

What's Happening in Spring Grove?!



What's happening with the hardware store?

Is there going to be a referendum?

What's the latest with the performing arts center?

Are we getting a new restaurant?

...what's up with all these stray cats?!!

UFF DA there's a lot going on!

Join us to hear updates from the school, the City and EDA, and Spring Grove 2030.

All are welcome.

Complimentary soda & popcorn.

Wednesday, July 19

7:15pm at Spring Grove Cinema

It's a busy night in Spring Grove!

Before joining us, check out

Music & Market in the park (4-7pm)

and a tour of the school (6pm)



SPRING GROVE
pretty, neat, small town.

**+
spring grove
2030**

YOU'RE INVITED!
Spring Grove 2030 CIR2 Kickoff Celebration
Tuesday, August 2nd at 7:00PM
Fest Building (110 N Division Ave, Spring Grove, MN 55974)
Refreshments provided!

Activities at the Farmers' Market
Wednesday, August 3rd from 4:00-7:00PM
Maple Drive near Viking Memorial Park

CIR2 Team Share-out Presentation
Friday, August 5th at 9:00AM
Math Learning Center at Spring Grove Public Schools
This will also be recorded and available on
www.springgrove.com/spring-grove-2030



**WHAT IS YOUR VISION FOR OUR COMMUNITY?
SPRING GROVE 2030 WANTS TO KNOW!**

WHAT IS SPRING GROVE 2030?
An initiative led by volunteers from the school, local government, businesses, faith communities, nonprofit, and more, to determine:

- What does Spring Grove look like in 2030?
- How can we make downtown more vibrant?
- What do the school & community need to serve students & attract families?
- How can we create more places for us to connect?

WHAT'S NEXT?
Upcoming workshops:
 JULY 7/14 COMMUNITY MEET
 AUGUST 8/16 COMMUNITY NEEDS
 SEPTEMBER 9/16 MAKE IT HANGABLE
 OCTOBER Report C

HOW CAN I GET INVOLVED?

- Return exploratory survey below to Spring Grove Communications, or via QR code
- Visit springgrove.com/spring-grove-2030 to register for upcoming workshops (you can also register by phone - see below)

WHY DID SG2030 FORM?
Local partners noticed shared goals to:

- Provide quality amenities for students and the community
- Support local nonprofits, events, and initiatives
- Help businesses find space to grow

QUESTIONS?

- Courtney Bergy Swanson at 507-251-9272 or courtney.bergyswanson@cedausa.com
- Sandra Solium at 507-459-8433 or 498-5882 or sandra.solium@wisc.edu

SPRING GROVE 2030 EXPLORATORY SURVEY

QUESTION 01
What do you like about Spring Grove? What do you value about this community and why?

QUESTION 02
What is one thing that would make Spring Grove a better place to live and why?

QUESTION 03
What new places and activities do you think the community needs? What do those look like?

QUESTION 04
What is your age range?
 0-20
 21-40
 41-60
 60+

QUESTION 05
What is your ZIP code?

WE NEED YOUR INVOLVEMENT IN THIS PROCESS!
We'd love to send you updates on the process and invitations for community events (including our upcoming workshops). Please leave your contact info below. Thank you!

NAME: _____
CONTACT INFO: _____

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Tonight's Goals

1. Share updates about our community!

- Report back on all of the community engagement, surveys, and workshops that have taken place over the past few years
- Give status updates on current projects happening in town

2. Collect your questions!

- Please use the worksheet provided to submit your thoughts & questions
- We'll gather the worksheets at the end of the presentations, answer what we can, and have more conversation in the lobby

3. Celebrate Spring Grove!

- Demonstrate the local investments being made, the exciting opportunities ahead, and how you can get involved

Tonight's Schedule

7:15 Presentations **Please write down your questions as you listen!**

7:50 Collect questions

8:15 Breakout conversations (if needed!)



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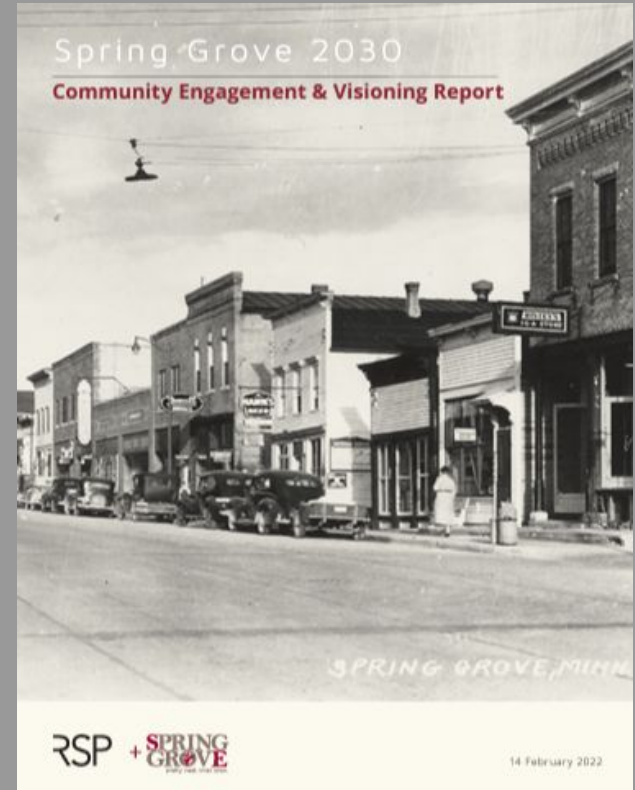
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“Spring Grove has strong core values that are vital to the identity and success as a community. They care about supporting youth, celebrating heritage, and investing in the small-town values of community and collaboration. Spring Grove values their ability to work together to support local businesses, nonprofit organizations, faith communities, and social activities.”

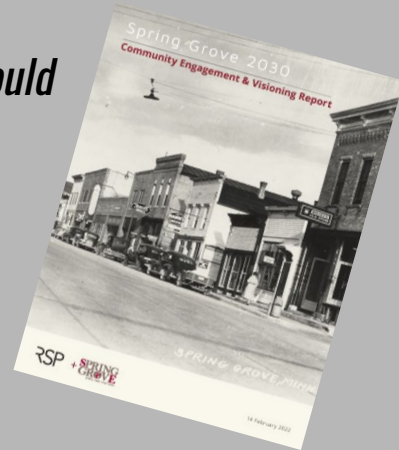
-RSP Architects

Spring Grove 2030 Community Engagement
& Visioning Report, Published February 2022



- *Spring Grove's wealth of arts and cultural talent could use more spaces to create and present. Enhanced **amenities for music, theater, and fine arts** would provide new opportunities for students and the community as a whole.*
- *Gathering together is important for the Spring Grove community; more **flexible spaces to host meetings, events, and social occasions** are needed.*
- *Housing is an important part of Spring Grove's growth. Investing in a variety of **housing options** to support neighbors of all ages and income levels will be needed.*
- *Spring Grove would like **more places to eat, drink, and welcome visitors!** The community would like to have more local establishments, as well as **lodging amenities** which could support more visitors and events.*
- *Spring Grove would like more options for **wellness and recreation**, which could include enhancing current assets (such as nature trails and fitness center) and creating new amenities for healthy activities.*

-Spring Grove 2030 Community Engagement & Visioning Report
Published February 2022





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Working together to make Spring Grove a great place to live, work, and play

City of Spring Grove

What's
happening with
the parks in
town?



- Updated pickleball, tennis, basketball court
- Pump track is coming (non motorized bike trail)
- Aquatic Center was updated - Diamond Bright on floor and cement work
- Trees planted in several parks!

City of Spring Grove

Have you seen
the county
police in
town?

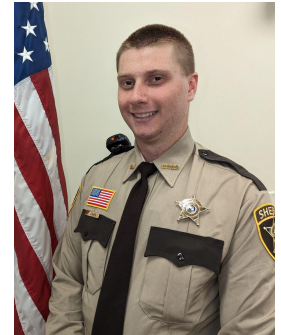
- Contract with the county sheriff's department
- Visibility around town
- Checking all areas around town



Deputy
Calvin Nagle



Deputy
Duane Brownlee




Deputy
Storm Davis

City of Spring Grove

What's
happening with
the Village
Motel?

- Went into tax forfeiture earlier this year
- There are limited uses for the parcel if the City acquires it
- Could be put up for sale by the County if no City use is determined
 - A private developer could invest in the property

City of Spring Grove



We need
housing!
What's the
latest?

- Always seeking ideas and partners! The City wants to work with developers and land owners. Talk to Jana!
- Housing study done in 2020 saw a major need for all types of housing development in Spring Grove
 - Has been difficult finding developers because it's expensive to develop in rural communities
- Current projects
 - Gronne Dekar subdivision
 - RFP for quonset area near Roverud Park
 - Planning for 14 apartments above new commercial space at the site of the hardware store fire
- Future
 - EDA currently working on a grant to develop concepts for townhomes, patio homes, and other housing options


City of Spring Grove

Did we
receive state
money after
the fire?

- \$250K to help cover previous and ongoing cleanup costs related to the hardware store fire
- State sales tax exemption for building material for redevelopment of the fire site
- More on this in a few minutes!



City of Spring Grove



What's up
with all
these stray
cats?

- Animal control update - in process of hiring by August
- TNR (trap neuter release) 20+ in June
- No recent complaints
- If you have any animal issues, call City Hall
- Get your cats and dogs licensed!

Spring Grove Economic Development Authority



- The site was purchased by the Spring Grove Real Estate Fund. (More on this in a minute!)
- The Fund is working on plans to build a **three-story, mixed-use structure with commercial space on the main floor and 14 residential apartment units on the upper two stories.**
- Currently seeking commercial tenant partners
 - Would love to find an entrepreneur to start a hardware store within the space. **If you can help identify someone, please contact Courtney!**
- There is no set timeline for the building project to begin yet, but an architect has completed initial renderings.

Spring Grove Economic Development Authority

Tell us more
about this
real estate
fund...

- Idea started as a conversation at the EDA about the need for more private developers in town
 - Had the local interest and capital, but needed administrative support so the local investors partnered with Rebound Partners out of Northfield to help
- Fund currently owns:
 - Former hardware store site
 - Former Doc's and Norski's
 - Chamber of Commerce building
- Raised \$600,000 to date
 - Actively launching another capital raise for the hardware store redevelopment
- Interested in future projects:
 - Housing development
 - Lodging/hotel
 - New ideas and investors always welcome!



FORMER HARDWARE STORE SITE

- State cleanup dollars secured
- Cleanup in progress
- Initial financial feasibility complete
- Initial site plans created
- ▣ **Find commercial tenant(s)**
- ▣ **Finalize building design**
- ▣ **Seek additional capital (\$)**



FORMER DOC'S AND NORSKI'S BUILDING

- Created successful AirBnB in southern apartment
- Northern apartment occupied by a renter
- Currently vetting two interested parties for the bar/restaurant space.
- ▣ **Finalize a commercial tenant!**



CHAMBER BUILDING

- Exterior update complete
- Chamber office opened
- Five apartments occupied

Spring Grove Economic Development Authority

Are there grants for businesses?

- Currently open:
 - Retail Startup Incentive Program
- Previously open (could reopen pending funding and approval)
 - Fix Up Fund
 - Restaurant Challenge
- Always open:
 - Low interest financing from the EDA



NEW
RETAIL STARTUP
INCENTIVE PROGRAM

THINKING OF STARTING OR EXPANDING A RETAIL BUSINESS IN SPRING GROVE? THE SPRING GROVE EDA WANTS TO HELP!

SPRING GROVE EDA TO LAUNCH RESTAURANT CHALLENGE

The Spring Grove Restaurant Challenge is an entrepreneurial start-up competition designed to spur economic growth in Spring Grove. Winner(s) will be awarded \$15,000 cash and additional in-kind funding for business services.

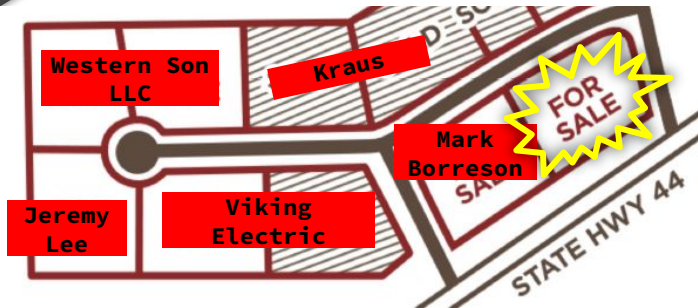
Business concepts eligible for the competition are:

- New restaurant businesses
- Second or third restaurant satellite business from an existing location in another town
- Significant expansion of a current business that includes an added restaurant concept

Program Details and Applications can be found on the City of Spring Grove's website at www.springgroveinm.com/economicdevelopment or by emailing the EDA coordinator at Rebecca.Charles@rodusa.com

Spring Grove Economic Development Authority

Anything exciting happening with local businesses?



Spring Grove Economic Development Authority

Are there any
commercial
spaces available
downtown?

- Former Ya Sure You Betcha Shoppe (now owned by Patrick Longmire)
- Former Dokken Appraisal building (now owned by Robin Bartell)
- Myhre building
- Spring Grove Communications Room 102 & 103



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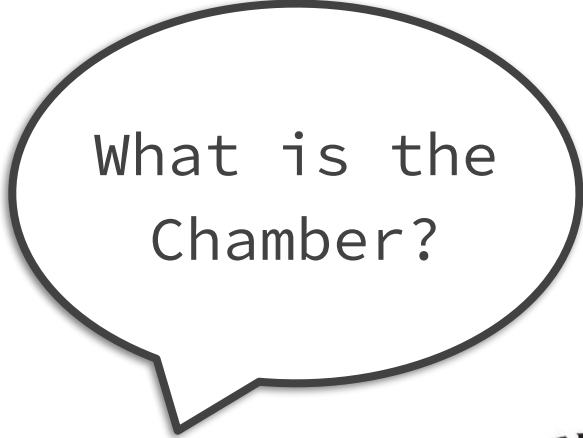
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Working together to make Spring Grove a great place to live, work, and play

Spring Grove Area Chamber of Commerce



What is the
Chamber?



- More than a membership organization, the Spring Grove Area Chamber is the core of our community where businesses, individuals, and resources come together to strengthen the vibrancy of our local economy.
- Officially began in 2020
- Currently have 52 members who support our work
 - Large business (5+ employees)
 - Small business (<5 employees)
 - Individual membership
- More info:
www.springgrovemn.com/chamber-of-commerce

Spring Grove Area Chamber of Commerce

So what's
the Chamber
actually
doing?

- Visitors Center - Activate this Space!
- Activities and events that help our businesses grow and learn:
 - Lunch & Learn
 - Coffee Connect
 - Business After 5
- Activities and events that encourage tourism and promote shopping local
 - Uffda Fest
 - Music & Market
 - Ribbon Cuttings
 - Welcome bags
 - Shop local events
- Market the community
 - Visitors Guides
 - Special events that bring attention to our town, like the upcoming BAM event.
 - Billboards



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Spring Grove Public Schools



School District has done a significant facility update about every 30 years:

- | | |
|------|---|
| 1922 | Original school building |
| 1956 | Elementary addition/Game Gym/Auditorium |
| 1988 | Media Center and Practice Gym |
| 2023 | Is it time again? |

Levies VS Bonds: What's the Difference?

What is a School Levy?

A way for local communities to enrich basic education programs and activities not funded by the state that are necessary for a well-rounded education.

Staff, programs, activities

Levy = LEARNING

What is a School Bond?

A way for local communities to fund new or modernized schools and facilities. Bond monies cannot be used to operate schools and fund programs.

School, systems, security

Bond = BUILDING

How we got here

August 2022 – June 2023

SG Facility Planning Timeline

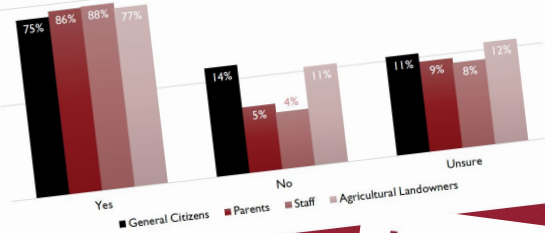
Summer 2022	CIRD Community Engagement Mtgs.
October 2022	District Facility Assessment
November 2022	Educational Adequacy Survey and Meetings with Staff and Board
December 2022	Community Task Force Meeting #1
January 2023	Community Task Force Meeting #2
February 2023	Meetings with key stakeholders/user groups
February 2023	Board meeting to share proposed projects to survey, costs, etc.
March 2023	Survey Community on Project
March 2023	Survey Results Analysis
April 2023	Community Task Force Meeting #3 School Board Meeting
	Review survey results
May 2023	Refine project score/costs



Community Survey Feedback

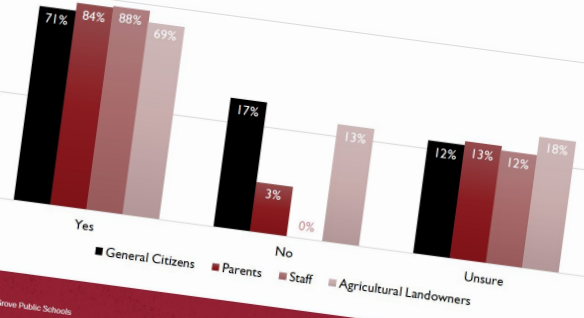
March 2023

Would you support a plan that provides funding to
repair and replace windows, roof sections, and finishes?



Spring Grove Public Schools

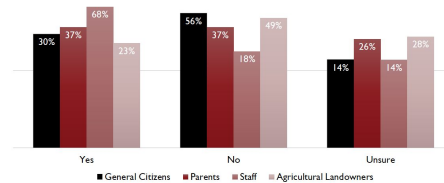
Would you support a plan that provides funding to
update building systems?



Spring Grove Public Schools

Facility Planning Community Survey Results

Would you support a plan that provides funding to
build a Performing Arts Center?



Spring Grove Public Schools

Facility Planning Community Survey Results

PRIORITY LIST

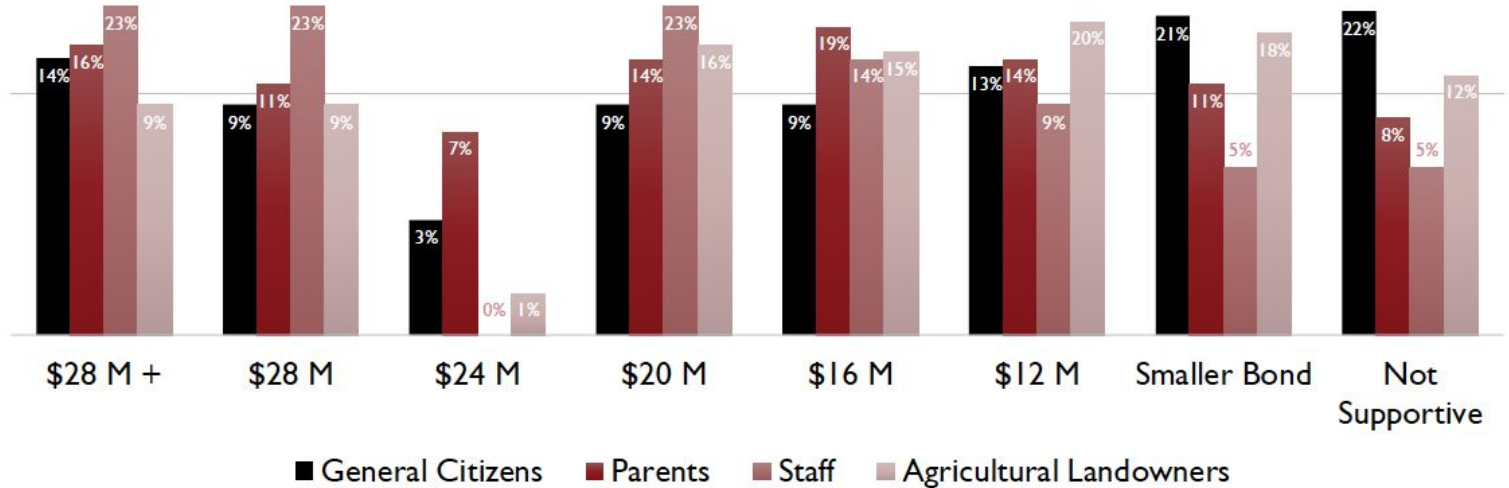
1. Repair/Replace windows, roof sections, and finishes
2. Update building systems (heating and cooling)
3. Update the Career and Technical Education space
4. Expand kitchen and cafeteria
5. Renovate bathrooms and build new locker rooms
6. Expand art room
7. Add gym space
8. Build a performing arts center
9. Expand weight room



Type of Property	Estimated Market Value	Bond Referendum Estimated Increase Per Year				
		\$12 Million	\$16 Million	\$20 Million	\$24 Million	\$28 Million
Residential Homestead	\$50,000	\$91	\$106	\$122	\$144	\$164
	\$100,000	\$219	\$253	\$292	\$344	\$393
	\$150,000	\$384	\$445	\$514	\$606	\$692
	\$200,000	\$550	\$637	\$736	\$867	\$990
	\$250,000	\$716	\$829	\$958	\$1,129	\$1,289
	\$300,000	\$882	\$1,021	\$1,180	\$1,391	\$1,587
Commercial/Industrial	\$100,000	\$457	\$529	\$611	\$720	\$822
	\$250,000	\$1,294	\$1,498	\$1,730	\$2,040	\$2,328
Agricultural Homestead* <i>Average value per acre of land and buildings</i>	\$3,000	\$1.37	\$1.59	\$1.83	\$2.16	\$2.46
	\$5,000	\$2.28	\$2.64	\$3.05	\$3.60	\$4.11
	\$7,000	\$3.20	\$3.70	\$4.27	\$5.04	\$5.75
Agricultural Non-Homestead <i>Average value per acre of land and buildings</i>	\$3,000	\$2.74	\$3.17	\$3.66	\$4.32	\$4.93
	\$5,000	\$4.57	\$5.29	\$6.11	\$7.20	\$8.22
	\$7,000	\$6.39	\$7.40	\$8.55	\$10.08	\$11.50

*Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead.

In general, based on the tax increases shown, which bond amount would you be willing to support?



PRIORITY LIST



1. Repair/Replace windows, roof sections, and finishes
2. Update building systems (heating and cooling)
3. Update the Career and Technical Education space
4. Expand kitchen and cafeteria
5. Renovate bathrooms and ~~build new~~ update locker rooms
6. Expand art room

-
7. Add gym space
 8. Build a performing arts center
 9. Expand weight room

The MN Ag2School Tax credit lowers the cost of the referendum for agricultural landowners.

Ag2School is a 70% tax credit provided to all agricultural property except the house, garage, and one acre.

This is not a tax deduction - it's an automatic credit paid directly by the state. No application is required.





Spring Grove Public Schools
Spring Grove, MN

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SPRING GROVE PUBLIC SCHOOLS
School Facility Bond Vote

Tuesday, November 7, 2023

[Referendum Brochure](#)

[Tax Impact Calculator](#)

[April 2023 Community Survey Results](#)

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Spring Grove 2030

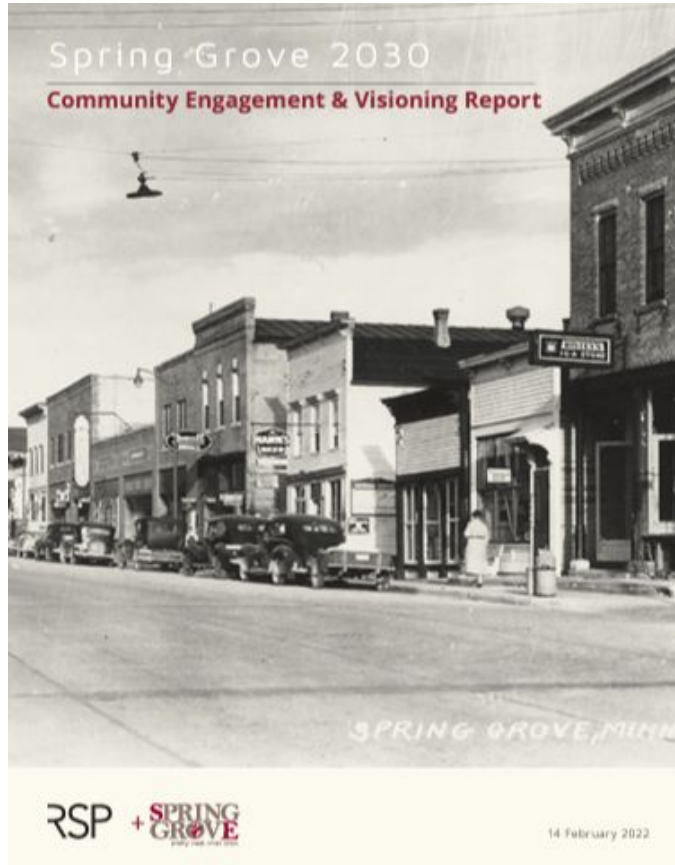
What is Spring
Grove 2030
anyway?!?

PRESENT

- A group of volunteers representing partners in the community
 - **Subcommittee of the EDA**, with representation from the school, City, and community
 - Hosted community engagement processes that has led to some of these ideas
- Exec team: Jessi Strinmoen, Sandra Solum, Jacqui Van Minsel, Gina Meinertz, Rachel Udstuen, Courtney Bergey Swanson, Jana Elton

FUTURE

- Community foundation?
- 501c3 nonprofit?
- Dissolve the group after goals have been met?




Envisioning the future of Spring Grove's Cultural & Community Space

Citizens' Institute on Rural Design 2021 - 22
Spring Grove, MN

Citizens'
Institute
on Rural
Design

Full reports are available at
www.springgrovemn.com/spring-grove-2030

Spring Grove 2030



What's the latest on the performing arts center?

- It will NOT be built by the school. The referendum survey did not prioritize this project.
- We are committed to continuing the exploration of a new community center with a performing arts auditorium.
 - This would be funded by grants and donations (not taxpayer dollars).
- Received an \$80,000 grant from the Blandin Foundation to work with an architect to compare possible sites and project costs.

Spring Grove 2030

Is the Cinema
becoming a
performing
arts center?

- This is a very early idea, but it is being considered because:
 - The Spring Grove Cinema is currently underutilized
 - Average 13% capacity per show; not financially sustainable
 - Want to make it more multipurpose
 - Great location near downtown and the school, on Hwy 44/Main Street
 - Much more affordable to renovate an existing building than to build new
 - Build new: \$12-16million
 - Renovation: \$5-6million
 - We could still have a screen for movies!
- Next steps:
 - Work with architect to determine initial feasibility
 - In the meantime, we'll be testing out new programs and ideas utilizing a \$25,000 grant from the Activate Rural program. Add your ideas to the poster in the lobby!

Thank you!



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Please pass your questions to the end!



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Working together to make Spring Grove a great place to live, work, and play

Contacts



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AMENDMENT: ATTENDEE QUESTIONS and answers from 7.19.23

— — —

“Has anyone talked with former hardware store employees about their interest in starting one?” Yes, the EDA has spoken with two employees; so far nothing has progressed.

“Can we get outside water meters to separate water that doesn’t use sewer?” The City has been working towards implementing Kamstrup AMI water meters. These meters will automatically read. No more writing down or calling in with your meter readings. There will be a tower placed on top of our water tower that pulls the readings into city hall from all homes and businesses. These water meters will have real-time response back to the city. If there is a break or leak, the city will be notified immediately. If pipes are about to freeze, with the real-time readings, the city can call that resident and tell them their pipes are about to freeze and ask them to run some water or warm the area. These are just a few examples but there are many benefits with the new system. This has been on the council agenda and discussed and will most likely be voted on in August 2023 to work on implementing the new water meters.

“Wouldn’t a performing arts center take business away from Fest Building income?” Unlikely, because the performing arts center might have fixed seating that wouldn’t be conducive to things like benefit dinners and wedding dances. That is a good thing to consider, however; thank you!

“Why is a performing arts center needed? Use the Fest building?” Community surveys and facility assessments have determined that a dedicated space for the school’s performing arts programs will help alleviate issues with limited gym access, set-building, safety, etc while providing an enriched experience for all students. There is also a robust community theater program in Spring Grove, who often have sold-out performances that could benefit from a larger venue. Though the Fest building works for certain types of events, it is unable to accommodate the necessary equipment and setup longterm. The distance from the school is also an obstacle.

“What happened to the guy who wanted to start a taco restaurant?” The individual who was interested in started a Mexican restaurant has not been able to obtain the necessary startup capital needed to align with best business practices for opening a restaurant.

“Is Spring Grove the “base” for the Head Start program? Are there any speech therapy services offered other than via Zoom? How will Headstart be an advantage to the school and community? Will they serve preschool kids needing services?” Yes, Spring Grove is the base for the Head start programming in Houston County. Speech therapy services are not offered through Head start, but are a service offered to any student or child assessed with a need. Head start is a program that offers free preschool learning to families who meet the criteria. They also provide other services connected to health, nutrition, and family support.

AMENDMENT: ATTENDEE QUESTIONS continued

— — —

“Does the school’s plan for new windows include shatterproof/bulletproof glass? Are there grants for this?” The school is still in the design phase for the windows that will be used. We will be using the most current safety guidelines when making decisions about the windows.

“Why isn’t the school looking into building a new school instead of fixing an old building?” The cost of a new school would be anywhere from \$50 - \$84 million to build. Ehler’s, the school’s financial advisor, has told us that the maximum tax impact our community could handle is \$65 million. We do not feel that this is an option at this time. The engineers and architects involved in our facility assessment said that our current building has been well maintained and is in overall good condition. It needs updates, but definitely does not need to be bulldozed.

“Will the City provide trees for residents to plant?” The City is currently researching options to re-implement programs for tree planting in the future.

“Could the City provide a clean up that would pick up big stuff that people leave on their yards? (appliances, junk)” The City currently has a recycling center available for disposal of these items. The City Council does have the authority to make changes. Please attend a city council meeting and share your ideas for consideration.

“When is the Gulbranson restaurant opening? Didn’t they get EDA money?” Jim and Suzanna Gulbranson were awarded a \$2,500 Fix Up Fund matching grant in 2020 for the restoration of the bakery facade, which was completed. It is unclear when the restaurant will open.

“At one time there was talk of a new Cobblestone hotel by the pool?” The hotel franchise Cobblestone was in initial conversations with the City and the Spring Grove Real Estate Fund about building a new hotel on the land by the pool several years ago; that project did not move forward. Despite having a lodging study with the data to support it, there were concerns about the ability to sustain a 45+ room hotel year round.

“What is the website for 2030?” www.springgrovemn.com/spring-grove-2030

AMENDMENT: ATTENDEE QUESTIONS continued

— — —

“Is it possible to get a newspaper going again in Spring Grove?” This is the \$100,000 question (because that’s what a bare-bones budget would need to be for a new newspaper). Some ideas have bubbled up about starting an online newsletter, or starting a nonprofit paper, or paying for special space in a local publication. No one has taken the lead on this, however, so there isn’t a current direction forward (it really shouldn’t be a City-directed program).

“Chamber, what is the BAM event?” [Bicycling Around Minnesota!](#) A bike tour will be coming through Spring Grove in late August.

“Will visitors’ guides be available at businesses in addition to the Chamber?” Yes! The distributors of the visitors’ guides (regional publications) will often leave guides in many businesses and locations around the region.

“What is the status of the old Herald building?” The EDA purchased the building from the former Herald owner and resold it to Jim and Suzanna Gulbranson to create a bakery. Because they moved forward with the bakery in another building, the EDA is seeking to buy back the property. The Gulbransons have stated that they want to retain ownership of the building so the two parties are currently in conversation.

“Are there plans to bring manufacturing to SG? Would employ locally and regionally.” The EDA is always interested in attracting manufacturing businesses to SG. Right now there is one acre available in the industrial park. The EDA is also currently working with LaX Fabricating (a current manufacturer in town) to expand their business.

“Has anyone talked to NAPA for sponsorship (of the hardware store)?” Yes, the EDA has spoken with NAPA’s regional representative and they are interested in a new store. They are currently working with a local entrepreneur on possibilities.

“What about the Jones building next to the hardware store site?” Megan Jones is interested in selling her building for redevelopment.

“What’s with the streetlights? They are almost filled with bugs and don’t give out light.” Anytime residents have a concern that should be addressed by the city, please call City Hall at 507-498-5221 to report it or let us be aware of the situation. The city employees are now aware to take a look at this. Thank you for letting us know. Please don’t feel bad about calling if you need too, people do it all the time and that is what we are here for!

AMENDMENT: ATTENDEE FEEDBACK from 7.19.23

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- “Need more Community ed programs for senior citizens, like computer classes, how to get the most out of your cell phone, any tech subjects. Education isn’t just for kids!”
- “Love the idea of Cinema for performing arts!”
- “Yes—use Cinema to build out performing arts center! Great!”
- “What about a community newsletter to replace the Herald?”
- “A new hardware store should have a NAPA, and maybe a general store.”
- “Cool meeting!”
- “Wonderful wonderful presentation! Bravo!”
- “Chamber building is beautiful and we love what you do for SG!”
- “I’d like to see the EDA try to enforce the particulars about the Blue Ribbon Bakery basically being non-existent. They also should release the Herald building back to the EDA.”
- “Put a moratorium on AirBnB so that there are more homes available to buy for families.”
- “Would like to have 2nd ave SE made into one-side parking. It is congested and dangerous.”
- “Senior citizens space. Meals, chair volleyball, cards, presentations, entertainment?”
- SG Communications should check on any options to keep the theater open—multipurpose?”