

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 Sjolín

Address: 2140 Bice Ave NW Buffalo, MN 55313

Telephone number: [REDACTED]

Name of contact person: Missy Sjolín

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fee will be used for EDA staff and consultant costs and may be partially refundable if the request for assistance is withdrawn.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 Sjolín Digitally signed by Melissa Sjolín  
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: [REDACTED]

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	<del>485,000</del>	<b>\$1,485,000</b>

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: [REDACTED]

Business Name: Kid's Haven Child Care and Preschool

Business Address: 302 12<sup>th</sup> 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
b. Site development	379,094.65
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	<del>#485,000</del>

**\$1,485,000**

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](mailto: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.) [REDACTED]  
E-Mail: [REDACTED]

### 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 <sup>70</sup> 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  
11/28/2025

316 STUDENTS  
35 STAFF MAX SHIFT

CITY REQ PARKING = 99  
PROVIDED PARKING = 85  
PROOF PARKING = 14

SCHOOL BOULEVARD

SHARED ACCESS  
DRIVEWAY LOT 1  
AND OUTLOT A

OUTLOT  
A

178,230 SF +/-  
4.09 AC

LOT 1  
BLOCK 1  
127,517 SF +/-  
2.93 AC

PROPOSED BUILDING  
28,704 SF  
FFE=XXXX

PROPOSED  
LOT LINE

TRASH  
ENCLOSURE

SHARED ACCESS  
DRIVE LOT 1 AND  
ADJACENT LOT

DEECAN AVE