



July 22, 2019

City of Marshall  
344 West Main Street  
Marshall, MN 56258

To Whom It May Concern:

This project will add 1,680 square foot addition to the existing Canoga Park Childcare facility located at 702 E. Southview Drive, Marshall MN. This space will include a new primary entrance, office and meeting area, 2 handicap assessable restrooms, utility room, and large open room that will double as a School-age Classroom and a Gym for younger children when School-ager are at school. The project will also include a new outside fenced playground area (addition is being built on old playground area). The project has already been started and is scheduled to be completed early this fall. It is estimated that the project will add an estimated \$132,000 of market value to the property.

This project will provide a public benefit by providing addition care spots for children. The addition will create a room for School-age children, creating room for younger children in the existing facility. This project will create 30 additional spots for children, 16 additional School-age Children and 14 Toddlers (who will move into the existing School-age Classroom). This project will also create 2 full time positions for Teachers and Aides, as well as several part-time and seasonal positions (estimated 3-6 positions).

Receiving this tax abatement would be very helpful. Although the amounts estimated are not grand it would be additional funds that will directed towards adding value to the services we provide. A pay increase for a teacher, new playground equipment, additional classroom education material. These are all possible options.

As previously mention construction has already begun on the project. We are aware a requirement of this program is that the request for tax abatement be made prior to construction beginning. We were not aware of this program until recently and apologize for not submitting the request sooner.

Sincerely,

Kim Swalboski,  
Director

Application Review and Approval Process shall be followed as specified in Tax Abatement Policy as specified herein.

**Property Information:**

Location: 702 E. Southview Dr, Marshall, MN 56258 Access Road: Southview Drive  
Section: 0 Township: 0 Range: 0 Property Identification Number: 27-814001-0/27-814001  
Legal Description: Southview 3rd Subdivision 01010001 Lot 1 Ex Ely 11.69' + N2 of Lot 2  
(attach if needed) Southview 3rd Subdivision 01010001 Ely 11.69' LT 1 Bk 1  
Parcel Width: \_\_\_\_\_ (feet) Length: \_\_\_\_\_ (feet) Acres: \_\_\_\_\_

**Applicant Information:**

Applicant Name: Brian Swalboski Phone: 507-828-9818 (h) \_\_\_\_\_ (w)  
Mailing Address: 2847 269th Ave, Marshall MN 56258  
Applicant Signature: [Signature]

**Owner Information:**

Owner Name: Brian Swalboski Phone: 507-828-9868 (h) \_\_\_\_\_ (w)  
Mailing Address: 2847 269th Ave, Marshall MN 56258  
Owner Signature: [Signature]

Contractors or Contract for Deed Holders – owner must sign the application.

**Company Information:**

Owner Name: Brian Swalboski Phone: 507-828-9868 Fax: \_\_\_\_\_  
Location: 702 E. Southview Dr, Marshall MN 56258  
Type of Company: Childcare LLC Service Provided: Childcare

Please attach the following documentation:

- Map or site plan, prepared by an architect or engineer, showing the boundaries of the proposed development, the size and location of the building(s) and parking areas.
- Written narrative describing the project, the size and type of building(s), business type and use, traffic information (parking capacity, vehicle counts, traffic flow, pedestrian facilities), project timing, and estimated market value.
- A statement identifying the public benefits of the proposal, including estimated increase in property valuation, and other community benefits.
- Statement showing the private investment and any public investment dollars for the project
- Financial information including past performance and pro forma future projections for the project.
- Application Fee (please see City of Marshall Fee Schedule for current fee amount).
- Other information as requested.

Return Completed Applications to:

City Clerk  
City of Marshall  
4 West Main St.  
Marshall, MN 56258





208 E College Dr  
Marshall, MN 56258  
P: 507-537-0222  
F: 507-537-0223

July 16, 2019

To Whom it May Concern,

Brian Swalboski, Kim Swalboski and Canoga Park Childcare LLC have secured financing through Bremer Bank, N.A. to complete the current real estate expansion project underway at 702 East Southview Drive in Marshall MN.

Please let me know if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy L. Serreyn".

Randy L. Serreyn  
SVP Business Banking

# POTENTIAL PARKING LOT

