment or otherwise, including without limitation all indebtedness, obligations and liabilities owed by the Borrower (and any and all successors of the Borrower) as a member of any partnership, syndicate, association or other group, and whether incurred by the Borrower (or any successor of the Borrower) as principal, surety, endorser, guarantor, accommodation party or otherwise (collectively, the "Indebtedness"); and the Guarantor agrees to pay on demand all of the Lender's fees, costs, expenses and reasonable attorneys' fees in connection with the Indebtedness, any security therefor, and this guaranty, plus interest on such amounts at the highest rate then applicable to any of the Indebtedness.

The Lender may at any time and from time to time, without consent of or notice to the Guarantor, without incurring responsibility to the Guarantor, without releasing, impairing or affecting the liability of the Guarantor hereunder, upon or without any terms or conditions, and in whole or in part: (1) sell, pledge, surrender, compromise, settle, release, renew, subordinate, extend, alter, substitute, exchange, change, modify or otherwise dispose of or deal with in any manner and in any order any Indebtedness, any evidence thereof, or any security or other guaranty therefor; (2) accept any security for, or other guarantors of, any Indebtedness; (3) fail, neglect or omit to obtain, realize upon or protect any Indebtedness or any security therefor, to exercise any lien upon or right to any money, credit or property toward the liquidation of the Indebtedness, or to exercise any other right against the Borrower, the Guarantor, any other guarantor or any other person; and (4) apply any payments and credits to the Indebtedness in any manner and in any order. No act, omission or thing, except full payment and discharge of the Indebtedness, which but for this provision could act as a release or impairment of the liability of the Guarantor hereunder, shall in any way release, impair or otherwise affect the liability of the Guarantor hereunder, and the Guarantor waives any and all defenses of the Borrower pertaining to the Indebtedness, any evidence thereof, and any security therefor, except the defense of discharge by payment. The failure of any person or persons to sign this or any other guaranty shall not release, impair or affect the liability of the Guarantor hereunder. This guaranty is a primary obligation of the Guarantor and the Lender shall not be required to first resort for payment of the Indebtedness to the Borrower or any other person, its properties or estates, or any security or other rights or remedies whatsoever. The

Guarantor shall be and remain liable for any deficiency remaining after foreclosure of any mortgage or security interest securing the Indebtedness, whether or not the liability of the Borrower or any other person for such deficiency is discharged pursuant to statute, judicial decision or otherwise.

The liability of the Guarantor under this guaranty is in addition to and shall be cumulative with all other liabilities of the Guarantor to the Lender, as guarantor or otherwise, without any limitation as to amount, unless the writing evidencing or creating such other liability specifically provides to the contrary. If any payment applied by the Lender to the Indebtedness is thereafter set aside, recovered, rescinded or required to be returned for any reason (including without limitation the bankruptcy, insolvency or reorganization of the Borrower or any other person), the Indebtedness to which such payment was applied shall for the purposes of this guaranty be deemed to have continued in existence, notwithstanding such application, and this guaranty shall be enforceable as to such Indebtedness as fully as if such application had never been made.

The Guarantor waives: (1) notice of acceptance of this guaranty and of the creation and existence of the Indebtedness; (2) presentment, demand for payment, notice of dishonor, notice of nonpayment, and protest of any instrument evidencing the Indebtedness; and (3) all other demands and notices to the Guarantor or any other person and all other actions to establish the liability of the Guarantor hereunder. The Guarantor consents to the personal jurisdiction of the state and federal courts located in the State of Minnesota in connection with any controversy related to this guaranty, waives any argument that venue in such forums is not convenient, and agrees that any litigation initiated by the Guarantor against the Lender in connection with this guaranty shall be venued in either the District Court of Benton County, Minnesota, or the United States District Court, District of Minnesota.

All property of the Guarantor, now or hereafter in the possession, control or custody of or in transit to the Lender for any purpose, including without limitation the balance of every account of the Guarantor with and each claim of the Guarantor against the Lender, shall be subject to a lien and security interest in favor of the Lender, as security for all liabilities of the Guarantor to the Lender, and shall be subject to be set off against any and all such liabilities, and the Lender may at any time and from time to time at its option and without notice appropriate and apply any such property toward the payment of any and all such liabilities. The Guarantor agrees to promptly provide the Lender from time to time with financial statements of the Guarantor, in form and substance acceptable to the Lender, at least once every 12 months and as otherwise requested by the Lender. The Guarantor agrees to promptly provide the Lender from time to time with such other information respecting the condition (financial and otherwise), business and property of the Guarantor as the Lender may request, in form and substance acceptable to the Lender.

The Guarantor waives all claims, rights and remedies which the Guarantor may now have or hereafter acquire against any person at any time now or hereafter liable to payment of any of the Indebtedness and as to any collateral security, including but not limited to all claims, rights and remedies of contribution, indemnification, exoneration, reimbursement, recourse and subrogation, whether or not such claim, right or remedy arises in equity, under contract, by statute, under common law or otherwise, whether or not the Indebtedness has been fully paid, and all payments and recoveries under this guaranty shall be considered equity investments by the Guarantor in the Borrower; provided, nothing contained in this guaranty shall deprive the Guarantor of any claim, right or remedy, after the Indebtedness has been fully paid, against any person other than the Borrower. No delay or failure by the Lender in exercising any right, and no partial or single exercise thereof shall constitute a waiver thereof. No waiver of any rights hereunder, and no modification or amendment of this guaranty shall be effective unless the same is in writing duly executed by the Lender, and each such waiver, if any, shall apply only with respect to the specific instance involved and shall not impair or affect the rights of the Lender or the provisions of this guaranty in any other respect at any other time. This guaranty shall continue until written notice of

revocation of this guaranty, executed by the Guarantor, has been received by the Lender; provided, no revocation of this guaranty shall affect in any manner any liability of the Guarantor under this guaranty with respect to Indebtedness arising before the Lender receives such written notice of revocation, and the sole effect of revocation of this guaranty shall be to exclude from this guaranty Indebtedness thereafter arising which is unconnected with Indebtedness theretofore arising or transactions theretofore entered into.

Any invalidity or unenforceability of any provision or application of this guaranty shall not affect other lawful provisions and applications hereof and to this end the provisions of this guaranty are declared to be severable. This guaranty shall bind the Guarantor and the heirs, representatives, successors and assigns of the Guarantor, and of each of them respectively, and shall benefit the Lender, its successors and assigns. This guaranty shall be governed by and construed in accordance with the laws of the State of Minnesota.

Agrees that the Lender shall not be required to first resort for payment to the Borrower or any other person, corporation or entity, or their properties or estate, or any other right or remedy whatsoever, prior to enforcing this Guaranty.

Agrees that this Guaranty shall be construed as a continuing, absolute, and unconditional guaranty without regard to (I) the validity, regularity or enforceability or the Obligations or the disaffirmance thereof in any insolvency or bankruptcy proceeding relating to the Borrower; or (2) any event or any conduct or action of the Borrower or the Lender or any other party which might otherwise constitute a legal or equitable discharge of a surety or guarantor but for this provision.

The Guarantor is an owner of the Borrower and the Guarantor acknowledges and agrees that the Indebtedness is being utilized by the Borrower to finance a portion of the costs related to the interior building renovations and the purchase of restaurant equipment located at 154 Walnut Street in the City (the "Property"), and such business improvements will materially financially benefit the Guarantor and, therefore, the Guarantor's obligations under this Guaranty are proper, valid and enforceable.

The Guarantor agrees to deliver to the Lender: (i) on or before the earlier of thirty (30) days after its completion or one hundred twenty (120) days following each calendar year, the signed personal financial statement of the Guarantor, in a form acceptable to Lender and dated as of December 31st of the immediately preceding year, which financial statement presents the financial condition (including all guaranty and other contingent obligations) of the Guarantor as of such date; and (ii) as soon as available, but in no event later than their required filing, the federal income tax return, including all schedules and forms, for the applicable year for the Guarantor. In addition, Guarantor agrees with reasonable promptness, to provide to Lender such further information regarding the business, operations, affairs and financial and other condition of the Guarantor as the Lender may reasonably request.

The Guarantor warrants and represents to the Lender as follows:

a. Enforceability. This Guaranty constitutes the legal, valid and binding obligation of the Guarantor, enforceable in accordance with its terms (subject, as to enforceability, to limitations resulting from bankruptcy, insolvency or other similar laws affecting creditors' rights generally).

b. Litigation. There is no action, suit or proceeding pending or, to the knowledge of the Guarantor, threatened against or affecting the Guarantor which, if adversely determined, would have a material adverse effect on the condition (financial or otherwise), property or

assets of the Guarantor, or which would question total validity of this Guaranty or any instrument, document or other agreement related hereto or required hereby, or impair the ability of the Guarantor to perform his or her obligations hereunder or thereunder.

c. Default. Guarantor is not in default of a material provision under any material agreement, instrument, decree or order to which he or she is a party or by which he or she or his or her property is bound or affected.

d. Consents. No consent, approval, order or authorization of, or registration, declaration or filing with, or notice to, any governmental authority or any third party is required in connection with the execution and delivery of this Guaranty or any of the agreements or instruments herein mentioned to which Guarantor is a party or the carrying out or performance of any of the transactions required or contemplated hereby or thereby or, if required, such consent, approval, order or authorization has been obtained or such registration, declaration or filing has been accomplished or such notice has been given prior to the date hereof.

e. Taxes. Guarantor has filed all tax returns required to be filed and has paid all taxes shown thereon to be due, including interest and penalties, which are not being contested in good faith and by appropriate proceedings and none of them has any information or knowledge of any objections to or claims for additional taxes in respect of federal income or excess profits tax returns for prior years.

THE GUARANTOR REPRESENTS, CERTIFIES, WARRANTS AND AGREES THAT THE GUARANTOR HAS READ ALL OF THIS GUARANTY AND UNDERSTAND ALL OF THE PROVISIONS OF THIS GUARANTY. THE GUARANTOR ALSO AGREES THAT COMPLIANCE BY THE LENDER WITH THE EXPRESS PROVISIONS OF THIS GUARANTY SHALL CONSTITUTE GOOD FAITH AND SHALL BE CONSIDERED REASONABLE FOR ALL PURPOSES.

Melissa Sjolin

PROMISSORY NOTE

\$250,000.00

_____, 2026

FOR VALUE RECEIVED, the undersigned, between KIDS HAVEN OF MONTICELLO HOLDINGS, LLC and KIDS HAVEN OF MONTICELLO, LLC, each a Minnesota limited liability company (together, the "Borrower"), for value received, jointly and severally, hereby promise to pay to the CITY OF MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY, a public body corporate and politic under the laws of Minnesota (the "Lender") (Lender and any holder of this Note from time to time are each hereinafter sometimes referred to as "Holder"), at 505 Walnut Street, Suite 1, Monticello, Minnesota 55362, or such other place as may be designated from time to time in writing by the Holder hereof, the principal sum of TWO HUNDRED FIFTY THOUSAND and no/100ths Dollars (\$250,000) or so much thereof as may be advanced under this Note (the "Loan"), pursuant to the terms of a Loan Agreement between the Borrower and the Lender of even date herewith (the "Loan Agreement"), together with interest thereon at the rate of 4.75% per annum from the date of this Promissory Note (the "Note"), in any coin or currency which at the time or times of payment is legal tender for the payment of private debts in the United States of America. All capitalized terms not otherwise defined herein shall have the meanings set forth in the Loan Agreement. The principal and interest of this Note is payable as follows:

1. Interest at the rate of 4.75% per annum shall accrue on the principal amount outstanding on the Note. The Borrower shall make level payments of principal and interest beginning on April 1, 2027 (the "Initial Payment Date"), and continue on the first day of each and every month thereafter until paid in full. Such payments shall fully amortize the principal and interest over fifteen years; provided that the final payment of unpaid principal and interest shall be due and payable on April 1, 2037 (the "Maturity Date").

2. The Borrower may prepay the principal of the Note plus accrued interest thereon, in whole or in part, on any date without premium or penalty.

3. In addition to any other amounts due on the Loan Amount, and without waiving any other right of Lender under the Loan Documents, Borrower shall pay to Lender a late fee of \$250.00 for any payment not received in full by Lender within 16 calendar days of the date on which it is due. Furthermore, interest will continue to accrue on any amount due until the date on which it is paid to Lender, and all such interest will be due and payable at the same time as the amount on which it has accrued.

4. This Note evidences the Loan and is given pursuant to the Loan Agreement. The repayment of this Note is secured by the Mortgage, Security Agreement and the Personal Guaranty.

All of the agreements, conditions, covenants, provisions, and stipulations contained in the Loan Agreement, the Mortgage, the Security Agreement, the Personal Guaranty or any other instrument securing this Note are hereby made a part of this Note to the same extent and with the same force and effect as if they were fully set forth herein. It is agreed that time is of the essence of this Note. If an Event of Default occurs hereunder, under the Loan Agreement or any other instrument securing this Note, then Lender may at its right and option, pursuant to a notice of default, declare immediately due and payable the principal balance of this Note and interest accrued thereon, together with any costs of collection including attorney fees incurred by Lender in collecting or enforcing payment hereof, whether suit be brought or not, and all other sums due hereunder or under the Loan Agreement.

5. The remedies of the Lender as provided herein, and in the Loan Agreement, the Security Agreement, the Mortgage, the Personal Guaranty, or any other instrument securing this Note shall be

cumulative and concurrent and may be pursued singly, successively, or together, and, at the sole discretion of the Lender, may be exercised as often as occasion therefor shall occur; and the failure to exercise any such right or remedy shall in no event be construed as a waiver or release thereof.

The Lender shall not be deemed, by any act of omission or commission, to have waived any of its rights or remedies hereunder unless such waiver is in writing and signed by the Lender and then only to the extent specifically set forth in the writing. A waiver with reference to one event shall not be construed as continuing or as a bar to or waiver of any right or remedy as to a subsequent event. This Note may not be amended, modified, or changed except only by an instrument in writing signed by the party against whom enforcement of any such amendment, modifications, or change is sought.

6. The obligations of the Borrower hereunder are unconditional irrespective of any defense or any rights of setoff, recoupment or counterclaim it might otherwise have against the Lender, the City, or any government body or other person.

7. If any of the terms of this Note, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Note, or the application of such terms to persons or circumstances other than those to which it is invalid or unenforceable, shall not be affected thereby, and each of the terms of this Note shall be valid and enforceable to the fullest extent permitted by law.

8. It is intended that this Note is made with reference to and shall be construed as a Minnesota contract and governed by the laws of the State of Minnesota.

9. The obligation of each Borrower hereunder is joint and several.

10. IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts, and things required to exist, happen, and be performed precedent to or in the issuance of this Note do exist, have happened, and have been performed in regular and due form as required by law.

[The remainder of this page is intentionally blank.]

IN WITNESS WHEREOF, the Borrower has caused this Note to be duly executed as of the _____
day of _____, 2026.

**KIDS HAVEN OF MONTICELLO HOLDINGS,
LLC**, a Minnesota limited liability company

By _____
Its _____

KIDS HAVEN OF MONTICELLO, LLC, a Minnesota
limited liability company

By _____
Its _____

[SIGNATURE PAGE FOR PROMISSORY NOTE]

Kid's Haven Monticello

Project & Startup Cost Summary – Bank Underwriting

Category	Description	Amount
Land Acquisition	Purchase price of land	\$245,000.00
	Earnest money deposit	\$5,000.00
Construction	General Contractor – Axys	\$4,209,000.00
Construction Contingency	Approximately 4% contingency allowance	\$200,000.00
Office Technology & Equipment	Computers, accessories, ProCare system, keyless entry	\$4,054.16
Office Furniture	Desks and file cabinets	\$3,400.00
Communications System	Hosted VoIP (15 extensions – estimated operating cost)	\$520/month
Kitchen Equipment & Program	Commercial kitchen equipment and dishwasher setup	\$74,628.23
Classroom Equipment	Infant, Toddler, Preschool, School-Age classrooms	\$224,744.06
Large Motor / Playground Equipment	Outdoor large motor equipment	\$21,093.62
Playground Surfacing & Safety	Artificial turf (16,092 sq ft), fencing, curbing	\$110,000.00
Laundry Equipment	Two commercial-grade washers and dryers	\$8,500.00
Remaining Soft Costs	Additional design / engineering work	\$10,000.00
Working Capital	Startup operational reserves	\$150,000.00
Other Startup Costs	Initial classroom supplies, food inventory, opening materials	\$25,000.00

Category	Description	Amount
Less Soft Costs Already Paid	Architect, Civil Engineering / Site Design, Steen Engineering	(\$92,161.90)
Less EDA Loan (Pending)	Equipment cost assistance	(\$250,000.00)

Project Funding Summary

Item	Amount
Total Project Costs (Land, Construction, Contingency, FF&E, Playground, Soft Costs, Working Capital, Other)	\$5,263,328.17
Less Paid Soft Costs & EDA Loan	(\$342,161.90)
Total Funding Request from Bank	\$4,921,166.27

Notes for Underwriting

- Vendor quotations are attached for office furniture, computers, classroom equipment, kitchen equipment, and laundry equipment.
- The communications system is shown as a monthly operating expense and is included in financial projections.
- A construction contingency of approximately 4% (\$200,000) has been included to account for potential cost variations. This was a recommendation by the architect.
- A \$250,000 loan through the local Economic Development Authority (EDA) is currently being finalized to support equipment costs.
- Earnest money of \$5,000 is due within two business days of the effective date of the land purchase agreement.
- Discussions are underway with the City of Monticello regarding the potential to assess SAC/WAC utility charges over a ten-year period, pending city approval. I have also attached these charges also.







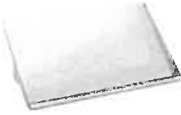
Project: KIDS HAVEN MONTICELLO

From: Supplies on the Fly
Matthew Duley
222 Chastain Meadows Ct Suite
200
Kennesaw, GA 30144-7029
866-792-4793





Job Reference Number: 196928



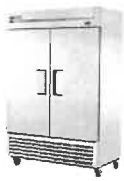
Item	Qty	Description	Sell	Sell Total
1	1 ea	CAN RACK Channel Manufacturing Model No. CSR-156 Can Rack, First In / First Out, Heavy-Duty Series, 25.5"W x 42.25"D x 82"H, Aluminum Construction, (156) #10 Cans, Stationary, Made in USA, NSF, 165lbs. (ITEM WEIGHT ONLY), weight does not include 50 lbs. for pallet weight	\$1,785.34	\$1,785.34
	1 ea	Lifetime warranty against rust and corrosion		
			ITEM TOTAL:	\$1,785.34
2	3 kt	SHELVING UNIT, WIRE Quantum Model No. WR74-2160P Packed 1 kt Wire Shelving Starter Kit, 60"W x 21"D x 74"H, 600 - 800 lb. capacity, includes (4) wire shelves & (4) posts, green epoxy antimicrobial finish, NSF, shipped KD	\$298.19	\$894.57
	3 kt	15 year limited warranty (limited against rust and corrosion)		
			ITEM TOTAL:	\$894.57
2.1	1 kt	SHELVING UNIT, WIRE Quantum Model No. WR74-2154P Packed 1 kt Wire Shelving Starter Kit, 54"W x 21"D x 74"H, 600 - 800 lb. capacity, includes (4) wire shelves & (4) posts, green epoxy antimicrobial finish, NSF, shipped KD	\$270.72	\$270.72
	1 kt	15 year limited warranty (limited against rust and corrosion)		
			ITEM TOTAL:	\$270.72
2.2	3 kt	SHELVING UNIT, WIRE Quantum Model No. WR74-2148P Packed 1 kt Wire Shelving Starter Kit, 48"W x 21"D x 74"H, 600 - 800 lb. capacity, includes (4) wire shelves & (4) posts, green epoxy antimicrobial finish, NSF, shipped KD	\$262.02	\$786.06
	3 kt	15 year limited warranty (limited against rust and corrosion)		




Item	Qty	Description	Sell	Sell Total
			ITEM TOTAL:	\$786.06
2.3	1 kt	SHELVING UNIT, WIRE Quantum Model No. WR74-2142P Packed 1 kt Wire Shelving Starter Kit, 42"W x 21"D x 74"H, 600 - 800 lb. capacity, includes (4) wire shelves & (4) posts, green epoxy antimicrobial finish, NSF, shipped KD	\$221.55	\$221.55
				
	1 kt	15 year limited warranty (limited against rust and corrosion)		
			ITEM TOTAL:	\$221.55
2.4	1 kt	SHELVING UNIT, WIRE Quantum Model No. WR74-2136P Packed 1 kt Wire Shelving Starter Kit, 36"W x 21"D x 74"H, 600 - 800 lb. capacity, includes (4) wire shelves & (4) posts, green epoxy antimicrobial finish, NSF, shipped KD	\$200.13	\$200.13
				
	1 kt	15 year limited warranty (limited against rust and corrosion)		
			ITEM TOTAL:	\$200.13
3	1 ea	HAND SINK Advance Tabco Model No. 7-PS-63 Hand Sink, wall mounted with skirt, 9" wide x 9" front-to-back x 5" deep bowl, Deep Drawn™ sink bowl, 18 gauge 304 stainless steel, heavy duty splash mounted faucet, knee valve, 1-1/2" crumb basket, keyhole wall mount bracket, NSF, cCSAus	\$868.26	\$868.26
				
			ITEM TOTAL:	\$868.26
4	1 ea	SOILED DISHTABLE Advance Tabco Model No. DTS-S70-72R-X Special Value Straight-Soil Dishtable, attaches to right of dish machine operator, 10-1/2"H backsplash, with pre-rinse sink, stainless steel legs, with crossrails, 71"W, 16/304 stainless steel (Special Value NET Pricing)	\$1,021.08	\$1,021.08
				
	1 ea	SPECIFY DISH MACHINE BRAND & MODEL to ensure proper fit, refer to attached document (AQ only) or consult www.advancetabco.com for compatibility listing. Certain dish machines require modifications at additional cost not shown here		
	1 ea	DTA-100-EC-X Special Value Pre-Rinse Sink Basket, 19-1/2"W x 19- 1/2"D x 4" deep, perforated, for 3/4" radius bowls, (2) reinforced welded slide bar, 18/304 stainless steel (Special Value NET Pricing)	\$219.09	\$219.09
	1 ea	DTA-60 Pre-Rinse Slide Bar, for 20"W x 20"D fabricated sink bowls	\$211.26	\$211.26
			ITEM TOTAL:	\$1,451.43
5	1 ea	DISHTABLE SORTING SHELF	\$791.26	\$791.26


Item	Qty	Description	Sell	Sell Total
		Advance Tabco Model No. DT-6R-12 Sorting Shelf, wall mounted, traditional design, 42"W, accommodates (2) full size dish racks, solid end brackets, stainless steel, NSF		
			ITEM TOTAL:	\$791.26
6	1 ea	PRE-RINSE FAUCET ASSEMBLY T&S Brass Model No. B-0133 EasyInstall Pre-Rinse Unit, wall mount mixing faucet with 8" adjustable centers, quarter-turn Eterna cartridges with spring checks, lever handles with color-coded indexes, 18" EasyInstall riser, 44" flexible stainless steel hose with heat-resistant gray handle & hold down ring, 1.15 GPM spray valve (B-0107), finger hook, polished chrome-plated brass faucet body, 1/2" NPT female inlets, CSA	\$376.99	\$376.99
	1 ea	B-0109-01 Wall Bracket, 6"	\$44.86	\$44.86
			ITEM TOTAL:	\$421.85
7		SPARE NO.		
8	1 ea	CLEAN DISHTABLE Advance Tabco Model No. DTC-S70-60L-X Special Value Dishtable, clean, straight design, attaches to left of dish machine operator, 10-1/2"H backsplash, 3" rolled front & side rims, stainless steel legs, with crossrails, 59"W x 30"D x 34"H, 16/304 stainless steel	\$633.15	\$633.15
	1 ea	SPECIFY DISH MACHINE BRAND & MODEL to ensure proper fit, refer to attached document (AQ only) or consult www.advancetabco.com for compatibility listing. Certain dish machines require modifications at additional cost not shown here		
			ITEM TOTAL:	\$633.15
9	1 ea	SHELVING, WALL MOUNTED Advance Tabco Model No. WS-12-48-X Special Value Shelf, wall-mounted, 48"W x 12"D, 1-5/8" bullnose front edge, 1-1/2"H rear up-turn, 18/430 satin finish stainless steel, NSF	\$145.73	\$145.73
			ITEM TOTAL:	\$145.73
13	1 ea	WALL / SPLASH MOUNT FAUCET T&S Brass Model No. B-0231 Sink Mixing Faucet, wall mount, 8" centers, 12" swing nozzle, lever handles, quarter-turn Eterna cartridges, 1/2" NPT female inlets, low lead, ADA Compliant	\$163.30	\$163.30
			ITEM TOTAL:	\$163.30

Item	Qty	Description	Sell	Sell Total
14	1 ea	TWO (2) COMPARTMENT SINK Advance Tabco Model No. 93-2-36-18RL Regaline Sink, 2-compartment, with left & right-hand drainboards, 20" front-to-back x 16"W sink compartment, 12" deep, with 8"H backsplash, stainless steel open frame base, side crossrails, 18" drainboards, 1" adjustable feet, 16 gauge 304 stainless steel, overall 28" F/B x 72" L/R, NSF	\$2,689.90	\$2,689.90
	1 ea	14" spout		
	1 ea	K-105 Faucet, heavy duty, 8" OC, splash mounted with 14" swing spout, lead free	\$237.19	\$237.19
	2 ea	K-5 Drain, twist operated, 2" NPT & 1-1/2" IPS outlet connections	\$89.38	\$178.76
	2 ea	K-4 Support Bracket, for lever waste drain handle, (1) support required for each lever drain	\$40.63	\$81.26
		ITEM TOTAL:		\$3,187.11
15	1 ea	WORK TABLE, CABINET BASE HINGED DOORS Advance Tabco Model No. HK-SS-308M Work Table, 96"W x 30"D, cabinet base with mid-shelf & hinged doors, 14 gauge 304 stainless steel top with 5"H backsplash, stainless steel legs with adjustable hex feet, NSF	\$4,683.73	\$4,683.73
		ITEM TOTAL:		\$4,683.73
16	1 ea	WALL CABINET Advance Tabco Model No. WCH-15-60 Cabinet, wall mount, enclosed design with (2) hinged doors, 60"W x 15"D, with single intermediate shelf, 18/430 stainless steel construction, NSF	\$2,901.94	\$2,901.94
	1 ea	TA-61A Special modification, 15" on left is blind corner. no doors this location	\$144.32	\$144.32
		ITEM TOTAL:		\$3,046.26
16a	1 ea	WALL CABINET Advance Tabco Model No. WCH-15-72 Cabinet, wall mount, enclosed design with (4) hinged doors, 72"W x 15"D, with single intermediate shelf, 18/430 stainless steel construction, NSF	\$3,366.25	\$3,366.25
	1 ea	TA-61 Modification to reduce length to 68" 16 and 16a butt together to form "L"		
		ITEM TOTAL:		\$3,366.25
17	1 ea	EXHAUST HOOD Accurex Model No. Q319694 EXHAUST HOOD	\$14,760.63	\$14,760.63
		ITEM TOTAL:		\$14,760.63
18	1 ea	RANGE, 36", 6 OPEN BURNERS	\$4,135.00	\$4,135.00

Item	Qty	Description	Sell	Sell Total
		Vulcan Model No. 36S-6BN-QS-PLATINUM (Quick Ship) Endurance™ Restaurant Range, natural gas, 36", (6) 30,000 BTU burners, lift-off burner heads, standard oven, stainless steel front, sides, backriser, & lift-off high shelf, fully MIG welded chassis, 6" adjustable legs, 215,000 BTU, CSA, NSF		
	1 ea	1 year limited parts & labor warranty, standard		
	1 ea	Gas type to be specified		
	1 ea	Stainless steel backriser & lift-off high shelf, standard		
	1 ea	CASTERS-RR4 Casters, 5" (set of 4) (2 with locks)	\$318.00	\$318.00
	1 kt	Dormont 1675KIT48 Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, coiled restraining cable with hardware, 180,000 BTU/hr minimum flow capacity, limited lifetime warranty	\$164.00	\$164.00
			ITEM TOTAL:	\$4,617.00
19	1 ea	WORK TABLE, CABINET BASE HINGED DOORS Advance Tabco Model No. HK-SS-308M Work Table, 96"W x 30"D, cabinet base with mid-shelf & hinged doors, 14 gauge 304 stainless steel top with 5"H backsplash, stainless steel legs with adjustable hex feet, NSF	\$4,683.73	\$4,683.73
				
			ITEM TOTAL:	\$4,683.73
20	1 ea	WALL CABINET Advance Tabco Model No. WCH-15-60 Cabinet, wall mount, enclosed design with (2) hinged doors, 60"W x 15"D, with single intermediate shelf, 18/430 stainless steel construction, NSF	\$2,901.94	\$2,901.94
				
	1 ea	TA-61A Special modification, 15" on right is blind corner. no doors this location	\$144.32	\$144.32
			ITEM TOTAL:	\$3,046.26
20a	1 ea	WALL CABINET Advance Tabco Model No. WCH-15-96 Cabinet, wall mount, enclosed design with (4) hinged doors, 96"W x 15"D, with single intermediate shelf, 18/430 stainless steel construction, NSF	\$3,693.20	\$3,693.20
				
	1 ea	TA-61 Modification to reduce length to 80" Cabinets 20 and 20A butt together to form "L"		
			ITEM TOTAL:	\$3,693.20
21	1 ea	REACH-IN FREEZER	\$5,691.88	\$5,691.88

Item	Qty	Description	Sell	Sell Total
		True Mfg. - General Foodservice Model No. TS-23F-HC Freezer, reach-in, one-section, -10°F, (1) stainless steel door, (3) gray PVC coated adjustable wire shelves, interior lighting, stainless steel front/sides, stainless steel interior, 4" castors, view spec sheet for electrical information & certifications, Made in USA		
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Door hinged right standard		
	1 ea	4" stem castors, standard (adds 5" to OA height)		
			ITEM TOTAL:	\$5,691.88
21A	1 ea	REACH-IN FREEZER	\$3,042.00	<Alternate>
		Everest Refrigeration Model No. EBF1 Reach-In Freezer, one-section, 27"W, 21.0 cu. ft. capacity, self-contained bottom mounted refrigeration, (1) full-height solid hinged self-closing door (locking), (3) epoxy coated wire shelves, height adjustable clips, digital controls with LED display, auto defrost, LED interior lighting, stainless steel interior, stainless steel front & sides, galvanized steel top, bottom & rear, (2) leg stabilizers, (4) 5" swivel casters (2 locking), 1/2 HP, 115v/60/1-ph, 5.0 amps, cord, NEMA 5-15P, NSF, cETLus, ETL-Sanitation		
	1 ea	Parts and labor: 3 years from ship date		<Alternate>
	1 ea	Electrical components: 5 years from ship date		<Alternate>
	1 ea	Compressor: 10 years from ship date		<Alternate>
	1 ea	Door hinged on right, standard		<Alternate>
	1 ea	CASA5-01 5" Overall Height Casters Set of 4, (front 2 locking), standard		<Alternate>
			ITEM TOTAL: <Alternate>	\$3,042.00
22	1 ea	REACH-IN REFRIGERATOR	\$5,343.43	<Alternate>
		True Mfg. - General Foodservice Model No. T-49-HC Refrigerator, reach-in, two-section, (2) stainless steel doors, (6) PVC coated adjustable wire shelves, interior lighting, stainless steel front, aluminum sides, aluminum interior with stainless steel floor, 4" castors, view spec sheet for electrical information & certifications, Made in USA		
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		<Alternate>
	1 ea	Self-contained refrigeration standard		<Alternate>
	1 ea	Left door hinged left, right door hinged right standard		<Alternate>
	1 ea	4" stem castors, standard (adds 5" to OA height)		<Alternate>
			ITEM TOTAL: <Alternate>	\$5,343.43
22.1	1 ea	REACH-IN REFRIGERATOR	\$2,140.70	\$2,140.70

Item	Qty	Description	Sell	Sell Total
		Hoshizaki Model No. VR2A-FS Valiance Series Refrigerator, two-section, 42.45 cu. ft., full stainless steel door, dual guard TM galvanized steel sides, rear-ducted air-flow, LED light, (6) adjustable shelves, (4) 4" casters (2 with brakes), R290 Hydrocarbon refrigerant, 115v/60/1-ph, 3.5 amps, cord & NEMA 5-15P, cULus, UL EPH Classified, ENERGY STAR®		
	1 ea	Warranty: 3-Year labor on entire machine		
	1 ea	Warranty: 4-Year parts on entire machine		
	1 ea	Warranty: 5-Year parts on compressor		
			ITEM TOTAL:	\$2,140.70
22A	1 ea	REACH-IN REFRIGERATOR	\$4,026.10	<Alternate>
		Everest Refrigeration Model No. EBR2 Reach-In Refrigerator, two-section, 54-1/8"W, 50.0 cu. ft. capacity, self-contained bottom mounted refrigeration, (2) full-height solid hinged self-closing field reversible doors (locking), (6) epoxy coated wire shelves, height adjustable clips, digital controls with LED display, auto defrost, LED interior lighting, stainless steel interior, stainless steel front & sides, galvanized steel top, bottom & rear, (2) leg stabilizers, (4) 5" swivel casters (2 locking), R290 Hydrocarbon refrigerant, 1/3 HP, 115v/60/1-ph, 3.0 amps, cord, NEMA 5-15P, NSF, cETLus, ETL-Sanitation		
	1 ea	Parts and labor: 3 years from ship date		<Alternate>
	1 ea	Electrical components: 5 years from ship date		<Alternate>
	1 ea	Compressor: 10 years from ship date		<Alternate>
	1 ea	Door hinged on right & left, standard		<Alternate>
	1 ea	CASA5-01 5" Overall Height Casters Set of 4, (front 2 locking), standard		<Alternate>
			ITEM TOTAL: <Alternate>	\$4,026.10
23	1 ea	REACH-IN REFRIGERATOR	\$4,017.62	<Alternate>
		True Mfg. - General Foodservice Model No. T-23-HC Refrigerator, reach-in, one-section, (1) solid door, (3) PVC coated adjustable wire shelves, interior lighting, stainless steel door, stainless steel front, aluminum sides, clear coated aluminum interior with stainless steel floor, 4" castors, R290 Hydrocarbon refrigerant, 1/4 HP, 115v/60/1-ph, 2.2 amps, NEMA 5-15P, cULus, UL EPH Classified, CE, ENERGY STAR®		
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		<Alternate>
	1 ea	Self-contained refrigeration standard		<Alternate>
	1 ea	Door hinged right standard		<Alternate>
	1 ea	4" stem castors, standard (adds 5" to OA height)		<Alternate>
			ITEM TOTAL: <Alternate>	\$4,017.62
23.1	1 ea	REACH-IN REFRIGERATOR	\$1,504.20	\$1,504.20

Item	Qty	Description	Sell	Sell Total
		Hoshizaki Model No. VR1A-FS Valiance Series Refrigerator, one-section, 19.07 cu. ft., full stainless steel door, dual guard TM galvanized steel sides, rear-ducted air-flow, LED light, (3) adjustable shelves, (4) 4" casters (2 with brakes), R290 Hydrocarbon refrigerant, 115v/60/1-ph, 2.1 amps, cord & NEMA 5-15P, cULus, UL EPH Classified, ENERGY STAR®		
	1 ea	Warranty: 3-Year labor on entire machine		
	1 ea	Warranty: 4-Year parts on entire machine		
	1 ea	Warranty: 5-Year parts on compressor		
			ITEM TOTAL:	\$1,504.20
23A	1 ea	REACH-IN REFRIGERATOR Everest Refrigeration Model No. EBR1 Reach-In Refrigerator, one-section, 27"W, 21.0 cu. ft. capacity, self-contained bottom mounted refrigeration, (1) full-height solid hinged self-closing field reversible door (locking), (3) epoxy coated wire shelves, height adjustable clips, digital controls with LED display, auto defrost, LED interior lighting, stainless steel interior, stainless steel front & sides, galvanized steel top, bottom & rear, (2) leg stabilizers, (4) 5" swivel casters (2 locking), R290 Hydrocarbon refrigerant, 1/4 HP, 115v/60/1-ph, 3.7 amps, cord, NEMA 5-15P, NSF, cETLus, ETL-Sanitation, ENERGY STAR®	\$2,584.00	<Alternate>
	1 ea	Parts and labor: 3 years from ship date		<Alternate>
	1 ea	Electrical components: 5 years from ship date		<Alternate>
	1 ea	Compressor: 10 years from ship date		<Alternate>
	1 ea	Door hinged on right, standard		<Alternate>
	1 ea	CASA5-01 5" Overall Height Casters Set of 4, (front 2 locking), standard		<Alternate>
			ITEM TOTAL: <Alternate>	\$2,584.00
24	4 ea	WORK TABLE, STAINLESS STEEL TOP Advance Tabco Model No. KMS-305 Work Table, 60"W x 30"D, 16 gauge 304 stainless steel top with 5"H backsplash, 18 gauge stainless steel adjustable undershelf, stainless steel legs & adjustable bullet feet, NSF	\$1,112.80	\$4,451.20
			ITEM TOTAL:	\$4,451.20
25	3 ea	CART, UTILITY/BUSSING Lakeside Manufacturing Model No. 2000 Bus Cart, 3-shelf, 32-1/2"W x 17-1/8"D x 34-7/8"H, (3) shelf, shelf size 24"W x 16"D, stain & odor resistant polyethylene shelves, ABS plastic legs, 300 lb. capacity, 12-1/8" shelf clearance, push handle on short side, 1" lip on (3) sides, 3-1/2" swivel casters, beige, Made in USA	\$192.35	\$577.05
			ITEM TOTAL:	\$577.05

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Model #	Description	Qty	Price	Total	Remove
H-7751GR	Downtown Office L-Desk - 72 x 72", Gray	<input type="text" value="2"/>	\$750.00/EA	\$1,500.00	
H-7628BL	Downtown Mesh Chair - Black	<input type="text" value="2"/>	\$240.00/EA	\$480.00	
H-6304GR	Downtown Lateral File Cabinet - 2-Drawer, Gray	<input type="text" value="2"/>	\$460.00/EA	\$920.00	
H-8953GR	Downtown Mobile 3-Drawer Pedestal File - Gray	<input type="text" value="2"/>	\$250.00/EA	\$500.00	
SUBTOTAL =				\$3,400.00	

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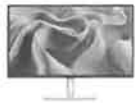
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Delivery to 80501 ▼
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X 2

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The best machine for that space is our ELT single rack door style machine.

It is \$140 per month with a \$225 monthly minimum purchase of chemicals.

There is a one time \$500 surcharge for set up and shipping.

We also sell racks if you need I can help.

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










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Suggested Product List
Infant Classroom - 8 children **X4**

Image	Qty	Item#	Frt	Description	Price	Extended
Furniture						
	1	BTMAT		BRAWNY TOUGH CLEAN MAT 52"X52"	\$24.99	\$24.99
	8	ENV205		ENVIRONMENTS CLEAR VIEW CRIB	\$399.99	\$3,199.92
	2	DC929		ANGELES HEAVY DUTY EVACUATION FRAME	\$199.99	\$399.98
	1	CSWH12		COTTON COMPACT CRIB SHTS-SET OF 12 WHITE	\$154.99	\$154.99
	1	TMU701A		CHANGING TABLE LAMINATE TOP - MAPE	\$629.99	\$629.99
	1	T2336MMR		DIAPER WALL STORAGE MAPLE/MAPLE RTA	\$398.99	\$398.99
	1	JANIBELL		13 GALLON DIAPER PAIL W/ ODOR CONTROL	\$129.99	\$129.99
	1	SAFEKIT		ANGELES FEEDING SEAT - SET OF 3	\$289.99	\$289.99
	1	CF810012W		CONTEMPORARY SNUGGLE CORNER SET	\$468.81	\$468.81
	1	GLDENVBL		ENVIRONMENTS GLDR/ROCK W CUSH - BL	\$749.99	\$749.99
	1	CK60316		PEACE LEAF 6'X9' REC CARPET	\$344.38	\$344.38
	2	SITBL		SIT ME UP BLUE	\$99.99	\$199.98
	1	BYEBYE4		ANGELES BYE BYE 4 PASSENGER STROLLER	\$799.99	\$799.99

	2	BLANKET		WHITE COTTON BLANKET-SET OF 6	\$131.99	\$263.98
	1	SANTRAY2		EXCELLERATIONS SENSORY SAND TRAY AND LID SET OF 2	\$41.98	\$41.98
	1	STARMAT		STARRY NIGHT ACTIVITY PLAYMAT	\$219.99	\$219.99
	1	EN1031A		ENVIRONMENTS MOBL 8-SEC STORAGE W NAME PLATE ASSMB	\$539.99	\$539.99
	2	EN4008A		ENVIRONMENTS MBL 24"H TDLR STORAGE W CLR BACK ASSMB	\$423.99	\$847.98
	1	EN1684CA		ENVIRONMENTS MOBILE 12"H TODDLER STORAGE ASSMB	\$329.99	\$329.99
Toys/Manipulatives/Language						
	1	CF910070		ORANGE MOLDED ROCKING HORSE	\$105.25	\$105.25
	1	SENSABC		ENVIRONMENTS SOFT SENSORY ALPHABET W/ BASKET	\$134.99	\$134.99
	1	SENSBABY		EXCELLERATIONS BASKET OF SENSORY BABIES - 7 PIECES	\$49.99	\$49.99
	1	SOFTFOOD		MY FIRST SOFT FOOD PLAYSET - 25 PCS	\$88.22	\$88.22
	1	SOFTCOOK		ENVIRONMENTS MY FIRST SOFT DISHES 18PCS W/BIN	\$57.99	\$57.99
	1	ACHOO		EXCELLERATIONS PLUSH PULL & PLAY BOX - 12 PC	\$49.99	\$49.99
	1	TALLRING		EXCELLERATIONS GIANT PLUSH STACKING RING	\$69.99	\$69.99
	1	IMGOOD		BEST BEHAVIOR BOARD BOOKS - 4 TITLES	\$39.99	\$39.99
	1	CLOTHBKS		MELISSA & DOUG CLOTH BOOK SET OF 6	\$69.95	\$69.95
	1	INDY3		INDESTRUCTIBLES BABY'S 1ST WORDS - 4 TITLES	\$29.99	\$29.99

	1	FIRSTPUP		EXCELLERATIONS FARM ANIMAL PUPPETS - SET OF 6	\$54.99	\$54.99
	1	CROWD		EXCELLERATIONS OUR SOFT CAREER FRIENDS - SET 1 AND 2	\$78.99	\$78.99
	1	DARLING		EXCELLERATIONS DARLING SWADDLE BABIES - SET OF 4	\$74.99	\$74.99
	1	NUBY2		FUN ICE GEL TEETHERS - SET OF 3	\$24.99	\$24.99
	1	SPECKIT		ENVIRONMENTS TOD SET OF 4 SPECIMEN VIEWERS - 16PC	\$179.72	\$179.72
	1	JRALL		ENVIRONMENTS EARLYSTEM JR EXPLORERS SET OF ALL JR	\$148.99	\$148.99
	1	SENSHAP		SOFT SENSORY SHAPES 6 PIECES	\$34.99	\$34.99
	1	BRAINBBY		BABY BRAIN BUILDING KIT - 4PC	\$104.99	\$104.99
	1	LIGHTUP		INF LIGHT & SOUNDS 6MO KIT	\$97.99	\$97.99
	1	DISCPANL		EASY HOLD DISCOVER PANEL SET	\$76.99	\$76.99
	1	SOFTTOOL		ENVIRONMENTS FIRST SOFT TOOL SET 28PC WITH BAG	\$72.99	\$72.99
Gross Motor						
	1	TODTOY1		TODDLER TOY BUNDLE	\$89.99	\$89.99
	1	BABYMIR		DOUBLE SIDED DISCOVERY MIRROR	\$109.99	\$109.99
	1	GOBABY		WATCH ME CRAWL! TUNNEL	\$59.99	\$59.99
	1	SQUEAK		SOFT SQUEAK BLOCKS - SET OF 9	\$28.99	\$28.99
Music						

	1	BOOMBOX		HAMILTON AM/FM CD PLAYER	\$148.99	\$148.99
	1	NAPSONG		SWEET NAPTIME LULLABIES - 4CDS	\$24.99	\$24.99
	1	HUGECD		SING LEARN AND PLAY EVERYDAY!-20 CD SET	\$63.99	\$63.99
	1	NOXBOX		RHYTHM BAND - 4 PCS	\$51.69	\$51.69
Cognitive/Fine Motor						
	1	MBB		MATCH & BUILDING BLOCKS - 14PCS	\$27.99	\$27.99
	1	STACK582		STACK AND ROLL METALLIC DISCS	\$224.99	\$224.99
	1	IRIDSTAK		IRIDESCENT STACKING BOULDERS 12PK	\$266.19	\$266.19
	1	ELEPWALL		ELEPHANT ACTIVITY WALL PANELS	\$115.76	\$115.76
	1	BABYFARM		SOFT TOUCH CUTE BABY FARM ANIMALS/SET 6	\$27.49	\$27.49
Teacher's Resources and Supplies						
	1	BABYPIC		EXCELLERATIONS INFANT POSTER SET - SET OF 12	\$39.99	\$39.99
	1	DISHES		THREE COMPARTMENT WHITE PLATES-12 CT	\$104.98	\$104.98
					TOTAL	\$13,068.88

X4

This is a suggested list only. Products listed may or may not fulfill your state or local child care requirements. To customize, adjust the quantity needed of each item. Size, color, height and other customizations may have a pricing impact, additions or changes may also affect total pricing. Prices are subject to change and do not include any applicable tax or shipping. Unless otherwise specified, pricing herewith is valid for 30 days. You may email or fax for a formal quote on your selections.

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Suggested Product List
Toddler Classroom - 12 children **X4**

Image	Qty	Item#	Frnt	Description	Price	Extended
Furniture						
	1	JANIBELL		13 GALLON DIAPER PAIL W/ ODOR CONTROL	\$129.99	\$129.99
	1	CK18726		ANIMAL SOUNDS NATURE 6' X 9'	\$338.74	\$338.74
	1	900225		HARMONY BLEND SMALL RECTANGLE CARPET	\$230.99	\$230.99
	1	GLDENVBL		ENVIRONMENTS GLDR/ROCK W CUSH - BL	\$749.99	\$749.99
	1	TODBOOKS		ENVIRONMENTS INF/TOD BOOK DISPLAY	\$259.99	\$259.99
	1	MODSCOO		SCOO-TRIKE	\$164.99	\$164.99
	3	MAPLEMD14		24" X 48" MAPLE TABLE WITH 14" LEGS	\$249.99	\$749.97
	6	JC8947		7" CHAIR PAIR	\$215.99	\$1,295.94
	1	302		BEST VALUE SAFETY MIRROR-24"X48"	\$149.99	\$149.99
	3	EN3005A		ENVIRONMENTS MOB TOD 5-SEC LCKR ASSMB	\$492.97	\$1,478.91
	2	EN4008A		ENVIRONMENTS MBL 24"H TDLR STO W CLR BK ASSMB	\$423.99	\$847.98
	2	EN4010CA		ENVIRONMENTS MOBILE 18"H TOD STORAGE W/MIRROR ASSMB	\$499.99	\$999.98



















Toddler Classroom - 12 children

Image	Qty	Item#	Frnt	Description	Price	Extended
	12	VLS1A		VALUE LINE TODDLER COT 1PK - ASSEMBLED	\$89.99	\$1,079.88
	1	FB5727		UNIVERSAL COT CARRIER	\$198.99	\$198.99
	2	XA8148BL		18" STACK CHAIR CHROME LEG - BLUE	\$105.99	\$211.98
	2	DCF610076		26" ROUND BEAN BAG - SKY BLUE	\$141.74	\$283.48
	1	MHPT606		LOW MIRROR PLAY UNIT W 3 BASKETS	\$707.99	\$707.99
	1	WDLPATCH		WOODLAND PATCHWORK MAT	\$229.99	\$229.99
Language						
	1	BKSETF		CLASSIC BOARD BOOKS - 6 TITLES BK	\$86.08	\$86.08
	1	HOLESET		BIG BOOK & CD SUPERSET - SET OF ALL 3 HO	\$94.99	\$94.99
	1	MULTIBKS		MULTICULTURAL HC BOOKS- SET OF 4 TITLES	\$65.99	\$65.99
	1	BABYFACE		BABY FACES BOARD BOOKS - 4 TITLES	\$27.99	\$27.99
Math/Science						
	1	JUMBARN		JUMBO KNOB PUZZLE - BARNYARD 4PCS	\$13.99	\$13.99
	1	CPFS		CHUNKY PUZZLE - FISH	\$19.99	\$19.99
	1	JUMPETS		JUMBO KNOB PUZZLE - HOUSE PETS 4 PCS	\$13.99	\$13.99














Toddler Classroom - 12 children

Image	Qty	Item#	Fr	Description	Price	Extended
	1	CLRMAT		EXCELLERATIONS COLOR SORTING MAT - 20 PC	\$114.99	\$114.99
	1	KIDSTRNG		ENVIRONMENTS STRING KIDS FIGURES	\$25.99	\$25.99
	1	JLCUBE		ENVIRONMENTS JUMBO LINKING CUBES 24 PCS	\$39.99	\$39.99
	1	FUNPOP		FUN POP LINKING BEADS - 28PCS	\$31.99	\$31.99
	1	SPECIVU		ENVIRONMENTS TODDLER SPECIMEN VIEWERS - S/4	\$39.99	\$39.99
	1	TODDMIR		ENVIRONMENTS MY FIRST MIRRORS - SET OF 4	\$21.99	\$21.99
	1	GRIPIT		ENVIRONMENTS MAGNETIC RODS AND BALLS	\$49.99	\$49.99
	1	KM5000		KINDERMAG SET PASTEL	\$89.99	\$89.99
	1	TODCOUNT		ENVIRONMENTS COLORS & COUNTING HOUSES - 20PC	\$62.99	\$62.99
	1	SPECIKIT		ENVIRONMENTS TOD SET OF 4 SPECIMEN VIEWERS	\$179.72	\$179.72
	1	JRALL		ENVIRONMENTS earlySTEM JR EXPLORERS SET OF ALL	\$148.99	\$148.99
	1	STAGES		ENVIRONMENTS LIFE CYCLES NESTING PUZZLES	\$48.99	\$48.99
	1	JRNERD		ENVIRONMENTS STEM ENGINEERED TO BUILD BLOCKS	\$52.99	\$52.99
	1	ELEPWALL		ELEPHANT ACTIVITY WALL PANELS	\$115.76	\$115.76

Toddler Classroom - 12 children

















Image	Qty	Item#	Frnt	Description	Price	Extended
	1	TODSORT		FIRST SORTING KIT 132 PCS	\$42.99	\$42.99
Dramatic Play						
	1	DRAINER		TODDLER BRIGHT DISHES & DRAINER SET	\$39.36	\$39.36
	1	SOFTCOOK		ENVIRONMENTS MY FIRST SOFT DISHES 18PCS W/BIN	\$57.99	\$57.99
	1	FRUVEG		EXCELLERATIONS PLUSH FRUITS & VEGGIES - 20 PC	\$79.99	\$79.99
	1	MHPT995		ISLAND KITCHEN TODDLER	\$1,168.99	\$1,168.99
	1	MHPT404		GIANT BUS	\$250.49	\$250.49
	1	MHPT406		GIANT CAR	\$154.99	\$154.99
	1	FIRSTPUP		EXCELLERATIONS FARM ANIMAL PUPPETS - SET OF 6	\$54.99	\$54.99
	1	708429		LITTLE PEOPLE SENSORY PLAY SET OF 9	\$33.99	\$33.99
	1	ALLWORLD		AROUND THE WORLD 3IN PEOPLE - SET OF 8	\$34.99	\$34.99
	1	BEFRIEND		DIFFERENT ABILITIES 3IN FRIENDS -SET OF5	\$36.99	\$36.99
	1	EN9003A		ENVIRONMENTS TODDLER DRESS UP STORAGE ASSEMBLED	\$399.99	\$399.99
	1	TODCAPE		TODDLER ANIMAL CAPES W/ HOODS - SET OF 4	\$104.99	\$104.99
	1	BABYZOO		SOFT TOUCH CUTE BABY WILD ANIMALS/SET 6	\$24.99	\$24.99

Toddler Classroom - 12 children

Image	Qty	Item#	Frnt	Description	Price	Extended
	1	BABYSEA		SOFT TOUCH CUTE BABY SEA CREATURES/SET 6	\$24.99	\$24.99
	1	900651		PLAYHOUSE AND FURNITURE	\$329.64	\$329.64
	1	ALL4BY		EXCELLERATIONS MULTICULTURAL SOFT BABIES - S/4	\$79.99	\$79.99
	1	PLUSHRX		EX PLUSH DOCTOR KIT - 10PCS	\$44.99	\$44.99
Blocks /Manipulatives						
	1	CLRBLOCK		SEE-THROUGH COLORED BLOCKS SET OF 15	\$58.99	\$58.99
	1	SMARTY42		SMARTMAX MAGNETIC SET - 42 PCS	\$79.99	\$79.99
	1	EMOTILES		ENVIRONMENTS EMOTION PHOTO TILES 24PC	\$45.13	\$45.13
	2	BABYTREE		BABY TREE BLOCKS	\$43.03	\$86.06
	1	ECOCHUBB		ECOLINE CHUBBY VEHICLES BUCKET OF 15	\$58.99	\$58.99
	1	BABYBRIX		SOFT BIG BABY BRICKS - SET OF 8	\$164.99	\$164.99
	1	CONCAVE		ENVIRONMENTS CONCAVE CONVEX COLUMN	\$32.99	\$32.99
	1	NATBEGST		EXCELLERATIONS NATURAL TONES BEGINNING MANIPS S/4	\$159.96	\$159.96
	1	MYJOB		EXCELLERATIONS PHOTO BLK CAREER PLAY PEOPLE S/8	\$28.99	\$28.99

Gross Motor




Toddler Classroom - 12 children

Image	Qty	Item#	Frnt	Description	Price	Extended
	1	MOOVIT		TODDLER MOVEMENT SCARVES - SET OF 6	\$45.41	\$45.41
	1	TENPIN		EXCELLERATIONS BOWLING SET	\$37.51	\$37.51
	1	SPTHOPS		SPORT BALL HOPPERS 18" - SET OF 3	\$78.99	\$78.99
	1	SENBALL		SENSORY BALLS 4" - SET OF 4	\$36.04	\$36.04
	1	LAWNMOWER		TINY GEARS LAWN MOWER	\$35.99	\$35.99
	1	F12825AS		SOFTSCAPE TUNNEL CLIMBER PLUS ASST	\$367.49	\$367.49
Sand and Water						
	1	FUNSCOOP		STURDY SCOOPS - SET OF 6	\$36.99	\$36.99
	1	WCAN		WATERING CAN, ASSORTED COLORS	\$11.99	\$11.99
	1	YDTOD		YD TODDLER SENSORY COLLECTION	\$249.99	\$249.99
	1	SENSET		EXCELLERATIONS SENSORY 2-STATION SAND TABLE W/LIDS	\$209.98	\$209.98
Art/ Sensory Play						
	1	SWT16		SIMPLY WASHABLE TEMPERA 16OZ - SET OF 11	\$46.29	\$46.29
	1	TODEASE		MY FIRST COLORATIONS EASEL	\$94.48	\$94.48
	1	10PC		AIR TIGHT NO MESS PAINT CUPS SET OF 10	\$17.99	\$17.99

Toddler Classroom - 12 children

Image	Qty	Item#	Frnt	Description	Price	Extended
	1	BIGSTAMP		JUMBO RAINBOW CLASSROOM STAMP PAD	\$14.99	\$14.99
	1	MCWG12		COLORATIONS WAS GLUE 4OZ 12PK	\$12.99	\$12.99
	1	18NE		18 X 24 NEWSPRINT EASEL PAPER 500 SHEET	\$24.99	\$24.99
	6	TODSMOCK		MACHINE WASHABLE TODDLER SMOCK	\$18.99	\$113.94
	1	EGBRUSH		EASY GRIP BRUSHES SET OF 10	\$24.99	\$24.99
	10	9CPAS		9 X 12 ASSORTED	\$1.48	\$14.80
	5	12CPAS		12 X 18 ASSORTED	\$2.99	\$14.95
	1	CWFPS		COLORATIONS WASHABLE FINGERPAINT, 10 CLRS	\$40.93	\$40.93
	1	FPP		FINGERPAINT PAPER - 100 SHEETS	\$12.99	\$12.99
	1	DESIGN		TEXTURED ROLLING PINS - SET OF 4	\$14.99	\$14.99
	1	CRCHB		COLORATIONS 200 CHUBBY CRAYONS	\$59.99	\$59.99
	1	TIDY		KEEP-IT-CLEAN PLASTIC ART MATS-SET OF 6	\$26.49	\$26.49
	1	YDTOD		YD TODDLER SENSORY COLLECTION	\$249.99	\$249.99

Toddler Classroom - 12 children

Image	Qty	Item#	Frnt	Description	Price	Extended
Music						
	1			CULTURAL MULTICULTURAL CHILDRENS SONGS CD	\$26.92	\$26.92
	1			NAPSONG SWEET NAPTIME LULLABIES - 4CDS	\$24.99	\$24.99
	1			HARMONY INF/TOD MUSIC TIME CLASSROOM KIT -15 PCS	\$106.59	\$106.59
	1			BBVIS BABY VISUAL RAINMAKER	\$17.83	\$17.83
Teacher's Resources and Supplies						
	1			DISHES THREE COMPARTMENT WHITE PLATES-12 CT	\$104.98	\$104.98
	2			VWICKREC ENVIRONMENTS WICKER-LOOK BASKETS RECTANGLE - SET OF 3	\$76.77	\$153.54
					TOTAL	\$17,469.60

K4

This is a suggested list only. Products listed may or may not fulfill your state or local child care requirements. To customize, adjust the quantity needed of each item. Size, color, height and other customizations may have a pricing impact, additions or changes may also affect total pricing. Prices are subject to change and do not include any applicable tax or shipping. Unless otherwise specified, pricing herewith is valid for 30 days. You may email or fax for a formal quote on your selections.
























Delivery & Installation: New center orders which ship to one location may be eligible for discounts on delivery, set-up, assembly, and cartons/packaging removal to a dumpster (supplied by client/on the premises). Note: these services are available for an additional charge on smaller orders. Tax, Delivery and installation fees are not included in the attached.

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live chat available
Monday - Friday 9:00 am - 5:00 pm PST

Suggested Product List
Pre K Classroom - 20 children

Image	Qty	Item#	Frt	Description	Price	Extended
Furniture						
	20	VLS1A		VALUE LINE STD COT - 1PK ASSEMBLED	\$89.99	\$1,799.80
	1	FB5727		UNIVERSAL COT CARRIER	\$198.99	\$198.99
	4	STSHT6		FITTED STANDARD COT SHEET SET OF 6	\$103.99	\$415.96
	2	900598AD		30" X 60" RECT TABLE - ADJUSTABLE LEGS	\$298.99	\$597.98
	2	900592AD		30" ROUND TABLE - ADJUSTABLE LEGS	\$278.99	\$557.98
	10	LBC14		PAIR OF 14" LADDER BACK CHAIRS	\$252.99	\$2,529.90
	2	MAPLE18		18" BIRCH CHAIR - SET OF 2	\$328.99	\$657.98
	5	EN1007A		ENVIRONMENTS MBL 29"H 2 SHLF STO W CLR BK ASSMB	\$480.01	\$2,400.05
	4	EN1057A		ENVIRONMENTS MOB 5-SEC LCKR ASSMB	\$727.99	\$2,911.96
	1	CK1015		CRUISIN AROUND THE TOWN 6'X9'	\$314.99	\$314.99
	1	MPC96LG		MPC SOLID CARPET 6' X 9' - LT GREEN	\$278.34	\$278.34
Language						
	1	EN3080A		ENVIRONMENTS MOBILE 5-SHELF BOOK DISPLAY ASSMB	\$502.97	\$502.97
	1	JC0381		BALTIC BIRCH LIVING ROOM SET BLUE - 4PC	\$1,284.99	\$1,284.99

















Pre K Classroom - 20 children

Image	Qty	Item#	Frnt	Description	Price	Extended
	1	BKSTHC15		TEACHER'S FAVES HARDCOVER - 15 TITLES BK	\$304.49	\$304.49
	1	BKSTPB8		FAVORITES IN PAPERBACK BOOKS - 9 TITLEBK	\$94.99	\$94.99
	1	BIGBOOK		CLASSIC BIG BOOKS - 5 TITLES	\$161.99	\$161.99
	1	ABILITY		DISABILITIES AND DIFFERENCES - 5 BKS	\$51.43	\$51.43
	1	STORYCD		FELT SETS, BKS & CDS - SET OF ALL 8	\$164.99	\$164.99
	1	VELTTS		DOUBLE SIDED BOARD	\$59.99	\$59.99
	1	BIGALPHA		GIANT FOAM MAGNETIC LETTERS - 114 PCS	\$44.99	\$44.99
	1	WCSTAND		EX BRAUNY TOUGH ADJUSTABLE CHART STAND	\$93.49	\$93.49
	1	CALSET		CLASSROOM CALENDAR & WEATHER CENTER	\$128.99	\$128.99
	1	ACORNS		ALPHABET ACORNS ACTIVITY SET	\$39.99	\$39.99
	1	NBREAD1		READ TOGETHER BOOK SET 1	\$79.99	\$79.99
	1	ABSTONES		FEELS WRITE UPPERCASE LETTER STONES	\$115.49	\$115.49
	1	MHPT1024		SMALL COSY COVE PLUS AZTEC SET	\$1,114.49	\$1,114.49
	1	MHPT903		LOG SEAT PADS W BAG 6 SET	\$309.99	\$309.99
	1	MHPT1028		SOFT CUSHION SET AND STORAGE UNIT	\$696.88	\$696.88
Social Emotional Development						
	1	MYWORLD		MY WORLD PHOTO POSTERS SET OF 30	\$49.99	\$49.99
















Pre K Classroom - 20 children

Image	Qty	Item#	Frnt	Description	Price	Extended
	1	EMOMATS		EMOTION IDENTIFICATION MATS SET OF 12	\$59.99	\$59.99
	1	EMOTILES		ENV EMOTION PHOTO TILES 24PC	\$45.13	\$45.13
	1	FFINDER		EX FEELINGS FINDER WALL CHART 40 CARDS	\$115.49	\$115.49
	1	EMOBKDO1		EX EMOTION PLUSH DOLLS- SET OF 4	\$116.98	\$116.98
	1	R166142		CALM DOWN TOOLS	\$39.99	\$39.99
Puzzles						
	1	SAVORY		MULTICULTURAL FOOD PUZZLES-SET OF 6	\$84.99	\$84.99
	1	PREPZST6		LETTERS, NUMBERS AND SIGN PUZZLES - S/6	\$86.99	\$86.99
	1	BIGBANG		SOLAR SYSTEM FLOOR PUZZLE- 48 PCS	\$19.99	\$19.99
	2	NATRACK		STURDY WOOD PUZZLE STORAGE CASE	\$69.29	\$138.58
	1	INCPZS		INCLUSION PUZZLES SET OF 6	\$89.99	\$89.99
	1	COMPUZ12		COMMUNITY PUZZLES - SET OF 12	\$116.38	\$116.38
	1	NBDINOPZ		DINOSAURS FLOOR PUZZLE - 48 PCS	\$19.99	\$19.99
	1	BEASTBUG		EX MINI BEASTLY BUGS PUZZLES SET OF 7	\$36.99	\$36.99
	1	SEAFLPZ		UNDERWATER FLOOR PUZZLE - 48 PCS	\$19.99	\$19.99
Science						
	1	BH		BUTTERFLY GARDEN- 11"	\$37.78	\$37.78





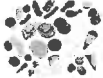











Pre K Classroom - 20 children

Image	Qty	Item#	Fr	Description	Price	Extended
	1	OPTICAL		EX OPTICAL INSIGHTS-3 ACRYLIC PRISM SET	\$37.99	\$37.99
	1	STUDY		LAMINATED SPECIMEN SET - 28 PCS	\$62.99	\$62.99
	1	SKELETON		HUMAN X-RAYS - SET OF 18	\$51.99	\$51.99
	1	MAXJR		EX JUNIOR MAGNETIC KIT - 53 PIECES	\$64.99	\$64.99
	1	USDAMAG		EX HEALTHY PLATE MAGNET ACTIVITY SET	\$49.99	\$49.99
	1	LMSHKRNA		EX LISTEN & MATCH WOODEN SHAKERS - 8	\$31.99	\$31.99
	1	EXPLORE		LIGHT EXPLORATION SET-80 PCS	\$89.23	\$89.23
	1	ROCKBOX		ROCK SPECIMENS- SET OF 15	\$59.99	\$59.99
	1	YDSCI		YD PREK SCIENCE & NATURE KIT	\$249.99	\$249.99
	1	POTHOLE		EX WOODEN RAMP STEM DISCOVERY KIT	\$68.99	\$68.99
	1	FORCE		EX FORCE & MOTION STEM DISCOVERY SET	\$29.99	\$29.99
	1	DINOSIZE		DINOSAUR BONES MATCH & MEASURE SET	\$67.17	\$67.17
	1	TRANTWEZ		EX TWEEZER TASKS TRANSPORT MEASUREMENT	\$38.99	\$38.99
	1	STUDY		LAMINATED SPECIMEN SET- 28 PIECES	\$62.99	\$62.99
	1	LEDBRITE		EX LED LIGHT AND BRIGHT PANEL	\$129.99	\$129.99
	1	CLSCROP		VEGETABLES CLASSROOM KIT	\$41.79	\$41.79

Pre K Classroom - 20 children

Image	Qty	Item#	Frnt	Description	Price	Extended
	1	SUPERSET		EX SUPER TEST TUBES WITH STANDS	\$57.74	\$57.74
	1	BUGLIFE		EX INSECT LIFE CYCLE SPECIMENS	\$50.99	\$50.99
	1	GREENGRO		EX MOBILE GREENHOUSE	\$57.99	\$57.99
Math						
	1	SHPIZZAS		EX SHAPES & COUNTING PIZZERIA	\$41.99	\$41.99
	1	PATBRDNA		EX NATURAL WOODEN PATTERN BLKS & BRDS	\$25.99	\$25.99
	1	CRC		CLASSROOM SORTING CENTER- 341 PCS	\$66.99	\$66.99
	1	STAIR		UNIFIX 1 - 10 STAIR	\$9.99	\$9.99
	1	UNICUBE		100 UNIFIX CUBES	\$18.99	\$18.99
	1	MEASURE		CLASSROOM MEASUREMENT SET-19 PCS	\$49.99	\$49.99
	1	BIGM		REWINDABLE MEASURING TAPE	\$16.78	\$16.78
	1	BIGTIME		BIG TIME TEACHING CLOCK	\$29.38	\$29.38
	1	CATCOUNT		COUNTING CATERPILLAR	\$22.99	\$22.99
	1	COUNTNA		EX NUMBER PUZZLE BLOCKS - NATURAL	\$20.99	\$20.99
	1	NATSTAK		NATURAL 1-10 NUMBER STACKER	\$84.99	\$84.99
	1	CLBS		EX CLASSIC BALANCE SCALE WITH BEARS	\$47.23	\$47.23





















Pre K Classroom - 20 children

Image	Qty	Item#	Fr	Description	Price	Extended
Dramatic Play						
	1	MAPLESQ20		24" X 24" MAPLE TABLE WITH 20" LEGS	\$170.99	\$170.99
	1	SWEEPIT		DUST, SWEEP AND MOP PLAY SET	\$41.77	\$41.77
	1	DOLLYBED		WOODEN DOLL BED- 21 3/4" LONG	\$120.63	\$120.63
	1	REGISTER		DELUXE TEACHING CASH REGISTER	\$77.99	\$77.99
	1	CHOWDOWN		FOOD SET 83-PEICES	\$118.95	\$118.95
	1	SENFRUIT		SENSORY OUTDOOR PLAY STONES- FRUIT	\$46.19	\$46.19
	1	ODBREAD		SENSORY STONES BREADS OF THE WORLD	\$36.45	\$36.45
	1	CANFOOD		REALISTIC TIN CAN PLAY FOOD- SET OF 20	\$83.83	\$83.83
	1	FOODGROUP		FOOD GROUPS SET	\$36.21	\$36.21
	1	STUFFER		FRESH MART GROCERY ACCESSORIES	\$50.59	\$50.59
	1	COOKING		QUALITY POTS & PANS - 15PCS	\$40.74	\$40.74
	1	BDSET		BREAKFAST & DINNER SET - 72 PIECES	\$57.73	\$57.73
	1	SPINSTOR		EX SPINNING DRESS-UP STORAGE UNIT	\$419.98	\$419.98
	1	SUPERKIDS		REVERSIBLE FABRIC CAPES- SET OF 4	\$129.99	\$129.99
	1	LADIES		LADIES DRESS UP SET - 12PCS	\$104.98	\$104.98
	1	GENTS		GENTLEMEN'S DRESS UP- 12 PIECES	\$99.99	\$99.99
















Pre K Classroom - 20 children

Image	Qty	Item#	Fr	Description	Price	Extended
	1	TODHB		TODDLER DOLL HISPANIC BOY -16" LONG	\$52.48	\$52.48
	1	TODAAB		TODDLER DOLL - AFRICAN AMER BOY -16" L	\$62.99	\$62.99
	1	TALKTALK		TEACHING TELEPHONE	\$53.99	\$53.99
	1	TTPT		TABLETOP PUPPET THEATER	\$98.99	\$98.99
	1	PUPSTND		WOODEN PUPPET STAND- 17"L X 11.75"H	\$96.29	\$96.29
	1	WORLDPUP		AROUND THE WORLD PUPPETS - SET OF 6	\$163.54	\$163.54
	1	LTCSET		LOTS TO CUDDLE 20" DOLLS - SET OF ALL 4	\$165.88	\$165.88
	1	CARC2		EX CAREER COSTUMES SET OF ALL 5	\$129.99	\$129.99
	1	MHPT987X		NATURAL KITCHEN, PRESCHOOL SET OF 4	\$1,444.49	\$1,444.49
Blocks /Manipulatives						
	1	BOLTS		NUTS AND BOLTS 96 PIECES	\$79.99	\$79.99
	1	NATDISC		EX NATURAL TONES LINKING DISKS - 650PCS	\$29.99	\$29.99
	1	GEARS		GEARS! GEARS! GEARS! ACTIVITY SET-95 PCS	\$44.95	\$44.95
	1	SSBLOCKN		SHAPE SEQUENCE BLOCKS - 21PCS NATURAL	\$34.99	\$34.99
	1	SHPZTILE		SHAPES BOARD	\$29.99	\$29.99
	1	TALLSTAK		TALL STACKER PEGS-118 PIECES	\$34.99	\$34.99
	1	NESTDOLL		NESTING DRESSING BEARS - SET OF 5	\$87.99	\$87.99



















Pre K Classroom - 20 children

Image	Qty	Item#	Frt	Description	Price	Extended
	1	ABCLACE		ALPHABET LACE UPS	\$39.99	\$39.99
	1	162B		BEST VALUE FLOOR UNIT BLOCKS -162 BLOCKS	\$472.48	\$472.48
	1	RBSET		RAINBOW ARCHITECT BLOCK SET OF 4	\$234.13	\$234.13
	1	MINIWAFF		EX MINI WAFFLES MANIPULATIVE SET-300 PC	\$21.99	\$21.99
	1	40BT		GIANT BUILDING BRICKS - 40 PIECES	\$59.99	\$59.99
	1	100BLOX		EX WOODEN BUILDING BLOCKS-SET OF 100	\$79.98	\$79.98
	1	CK1013		CRUISIN AROUND THE TOWN 3"10" X 5"5"	\$194.03	\$194.03
	1	TRUCKS		WOODEN PLAY TRUCKS - SET OF 8	\$34.99	\$34.99
	1	CHUBBY		CHUBBIES VEHICLES - BUCKET OF 15	\$51.99	\$51.99
	1	BESAFE		BLOCK PLAY TRAFFIC SIGNS - SET OF 15	\$35.99	\$35.99
	1	MHPT404		GIANT BUS	\$250.49	\$250.49
	1	MHPT402		GIANT LORRY WITH BOX TRAILER	\$246.49	\$246.49
	1	MDJNGL		MEDIUM PLASTIC JUNGLE ANIMALS -SET OF 6	\$56.64	\$56.64
	1	BIGDINOS		6 BIG ASSORTED DINOSAURS	\$80.47	\$80.47
	1	INSECTS		LARGE INSECTS AND SPIDERS - SET OF 12	\$45.41	\$45.41
	1	PEEPSET		PHOTO BLOCK PLAY PEOPLE - SET OF ALL 3	\$123.99	\$123.99
















Pre K Classroom - 20 children

Image	Qty	Item#	Fr	Description	Price	Extended
	1	ALLBUILD		PAVERS, PLANKS, MASONRY & BIGBRIX	\$599.99	\$599.99
	1	NBB48		EX NEW BLD BRILLIANCE MAGNT SHAPES-48PCS	\$59.99	\$59.99
	1	KEYSTONE		EX ARCHWAY ENGINEERING BLOCK SET	\$164.99	\$164.99
	1	JUMBLOCK		EX JUMBO INTERLOCKING BLOCKS	\$143.99	\$143.99
	1	NATSTAK		1-10 NATURAL STACKER	\$84.99	\$84.99
	1	LARCHIT		HAPPY LITTLE ARCHITECT	\$47.99	\$47.99
Music						
	1	CULTURAL		MULTICULTURAL CHILDRENS SONGS CD	\$26.92	\$26.92
	1	MOVEMENT		DAILY FITNESS - 4 CD SET	\$99.99	\$99.99
	1	SUPER15B		SUPER RHYTHM SET-15 PLAYER WITH STORAGE	\$104.98	\$104.98
	1	WORLDKIT		GLOBAL MUSIC KIT WITH STORAGE BAG	\$139.99	\$139.99
Active Play						
	1	POLES		POLES 48" - SET OF 4	\$42.48	\$42.48
	1	COOLBEAN		SUPER SENSORY BEAN BAGS - SET OF 12	\$61.79	\$61.79
	1	GODICE		GET UP AND GO! DICE	\$89.99	\$89.99
Sand and Water						
	1	SDSET		SUPER CLASSROOM SAND SET-34 PIECES	\$104.98	\$104.98
	1	FUNNELS		FUNNELS - SET OF 3	\$16.99	\$16.99








Pre K Classroom - 20 children

Image	Qty	Item#	Frnt	Description	Price	Extended
	1	MILLSET3		SAND AND WATER MILLS - SET OF 3	\$45.82	\$45.82
	1	WOWSAND		EXCELLERATIONS SAND WITH MOLDS - 5 LBS	\$32.99	\$32.99
	1	CLOUDBIG		EXCELLERATIONS CLOUD CLAY SET OF ALL 5	\$125.99	\$125.99
	1	ECOSAND		ECO-FRIENDLY SAND TOY SET -42 PIECES	\$159.99	\$159.99
	1	SANTRAY4		EX SENSORY SAND TRAY & LID SET OF 4	\$79.99	\$79.99
	1	SSOLIDB		SNGL WELL S&W TBL W/SLD LNR-24"H-BLUE	\$329.99	\$329.99
Art/Sensory Play						
	1	SWT16		SIMPLY WASHABLE TEMPERA 16OZ - SET OF 11	\$46.29	\$46.29
	1	BIGEASY		PREMIUM WOODEN FRAMED FOLDING EASEL	\$124.99	\$124.99
	1	18NE		18 X 24 NEWSPRINT EASEL PAPER 500 SHEET	\$24.99	\$24.99
	1	10PC		AIR TIGHT NO MESS PAINT CUPS SET OF 10	\$17.99	\$17.99
	2	BTPB		PLASTIC JUMBO CHUBBY BRUSHES -SET OF 12	\$14.99	\$29.98
	10	EASYON		EASY-ON ART SMOCK	\$12.99	\$129.90
	20	BVWW		8 WASH WATERCOLORS IN A TRAY W BRUSH	\$1.56	\$31.20
	20	9CPAS		9 X 12 ASSORTED	\$1.48	\$29.60
	1	9SU		9 X 12 WHITE SULPHITE 500 SHEETS	\$15.95	\$15.95
	1	UPSTMP		EASY-GRIP STAMPERS - UPPERCASE- 26PC	\$41.98	\$41.98

Pre K Classroom - 20 children

Image	Qty	Item#	Frnt	Description	Price	Extended
	1	BIGANIFT		FARMYARD FOOTPRINT STONES	\$32.49	\$32.49
	1	BUGST		EASY-GRIP STAMPERS - BUGS - 12PC	\$24.13	\$24.13
	1	ANISTAMP		EASY-GRIP ANIMAL STAMPERS - SET OF 14	\$34.99	\$34.99
	1	EGSS		EASY-GRIP STAMPERS - SEASONS- 14PC	\$26.23	\$26.23
	1	STAMPALL		JUMBO WASH STAMP PADS - SET OF ALL 12	\$73.48	\$73.48
	1	CWFPS		COLORATIONS WASHABLE FINGERPAINT,10 CLRS	\$40.93	\$40.93
	1	FPP		FINGERPAINT PAPER - 100 SHEETS	\$12.99	\$12.99
	1	CLBIGS		COLORATIONS 400 LARGE CRAYONS	\$59.99	\$59.99
	1	CHBST1		COLORATIONS 200 WASH CHUBBY MARKERS	\$84.99	\$84.99
	1	LGPRIME2		WHEAT & GLUTEN FREE DOUGH 6 COLORS, 18LBS	\$74.99	\$74.99
	1	AWESOME		CLAY MEGA SET - 28 PIECES	\$42.52	\$42.52
	1	DESIGN		TEXTURED ROLLING PINS - SET OF 4	\$14.99	\$14.99
	1	FOAMDO		COLORATIONS FOAM DOUGH - SET OF 7	\$75.99	\$75.99
	1	MCWG12		COLORATIONS WAS GLUE 4OZ 12PK	\$12.99	\$12.99
	1	PRETRAY		12 PREM WHT WSHBL GLUE STICKS,0.88 OZ EA	\$16.99	\$16.99
	1	CBS12PK		COLORATIONS 5" BLUNT SCISSORS SET OF 12	\$19.99	\$19.99

Pre K Classroom - 20 children

Image	Qty	Item#	Frt	Description	Price	Extended
	2	PPWE		TICONDEROGA PRIMARY PNCL W/ERASER-12PC	\$7.99	\$15.98
	1	MOBRACK		MOBILE CLASSROOM DRYING RACK	\$189.99	\$189.99
	1	9UP		THE ULTIMATE ART PAPER - 100 SHEETS	\$12.99	\$12.99
	1	9WP300		WORLD COLORS 9" X 12" 300 SHEETS	\$27.37	\$27.37
Teacher's Resources and Supplies						
	1	LOOK		HANGING VISUAL SCHEDULE	\$44.99	\$44.99
	10	BBCL		EASY LABEL BIN CLEAR	\$7.99	\$79.90
	2	VWICKREC		WICKER-LOOK PLASTIC BIN - SET OF 3	\$76.77	\$153.54
					TOTAL	\$31,244.11

X2

This is a suggested list only. Products listed may or may not fulfill your state or local child care requirements. To customize, adjust the quantity needed of each item. Size, color, height and other customizations may have a pricing impact, additions or changes may also affect total pricing. Prices are subject to change and do not include any applicable tax or shipping. Unless otherwise specified, pricing herewith is valid for 30 days. You may email or fax for a formal quote on your selections.




















Delivery & Installation: New center orders which ship to one location may be eligible for discounts on delivery, set-up, assembly, and cartons/packaging removal to a dumpster (supplied by client/on the premises). Note: these services are available for an additional charge on smaller orders. Tax, Delivery and installation fees are not included in the attached.

\$62,488.22













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Suggested Product List
School Age Classroom- 24 children

Image	Qty	Item#	Frnt	Description	Price	Extended
Furniture						
	4	MP6413MD		30" X 72" PRSM MAPLE RECT TABLE 15"-24"H	\$506.99	\$2,027.96
	24	XA8126CA		16" STACK CHAIR MATCHING LEG - CAMEL	\$104.99	\$2,519.76
	4	EN1009A		ENVIRONMENTS MBL 36"H 3SHLF STO ASSMB	\$532.99	\$2,131.96
	1	CK4415		GIVE THE PLANET A HUG 6' X 9' RECT	\$404.23	\$404.23
Language						
	1	450		NARROW SINGLE STORAGE UNIT	\$499.99	\$499.99
	1	JC0381		BALTIC BIRCH LIVING ROOM SET BLUE-4 PC	\$1,284.99	\$1,284.99
	1	OURWORLDB		WORLD CULTURE EXPLORATION KIT W/ STORAGE	\$349.99	\$349.99
	1	CITIZEN		BEING A GOOD CITIZEN BOOKS - SET OF 6	\$55.90	\$55.90
	1	DOODDSET		CLASSIC DOODLE SKETCH SET OF 4	\$164.64	\$164.64
	1	LETBLOX		UPPERCASE STACKING LETTER BLOCKS -36	\$26.99	\$26.99
	1	BKSTHC15		TEACHER'S FAVES HARDCOVER - 15 TITLES BK	\$304.49	\$304.49
	1	BKSTPB8		FAVORITES IN PAPERBACK BOOKS - 9 TITLEBK	\$94.99	\$94.99
	1	ESCUCHA		GET ALONG BILINGUAL BOOK SET OF 8	\$135.95	\$135.95

















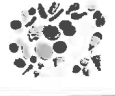



School Age Classroom- 24 children

Image	Qty	Item#	Fr	Description	Price	Extended
	1	SOUNDEFX		LISTENING LOTTO - SET OF 3	\$54.98	\$54.98
	1	LETSET		JUMBO UPPER/LOWERCASE MAG LETTERS-80PCS	\$39.98	\$39.98
Social Emotional Development						
	1	R166142		CALM DOWN TOOLS	\$39.99	\$39.99
Puzzles						
	1	NBDINOPZ		DINOSAURS FLOOR PUZZLE - 48PCS	\$19.99	\$19.99
	1	BIGBANG		SOLAR SYSTEM FLOOR PUZZLE- 48 PCS	\$19.99	\$19.99
	1	FLOORFT		GIANT FIRE TRUCK FLOOR PUZZLE- 24 PCS	\$24.99	\$24.99
	1	TRAFJAM		TRAFFIC JAM FLOOR PUZZLE-24 PIECES	\$19.99	\$19.99
	1	NBUSAFP		USA MAP FLOOR PUZZLE	\$27.49	\$27.49
	1	BUILDpz		BUILDING SITE FLOOR PUZZLE 48 PIECES	\$20.98	\$20.98
Math and Manipulatives						
	1	SMUNI		500 UNIFIX CUBES	\$54.99	\$54.99
	1	PATCARD		PATTERN BLOCK PICTURE CARDS- 20 PCS	\$18.99	\$18.99
	1	SYMMETRY		EX 9" GEOBOARDS- SET OF 6 W 144 BANDS	\$29.99	\$29.99
	1	FLEXSTIX		PLAYSTIX FLEXIBLE - 137PCS FL	\$64.99	\$64.99
	1	GEARS		GEARS! GEARS! GEARS! ACTIVITY SET-95 PCS	\$44.95	\$44.95
	1	BRACK100		BRACKITZ INVENTOR BUILDING SET- 100 PCS	\$91.99	\$91.99

School Age Classroom- 24 children

Image	Qty	Item#	Fr	Description	Price	Extended
	1	SMBRICK		EX STANDARD BUILDING BRICKS - 800 PC	\$69.99	\$69.99
	1	TEXO100		TEXO STEM CONSTRUCTION 100PCS	\$65.99	\$65.99
	1	STEMBLD		EX STEM MAGNETIC BUILDERS 130 PCS	\$199.99	\$199.99
	1	SMARTMAX		SMARTMAX POWER VEHICLES - 26PCS	\$50.59	\$50.59
Science						
	1	MAGMAX		MAXIMUM VALUE MAGNET SET - 261 PIECES	\$146.99	\$146.99
	1	BOTANY		EXPERIMENT GREENHOUSE BOTONY LAB 48PC	\$42.08	\$42.08
	1	SKELETON		HUMAN X-RAYS - SET OF 18	\$51.99	\$51.99
	1	LIGHTPNL		LED ACTIVITY PANEL	\$199.99	\$199.99
	1	OHSNAP		SNAP CIRCUITS BEGINNER	\$26.99	\$26.99
	1	MAGTILES		MAGNA-TILES CLEAR - 32 PIECES	\$54.99	\$54.99
	1	ALLERGY		FOOD ALLERGIES BOOK SET OF 4	\$30.99	\$30.99
	1	EBOOKS		OUR PHYSICAL WORLD BOOKS - SET OF 5	\$56.68	\$56.68
	1	ENERGY		CIRCUIT EXPLORATION TUBE	\$11.53	\$11.53
	1	MAGICSND		MAGIC SAND SET OF ALL 3	\$22.02	\$22.02
	1	ALLSLIME		IMMERSIVE SLIME KIT	\$49.99	\$49.99
	1	STRNGDLX		RAINBOW STRING SLIME	\$20.98	\$20.98
















School Age Classroom- 24 children

Image	Qty	Item#	Frnt	Description	Price	Extended
	1	WGELSET		WATER GEL SCIENCE SET	\$11.54	\$11.54
Dramatic Play						
	1	EN1090A		ENVIRONMENTS COMBINATION KITCHEN	\$899.99	\$899.99
	1	MAPLERD22		30" ROUND TABLE WITH 22" LEGS	\$227.69	\$227.69
	1	LBC14		PAIR OF 14" LADDER BACK CHAIRS	\$252.99	\$252.99
	2	XA8126BL		16" STACK CHAIR MATCHING LEG - BLUE	\$104.99	\$209.98
	1	WORLDSET		EX MULTICULTURAL COSTUMES- SET OF 8	\$272.99	\$272.99
	1	TILT		BRAWNY TOUGH TILT MIRROR- 50" HIGH	\$349.99	\$349.99
	1	VWICK17		ENV WICKER-LOOK PLASTIC BIN 17" ROUND	\$77.31	\$77.31
	1	CLEANSET		CLEANING PLAY SET	\$80.20	\$80.20
	1	COOKING		QUALITY POTS & PANS - 15PCS	\$40.74	\$40.74
	1	BDSET		BREAKFAST & DINNER SET - 72 PIECES	\$57.73	\$57.73
	1	REGISTER		DELUXE TEACHING CASH REGISTER	\$77.99	\$77.99
	1	CHOWDOWN		FOOD SET 83-PEICES	\$118.95	\$118.95
	1	ODBREAD		SENSORY STONES BREADS OF THE WORLD	\$36.45	\$36.45
	1	SENFruit		SENSORY OUTDOOR PLAY STONES- FRUIT	\$46.19	\$46.19
	1	GROCERY		GROCERY PLAY FOOD SET - 45 PCS	\$29.99	\$29.99

School Age Classroom- 24 children

Image	Qty	Item#	Fr	Description	Price	Extended
	1	TALKTALK		TEACHING TELEPHONE	\$53.99	\$53.99
	1	FOODGROUP		FOOD GROUPS SET	\$36.21	\$36.21
	1	TENDER4		TENDER TOUCH DOLLS - SET OF 4 - 12" TE	\$102.88	\$102.88
	1	TTPT		TABLETOP PUPPET THEATER	\$98.99	\$98.99
	1	KIDPUPS		GIRL AND BOY PUPPETS-SET OF ALL 8	\$251.98	\$251.98
	1	PUPSTND		WOODEN PUPPET STAND- 17"L X 11.75"H	\$96.29	\$96.29
Blocks						
	1	162B		BEST VALUE FLOOR UNIT BLOCKS -162 BLOCKS	\$472.48	\$472.48
	1	ECOFIX		BIOPLASTIC GARAGE WITH 3 CARS	\$52.48	\$52.48
	1	CK1013		CRUISIN AROUND THE TOWN 3"10" X 5'5"	\$194.03	\$194.03
	1	TRUCKS		WOODEN PLAY TRUCKS - SET OF 8	\$34.99	\$34.99
	1	CARS2		WOODEN CARS AND TRUCKS- SET OF 8	\$34.99	\$34.99
	1	BESAFE		BLOCK PLAY TRAFFIC SIGNS - SET OF 15	\$35.99	\$35.99
	1	PPEXSET		ALL EXTENDED FAMILIES-SET OF28	\$146.96	\$146.96
	1	MDJNGL		MEDIUM PLASTIC JUNGLE ANIMALS -SET OF 6	\$56.64	\$56.64
	1	BIGDINOS		6 BIG ASSORTED DINOSAURS	\$80.47	\$80.47
	1	FILL		REFILLABLE WINDOW BLOCKS-SET OF 10	\$77.99	\$77.99











School Age Classroom- 24 children

Image	Qty	Item#	Fr	Description	Price	Extended
	1	ALLBUILD		PAVERS, PLANKS, MASONRY & BIGBRIX	\$599.99	\$599.99
Games						
	1	UNO		UNO CARD GAME	\$7.95	\$7.95
	1	BDGAMES		BOARD GAMES FOR AGES 8 YRS & UP-SET OFBD	\$179.99	\$179.99
	1	JRGAMES		BOARD GAMES FOR AGES 4 YEARS & UP-SET/JR	\$142.99	\$142.99
	1	ALL4		4 IN A ROW	\$24.99	\$24.99
	1	JENGA		JENGA GAME	\$26.99	\$26.99
	1	COOPGAME		COOPERATIVE BOARD GAMES - SET OF 4	\$108.26	\$108.26
Music						
	1	BOOMBOX		HAMILTON AM/FM CD PLAYER	\$148.99	\$148.99
	1	SUPER15B		SUPER RHYTHM SET-15 PLAYER WITH STORAGE	\$104.98	\$104.98
	1	WORLDKIT		GLOBAL MUSIC KIT WITH STORAGE BAG	\$139.99	\$139.99
	1	HUGECD		SING LEARN AND PLAY EVERYDAY!-20 CD SET	\$63.99	\$63.99
Sand and Water						
	1	WOWWH		SPECTACULAR SENSORY SAND 10LB - WHITE	\$62.99	\$62.99
	1	NEONSAND		NEON SAND VALUE PACK - 20 LBS	\$47.99	\$47.99
	1	POURPACK		POUR & MEASURE PLAY SET - 13 PCS	\$27.99	\$27.99
	1	SHOVRK8		SHOVELS AND RAKES - SET OF 8	\$41.98	\$41.98

School Age Classroom- 24 children

Image	Qty	Item#	Fr	Description	Price	Extended
	1	SSOLIDB		SNGL WELL S&W TBL W/SLD LNR-24"H-BLUE	\$329.99	\$329.99
Arts & Crafts						
	1	SWT16		SIMPLY WASHABLE TEMPERA 16OZ - SET OF 11	\$46.29	\$46.29
	1	INOUT		INDOOR-OUTDOOR 4 WAY SPACE SAVER EASEL	\$339.99	\$339.99
	1	18NE		18 X 24 NEWSPRINT EASEL PAPER 500 SHEET	\$24.99	\$24.99
	1	10PC		AIR TIGHT NO MESS PAINT CUPS SET OF 10	\$17.99	\$17.99
	2	BTPB		PLASTIC JUMBO CHUBBY BRUSHES -SET OF 12	\$14.99	\$29.98
	1	FULLSET		BEST VALUE EASEL BRUSHES SET OF 24	\$24.99	\$24.99
	24	9CPAS		9 X 12 ASSORTED	\$1.48	\$35.52
	1	9SU		9 X 12 WHITE SULPHITE 500 SHEETS	\$15.95	\$15.95
	1	UPSTMP		EASY-GRIP STAMPERS - UPPERCASE- 26PC	\$41.98	\$41.98
	1	LWRSTMP		EASY-GRIP STAMPERS - LOWERCASE - 26PC	\$73.48	\$73.48
	1	JSP		JUMBO WASH STAMP PADS (CLASSIC) SET OF 6	\$43.49	\$43.49
	1	CRAMARNW		CRAYOLA 128 CRAYONS/128 MARKER PACK	\$120.74	\$120.74
	1	OP		ORIGAMI PAPER 9" X 9 - 40 SHEETS	\$18.73	\$18.73
	1	CBS12PK		COLORATIONS 5" BLUNT SCISSORS SET OF 12	\$19.99	\$19.99
	1	MCWG12		COLORATIONS WAS GLUE 4OZ 12PK	\$12.99	\$12.99

School Age Classroom- 24 children

Image	Qty	Item#	Fr	Description	Price	Extended
	1	PRETRAY		12 PREM WHT WSHBL GLUE STICKS,0.88 OZ EA	\$16.99	\$16.99
	1	MEGAKIT		MEGA CRAFT KIT	\$204.99	\$204.99
	1	LGPRIME2		WHEAT & GLUTEN FREE DOUGH 6 COLORS, 18LBS	\$74.99	\$74.99
	1	WPUTTY		SUPER LTWGHT AIR DRY PUTTY- WHITE 32OZ	\$27.99	\$27.99
	1	FOAMDO		COLORATIONS FOAM DOUGH - SET OF 7	\$75.99	\$75.99
	1	AWESOME		CLAY MEGA SET - 28 PIECES	\$42.52	\$42.52
	1	CLOUDBIG		EXCELLERATIONS CLOUD CLAY SET OF ALL 5	\$125.99	\$125.99
	1	9UP		THE ULTIMATE ART PAPER - 100 SHEETS	\$12.99	\$12.99
Teacher's Resource and Supplies						
	10	V7198C		VALUE LINE CUBBIE TRAY-CLEAR	\$12.99	\$129.90
	2	THCHRT		TAKE HOME SCHOOL WORK CHART	\$57.99	\$115.98
					TOTAL	\$20,051.46





















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\$ 40,102.92

Suggested Product List
Outdoor Equipment

Image	Qty	Item#	Frt	Description	Price	Extended
Active Play						
	1	PLAYKITB		TODDLER PLAY PACK - SET OF 32 W/STORAGE	\$215.24	\$215.24
	1	HOOP5		HOOP BALL GOAL - 4 FEET	\$192.60	\$192.60
	3	BBALL		VINYL OFFICIAL SIZE BASKETBALL - 9"	\$12.95	\$38.85
	1	GOAL		POP-UP SOCCER GOAL	\$49.99	\$49.99
	3	SOC		VINYL SOCCER BALL - 8"	\$12.99	\$38.97
	1	SPTHOPS		SPORT BALL HOPPERS 18" - SET OF 3	\$78.99	\$78.99
	1	TUNOUT		HEAVY-DUTY OUTDOOR TUNNEL	\$149.98	\$149.98
	1	STACKLOG		EX ANTI-SLIP STACKABLE BALANCE LOGS	\$101.59	\$101.59
	2	RPGSET		RUBBER PLAYGROUND BALLS-ASST SET OF 5	\$51.95	\$103.90
	1	PUMP		BALL PUMP	\$4.95	\$4.95
	1	SFDISC		SOFT FLYING DISCS 8" - SET OF 6	\$79.30	\$79.30
	4	RNBW		RAINBOW DANCING WRIST BANDS - SET OF 6	\$22.03	\$88.12
	1	SEATOSS		EX 1-2-3 TOSSING BOARD	\$79.47	\$79.47
	1	GARDENSET		GREEN GARDEN SAND AND WATER SET	\$122.99	\$122.99
	1	STUMPS		EX WOODLAND STACKING STUMPS	\$41.28	\$41.28
	1	TIKECAR		LITTLE TIKES COZY COUPE CAR	\$104.99	\$104.99
	4	HLMTB		TODDLER TRIKE HELMET	\$26.99	\$107.96
	8	HLMTR		CHILD TRIKE HELMET	\$27.95	\$223.60

Outdoor Equipment						
Image	Qty	Item#	Fr	Description	Price	Extended
	2	RRTT8	Fr	CLASSICRIDER TODDLER TRIKE 8"	\$229.99	\$459.98
	2	SPPUSH	Fr	ANGELES MY RIDER MINI PUSHER	\$224.99	\$449.98
	2	SPMINI	Fr	ANGELES MY RIDER MINI	\$279.99	\$559.98
	2	SPMIDI	Fr	ANGELES MY RIDER MIDI	\$299.99	\$599.98
	2	SPMAXI	Fr	ANGELES MY RIDER MAXI	\$349.99	\$699.98
	1	REDSUPR	Fr	CLASSICRIDER SUPERCYCLE	\$299.99	\$299.99
Furniture						
	1	INOUT	Fr	INDOOR-OUTDOOR 4 WAY SPACE SAVER EASEL	\$339.99	\$339.99
	1	PILLOWAT	Fr	INDOOR/OUTDOOR 27" PILLOWS - SET OF 4	\$289.99	\$289.99
	1	ARTCART	Fr	HEAVY-DUTY CLASSROOM ART CART	\$239.99	\$239.99
	1	GREENGRO	Fr	EX MOBILE GREENHOUSE	\$57.99	\$57.99
	1	OUTKIT	Fr	OUTDOOR KITCHEN SET	\$869.99	\$869.99
	1	TODOUTSET	Fr	EX TODDLER OUTDOOR SET	\$999.99	\$999.99
	1	ODWETSET	Fr	EX OUTDOOR WATER TABLE AND TRELIS	\$944.98	\$944.98
	1	STEASEL	Fr	EX INDOOR - OUTDOOR STEAM EASEL	\$293.41	\$293.41
	1	OUTSET	Fr	OUTDOOR FURNITURE SET	\$1,679.99	\$1,679.99
	1	OUTSORT	Fr	EX OUTDOOR SORTING TABLE WITH LID	\$514.99	\$514.99
	1	OUTTRAY	Fr	EX OUTDOOR SORTING TRAYS - SET 4	\$219.99	\$219.99
	1	INOUTKIT	Fr	EX INDOOR/OUTDOOR MOVABLE PLAY KITCHEN	\$921.14	\$921.14
	1	WICKSET4	Fr	EX OUTDOOR WICKER 5-PIECE SET	\$1,479.99	\$1,479.99
	1	WICKEAT2	Fr	EX WICKER DINING SET 4 CHAIRS & 1 TABLE	\$899.49	\$899.49

Outdoor Equipment

Image	Qty	Item#	Frnt	Description	Price	Extended
	1	WCKSHELF		EX OUTDOOR WICKER STORAGE 6-CUBBY SHELF	\$399.99	\$399.99
	1	OUTPLAY		EX OUTDOOR EXPLORATION SET OF 3	\$1,589.99	\$1,589.99
	1	PMC003N		OUTDOOR GLOCKENSPIEL - NEUTRAL	\$919.49	\$919.49
Sand and Water						
	1	SSOLIDB		SNGL WELL S&W TBL W/GLD LNR-24"H-BLUE	\$329.99	\$329.99
	1	MUDTAB24		OUTDOOR MUD TABLE 24"	\$685.50	\$685.50
	1	FILLTUBE		EX REFILLABLE STACKING TUBES - SET OF 6	\$31.99	\$31.99
	1	ECOSAND		ECO-FRIENDLY SAND TOY SET -42 PIECES	\$159.99	\$159.99
Kits						
	1	OUTLANG		OUTDOOR LEARNING KIT- LANGUAGE	\$204.92	\$204.92
	1	OUTSCI		OUTDOOR LEARNING KITS- SCIENCE	\$204.92	\$204.92
	1	OUTMATH		OUTDOOR LEARNING KIT- MATH	\$211.75	\$211.75
	1	OUTMUSIC		OUTDOOR LEARNING KIT - MUSIC	\$202.64	\$202.64
	1	OUTBLOCK		OUTDOOR LEARNING KIT- BLOCKS	\$203.93	\$203.93
	1	YDTOD		YD TODDLER SENSORY COLLECTION	\$249.99	\$249.99
	1	MUDPLAY		MUD KITCHEN ACCESSORY SET	\$326.74	\$326.74
	1	PLASONRY		PLANKS AND MASONRY CONSTRUCTION SET	\$279.99	\$279.99
	1	OUTACTIVE		OUTDOOR LEARNING KIT- ACTIVE PLAY	\$197.23	\$197.23
	1	YDSCI		YD PREK SCIENCE & NATURE KIT	\$249.99	\$249.99
					TOTAL	\$21,093.62

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3/11/2026

Kid’s Haven of Monticello, LLC
302 12th Ave S
Buffalo, MN 55313

Old National Bank’s SBA Lending Group (ONB SBA), is pleased to present you with the following proposal. This does not represent a commitment to provide financing on part of ONB SBA. Any commitment is subject to further due diligence, formal approval of ONB along with the SBA, and documentation acceptable to the bank.

Purpose: To finance the business start-up of Kid’s Haven of Monticello, LLC

Borrowers: Kid’s Haven of Monticello Holdings, LLC & Kid’s Haven of Monticello, LLC

Guarantors: Melissa Sjolin; Teresa Peterson; Kid’s Haven LLC; Kids Haven of Buffalo Inc

ONB SBA 7a loan:

Estimated Sources & Uses:

Sources		Uses	
ONB SBA 7a Loan	\$5,000,000	Land Purchase	\$245,000
Down Payment	\$585,708	Construction Budget	\$4,209,000
EDA Loan	\$250,000	Construction Contingency (10%)	\$420,000
		CRE Soft Costs (arch-eng-plans-permits-etc)	\$102,162
		SAC & WAC (Not included - City to Finance over 10 years)	\$0
		Equipment, Furntiure, Fixtures, Technology	\$446,421
		Working Capital	\$215,000
		Inventory	\$25,000
		Appraisals (2)	\$6,000
		Environmental RSRA (2)	\$1,500
		SBA Packaging Fee	\$2,500
		SBA Guaranty Fee	\$138,125
		Other Fees - Title, MRT, Filing, Draws, Misc.	\$25,000
Total	\$5,835,708	Total	\$5,835,708

Loan Amount: \$5,000,000

Loan Term: 26 years, amortized over 300 months after 12 months of interest only payments

Interest Rate Options: **6.95%** fixed for 5 years. After the initial fixed period, the rate will adjust monthly at the prevailing WSJ Prime Rate. **Monthly Payment** = \$35,179.64 after interest only period.

7.09% fixed for 10 years. After the initial fixed period, the rate will adjust monthly at the prevailing WSJ Prime Rate. **Monthly Payment** = \$35,626.55 after interest only period.

7.49% fixed for life of loan. **Monthly Payment** = \$36,917.04 after interest only period.
Rates subject to change (Float to close). Options for future rate modifications.

Prepayment Penalty: 5%, 3%, 1% over first 3 years if more than 25% of principal balance is paid in each period.

Collateral: First UCC filing security interest in all business assets of Kid's Haven of Monticello Holdings, LLC & Kid's Haven of Monticello, LLC

First mortgage filing on property to be built on 2.93 acres of City Property within recorded plat (PID 155-164-000030) and legal description TBD for the loan amount.

Second mortgage filing on 302 12th Ave S, Buffalo MN 55313 for loan amount financed above 85% LTV of subject property to be built.

Equity: \$585,708 down payment or roughly 10% of total project costs

Fees: SBA Guaranty Fee of approximately \$138,125.00. All fees associated with loan closing, due diligence, and perfecting collateral.

Covenants: None

Other Terms: Subject to ONB SBA Lending approval
Annual financial statements on the entities and owners
Business operating account with Old National Bank
No financial covenants

Please note that this is a proposal for discussion purposes only and is not meant to be construed as a commitment to lend. Any commitment is subject to further due diligence, formal approval of ONB SBA, and documentation acceptable to the bank.

_____ Initial here to authorize third-party report engagement prior to underwriting approval. Your good faith deposit will be applied to these charges. If not initialed reports will be engaged after underwriting is complete and subject to approval.

Thank you for the opportunity to provide you with this proposal and I look forward to working with you. To move forward with underwriting, please sign below and provide a good faith deposit check to Old National Bank of \$7,500.

Sincerely,

Jeff Kinate
SBA Lending
Old National Bank
612-656-3446

ACKNOWLEDGEMENT:

I am authorizing ONB to proceed with their underwriting process based on the above terms and conditions.

By: _____
Melissa Sjolín Teresa Peterson

Its: _____

Date: _____

Life is good.
BUSINESS IS GREAT.

Development Services
Jim Thares | Economic Development Manager

Email: Jim.Thares@MonticelloMN.gov
Phone: (763) 271-3254

Monticello Economic Development Authority
505 Walnut Street, Suite 1, Monticello, Minnesota 55388

**Business
Subsidy
Application**

Legal name of applicant: Melissa Sjolin

Address: 2140 Bice Ave NW Buffalo, MN 55313

Telephone number: 612-282-1988

Name of contact person: Missy Sjolin

REQUESTED INFORMATION

Addendum shall be attached hereto addressing in detail the following:

1. A map showing the exact boundaries of proposed development.
2. Give a general description of the project including size and location of building(s); business type or use; traffic information including parking, projected vehicle counts and traffic flow; timing of the project; estimated market value following completion.
3. The existing Comprehensive Guide Plan Land Use designation and zoning of the property. Include a statement as to how the proposed development will conform to the land use designation and how the property will be zoned.
4. A statement identifying how the increment assistance will be used and why it is necessary to undertake the project.
5. A statement identifying the public benefits of the proposal including estimated increase in property valuation, new jobs to be created, hourly wages and other community assets.
6. A written description of the developer's business, principals, history and past projects

I understand that the application fee will be used for EDA staff and consultant costs and may be partially refundable if the request for assistance is withdrawn. Refunds will be made at the discretion of the EDA Board and be based on the costs incurred by the EDA prior to withdraw of the request for assistance. If the initial application fee is insufficient, I will be responsible for additional deposits.

SIGNATURE

Applicant's signature: Melissa Sjolin Digitally signed by Melissa Sjolin
Date: 2025.12.16 11:50:15 -06'00'

Date: 12/16/2025

CITY OF MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY

Application for Business Assistance Financing

GENERAL INFORMATION:

Business Name: Kid's Haven Date: 12/16/2025

Address: 302 12th Ave S Buffalo, MN 55313/XXX School Blvd Monticello, MN 55362

Type (Partnership, etc.): Cooperation

Authorized Representative: Melissa Sjolin Phone: 612-282-1988

Description of Business: Child Care and Preschool

Legal Counsel: _____

Address: _____ Phone: _____

Financial Assistance Seeking GMEF TIF SCDP Downtown Facade Tax Abatement

FINANCIAL BACKGROUND:

1. Have you ever filed for bankruptcy? **No**

2. Have you ever defaulted on any loan commitment? **No**

3. Have you applied for conventional financing for the project? **No**

4. List financial references:

a. Old National Bank

b. Bank of America

c. American Express

5. Have you ever used Business Assistance Financing before? No
If yes, what, where and when? _____

PROJECT INFORMATION:

1. Location of Proposed Project: Parcel A: XXX School Blvd Monticello, MN 55362

2. Amount of Business Assistance requested? \$125,000

3. Need for Business Assistance: \$125,000

4. Present ownership of site: City of Monticello

5. Number of permanent jobs created as a result of project? 70

6. Estimated annual sales: Present: 0 Future: \$4,200,000.00

7. Market value of project following completion: 6.5 million

8. Anticipated start date: spring 2026 Completion Date: winter 2026

FINANCIAL INFORMATION:

1. Estimated project related costs:	
a. Land acquisition	<u>\$ 250,000</u>
b. Site development	<u>379,094.65</u>
c. Building cost	<u>5,000,000</u>
d. Equipment	<u>1,000,000</u>
e. Architectural/engineering fee	<u>150,000</u>
f. Legal fees	<u>25,000</u>
g. Off-site development costs	<u>50,000</u>

2. Source of financing:

a. Private financing institution	\$ 5,000,000
b. Tax increment funds	150,000
c. Other public funds	0
d. Developer equity	<u>\$ 485,000</u>

PLEASE INCLUDE:

1. Preliminary financial commitment from bank.
2. Plans and drawing of project.
3. Background material of company.
4. Pro Forma analysis.
5. Financial statements.
6. Statement of property ownership or control.
7. Payment of application fee of \$250.00



CITY OF MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY
BUSINESS SUBSIDY APPLICATION
BUSINESS ASSISTANCE FINANCING
763-295-2711 – info@ci.monticello.mn.us

Name of Contact Person: Melissa Sjolin

Address: 2140 Bice Ave NW Buffalo, MN 55313

Telephone number: 612-282-1988

Business Name: Kid's Haven Child Care and Preschool

Business Address: 302 12th Ave S Buffalo, MN 55313/ XXX School Blvd Monticello, MN 55362

REQUESTED INFORMATION

Addendum shall be attached hereto addressing in detail the following:

1. A map showing the exact boundaries of proposed development.

See Exhibit A

2. Give a general description of the project including size and location of building(s); business type or use; traffic information including parking, projected vehicle counts and traffic flow; timing of the project; estimated market value following completion.

Kid's Haven of Monticello, MN is a proposed early childhood education and child care facility to be developed on Parcel A, a 2.93-acre parcel located along School Boulevard in Monticello, Minnesota. The land will be purchased from the City of Monticello at a purchase price of \$250,000.

The project consists of a single-story, approximately 27,000-square-foot purpose-built facility designed to serve up to 316 children, from infants through school age (6 weeks-12 years). The center will operate as a licensed child care and early learning facility, providing full-day care and developmentally appropriate educational programming.

The site design includes on-site parking for staff and families, designated drop-off and pick-up lanes, and clearly defined traffic flow to safely accommodate peak morning and afternoon arrival and departure times. Traffic will primarily consist of passenger vehicles associated with parent drop-off and pick-up and staff commuting. Peak traffic is expected during standard business hours, with traffic flow designed to minimize congestion and ensure safety.

Construction is anticipated to begin in spring 2026, subject to final approvals and permitting. Upon completion, the facility will employ approximately 70 staff members and serve families in Monticello and surrounding communities.

The total project investment includes a land purchase cost of \$250,000, an estimated \$5 million construction cost for the building, and approximately \$529,094.65 in pre-construction costs incurred prior to the start of construction. Additional capital investments include classroom furnishings, educational materials, playground equipment, and commercial kitchen equipment, estimated at \$1 million.

Based on the total scope and specialized nature of the facility, the estimated market value upon completion is approximately \$6.5 million, reflecting the land, building, and equipment investments.

3. The existing Comprehensive Guide Plan Land Use designation and zoning of the property. Include a statement as to how the proposed development will conform to the land use designation and how the property will be zoned.

The subject property, Parcel A along School Boulevard, is designated in the Comprehensive Guide Plan as Public/Institutional land use. The property is currently planned to be zoned as Public and Institutional (P/I) by the City of Monticello.

The proposed Kid's Haven Monticello development, as an early childhood education and licensed child care facility, is fully consistent with the Public/Institutional land use designation, which is intended for educational, community service, and institutional uses that serve the public. The facility will be constructed and operated in compliance with all applicable P/I zoning regulations, including building setbacks, parking requirements, traffic flow, and safety standards.

By providing a licensed child care and educational program, the development aligns with the City's vision for community-serving uses within this district, supporting local families and enhancing the institutional character of the area.

4. A statement identifying how the increment assistance will be used and why it is necessary to undertake the project.

The increment assistance requested for the Kid's Haven Monticello project will be used to support key project costs that are necessary to make the development financially feasible. This includes the purchase of the 2.93-acre parcel from the City of Monticello (\$250,000), pre-construction expenses, site preparation, infrastructure improvements, and the acquisition of classroom furnishings, playground equipment, and specialized educational resources.

While the majority of the project funding comes from private investment, increment assistance is necessary to bridge the gap between project costs and operational feasibility, allowing the facility to be constructed to the high-quality standards required for a licensed early childhood education center while maintaining affordable tuition rates for families.

Without this assistance, essential components of the project, including the land acquisition and critical infrastructure would be difficult to fund, potentially delaying construction or limiting the center's capacity to serve the intended number of children in a safe, developmentally appropriate environment.

5. A statement identifying the public benefits of the proposal including estimated increase in property valuation, new jobs to be created, hourly wages and other community assets.

The development of Kid's Haven Monticello will provide multiple public benefits to the City of Monticello and the surrounding community. The facility will create approximately 70 new full- and part-time jobs, offering competitive hourly wages consistent with industry standards for early childhood educators and support staff. These positions will contribute to the local economy through increased household income and spending.

The project is expected to increase the property valuation by approximately \$6.5 million upon completion, reflecting the value of the land, building, and equipment investments. This increase will positively impact local tax revenues, supporting community services and infrastructure.

Importantly, the facility will address a critical local shortage of child care, filling a deficit of over 600 child care spots in the area. By providing licensed, high-quality early childhood education, the center will expand access for families, support workforce participation, and contribute to the social and developmental well-being of children in Monticello and surrounding communities.

Additional community benefits include safe playgrounds, accessible parking, and well-designed traffic flow, enhancing neighborhood safety and functionality. Overall, the project aligns with the City's goals for economic development, community service, and institutional land use, providing both tangible economic gains and essential social benefits.

6. A written description of the developer's business, principals, history and past projects

Kid's Haven. is an established early childhood education and child care organization founded in 1991 by Terry Peterson. The organization has a long-standing reputation for providing high-quality, licensed child care and developmentally appropriate educational programs for children from infancy through preschool age. Kid's Haven combines strong educational programming with a safe and nurturing environment for children, emphasizing flexibility for families.

The principals of Kid's Haven include Terry Peterson, founder, and Missy Sjolin, Director and Owner of the flagship Buffalo facility, who bring decades of combined expertise in early childhood education, facility operations, business management, and community engagement.

Kid's Haven has a proven record of successfully operating multiple centers. The first expansion, Kid's Haven Waverly, is scheduled to open in spring 2026. This building is privately owned and leased to provide high-quality child care to the Waverly area. The proposed Kid's Haven Monticello will be the organization's second expansion and will be a purpose-built,

27,000-square-foot facility serving up to 316 children and employing approximately 50 staff members.

This expansion continues Kid's Haven's mission of providing high-quality, flexible child care. The organization is the only child care provider in the region offering flexible care and tuition options, allowing families to focus on what matters most, spending time with their children when time allows, while ensuring their children receive excellent early education and care when needed.

I understand that the application fee will be used for EDA staff and consultant costs and may be partially refundable if the request for assistance is withdrawn. Refunds will be made at the discretion of the EDA Board and be based on the costs incurred by the EDA prior to withdraw of the request for assistance. If the initial application fee is insufficient, I will be responsible for additional deposits. I further understand that by signing below, should the original escrow be exceeded, the applicant or responsible party will be billed for all additional services. In signing the acknowledgement below, the applicant is indicating that they have not relied on the estimate of fees in their decision to proceed with the application. If payment is not received as required by this agreement, the City will proceed to recover payment by action of assessment or a lien against the real property. Payment of the costs will be required whether the application is granted or denied.

SIGNATURE

Applicant's signature: Melissa Sjolín

Date: 12/16/2025

FINANCIAL BACKGROUND:

1. Have you ever filed for bankruptcy? No
2. Have you ever defaulted on any loan commitment? No
3. Have you applied for conventional financing for the project? No
4. List financial references:
- a. Old National Bank
 - b. Bank of America
 - c. American Express
5. Have you ever used Business Assistance Financing before? No
- If yes, what, where and when? _____

PROJECT INFORMATION:

1. Location of Proposed Project: Parcel A: XXX School Blvd Monticello, MN
2. Amount of Business Assistance requested? \$125,000
3. Need for Business Assistance: \$125,000
4. Present ownership of site: City of Monticello
5. Number of permanent jobs created as a result of project? 70
6. Estimated annual sales: Present: 0 Future: 4,200,000.00
7. Market value of project following completion: \$6.5 million
-
8. Anticipated start date: Spring 2026 Completion Date: Winter 2026

FINANCIAL INFORMATION:

1. Estimated project related costs:

a. Land acquisition	\$ 250,000
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c. Building cost	5,000,000
d. Equipment	1,000,000
e. Architectural/engineering fee	150,000
f. Legal fees	25,000
g. Off-site development costs	50,000

2. Source of financing:

a. Private financing institution	\$ 5,000,000
b. Tax increment funds	150,000
c. Other public funds	0
d. Developer equity	<u>\$485,000</u>

PLEASE INCLUDE:

1. Preliminary financial commitment from bank.
2. Plans and drawing of project.
3. Background material of company.
4. Pro Forma analysis.
5. Financial statements.
6. Statement of property ownership or control.
7. Payment of application fee of \$250.

Background Material of Company

Company Overview

Kid's Haven LLC is an established, state-licensed child care provider based in Buffalo, Minnesota. The company has a long-standing history of providing high-quality early childhood education and care to families in the surrounding community. Building on this proven model, a third location, Kid's Haven of Monticello LLC, is being developed as a franchise of Kid's Haven.

Nature of Business

Kid's Haven operates licensed child care centers offering full time, part time and drop in care as well as early learning services for children from infancy through school age. The program emphasizes a safe, nurturing environment, developmentally appropriate curriculum, and strong partnerships with families. All operations comply with Minnesota Department of Human Services (DHS) licensing requirements.

Company History and Experience

Kid's Haven LLC has successfully operated its Buffalo location for many years and has developed a strong reputation for quality care, consistent enrollment, and operational stability. The business has demonstrated the ability to manage staffing, licensing compliance, enrollment demand, and financial performance within the highly regulated child care industry.

The decision to expand into Monticello, Minnesota reflects the strength of the Kid's Haven brand and the owner's experience in operating a successful child care center. The Monticello location is not a startup concept, but rather an expansion of an established and proven business model.

Ownership and Management

Kid's Haven LLC is owned and operated by an experienced child care business owner with decades of hands-on management experience in early childhood education. The ownership brings extensive knowledge of licensing regulations, staffing requirements, curriculum oversight, parent relations, and financial management.

Kid's Haven of Monticello LLC will be owned and operated under the Kid's Haven franchise structure, ensuring continuity in policies, procedures, curriculum, and quality standards between locations. The owner will remain actively involved in oversight and strategic direction.

Expansion and Franchise Structure

Kid's Haven of Monticello LLC is being established as a franchise of Kid's Haven LLC. This structure allows the Monticello location to leverage the established Kid's Haven name, operating

systems, policies, and experience while serving a new and growing community. The franchise model reduces startup risk by relying on a proven operational framework rather than developing a new business concept.

Mission and Philosophy

The mission of Kid's Haven is to provide high-quality, dependable child care in a safe and supportive environment where children can learn, grow, and thrive. The company is committed to supporting working families and contributing positively to the communities it serves.

Life is good. BUSINESS IS GREAT.

Development Services
Jim Thares | Economic Development Manager

Email: Jim.Thares@MonticelloMN.gov
Phone: (763) 271-3254

Monticello Economic Development Authority
505 Walnut Street, Suite 1, Monticello, Minnesota 55368

Business Subsidy Preliminary Qualifying Application

Please Note: All information provided on this application is made public

Contact Information

Applicant: Melissa Sjolín
Firm Or Trade Name: Kid's Haven Child Care and Preschool
City/State: Monticello, MN
Telephone: (Bus.) 763-682-3072
E-Mail: msjolin@kidshaven.net

Business Information

Type Of Business: Sole Proprietorship Corporation Partnership Start Up
Type Of Project: Manufacturing Commercial Residential
Type Of Project: New Business Relocation Expansion
Financial Assistance Seeking: GMEF TIF Tax Abatement SCDP
History of Your Business Established in 1991, Kid's Haven has a long history of delivering safe, nurturing, high-quality child care. Our Monticello center will continue this legacy while meeting a critical community need.

Development Plans

Total Sq. Ft. of Building 27,000 Own Lease
Estimated Sq Ft Cost of Construction \$185.19 per sq ft
Estimated Land Acreage 3.00

Describe Your Project (Products, Processes, Employment Types, Location(s), Customers, Markets & Any other information to help us understand the nature of your business)

Kid's Haven Monticello is a 27,000-square-foot child care and early education center serving infants through school-age children. The center will employ 70 staff members and provide high-quality programs focused on social-emotional growth and school readiness. We serve local families in a community with high demand for licensed child care, bringing over 30 years of experience from our Buffalo location to Monticello.

Attach Any Images or Plans That May Help Explain Your Project

Financial Information

Anticipated Lender Old National Bank and SBA
Anticipated Contractor Not determined yet
Anticipated Amount of Financial Request from EDA \$125,000
Anticipated Schedule March 2026

Job And Wage Level Creation

For Monticello Location Only: Created & Filled FTE within Two Years
of Jobs 70
Average Wages Per Employee 18.00 per hour

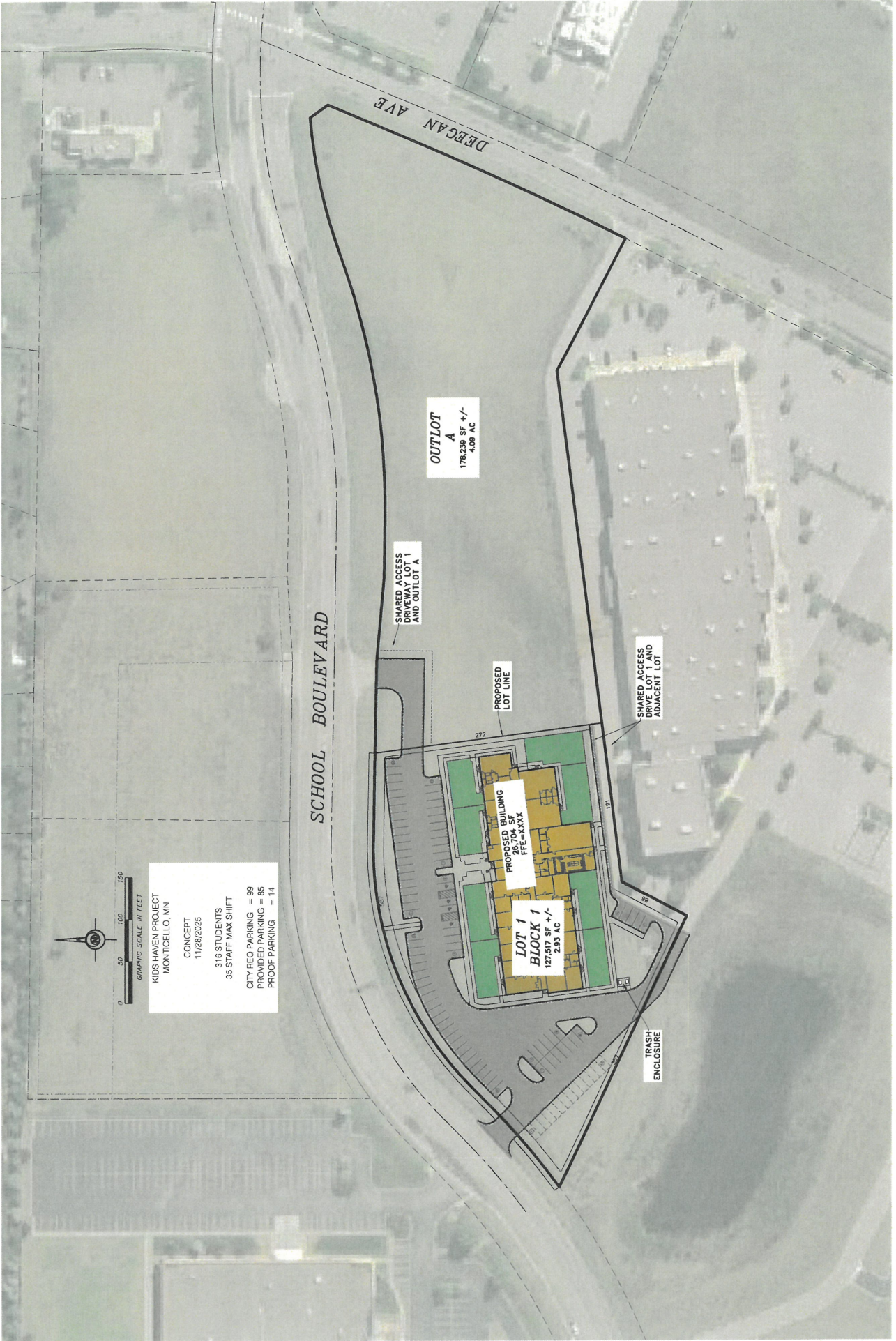
Date 12/12/2025

Signature Melissa Sjolín

Digitally signed by Melissa Sjolín
Date: 2025.12.12 16:01:04 -06'00'

Government Data Practices Act — Tennessen Warning:

The data you supply on this form will be used to process the application for which you are applying. You are not legally required to provide this data, but the City of Monticello may not be able to process your application without it. The data will constitute a public record if posted to a board or commission agenda packet and as such will be available to the general public upon written request. Minnesota Statute §13.41



0 50 100 150
 GRAPHIC SCALE IN FEET
 KIDS HAVEN PROJECT
 MONTICELLO, MN
 CONCEPT
 11/28/2026
 316 STUDENTS
 35 STAFF MAX SHIFT
 CITY REQ PARKING = 89
 PROVIDED PARKING = 85
 PROOF PARKING = 14

SCHOOL BOULEVARD

DEGAN AVE

OUTLOT
 A
 178,239 SF +/-
 4.09 AC

SHARED ACCESS
 DRIVE LOT 1
 AND OUTLOT A

PROPOSED LOT LINE

SHARED ACCESS
 DRIVE LOT 1 AND
 ADJACENT LOT

PROPOSED BUILDING
 26,704 SF
 FFE=XXXX

LOT 1
 BLOCK 1
 127,817 SF +/-
 2.93 AC

TRASH ENCLOSURE



What Sets Kid's Haven Child Care and Preschool Apart

At Kid's Haven, we're not just a child care center—we're a community. Here's what makes us stand out:

1. Longstanding Reputation & Community Roots

Founded in 1991, Kid's Haven has decades of experience in nurturing and educating young children. We've built deep connections with families, schools, and the community, and our impact is visible in generations of confident, curious learners.

2. Quality Curriculum & Assessments

We implement the Creative Curriculum, a research-based, whole-child approach that emphasizes exploration and learning through play. We pair this with Teaching Strategies GOLD to track developmental progress and ensure every child gets the personalized support they need to thrive.

3. Holistic Focus on Growth

We're not just about academics. Our programs are designed to support social-emotional development, communication skills, and self-regulation. Our goal is to help children grow into kind, capable, and confident individuals.

4. Exceptional Staff

Our team is the heart of our program. Kid's Haven employs experienced, passionate educators committed to continuous learning and professional development. Many of our teachers are long-tenured, creating a strong sense of stability and care for families.

5. Commitment to Safety & Wellness

From our drug-free workplace policy to our secure facilities, children's safety is our top priority. We maintain low child-to-staff ratios, and our buildings are designed with children's well-being in mind.

6. Modern, Spacious Facilities

Our Buffalo location serves 372 children in a thoughtfully designed space, and our new Monticello center will serve 316 children in a 27,000-square-foot facility. Every detail is planned to foster learning, comfort, and community.

7. Family Partnerships

We believe families are a child's first teacher. We communicate regularly, share updates, and invite families into the learning process. Your voice matters here.

8. Flexible & Responsive

We understand that every family's needs are different. Our programs are designed with flexibility, and we continuously adapt based on family feedback and evolving best practices.



Expanding Excellence in Early Childhood Education in Monticello

Kid's Haven Child Care is set to become a premier early childhood education center in Monticello, MN, offering high-quality care and education for 316 children, from infancy through school age. Our 27,000-square-foot facility will provide a safe, nurturing, and stimulating environment designed to foster development through structured curriculums, play-based learning, and dedicated staff. The center will employ 50 experienced and passionate staff members committed to shaping young minds.

A Legacy of Excellence Since 1991

For over three decades, we have built and refined a child care business that is second to none in the industry. What sets Kid's Haven apart is not just our commitment to quality education but also the personalized, flexible approach we offer to families. As we reflect on our early days, we recognize the challenges of starting and growing a child care business. There were times we wished for a mentor—someone with hands-on experience to provide guidance on staffing, community engagement, and problem-solving. Experience is invaluable, and that is exactly what we bring to Monticello: a proven, trusted model built on decades of success.

Why Monticello? Why Now?

The need for high-quality child care in Monticello is undeniable, with a deficit of 600 child care spots in the area. Time and again, we've been approached by families and community members asking us to bring Kid's Haven to their town. That demand is what led us to expand into Monticello and franchise our business, creating opportunities for other passionate child care professionals to join us in making a lasting impact on children, families, and communities. At Kid's Haven Monticello, we are not just opening a child care center—we are building a foundation for lifelong learning, a trusted community



Can't say enough good things about Kid's Haven. All 3 my kiddos absolutely love the teachers there! They are really good at communication too! Our kids have gone through all rooms infant-school age.

-Palmer



Jim Thares

From: Missy Sjolin <msjolin@kidshaven.net>
Sent: Monday, April 14, 2025 4:59 PM
To: Jim Thares
Subject: Proposal Statement: Economic Benefits of Kid's Haven Monticello

Proposal Statement: Economic Benefits of Kid's Haven Monticello

Kid's Haven Child Care Center proposes to bring a high-quality, cost-effective early childhood education facility to Monticello, Minnesota. This 27,000-square-foot center will serve up to 316 children and employ approximately 50 staff members. The economic and community benefits of establishing Kid's Haven Monticello are substantial and long-lasting.

1. Strengthening the Local Workforce

Reliable, affordable child care enables parents—especially mothers—to reenter the workforce, increase their hours, or pursue advancement opportunities. By alleviating the burden of child care, Kid's Haven Monticello will empower more families in Monticello and surrounding areas to fully participate in the labor market, contributing to increased productivity and economic growth.

2. Supporting Local Businesses

When parents have dependable child care, they are more likely to remain employed and patronize local businesses. Employers will benefit from reduced absenteeism and improved employee retention, while businesses throughout the area can expect increased foot traffic and consumer spending from working families.

3. Creating Local Jobs

Kid's Haven Monticello will generate over 50 direct employment opportunities, including educators, administrators, and support staff. Additionally, local vendors and contractors will benefit from construction, supply chain, and service partnerships. This investment strengthens the local job market and stimulates economic activity.

4. Attracting and Retaining Young Families

Access to high-quality early childhood education is a leading factor for families choosing where to live and work. Kid's Haven Monticello enhances Monticello's appeal as a family-friendly community, encouraging residential growth, boosting housing demand, and expanding the local tax base.

5. Driving Long-Term Economic Gains

Decades of research demonstrate that investment in early childhood education yields long-term economic benefits, including higher high school graduation rates, increased lifetime earnings, and reduced reliance on public services. By implementing the nationally respected Creative Curriculum and utilizing Teaching Strategies GOLD for assessment, Kid's Haven Monticello will provide children with the foundation for lifelong success and future workforce readiness.

6. Reducing Dependency on Public Assistance

By offering affordable child care, Kid's Haven Monticello reduces economic strain on working families. Stable employment enabled by child care access directly correlates with reduced use of public assistance programs, resulting in cost savings at the local and state levels.

7. Supporting Economic Development and Business Recruitment

Communities with reliable child care infrastructure are more attractive to prospective businesses and investors. Kid's Haven Monticello will serve as a vital asset in Monticello's efforts to attract new employers and grow the local economy.

Conclusion

Kid's Haven Monticello represents a strategic investment in Monticello's present and future. By expanding access to affordable, high-quality child care, we will unlock economic opportunities for families, strengthen the workforce, support local businesses, and promote sustainable community development.

Thank you for your continued support!

Best,

Missy Sjolín

Director/Owner of Kid's Haven Child Care and Preschool

302 12th Ave S Buffalo, MN 55313

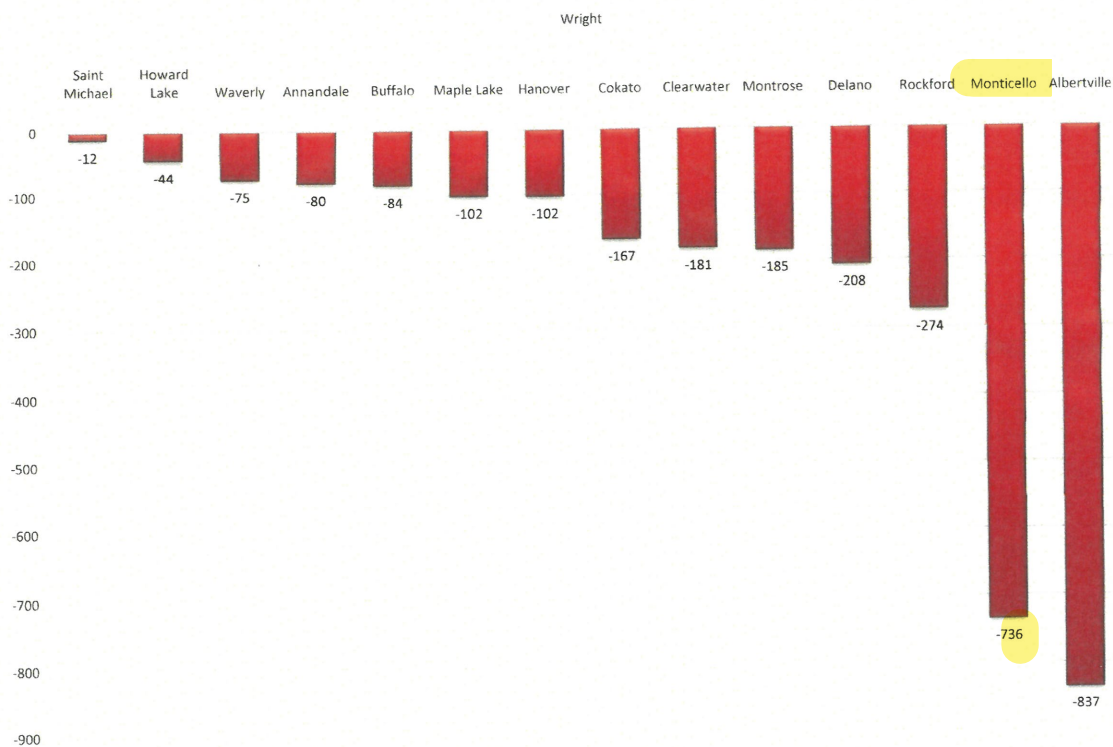
763-682-3072

Market Analysis

The great need for child care in Monticello

Below is a graph showing the demand versus capacity of child care in the area. Monticello is in need of 736 child care spots. The neighboring city Albertville is also showing a great need of 837 children who need child care. At Kid's Haven Buffalo we are servicing 40 families who are driving from Monticello or through Monticello to receive child care in Buffalo.

Wright County Child Care Demand vs Capacity



KID'S HAVEN
CHILD CARE & PRESCHOOL



City of Monticello Economic Development Authority

Project Evaluation

October 10, 2017

The scoring worksheet is to be used as a Guideline for weighing the merits of the use of EDA development tools such as incentive financing such as TIF or Tax Abatement. It is intended to be Guideline and should be applied to prospects in this manner. There may be instances where factors of a proposed development may warrant deviation from the Guidelines. It is the EDA's discretion to adhere to the Guidelines or deviate from them in the interest of furthering Economic Development Goals and Objectives in the City of Monticello as identified in by the Monticello Comprehensive Plan.

There are several factors that are pertinent to proposed scoring. They are shown below with a Worksheet Summary at the conclusion.

Name of Project: Kids Haven

1. Number of New Employees

<u>Point Value</u>	<u>Number</u>
+1	1 – 5
+2	6 - 15
+3	16 - 30
+4	31 - 50
+5	51 +

2. Number of Jobs Per Acre

<u>Point Value</u>	<u>Number Per Acre</u>
+1	1 – 2 per acre
+2	3 – 4 per acre
+3	5 – 6 per acre
+4	6 – 7 per acre
+5	8 + per acre

3. Average Wages for New Jobs

<u>Point Value</u>	<u>Pay Range</u>	<u>Dollar Weighting</u>	<u>Total Empl.</u>	<u>Weighted \$ Amt.</u>
+1	\$15,000-24,999	\$20,000	_____	\$ _____
+2	\$25,000-29,999	\$27,500	_____	\$ _____
+3	\$30,000-44,999	\$37,500	<u>70</u>	\$37,440 (18hr *2080)
+4	\$45,000-59,999	\$52,500	_____	\$ _____
+5	\$60,000 +	\$60,000	_____	\$ _____

4. Public Assistance per New Jobs

\$508,926 Public Assistance

70 Number of new jobs created

\$7270 Public Assistance per new job

<u>Point Value</u>	<u>Public Dollars Invested Per New Job</u>
+1	Over \$50,000
+2	\$40,000 to \$49,999
+3	\$30,000 to \$39,999
+4	\$20,000 to \$29,999
+5	\$0 to \$19,999

5. Number of Years of TIF Assistance Needed

+ 0	9 years
+1	8 years
+2	7 years or less

6. Developed Assessed Value Per Acre (2.93 Acres, \$6.5M valuation est)

<u>Point Value</u>	<u>Value Per Acre</u>
+1	\$150,000-199,999
+2	\$200,000-349,999
+3	\$350,000-499,999
+4	\$500,000-599,999
+5	\$600,000 +

7. Business Retention

<u>Point Value</u>	<u>Number of Retained Jobs</u>
+0.5	1-5 jobs
+1	6-10 jobs
+1.5	11-30 jobs
+2	31-50 jobs
+2.5	50-100 jobs
+3	101 + jobs

8. Ratio of Private versus Public Investment in Project

\$5,485,000 Private Investment
\$508,926 EDA/Public Investment
\$6,700,000 Total Investment

___ 9:1 ___ Ratio of Private versus Public financing

<u>Point Value</u>	<u>Ratio</u>
+1	over 2:1
+2	over 3:1
+3	over 4:1
+4	over 5:1
+5	6:1 or greater

9. Significant Community Impact

<u>Point Value</u>	<u>Unsubsidized Spin-Off development potential</u>
+1	Low potential for spin-off of unsubsidized development
+2	Moderate potential for spin-off unsubsidized development
+3	High potential for spin-off unsubsidized development

10. General Community Benefit

+2	Utilizes or fills vacant building(s) in the community
+3	Utilizes or fills vacant buildings in priority development areas in the community

11. Tenure in Business Operation

<u>Point Value</u>	<u>Number of Years in Business</u>
+1	Five years or less
+2	6 to 10 years
+3	11 years or more

12. Environmental Impacts

<u>Point Value</u>	<u>Types of Environmental Issues</u>
+1	Enhances the environmental aspects of a site via clean-up of contaminants or improved aesthetics via unique site or architectural features
-0-	No impacts
-1	Noise Issues
-2	Noise and negative visual aesthetics
-3	Noise, odors, dust, traffic and negative visual aesthetics

WORKSHEET SUMMARY

<u>Factors</u>	<u>Total Points</u>
#1. Number of New Employees	___ 5 ___ (1-5)
#2. Number of Jobs Per Acre	___ 5 ___ (1-5)
#3. Average Wages for New Jobs	___ 3 ___ (1-5)
#4. Public Assistance Per New Job	___ 5 ___ (1-5)
#5. Number of Years of TIF Assistance	___ 2 ___ (1-2)
#6. Developed Assessed Value Per Acre	___ 5 ___ (1-5)
#7. Business Retention (# of Jobs)	___ 0 ___ (.5-3)
#8. Ratio of Private to Public Invest.	___ 5 ___ (1-5)
#9. Significant Impact/Comp Plan Goals	___ 2 ___ (1-3)
#10. General Community Benefit	___ 2 ___ (2-3)
#11. Number of Years of Business Oper.	___ 3 ___ (1-3)
#12. Environmental Impacts	___ 0 ___ (-3 to +1)
Total Points	37

Total Possible Points = 45

Total Worksheet Points Equated to Land Price

<u>Total Overall Points</u>	<u>Price for Otter Creek Land</u>
1-5	\$3.16 per sq. ft. (No TIF)
5-10	\$3.16 per sq. ft. with TIF as a land reimbursement to developer
11-15	20 percent discount from market price = \$2.53 per sq. ft.
16-20	40 percent discount from market price = \$1.90 per sq. ft.
21-25	60 percent discount from market price = \$1.26 per sq. ft.

26-30
31-42

80 percent discount from market price = \$.63 per sq. ft.
100 percent discount from market price = \$1.00 for the entire lot

DRAFT

KID'S HAVEN

SITE IMPROVEMENT PROJECT

MONTICELLO, MN



MINNESOTA



WRIGHT COUNTY



CITY OF MONTICELLO



PROJECT LOCATION

CLIENT:
KID'S HAVEN
CHILD CARE AND
PRESCHOOL
 802 19th Ave S
 Buffalo, MN 55319
 Maja Sjölin
 majaj@kidsrhaven.net
 763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT
 XXXXX School Blvd
 Monticello, MN 55362

PROJECT LOCATION PLAN

DATE: 02/02/26
 PREPARED BY: [Signature]
 CITY ENGINEERING
 1718 East Broadway St.
 St. Paul, MN 55104
 Phone: 763-314-0929
 www.cityeng.com

DATE	02/02/26
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00992

Project Location plan

INDEX OF CIVIL SITE DRAWINGS:

CO	PROJECT LOCATION PLAN
C1.1	GRADING AND DRAINAGE PLAN
C2.1	LANDSCAPE ARCHITECTURE PLAN
C3.1	SANITARY SEWER & WATER PLAN
C4.1	STORM SEWER PLAN
C5.1	UTILITIES PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1	EXISTING CONDITIONS & REMOVAL PLAN



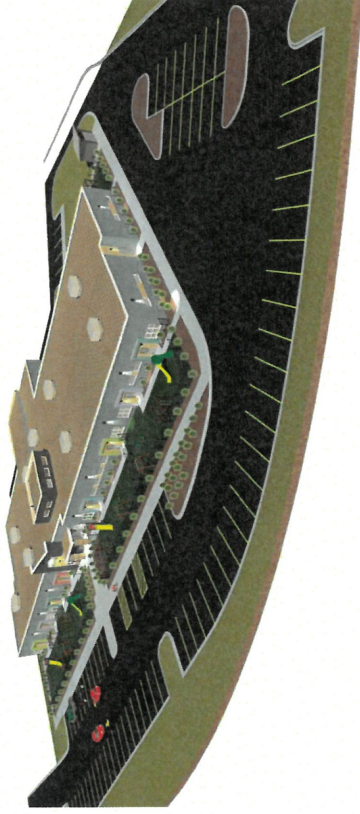
4 24005 Kids Haven Monticello 02-02-26 SW View



1 24005 Kids Haven Monticello 02-02-26 NE View



3 24005 Kids Haven Monticello 02-02-26 SE Aerial View



2 24005 Kids Haven Monticello 02-02-26 NW Aerial View

MICHAEL J. THOMAS ARCHITECT
 4914 E. 7th Ave. Suite 104
 East Duluth, MN 55812
 Phone: 612-526-2744
 Email: info@thomasmichaelarchitect.com
 www.thomasmichaelarchitect.com

Project No.: 24005
Date Last Revised: 03-29-24
Project Name: 24005 Kids Haven Monticello
Program Set: 01-24-24
Permit Set: 02-01-24

File Name: 24005 Kids Haven Monticello
Drawn By: JTB
Checked By: JTB
Minnesota License No.: 2391
Scale: AS SHOWN
Date Plotted: 02-03-2023

SHEET NO.: 1
 I hereby certify that the design, specifications, or calculations shown on this drawing were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

Signature: Michael Thomas
 Licensed Professional Engineer
 License No. 2391

The contents of this drawing were prepared by the architect or engineer named herein and are the property of the architect or engineer named herein. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect or engineer named herein.

KIP'S HAVEN
 CHILD CARE & PRESCHOOL

Kid's Haven Child Care & Preschool
 New Building
 School Boulevard
 Monticello, MN

A0.1

*City Owned Parcel
7.01 acres*



Overview

Legend

Highways

- Interstate
- State Highway
- US Highway
- Roads

City/Township Limits

- c
- t
- Parcels
- Torrens

Date created: 3/2/2026
Last Data Uploaded: 3/2/2026 1:54:19 AM

Wright County, MN

Summary

Parcel ID 155164000030
Property Address
Sec/Twp/Rng 15-121-025
Brief Tax Description SECT-15 TWP-121 RANGE-025 JEFFERSON COMMONS OUTLOT C EX TH PRT PLATTED AS JEFFERSON COMMONS 2ND ADDN
(Note: Not to be used on legal documents)
Class 958 - 5E MUNICIPAL-PUBLIC SERVICE-OTHER
District (1101) CITY OF MONTICELLO-0882
School District 0882
(Note: Class refers to Assessor's Classification Used For Property Tax Purposes)
Abstract/Torrens ABSTRACT

GIS Acres

Parcel: 155164000030
Acres: 7.02
Acres USAB: 7.02
Acres ROW:
Sq Ft: 305,759.60

Owner

Primary Owner
[CITY OF MONTICELLO](#)
 505 WALNUT ST STE 1
 MONTICELLO MN 55362

Land

Seq	Land Description	Land Code	Dim 1	Dim 2	Dim 3	Units	UT	Unit Price	Adj 1	Adj 2	Adj 3	Eff Rate	Div %	Value
1	HWY 25 S II	155665	0	0	0	87,120.000	S	8.000	-10.00	0.00	0.00	7.200	1.000	627,300
2	HWY 25 S III	155666	0	0	0	218,635.000	S	3.000	-10.00	0.00	0.00	2.700	1.000	590,300
Total						305,755.000								1,217,600

Recent Sales In Area

Sale date range:

From: **To:**

Distance: **Units:**

Transfer History

Grantor	Grantee	Recorded Date	Doc Type	Doc No
CITY OF MONTICELLO; MULLER FAMILY THEATRES OF MONTICELLO LLC	JEFFERSON COMMONS SECOND ADDITION	9/18/2006	PLT	1025963
CITY OF MONTICELLO	JEFFERSON COMMONS	8/30/2004	PLT	925025
AGRIBANK FCB	CITY OF MONTICELLO	8/17/2004	MIN	923271

Note: Transfer History data is from LandLink beginning 01/01/2003.

Valuation

	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+ Estimated Land Value	\$1,217,600	\$1,217,600	\$1,178,800	\$938,600	\$938,600
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,217,600	\$1,217,600	\$1,178,800	\$938,600	\$938,600
% Change	0.00%	3.29%	25.59%	0.00%	0.00%

Taxation (Internal Only)

[Click here to view Taxation Information for this parcel](#)

	2025 Payable	2024 Payable	2023 Payable	2022 Payable
Estimated Market Value	\$1,217,600	\$1,178,800	\$938,600	\$938,600
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$0	\$0	\$0	\$0
Net Taxes Due				
+ Special Assessments				
= Total Taxes Due				
% Change	0.00%	0.00%	0.00%	0.00%

Taxation

[Click here to view Taxation Information for this parcel](#)

Taxes Paid

[Click here to view Taxes Paid for this parcel](#)

Map



No data available for the following modules: Land GA/RP, Buildings, Extra Features, OBY, OBY (Working 2026 Assessment), Sales, Photos, Sketches.

The information provided on this site is intended for reference purposes only. The information is not suitable for legal, engineering, or surveying purposes. Wright County does not guarantee the accuracy of the information contained herein.

[| User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 3/2/2026, 12:54:19 AM

Contact Us



6A. Economic Development Manager's Report

Prepared by: Economic Development Manager	Meeting Date: 04/08/2026	<input checked="" type="checkbox"/> Other Business
Reviewed by: N/A	Approved by: N/A	

REFERENCE AND BACKGROUND

- a. Sales Tax Revenue Collections: The sales tax collections are an economic indicator of the strength and vitality of the local economy. The monthly collections exceed projections which were prepared by the University of MN Extension service. Potential to reach the funding threshold of \$15,000,000 in less than 8 years. See attached Exhibit A.
- b. Planning Commission Agendas – March 3, 2026: Please see attached Exhibit B.
- c. Wetland Delineation Requested with City Engineer, WSB for Lot 1, Block 1 8th Addition, Otter Creek Crossing; 7.94-acre parcel. This will help provide answers about how much of this lot is developable-usable and allow discussions to continue regarding potential location for *Prospect SCU-SCS- 55-35*. Please see attached Exhibit C.
- d. Housing Rehabilitation (SAHA) funding Program launch target date update: Marketing materials are being prepared for a mid-May launch. A target audience specific presentation to the Senior Center attendees is scheduled for June 25, 2026. Staff will present the marketing materials to the EDA during the May 13, 2026, meeting seeking additional final inputs and tweaks.
- e. Adjustments-changes at Existing Affordable Housing Properties: The owners of a multifamily property located at 301 East 7th Street, which obtained financing through a USDA Loan program, are in the process of making financing adjustments and that may have an impact the future availability of these units of being available to low- and moderate-income households. Staff were informed of the properties' plans via reporting and compliance requirements. Staff will continue to monitor and discuss

these adjustments with the owners as their final decisions are reached on the financing in the coming months. There are not any pre-determined outcomes if the financing adjustments do occur.

- f. EDA Lease Revenue Bond Discussion Planned in Connection with Proposed Public Works Building: A calendar shows the upcoming steps related to issuance of EDA Lease Revenue Bonds in late July 2026 related to funding for the proposed Public Works facility. The EDA role is as a financing conduit in the process of funding the large Public Works facility. The 2nd EDA meeting on April 22, 2026, will involve more education and information sharing for the EDA to better understand this process and its specific role in this financing effort. Please see attached Exhibit D.

- g. Project Updates: Please see attached Exhibit E.

- h. Prospect List – April 03, 2026: Please see attached Exhibit F.

Monticello Local Option Sales Tax

Collection		Admin Start			
Month	Amount Collected	Admin Fees	Up Fees	Total Received	
May-25	\$ 175,249.36	\$ (1,577.24)	\$ (16,116.45)	\$ 157,555.67	July
Jun-25	\$ 204,919.19	\$ (1,844.27)		\$ 203,074.92	Aug
Jul-25	\$ 203,551.14	\$ (1,831.96)		\$ 201,719.18	Sept
Aug-25	\$ 217,249.10	\$ (1,955.24)		\$ 215,293.86	Oct
Sep-25	\$ 200,916.80	\$ (1,808.25)		\$ 199,108.55	Nov
Oct-25	\$ 199,196.68	\$ (1,792.77)		\$ 197,403.91	JE
Nov-25	\$ 219,355.63	\$ (1,974.20)		\$ 217,381.43	JE
Dec-25	\$ 225,114.69	\$ (2,026.03)		\$ 223,088.66	JE
Jan-26	\$ 226,193.47	\$ (2,035.74)		\$ 224,157.73	
Feb-26				\$ -	
Mar-26				\$ -	
Apr-26				\$ -	
May-26				\$ -	
Jun-26				\$ -	
	\$ 1,871,746.06	\$ (16,845.70)	\$ (16,116.45)	\$ 1,838,783.91	

AGENDA
REGULAR MEETING – PLANNING COMMISSION
Tuesday, April 3, 2026 – 6:00 p.m.
Mississippi Room, Monticello Community Center

PLANNING COMMISSION WORKSHOP
Monticello Community Center – Academy Room

5:00 p.m. Discussion on Amendments to 2040 Vision + Plan and Zoning Ordinance
for single-family housing goals

Commissioners: Chair Andrew Tapper, Vice-Chair Melissa Robeck, Rick Kothenbeutel,
Teri Lehner, Rob Stark
Council Liaison: Councilmember Kip Christianson
Staff: Angela Schumann, Steve Grittman, Bob Ferguson, Tyler Bevier

1. General Business

- A. Call to Order
- B. Roll Call
- C. Consideration of Additional Agenda Items
- D. Approval of Agenda
- E. Approval of Regular Meeting Minutes
 - 1. February 3, 2026
 - 2. March 3, 2026: No official business was conducted and no minutes were prepared for the meeting due to the lack of a quorum of the Commission
- F. Citizen Comment

2. Public Hearings

- A. Consideration of an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans. Applicant: Thomas Dehn – Thomas Allen Homes LLC
- B. Consideration of a Preliminary Plat for Jefferson Commons Fifth Addition and Conditional Use Permits for Cross-Access on a 7.01 acre site in a B-4 (Regional Business) district, for a Day Care Center use. Applicant: Kid’s Haven Childcare and Preschool

Planning Commission Regular Meeting Agenda – April 7, 2026

- C. Consideration of an Amendment to the Monticello 2040 Vision + Plan (Comprehensive Plan), Chapter 3, “Land Use, Growth and Orderly Annexation”, re-guiding certain parcels from the Light Industrial Park land use designation to other land use designations, and including any other amendments to related sections of Chapter 3 necessary to regulate land use for the subject area.
Applicant: City of Monticello

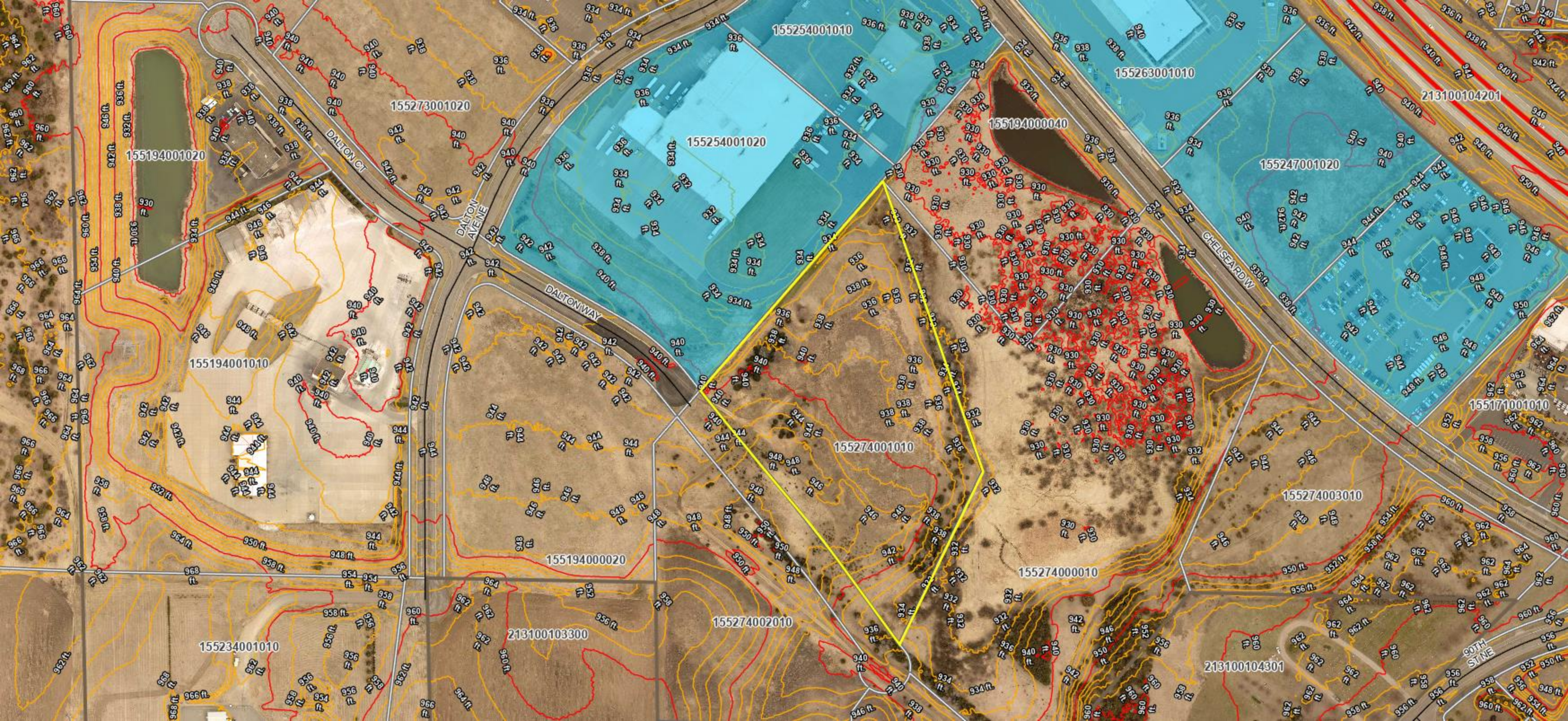
- D. Consideration of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, § 153.041 Districts Established for the creation of a new zoning district to include public and quasi-public uses; and any other related sections of text necessary to define and regulate public and quasi-public uses within the City
Applicant: City of Monticello

3. Regular Agenda

4. Other Business

- A. Community Development Director’s Report

5. Adjournment



**MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY, MINNESOTA
LEASE REVENUE BONDS, SERIES 2026A**

PROPOSED SCHEDULE OF EVENTS AS OF MARCH 26, 2026

The following checklist of items denotes each milestone activity as well as the members of the finance team who will have the responsibility to complete it. *Please note this proposed timetable assumes regularly scheduled Monticello EDA meetings, which are held on the second and fourth Wednesday of each month at 6:00 p.m., and regular City Council meetings, which are held the 2nd and 4th Monday of each month at 6:30 p.m.*

February 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Holiday

Date	Action	Responsible Party
April 27, 2026	Notice of Public Hearing for Establishment of Economic Development District Submitted no later than this date for publication on April 30 (Publications every Thursday, submissions due by 3:00 p.m. on Monday).	MEDA/City Staff,
April 30, 2026	Notice of Public Hearing for Establishment of Economic Development District Published not later than May 3 (not less than 10 days prior to Hearing)	MEDA/City Staff, Bond Counsel
May 13, 2026	MEDA holds Public Hearing at 6:00 p.m. and Approves Resolution for Establishment of Economic Development District	MEDA Board Action, Northland, Bond Counsel

Date	Action	Responsible Party
May 19, 2026	Northland sends General Information Certificate to City for completion All Lease Documents Distributed to MEDA, City, Northland and Trustee	Northland, Bond Counsel
May 26, 2026	City returns completed General Information Certificate to Northland	City Staff, Bond Counsel
May 29, 2026	Comments on Lease Documents due to Bond Counsel	City/MEDA Staff, Northland, Trustee, Bond Counsel
June 3, 2026	Finance Plan Sent to MEDA and City	Northland
June 4, 2026	Preliminary Official Statement Sent to MEDA for Sign Off and to Rating Agency	Northland, MEDA Staff
Week of June 15, 2026	Rating Conference Call	Northland, City/MEDA Staff, Rating Agency
June 18, 2026	Comments on POS due to Northland	City/MEDA Staff, Northland, Trustee, Bond Counsel
June 26, 2026	City/MEDA to confirm final project costs and use of premium	City/MEDA Staff
July 1, 2026	Rating Received	Rating Agency, MEDA Staff, Northland
July 2, 2026	Awarding the Bonds and Authorizing the Execution of Lease Documents Resolution sent to MEDA and City Final Lease Documents Distributed	Northland, Bond Counsel
July 9, 2026	Bond Pricing MEDA Board Action - Bond Purchase Contract Signed and Awarding and Authorizing Execution of the Lease Documents and Resolution adopted 6:00 p.m. (Special Meeting) City Council Action - Approval of MEDA Bonds and Authorizing the Execution of Lease Documents- 6:30 p.m. (Special Meeting)	MEDA Board Action, City Council Action, Northland, Bond Counsel
July 30, 2026	Closing on the Bonds (Proceeds Available)	Northland, MEDA Staff, Bond Counsel

6A. Project Updates

Fairfield By Marriott Hotel and Boulder Tap House:

The restaurant construction is continuing to progress. Opening date is projected as late May. Construction of the 98-room hotel development project has slowed greatly due to labor shortages with opening date now set for late August. City staff will continue to monitor and provide updates.

Minnesota Sports Cards - Retail:

Construction of the Minnesota Sports Cards retail center (4,409 sq. ft. building) on a 1.09-acre site located just east of the former McDonald's fast-food restaurant (located along the freeway in front of Home Depot) is progressing with opening slated for early May.

Big Bore Restaurant (formerly the McDonald's Restaurant on East 7th Street):

The extensive remodeling of the former McDonald's restaurant is also continuing. The Big Bore Restaurant, featuring convenient pick-up and drive-through options, is scheduled to open in mid-April 2026.

Discount Tire:

Construction of Discount Tire (2.04-acre parcel located at 1300 7th Street East) at sales and service store is underway on the north side of I-94 adjacent to the Sunny Days Therapy facility on 7th Street East. After pausing construction for some time due to supply chain issues, it is now actively progressing again and is targeted for late June 2026 completion.

Housing Development Updates:

Haven Ridge 2nd: Lennar has 9 lots left to build on.

Meadowbrook: Proceeding at a quick clip for lot development; 2nd Addition pending

PROSPECT LIST								
04/03/2026								
Date of Contact	Company Name	Business Category	Project Description	Building-Facility	Retained Jobs	New Jobs	Total Investment	Project Status
5/22/2018	Karlsburger Foods	Food Products Mfg.	Facilty Expansion	27,000 sq. ft. +/-	42	10 to 20	\$4,500,000	On Hold
2/28/22-01/27/26	Project Emma II	Light Ind-Assembly	New Construction	40,000 sq. ff.	0	5	\$4,350,000	Active
5/30/2023	Project Flower-M & M	Commercial	Concept Expansion	?	?	?	?	Concept
6/9/2023	Project Pez	Mfg	New Construction	30,000 to 35,000 sq. ft.	19	17	\$4,900,000	Paused
2/12/2024	Project Lodge-MSMWDC	Lodging-Hospitality	New Construction	?	0	10	\$22,500,000	Under Const
3/5/2024	Project Panda 20-MS	Child Care Facility	New Construction	27,100 sq. ft.	0	43	\$6,500,000	Site Selected
4/12/2024	Project Rest B52	Restaurant	New build out-Finish	7,000 sq. ft. +/-	0	25	\$2,300,000	Identified Site
5/30/2024	Project EP-BDDC LACW	Data Center - Hyper Scale	New Construction	2,150,000 sq. ft. +/-	0	190	\$3,000,000,000	Identified Site
9/2/2024	Project Scannell Data Ctr	Data Center Enterprise	New Construction	1,200,000 sq. ft. +/-	0	135	\$2,000,000,000	Identified Site
1/14/2025	Project Megawatt	Industrial	New Construction	650,000 to 1,300,000 sq. ft.	0	592	\$757,000,000	Active Search
7/19/2025	MC Outdoors	Industrial Service	New Construction	8,200 sq. ft.	0	14	\$1,500,000	Site Selected
7/25/2025	Project BOM	Service Retail	Acquisition-Renovation	3,000 sq. ft	0	6	\$550,000	Site Selected

