

4A. PUBLIC HEARING (Business Subsidy) - 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: 3/11/2026</p>	<p><input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Public Hearing Item</p>
<p>Reviewed by: Community Development Director Community Economic Development Coordinator, Finance Director</p>	<p>Approved by: City Administrator</p>	

ACTION REQUESTED

Open Business Subsidy Public Hearing related to the proposed \$250,000 SCDP Loan and accept public comments for the record.

Motion to table consideration of adopting Resolution 2026-04 Authorizing a 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 until April 8, 2026.

REFERENCE AND BACKGROUND

Kids Haven Childcare ownership recently submitted a financing application to City staff to fill a funding gap in a \$6,700,000 development proposal at a City owned site on School Boulevard near the Emagine Theater and River City Extreme (the bowling alley facility). The City Council is considering the Contract for Private Development with the embedded Purchase Agreement at its regular meeting on March 9, 2026. The EDA reviewed a loan pre-application from Kids Haven and discussed the proposed development with the applicant in a Workshop meeting on January 8, 2026. The EDA consensus was to move forward with the loan and bring it to a regular meeting for final consideration. The SCDP funding would be used to purchase playground equipment for the new facility which is projected to cost approximately \$1,000,000 +/- in total. If the EDA approves the loan, it will be secured through a second mortgage against the real property as well as a UCC filing against the playground equipment.

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 loan agreement will 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. **Please note that the loan documents are not attached to this staff report as the bank that is providing the financing for the proposed development has yet to provide a funding commitment letter for the Kids Haven childcare facility development proposal.** That is expected to happen in the next two weeks. Staff have been communicating with the Kids Haven ownership team, and they indicated that they have received numerous quality and competitive contractor quotes for development of the new facility and that they are planning to select a general contractor in early March. With that timeframe as a backdrop, the EDA final consideration of the proposed SCDP loan will be targeted at the regular April 8, 2026, EDA meeting.

Notable economic benefits of 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.

If the EDA approves the \$250,000 gap funding request, it will help facilitate the development of a new \$6,700,000 +/- 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, though due to significant financing challenges, none of the previous concept proposals were able to move forward.

- I. **Budget Impact:** The budget impact related to consideration of the proposed SCDP loan would be a reduction of the loan fund balance of \$1,092,000 by a total of \$250,000 resulting in new loan fund balance of \$842,000 +/- . The borrower is paying the legal fees estimated to be \$2,350 +/- related to drafting the loan documents.
- 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 table final consideration of adopting 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 and to specifically utilize the \$250,000 SCDP loan to purchase playground equipment until the April 8, 2026 regular EDA meeting. The score evaluation of the Kids Haven development proposal (attached as exhibit E) shows a total score of 35 points. This is comparable to the evaluation scores for the facility expansions by Wiha Tools, and UMC as well as the new Fairfield by Marriott Hotel development. The Kids Haven childcare facility development proposal will help address the serious day care demand-supply imbalance which was 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.

SUPPORTING DATA

- A. Kids Haven SCDP Loan Application Submittal Packet
- B. Kids Haven Childcare Facility Attributes
- C. Kids Haven Community Economic Benefits
- D. Monticello Childcare Slot Gap-Deficit Information
- E. Kids Haven Score Evaluation
- F. Proposed Kids Haven Site
- G. Proposed Development Site Plan
- H. Proposed Kids Haven Childcare Facility (26,704 square feet)
- I. Aerial Photo of City Parcel
- J. WC Beacon Report
- K. Public Hearing Notice – Business Subsidy Public Hearing

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
Application**

Legal name of applicant: Melissa Sjolin

Address: 2140 Bice Ave NW Buffalo, MN 55313

Telephone number: [REDACTED]

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: [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	<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: [REDACTED]

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
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	<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.) [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 ⁷⁰ 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



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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



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



KID'S HAVEN
CHILD CARE & PRESCHOOL

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 Sjolín [REDACTED]
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

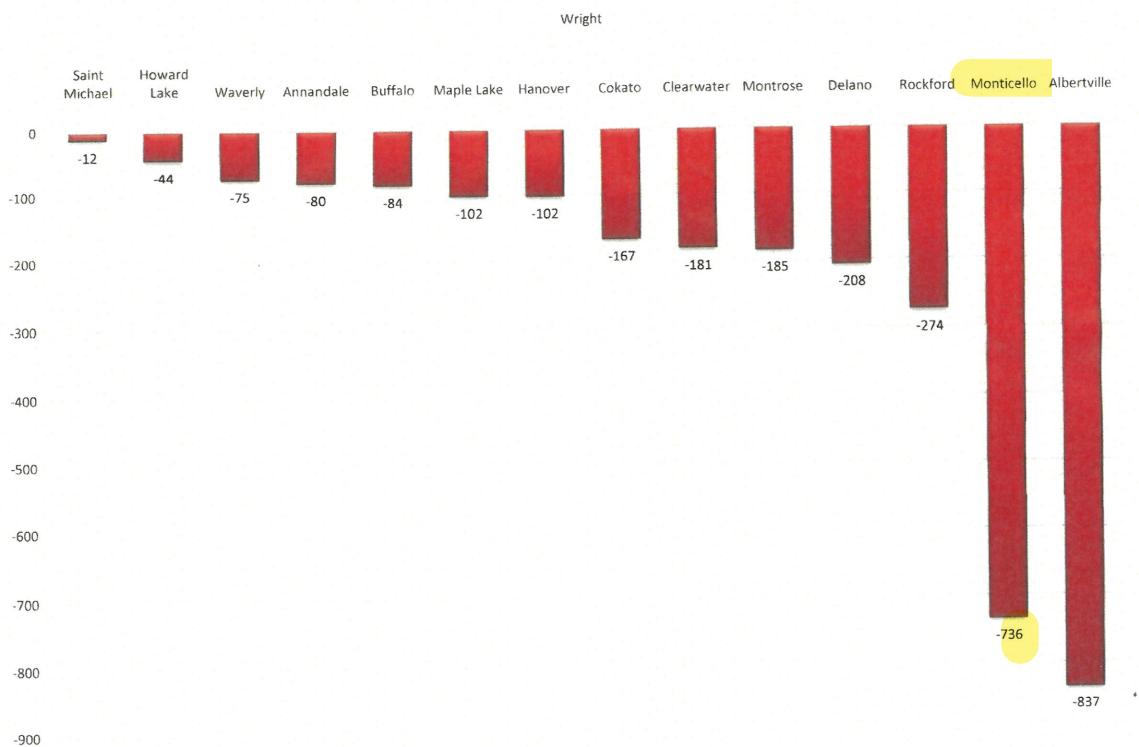
763-682-3072

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>	\$36,900 (18hr *2050)
+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
\$6,900,000 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

GENERAL NOTES

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT IF OWNER HAS PROVIDED SUCH REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. IF REQUESTED BY THE OWNER, THE CONTRACTOR SHALL SUBMIT A COMPLETION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER LICENSED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND PAVEMENT AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

- THE LOCATIONS OF THE UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE SURVEY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL EXISTING DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL EXISTING CONCRETE CURBING AND PAVEMENT TO REMAIN SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR TO REPAIR ANY DAMAGED EXISTING CURB AND PAVEMENT AT CONTRACTOR'S EXPENSE.
- THE CITY WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED ASSOCIATED WITH VARIATIONS IN THE AS-BUILT ELEVATIONS. THESE ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

SITE DATA:

EXISTING ZONING: B-3 BUSINESS DISTRICT
 TOTAL AREA OUTLOT C: 305,796 SF = 7.02 ACRES
 TOTAL AREA LOT 1: 127,517 SF = 2.93 ACRES
 PROPOSED BUILDING AREA: 26,704 SF
 FLOOR AREA RATIO (ALL FLOORS): 0.209
 EXISTING IMPERVIOUS AREA LOT 1: 4,651 SF (Includes existing pavement strip)

ADDITIONAL PROPOSED IMPERVIOUS LOT 1 AREA: 73,297 SF (Building and pavement areas)
 TOTAL IMPERVIOUS AREA: 4,651 SF (Includes existing pavement areas)
 TOTAL IMPERVIOUS AREA: 77,948 SF
 PERCENT PROPOSED IMPERVIOUS AREA: 61.13% (S of lot area: 73,448/120,237)
 TOTAL PERVIOUS AREA: 48,569 SF (Lawns, turf areas)
 PERCENT PERVIOUS AREA: 38.87% (S of lot area: 48,569/125,217)
 DISTURBANCE AREA: 38,535 SF
 3.26 AC

LEGEND:

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING R/W LINE
- CONCRETE LIGHT DUTY
- CONCRETE HEAVY DUTY
- BITUMINOUS PAVEMENT
- AGGREGATE SURFACE
- PROPOSED R/W OR LOT LINE
- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED CURB AND GUTTER TIP-OUT
- PROPOSED PARKING STALLS
- PROPOSED PAVED PARKING STALLS

KEY NOTES:

- BITUMINOUS PAVEMENT, SEE SECTION ON DETAIL SHEET
- CONCRETE PAVEMENT HEAVY DUTY, 4,500 PSI MIX, SEE SECTION ON DETAIL SHEET
- PUBLIC SIDEWALK, SEE MONTICELLO DETAIL ON SHEET C7.2
- CONCRETE PAVEMENT LIGHT DUTY, 4,500 PSI MIX, SEE SECTION ON DETAIL SHEET (PRIVATE SIDEWALK)
- B612 (6") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MDDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MDDOT 2461)
- B612 (6") CONCRETE OUTFLOW CURB & GUTTER, (TIP-OUT FLOWLINE), MIX 3F32 FOR MACHINE PLACEMENT (MDDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MDDOT 2461)
- PAINT 24" SOLID STRIPE - WHITE LATEX PAINT
- RIBBON CURB CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MDDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MDDOT 2461)
- SANUCUT AND REMOVE EXISTING PAVEMENT SURFACE FOR CLEAN EDGE
- EXISTING PAVEMENT TO REMAIN
- EXISTING UTILITIES TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
- COMMERCIAL DRIVEWAY ENTRANCE SEE DETAIL
- PERVIOUS AREA, SEE LANDSCAPE PLAN BY OTHERS
- 6" TRANSITION RIBBON CURB TO B612 CURB
- 6" RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT & MDDOT STANDARD PLAN S-297.250 INCLUDING CONTRASTING, SELECTABLE WARNING DEVICES, DEPRESS BACK OF CURB AT RAMP
- PAINT 24" HIGH STRIPE - WHITE
- PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY - WHITE LATEX PAINT
- ACCESSIBLE PARKING SIGN (MDDOT #S R7-8A AND R7-8B), CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON 6" CONCRETE BOLLARD. SEE DETAIL SHEET.
- NO PARKING SIGN (MDDOT # R8-3), CENTER SIGN ON ADA ACCESSIBLE STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
- METAL FENCE, 4.0 FT HEIGHT, AMENSTAR MONTAGE MAJESTIC BROUGHTRUCK COLOR. INSTALL PER MANUFACTURE REQUIREMENTS. SEE EXAMPLE PICTURE THIS SHEET.
- TYPICAL VALLEY GUTTER (SEE DETAIL)
- PLAY GROUND AREA: MASS GRADING OF ALL PLAY AREAS TO HAVE 3.5" HOLD-DOWN FOR PLAYGROUND SURFACE MATERIAL INSTALLED BY OTHERS
- SANUCUT AND REMOVE EXISTING BITUMINOUS FOR CLEAN EDGE. PROVIDE MIN. 2.0' WIDTH FROM CURB UP EDGE AT CONCRETE CURB LOCATIONS OR CONCRETE VALLEY GUTTER. PAINT WITH BITUMINOUS PAVEMENT PER CITY REQUIRED SECTION. MATCH EXISTING PAVEMENT ELEVATIONS AND CROSS SLOPE.
- LIGHT POLE REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LIGHT LOCATIONS AND SPECIFICATIONS. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY FOUNDATION SIZE WITH OWNERS ARCHITECT.
- INSTALL TRAFFIC STOP SIGN (MDDOT R1-11) MOUNTED ON STEEL POST. GENERAL CONTRACTOR TO COORDINATE LOCATION.

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 MEYER BROTHER LAND SERVICES
 708 14 AVENUE NE
 BUFFALO, MN 55313
 DATED: DECEMBER 10, 2025
 BENCHMARK NO. 2
 TOP NUT HYDRANT
 ELEV. = 964.89

EXISTING DESCRIPTION

OUTLOT C, JEFFERSON COMMONS EXCPT THAT TRACT BUILT AS JEFFERSON COMMONS SECOND ADDITION, HIGHT COUNTY, MINNESOTA.

PROJECT LOCATION

NE 1/4 of the SE 1/4 SECTION 15 TOWNSHIP 127, RANGE 25, HIGHT COUNTY, MINNESOTA

PARKING DATA

REQUIRED PARKING: 1.0 SPACE FOR EACH EMPLOYEE PLUS ONE SPACE PER FIVE CHILDREN 316 STUDENTS 35 STAFF MAX SHIFT
 TOTAL REQUIRED STALLS = 99

PROVIDED PARKING: 85 STALLS (INCLUDES 4 HANDICAP STALLS) 14 PAVED PARKING STALLS

SETBACKS:

LOCATION: BUILDING 30' FRONT 10' REAR YARD 20' STREET SIDE

LOT MINIMUM:

Base Lot Area No Minimum
 Base Lot Width 100 Ft Minimum

SITE PLAN NOTES

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- MATCH EXISTING GRADES AT EXISTING PAVEMENT TO REMAIN.
- EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT FOR CLEAN EDGE. TACK SHALL BE USED ON ALL VERTICAL EDGES PRIOR TO PATCHING.
- CONTRACTOR SHALL VERIFY AND COORDINATE CONDUIT REQUIREMENTS FOR UNDERGROUND UTILITIES IF ANY WITHIN THE WORK ZONE WITH HIS OWNERS PRIOR TO PAVING.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHALL FOR POSTING OF FIRE LINES, CURB MARKING AND SIGNAGE AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.

CLIENT:

**KID'S HAVEN
 CHILD CARE AND
 PRESCHOOL**

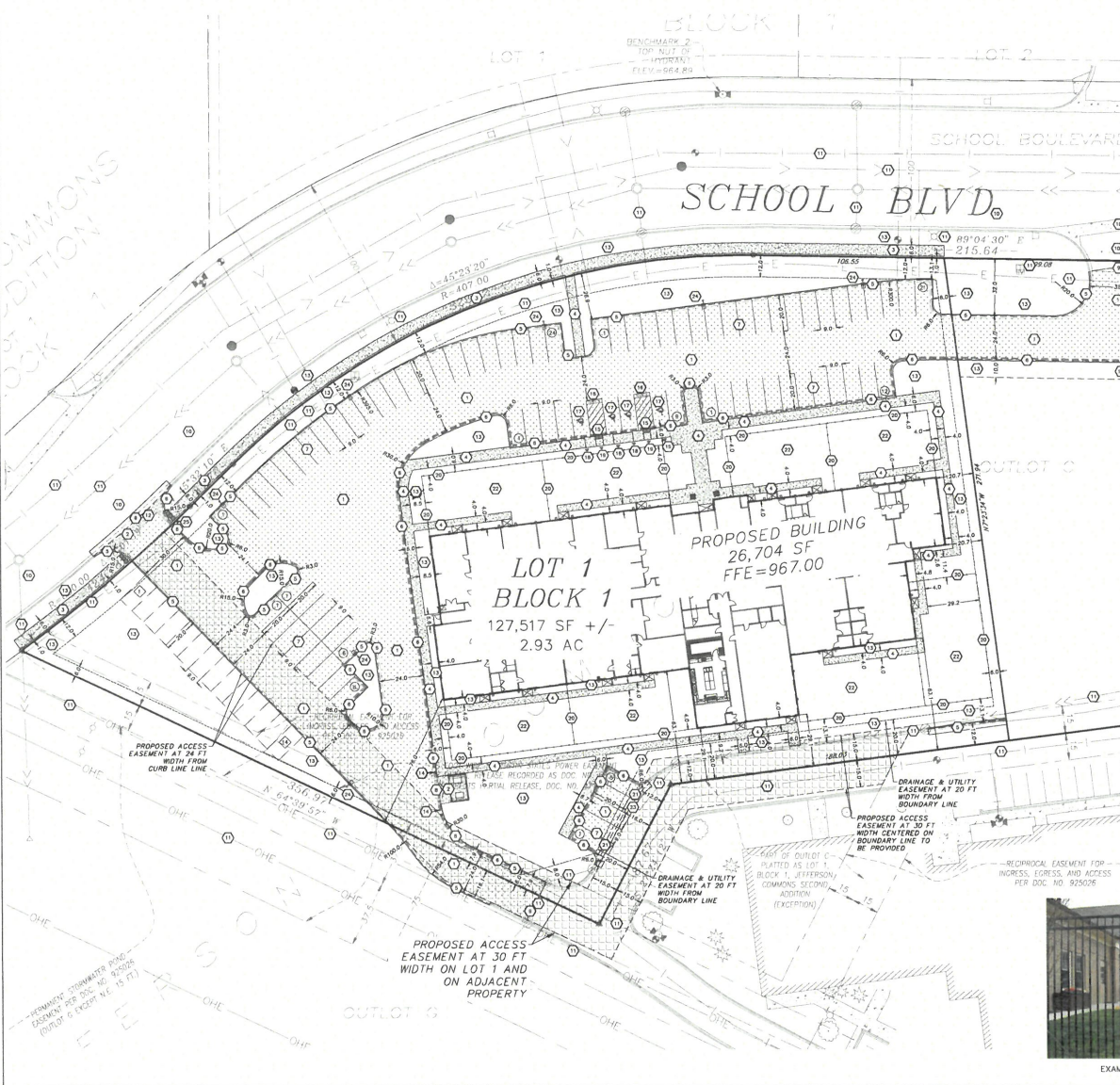
302 12th Ave S
 Buffalo, MN 55313

Messy Sjojin
 msjojin@kidshaven.net
 763-682-3072

**KID'S HAVEN
 SITE IMPROVEMENT PROJECT**

xxxxxx School Blvd
 Monticello, MN 55362

SITE PLAN



EXAMPLE METAL FENCE

INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1.1 SITE PLAN
- C2.1 GRADING AND DRAINAGE PLAN
- C3.1 SANITARY SEWER & WATER PLAN
- C4.1 STORM SEWER PLAN
- C5.1 STORM WATER POLLUTION PREVENTION PLAN
- C6.1 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-C7.2 DETAILS

REVISIONS:

DATE	BY	SD	DESIGNED BY	SD	CHECKED BY	SD
02/02/25						

FILE NO. 00992

C1.1
 Site Plan

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET



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



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



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



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



4918 S. Tri Oak Circle NE
East Bethel, MN 55092
Phone: 651-245-2346
Email: mjth@kjthomasarchitect.com
Wjthomas@kjthomasarchitect.com

Project No.: 24005
Date Last Revised: 03-25-24, 07-17-25, 10-26-24, 11-20-25, 12-28-25
90% Progress Set 01-24-26
Bid_Permit Set 02-02-26

File Name: 24005 Kids Haven Monticello 02-02-26.plt
Drawn By: MJT
Minnesota License No.: 23392

Date Stamped: 02-02-2025
I hereby certify that the plans, specifications, or reports prepared by me or under my direct supervision and that are a legal contract are made under the laws of the State of Minnesota.

Signature
Michael J. Thomas

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Architect, LLC is not responsible for any agreement to the contrary is limited to a specific use on the site indicated on these plans.

KID'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 15-121-025
 Sec/Twp/Rng SECT-15 TWP-121 RANGE-025 JEFFERSON COMMONS
 Brief Tax Description 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.

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

Contact Us



NOTICE OF PUBLIC HEARING

**CITY OF MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY
WRIGHT COUNTY, MINNESOTA**

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the City of Monticello Economic Development Authority (the "Authority") will hold a public hearing on Wednesday, March 11, 2026, at approximately 6:00 P.M. or as soon thereafter as the matter may be heard, in the Mississippi Room of the Monticello Community Center located at 505 Walnut Street in the City of Monticello, Minnesota (the "City") to consider the provisions of a proposed business subsidy under Minnesota Statutes, Sections 116J.993 through 116J.995, as amended (the "Business Subsidy Law"), by providing a loan to Kids Haven of Monticello Holdings, LLC, a Minnesota limited liability company and Kids Haven of Monticello, LLC, a Minnesota limited liability company (collectively, the "Recipient"), to finance the purchase of playground equipment for a new childcare facility to be located in the City (the "Project").

Information about the proposed business subsidy for the Recipient is available for inspection at the office of the Authority's Executive Director at City Hall during regular business hours. After the public hearing, the Authority will consider granting the business subsidy in accordance with the proposed terms.

A person with residence in or the owner of taxable property in the City may file a written complaint with the Authority if the Authority fails to comply with the Business Subsidy Law, and no action may be filed against the Authority for the failure to comply unless a written complaint is filed.

All interested persons may appear at the hearing and present their views on the matters orally or provide their comments prior to the meeting in writing.

Dated: February 26, 2026

BY ORDER OF THE BOARD OF COMMISSIONERS
OF THE CITY OF MONTICELLO ECONOMIC
DEVELOPMENT AUTHORITY

/s/ Jim Thares

Executive Director

POSTED: 02/20/2026

PUBLISH DATE: 02/26/2026

am