

CITY OF BREEZY POINT
PRE-APPLICATION
TAX ASSISTANCE FINANCING

Legal Name of Applicant: Whitebirch, Inc.

Address: 9252 Breezy Point Drive, Breezy Point, MN 56472

Telephone Number: 218-831-9283 (David Spizzo)

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Name of contact person: David Spizzo, President Whitebirch, Inc.

Date: 05/18/26

REQUESTED INFORMATION

ADDENDUM TO THE PRE-APPLICATION:

1. The final record plat of NORTH STAR CENTER is attached. The site consists of Lot 1 and Lot 2, Block 3 of said plat.
2. The project consists of constructing an 74-unit apartment building and garages for rental purposes. This project would be divided into phases with the first phase being 38 units plus the common amenities and the second phase would be 36 units. A preliminary site plan and building views are attached. The plans attached also include parking counts and configuration. Building on the site will be constructed south of Agate Way and westerly of Ranchette Drive. A traffic study was completed with the construction of the North Star Center plat and CRMC clinic, which is related to this project, and said study is provided as part of this project record. The current County value of the two lots based on the assessment year 2025 are \$143,300 and the estimated market value following the project completion would be estimated at around \$7,200,000 for the first phase and \$6,500,000 for the second phase based on actual land values and construction costs. Total projects cost of roughly \$13.8 to \$14 million once completed.
3. The existing Comprehensive Guide Plan Land Use designation and zoning of the property are Commercial sewerred. To the best of our knowledge, the property meets all the conditions and terms of the Comprehensive Guide Plan. The proposed project would meet all the requirements of the Commercial sewerred zoning classification and would require a Conditional Use Permit (CUP) to be presented and approved by the city. Furthermore, the City's Comprehensive Guide Plan "projected rental demand for the

City of Breezy Point indicates a need for an increase of 125 units, or 8 percent, between the years of 2014 and 2030. To meet demand, projects for market rate rental housing and some level of public/private partnership may be needed to create units with achievable rents.”

4. Use of Tax Increment financing will be used to pay for qualified costs such as; survey, engineering, site preparation, excavation grading/earthwork, foundations footings, parking and on site drives, sidewalks, curb and gutter, street scaping and landscaping, irrigation, outdoor parking and street lighting, utility connection to municipal sewer, storm water connections to existing regional storm water ponds, high capacity well for water use and fire protection. With the assistance of the city TIF will provide the opportunity to offer more affordable housing and work force housing options as outlined in the city’s Comprehensive Guide Plan under housing needs. It is necessary for the developer to obtain financial assistance through a public-private partnership.
5. The public benefits provided by rental housing in the city is far reaching and meet many of the housing goals in the city’s Comprehensive Guide Plan. In addition, this project and property is one of a very few within the city that is platted and established which can meet the rigorous site requirements of a project of this type. The availability of affordable year-round housing will provide access to many needs of our local workforce and residences of all ages. Convenience, ease of access, visibility and a sense of community are goals Whitebirch is hoping to achieve in the development of this apartment project fitting into the goals and strategies of the city Comprehensive Guide Plan. This project will significantly increase the property valuation once completed which will benefit the city, county and school district.
6. Whitebirch, Inc. was incorporated as a Minnesota corporation in 1974 for the purpose of owning, developing, and marketing approximately 3,000 acres surrounding Breezy Point Resort. In 1981, the resort was acquired by Whitebirch, inc., and through its wholly owned subsidiary, Breezy Point International, Inc., began developing and marketing condominium interval unit’s aka timesharing. Whitebirch has grown to become one of the largest resort developers and operators in the upper Midwest. Many of the recent and past projects include; The CRMC medical clinic and Guide Point Pharmacy, residential dormitories for foreign workers, Whitebirch Village (52 residential units) and Vista Village (8 residential units), North Star restaurant, North Star Ice Arena, Campgrounds, various Whitebirch residential plats, Deacons Lodge Golf and Residential units, Antlers and Whitebirch golf, marina and boat launch facilities, Ace Valley golf and social club under construction, restaurants, convention center, lodges and various resort rental properties.