

Hello everyone at the EDA, City of St. James and Watonwan County. We are Swoch LLC. Swoch LLC is owned by Tayler/Bailey Swanson and Sam/Kara Koch. Here's a little background information on Sam and myself. We are both originally from St. James and we both currently run active businesses in Southern Minnesota and in and around the City of St. James. We created Swoch LLC in February of 2025 and together we saw the rising demand for housing needs in the area and the opportunity to acquire houses, garages, sheds, shops, barns, etc. The landscape of rural area and surrounding cities is changing. People are relocating to town, farmers are retiring, and sites are being demolished. We saw the opportunity to capitalize on this movement by trying to save any structure worth saving. As you all probably know, Sam and Kara Koch run Goldschmidt House Movers. He has the tools and expertise to move anything, anywhere. Throughout the year, I assist Sam in relocating structures and handling trucking requirements for moving equipment and the structures themselves. After providing background information about our companies, I believe it will help with understanding Swoch LLC's plans for future lots and projects.

I would now like to talk about our current project in St. James. We recently purchased the property at 403 Tiell Drive on the West side of St. James. As you all are probably very aware of this lot and the former motel/ trailers that has been there for many years. Our goal is to completely clean up the entire lot and remove all debris, concrete, basement footings and overgrown trees. Once we remove and dispose of all structures and trailers, we will regrade the entire lot, fill in and pack where the old basement was, cap and secure main water and sewer lines and

then remove all overgrown shrubbery surrounding the lot. After achieving an acceptable grade for the project, we will lightly seed the lot to prevent erosion from wind or rain throughout the year.

Our current plans for the cleaned-up lot are to move 2 to 3 houses into the lot. The current lot is 225' wide by 150' deep. Given the size of this lot, it is feasible to divide it into three separate lots. The lots would be 75' wide and 150' deep. The size of these lots is comparable to the current lot sizes of the surrounding houses along the road. As Sam and I have discussed, 75' wide lots will require smaller houses. We have also discussed maybe splitting the entire lot into two bigger lots, 112.5' by 150'. This would allow larger houses and garages or shops on the same lot, enabling future expansions.

With all the being said, the clean up and disposal of the current property will need to be done first. We are asking the EDA, City of St. James and Watonwan County for financial assistance in helping clean up property. Being that the structure is partially burned, all the burned material will have to go to a separate landfill which is roughly double the cost compared to just regular demolition debris. All material will need to be crushed and hauled out by trucks with tarps and hauled to Cottonwood County Landfill. The property has been inspected by Cottonwood County and we are currently awaiting their report on the findings and the recommended course of action for properly cleaning up and disposing of all debris on the property. Swoch LLC has hired Ryan Aspelund from Affordable Landscaping and Tree Care for project cleanup. Affordable Landscaping and Tree Care is licensed and is a certified waste transporter. I have attached the current quote from Ryan Aspelund that states what will be done.

Thank you everyone and we look forward to working with you on this project and future projects!

Sincerely,

Swoch LLC

By: Tayler and Bailey Swanson

Sam and Kara Koch