



# Board of County Commissioners Agenda Request



**Requested Meeting Date:** August 22, 2023

**Title of Item:** Public Hearing - INH Properties Tax Abatement Request

<input checked="" type="checkbox"/> REGULAR AGENDA	<b>Action Requested:</b>	<input type="checkbox"/> Direction Requested	
<input type="checkbox"/> CONSENT AGENDA		<input type="checkbox"/> Approve/Deny Motion	<input type="checkbox"/> Discussion Item
<input type="checkbox"/> INFORMATION ONLY		<input type="checkbox"/> Adopt Resolution (attach draft)	<input checked="" type="checkbox"/> Hold Public Hearing* <i>*provide copy of hearing notice that was published</i>

<b>Submitted by:</b> Mark Jeffers	<b>Department:</b> Administration
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<b>Presenter (Name and Title):</b> Mark Jeffers, Economic Development Coordinator	<b>Estimated Time Needed:</b> 10:30 pre-scheduled- 30 min
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**Summary of Issue:**

A public hearing is scheduled for 10:30 am on Tuesday, August 22, 2023 to consider a request by INH Properties for tax abatement on one senior housing project and one workforce housing project.

**Alternatives, Options, Effects on Others/Comments:**

**Recommended Action/Motion:**  
Hold public hearing.

**Financial Impact:**

Is there a cost associated with this request?  Yes  No

What is the total cost, with tax and shipping? \$

Is this budgeted?  Yes  No *Please Explain:*

This funding is budgeted through the ARPA funding.



**JH Properties**

*Stoebe, Illies, Nothnagel & Co.*

*Real Estate Group Est. 1981*

# AITKIN SENIOR APARTMENTS

AITKIN, MN



**COLE GROUP**  
ARCHITECTS

216 Park Avenue S., Suite 102 • St. Cloud, MN 56301  
Phone: (320) 554-6570 Fax: (320) 730-4670



## Building Concept

(Roosevelt Garden Estates, Cambridge MN)



Outdoor  
Courtyard & Patio

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Gazebo

---



Drive-under Canopy

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Dog Park

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Garden Plots

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Community  
Room





Community Room

---



Community  
Room

---



Dog Wash

---



Fitness Room

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Coffee Bar

---



Puzzle & Game Room



Bike Storage/Repair  
Room



1 Bedroom, 1 Bath

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Living Room



Screened-In Deck

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Closet Option



In-Unit Washer/Dryer



Bathroom

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Den Layouts

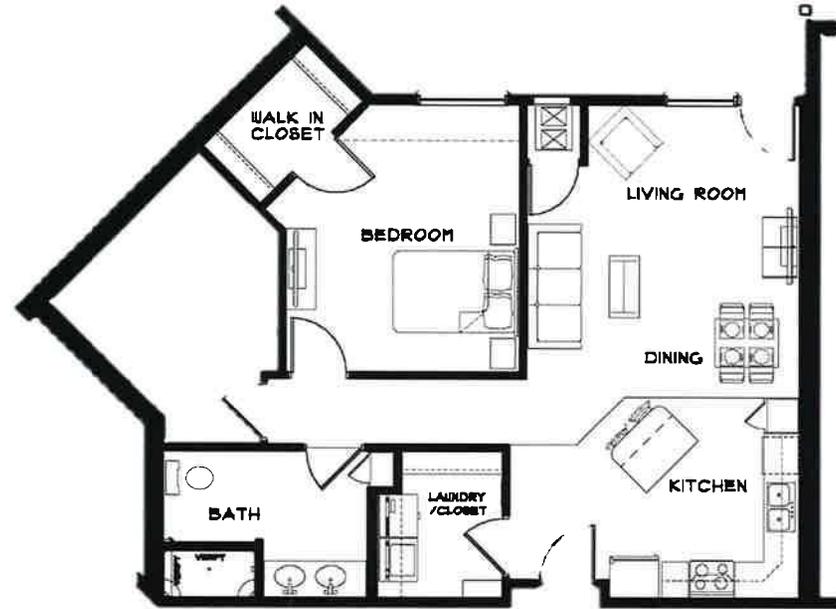
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# Floorplans

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1 Bedroom, 1 Bath



1 Bedroom + Den

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# Floorplans

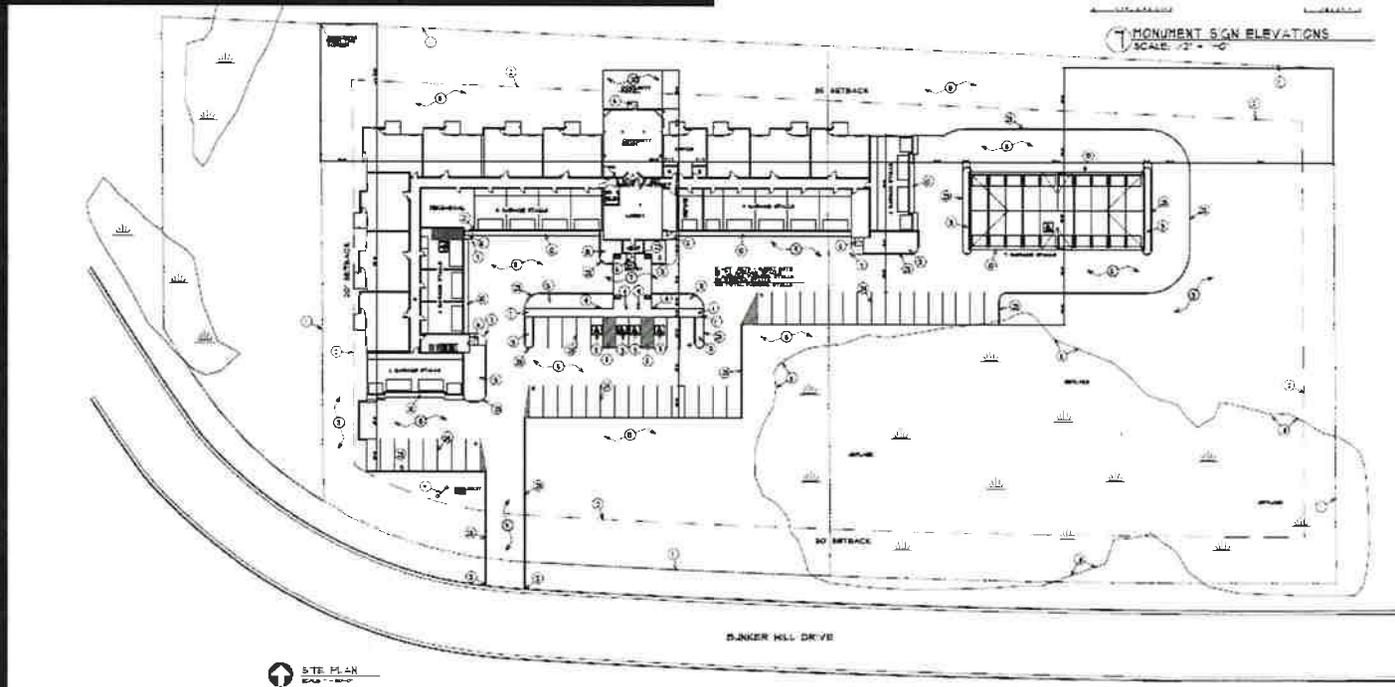


2 Bedroom, 2 Bath



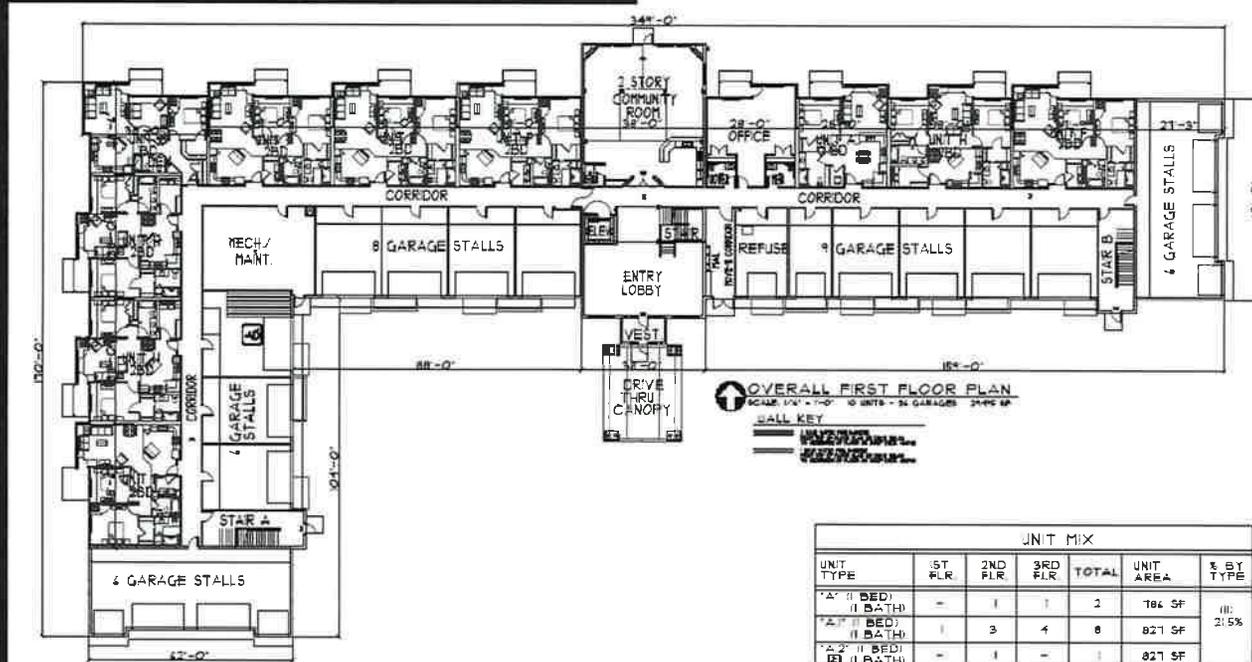
2 Bedroom + Den

# Site Plan



# Floor Plan

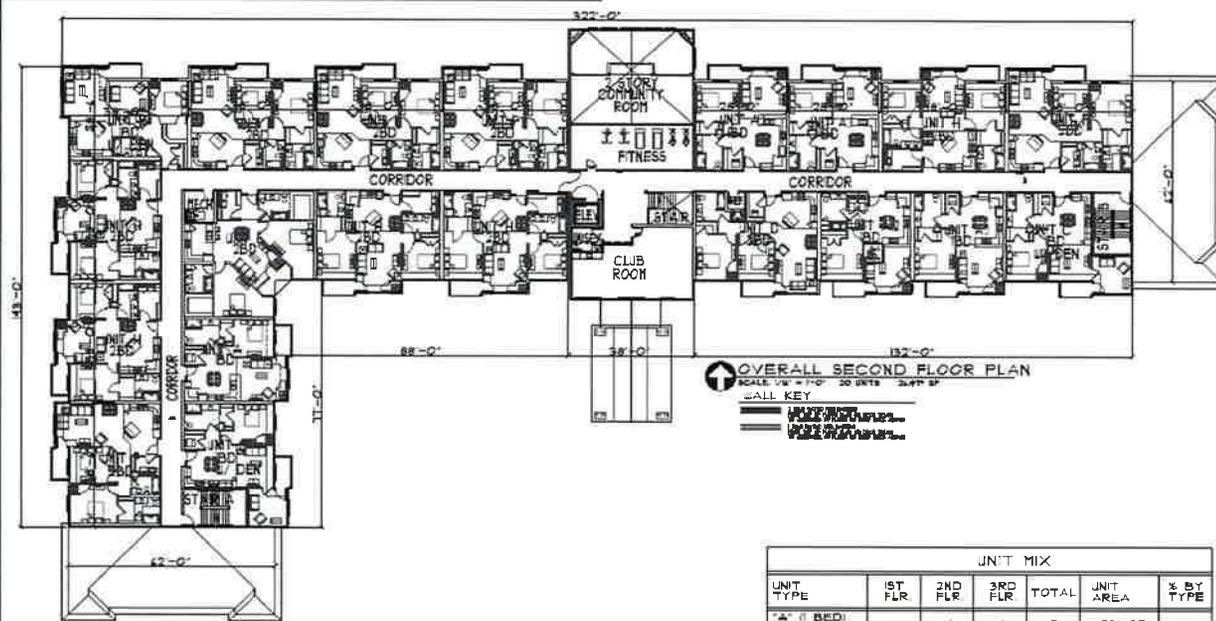
## 1<sup>st</sup> Floor & Unit Mix



UNIT TYPE	UNIT MIX				UNIT AREA	% BY TYPE
	1ST FLR	2ND FLR	3RD FLR	TOTAL		
A* (1 BED) (1 BATH)	-	1	1	2	784 SF	(11) 21.5%
A* (1 BED) (1 BATH)	1	3	4	8	821 SF	
A* (1 BED) (1 BATH)	-	1	-	1	821 SF	
B* (1 BED) (1 BATH)	1	1	1	3	988 SF	(7) 3.75%
C* (1 BED) (1 BATH-CEN)	-	2	2	4	888 SF	(2) 4%
D* (2 BED) (1 BATH)	-	1	1	2	1,044 SF	
E* (2 BED) (1 3/4 BATH)	-	1	1	2	1,293 SF	(33) 60.15%
F* (2 BED) (1 3/4 BATH)	4	4	4	15	1,105 SF	
G* (2 BED) (1 3/4 BATH)	-	-	1	1	1,244 SF	
H* (2 BED) (1 3/4 BATH)	4	5	5	14	1,105 SF	
I* (2 BED) (1 3/4 BATH)	-	1	1	2	1,105 SF	
<b>TOTAL</b>	<b>10</b>	<b>20</b>	<b>21</b>	<b>51</b>		<b>100%</b>

# Floor Plan

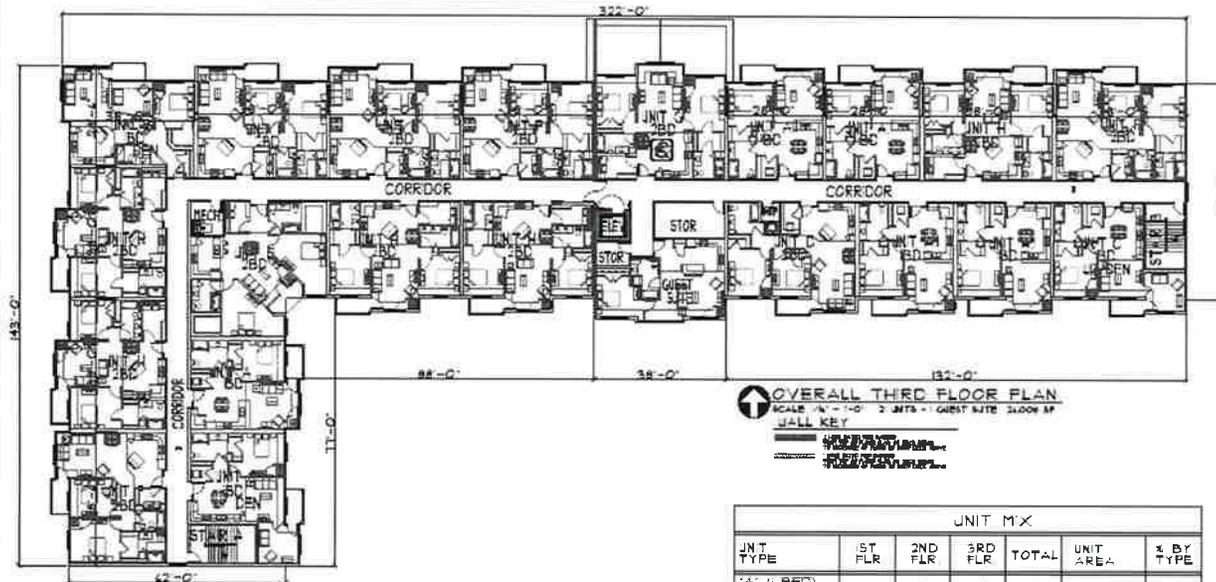
## 2<sup>nd</sup> Floor & Unit Mix



UNIT MIX						
UNIT TYPE	1ST FLR	2ND FLR	3RD FLR	TOTAL	UNIT AREA	% BY TYPE
"A" (1 BED) (1 BATH)	-	1	1	2	784 SF	(1)
"A 1" (1 BED) (1 BATH)	1	3	4	8	821 SF	2.5%
"A 2" (1 BED) (1 BATH)	-	1	-	1	821 SF	
"B" (1 BED) (1 BATH)	1	1	1	3	981 SF	(1)
"C" (1 BED) (1 BATH-DEN)	-	2	2	4	888 SF	3.75%
"D" (2 BED) (1 BATH)	-	1	1	2	1,044 SF	(2)
"E" (2 BED) (1 3/4 BATH)	-	1	1	2	1,293 SF	(2)
"F" (2 BED) (1 3/4 BATH)	1	1	1	3	1,005 SF	
"G" (2 BED) (1 3/4 BATH)	-	-	1	1	1,141 SF	(3)
"H" (2 BED) (1 3/4 BATH)	1	5	5	11	1,005 SF	60.75%
"H 1" (2 BED) (1 3/4 BATH)	-	1	1	2	1,005 SF	
<b>TOTAL</b>	<b>0</b>	<b>20</b>	<b>21</b>	<b>51</b>		<b>100%</b>

# Floor Plan

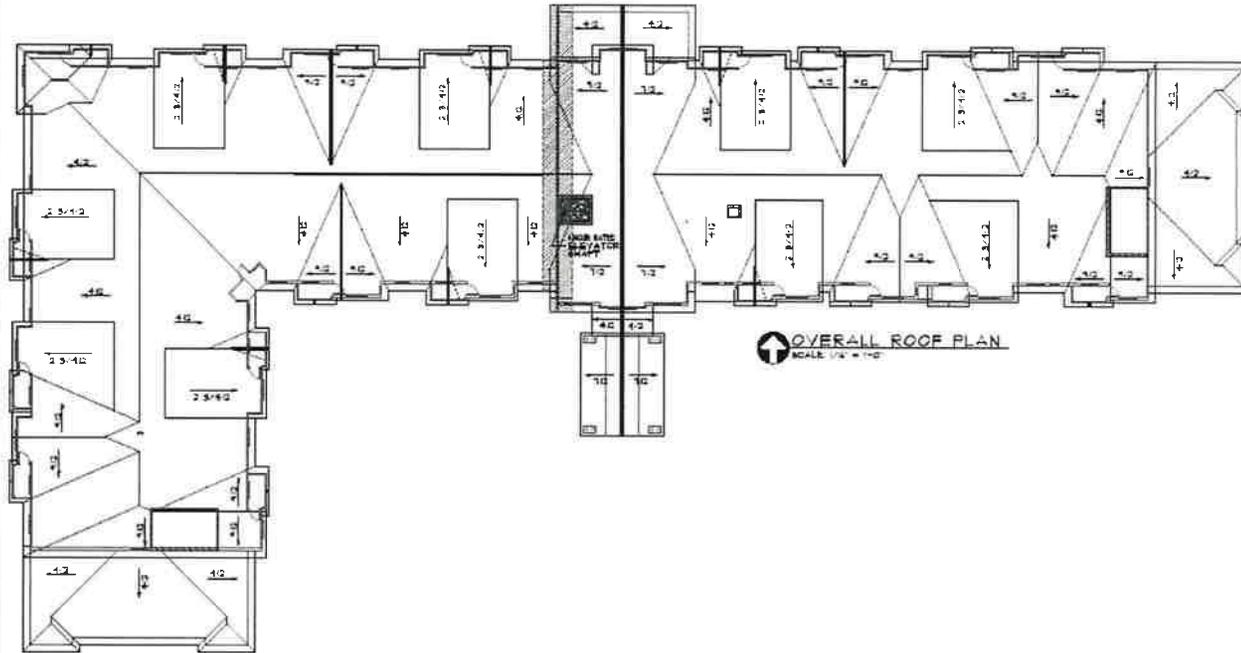
## 3<sup>rd</sup> Floor & Unit Mix



**OVERALL THIRD FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 2'-0" STS. - 1' GUEST SUITE 2'000 SF  
 WALL KEY  
 - - - - - WALL  
 - - - - - WALL  
 - - - - - WALL

UNIT MIX						
JNT TYPE	1ST FLR	2ND FLR	3RD FLR	TOTAL	UNIT AREA	% BY TYPE
A-1 (1 BED) (1 BATH)	-	1	1	2	784 SF	21.5%
A-2 (1 BED) (1 BATH)	-	3	4	8	821 SF	
A-3 (1 BED) (1 BATH)	-	1	-	1	821 SF	
B-1 (1 BED) (1 BATH)	-	1	1	3	784 SF	11.1%
C-1 (1 BED) (1 BATH/DEN)	-	2	2	4	888 SF	
D-1 (2 BED) (1 BATH)	-	1	1	2	1,044 SF	12.4%
E-1 (2 BED) (3/4 BATH)	-	1	1	2	1,293 SF	
F-1 (2 BED) (3/4 BATH)	1	4	4	15	1,105 SF	13.6%
G-1 (2 BED) (3/4 BATH)	-	-	1	1	1,141 SF	
H-1 (2 BED) (3/4 BATH)	4	5	5	14	1,105 SF	
I-1 (2 BED) (3/4 BATH)	-	1	1	2	1,105 SF	
J-1 (2 BED) (3/4 BATH)	-	1	1	2	1,105 SF	
<b>TOTAL</b>	<b>10</b>	<b>20</b>	<b>21</b>	<b>51</b>		<b>100%</b>

# Roofing Plan





Thank you for your time & consideration.

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# Bunker Hills Apartments



**NH Properties**

*Stoebe, Illies, Nothnagel & Co.*

Real Estate Group Est. 1981

**AITKIN APARTMENTS**

AITKIN, MN



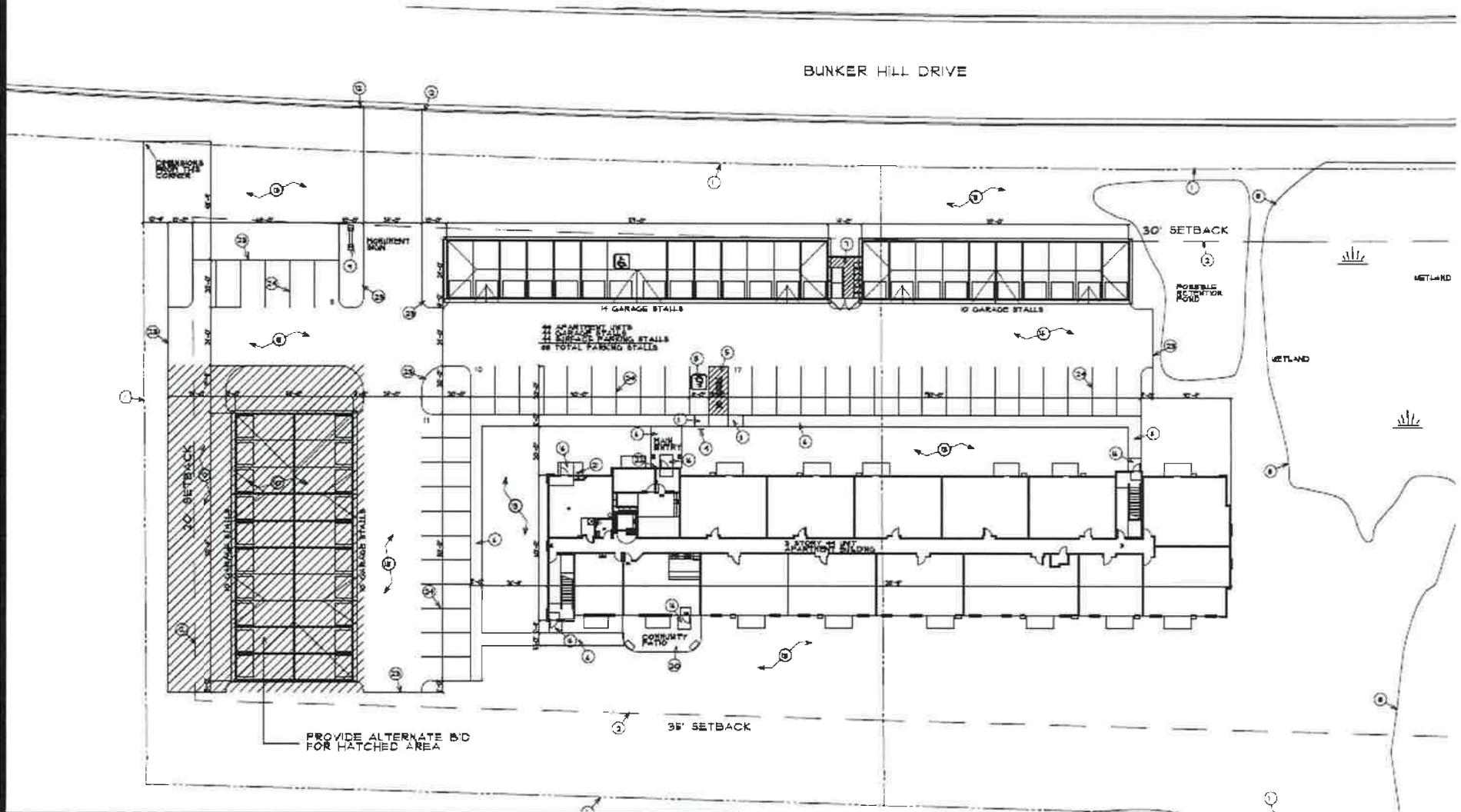
**COLE GROUP**  
ARCHITECTS

216 Park Avenue S., Suite 102 • St. Cloud, MN 56301

Phone: (320) 654-6570 Fax: (320) 230-6570

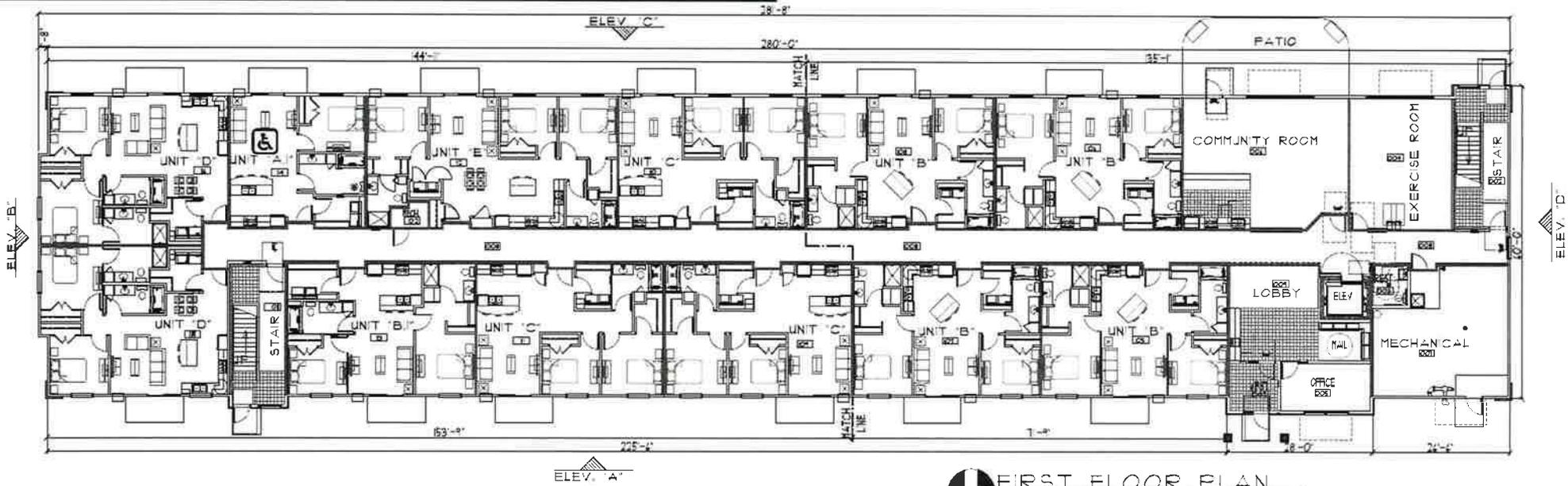


# Site Plan



# Floor Plan

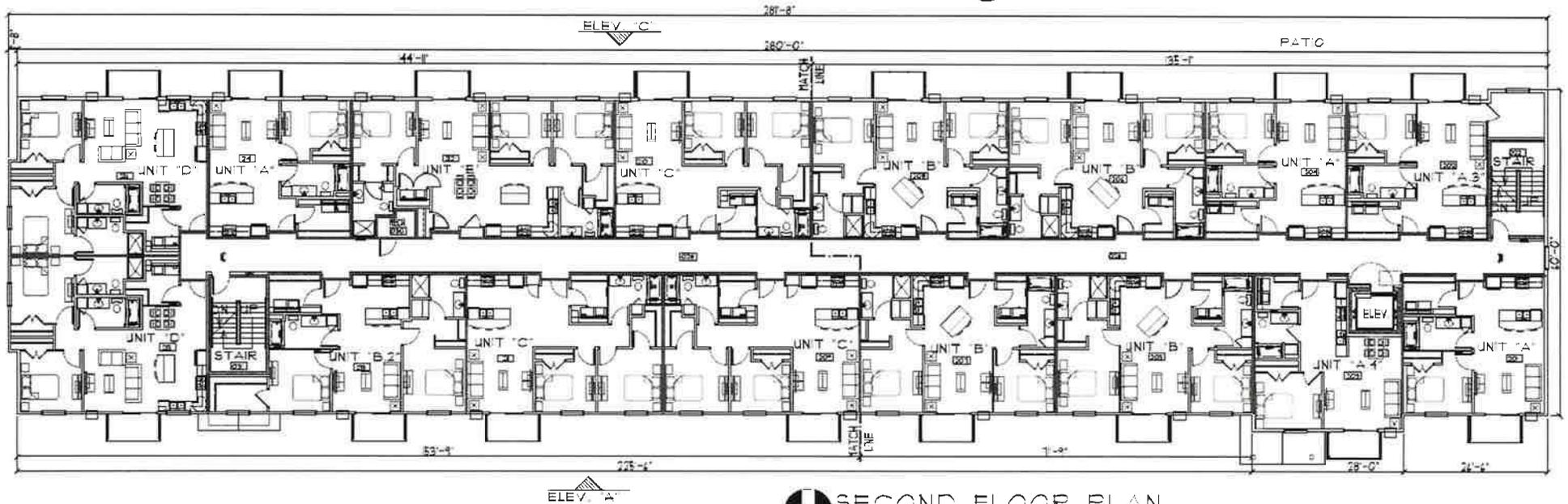
## 1<sup>st</sup> Floor



 FIRST FLOOR PLAN  
SCALE: 1/16" = 1'-0" 4,436 S.F.

# Floor Plan

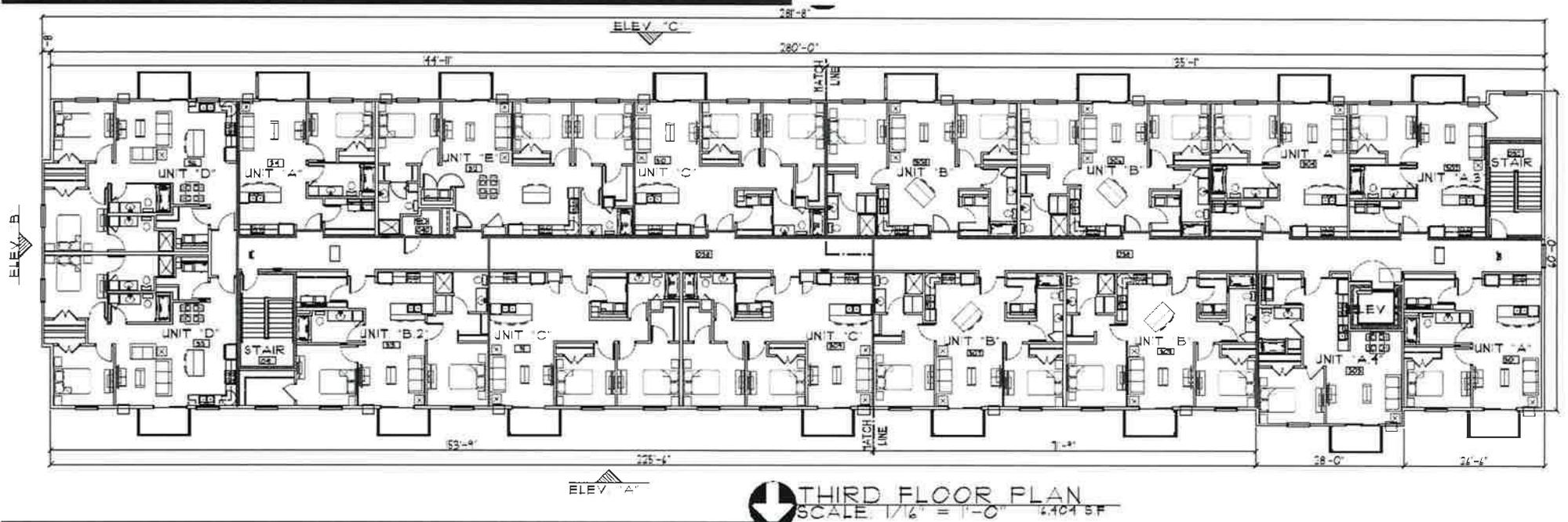
## 2<sup>nd</sup> Floor



 **SECOND FLOOR PLAN**  
SCALE: 1/16" = 1'-0" 4,404 S.F.

# Floor Plan

## 3<sup>rd</sup> Floor





# Exterior Design



Similar Building Example



# Our Team

- Bunker Hills Estates, LLC – Developer (INH)
- Cole Group Architects – Design Team
- Alliance Building Corporation – General Contractor
- INH Properties – Marketing & Property Management





## INH Property Management, Inc.

Mike Stoebe

Michael J. Stoebe is a principal in the firm of INH Property Management, Inc. Mr. Stoebe is a 1984 graduate of St. Cloud State University, with degrees in Economics and Speech Communications. Mr. Stoebe began in property management while resident managing St. Cloud State University's largest off-campus housing project overseeing 500 college students. In March, 1989, Mr. Stoebe received the coveted CERTIFIED PROPERTY MANAGER® designation. This title is conferred upon individuals who meet rigorous academic, experience, and ethics requirements.

In June, 1989, Mr. Stoebe joined the founding partners of INH Property Management, Inc. Mr. Stoebe works exclusively in multi-family management. Presently, with the assistance of other property managers and one administrative assistant, he oversees 30 apartment properties, with a portfolio value in excess of \$100 million dollars. Mr. Stoebe has served as a court appointed receiver for multi-family properties.

In addition to Mr. Stoebe's CERTIFIED PROPERTY MANAGER® designation, he is also a member of the following professional organizations:

- Member, Institute of Real Estate Management
- Certified Occupancy Specialist
- Member of State and Local Multi-Housing Association
- Member of State and Local Association of Realtors®
- Member of State and Local Chambers of Commerce
- Licensed Realtor®/Broker, State of Minnesota
- Licensed General Contractor and Construction Manager, State of Minnesota

### Community Service

- Active volunteer/sponsor of area youth athletic programs
- Active volunteer in St. Francis Church
- Former Sartell-St. Stephen school board member



## INH Property Management, Inc.

Ryan Nothnagel

Ryan Nothnagel has been involved with multi-family property management since 2001 when he joined INH Properties as a maintenance technician. He began this position while pursuing his undergraduate degree from St. Cloud State University. Upon graduation, Ryan was promoted within INH to Assistant Property Manager, where he assisted two CPMs® with the day-to-day operations of more than 1,000 residential units.

Ryan holds the following industry credentials:

- Certified Property Manager designation (CPM®)
- Certified Commercial Investment Member designation (CCIM)
- MN Licensed Real Estate Agent
- Active Member in IREM® (Instituted of Real Estate Management), and MHA
- Member of Accredited Management Organization (AMO®)

Ryan earned his MN Real Estate license in 2012, and in 2013 he completed his IREM (Institute of Real Estate Management) coursework requirements, final examinations, and management plan. As a culmination of this experience and education, he earned and was awarded the CPM® designation from IREM® in September 2013. In January of 2016, Ryan joined Michael J. Stoebe and James E. Illies as a partner in INH Properties, Inc.

In addition to expanding in the multi-family residential arena, Ryan is diversified in that his experience includes successful management of multiple commercial property accounts for a variety of owners.



## INH Property Management, Inc.

James E. Illies

James E. Illies is a principal in the firm INH Property Management Inc. located in St. Cloud, Minnesota. INH Property Management, Inc. manages residential, office, retail, industrial, and commercial properties located throughout Minnesota and North Dakota.

James E. Illies, CPM®, CCIM attended St. Cloud State University and graduated in 1993 with a B.S. Degree in Business Management. In November 1999, Jim was awarded the CERTIFIED PROPERTY MANAGER® (CPM®) designation. Jim has been actively involved in the Institute of Real Estate Management (IREM), serving as an Executive Councilor and Chairing IREM Committees.

In May 2001 Jim was awarded the CCIM Designation from the CCIM Institute. An estimated 4 percent of commercial real estate professionals hold the elite CCIM Designation. In addition to the CERTIFIED PROPERTY MANAGER® and CCIM designations, Jim is also a Licensed Realtor®, State of Minnesota and affiliated with the Minnesota Multi-Housing Association.

Jim has been involved in property management since 1988 when he provided part-time management to student rental properties. Jim joined INH Property Management, Inc. as a full-time Property Manager in 1996 and became a full partner at INH in 2002. Jim specializes in multi-family management and asset management. Jim has served as court appointed receiver for a variety of property types since 2010. Jim is also experienced in the development, acquisition, financing and sale of investment properties. Jim is familiar with the needs of investors/owners as he acts as Chief Manager / President in several real estate entities and businesses.

# INH Recent Projects

ROOSEVELT GARDENS, CAMBRIDGE –  
OPENED APRIL 2020



TRAIL'S EDGE, MAPLEWOOD –  
OPENED JULY 2020



THE EMERALD, CAMBRIDGE –  
OPENED MAY 2022



GRAY STONE FLATS, MOUNDS VIEW –  
OPENED APRIL 2021

# Architect Cole Group Architects

Cole Group Architects, LLC has provided Architectural & Engineering Services for over two hundred Multi- Housing Developments including; mixed-use, market rate apartment buildings, student housing, and senior housing. These projects have included underground parking as well as tuck under and detached garages, amenity/club house buildings, etc. We are licensed in 18 states throughout the Midwest.

Cole Group Architects, LLC is a firm with a reputation for providing exceptional professional services in a timely manner, at economical fees. We offer complete architectural services from early planning and feasibility studies to construction documents, specifications, job site inspections, and coordination of construction documents.

Cole Group Architects, LLC uses computer aided design & drafting (CADD), Revit, Sketchup, and Photoshop which streamlines preliminary project planning and allows multiple options to be explored quickly and easily.

Architectural registrations are held in Minnesota, North Dakota, South Dakota, Wisconsin, Illinois, Michigan, Nebraska, Montana, Oklahoma, Kansas, Wyoming, and Iowa. The firm carries full Professional Liability Insurance as well as Errors & Omissions Coverage.

### **Architectural Experience include:**

- Multi-Family Living
- Senior/Assisted
- Living Commercial



Visit [www.colegrouparchitects.com](http://www.colegrouparchitects.com) for additional projects!

# General Contractor Alliance Building Corp.

Alliance Building Corporation is a general contracting company that offers construction management, design build and architectural design management. We focus on customer satisfaction with emphasis on communication with our clients pertaining to budgets, schedules and progress.

Alliance Building Corporation is owned and operated by Corey Gerads and Mark Braun. The owners have extensive, combined building and contracting experience completing numerous successful projects.

Our focus to our customers is their satisfaction. We are a builder that handles all aspects of a construction project. We can assist through the design phases, manage and perform the construction phases and close out each and every project with complete customer satisfaction.



Visit [www.alliancebuildingcorporation.com](http://www.alliancebuildingcorporation.com) for additional projects!



# Independent School District #1 Aitkin Public Schools

*"A community in continuous pursuit of educational excellence for all"*

**(218) 927-2115**

**Aitkin High School and District Office**  
306 2<sup>nd</sup> St NW  
Aitkin, MN 56431

**Rippleside Elementary School**  
225 2<sup>nd</sup> Ave SW  
Aitkin, MN 56431

DAN STIFTER, Superintendent  
HEATHER HIPPI, Business Manager  
LISA DEMARS, High School Principal  
JIM HENRICKSON, Dean of Students  
JASON CLINE, Activities Director  
ANDY DOKKEN, Elementary Principal  
LARA PARKIN, Community Ed. Director

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July 27, 2023

City of Aitkin  
Mike Skrbich, City Administrator  
130 Southgate Drive-Suite 200  
Aitkin, MN 56431

Mr. Skrbich,

The Aitkin Public School District was not asked to participate in the tax abatement for the proposed INH housing projects in Aitkin. We will not be participating in the Abatement process.

Please let me know if you need any further information from the school district.

Sincerely,

Daniel J. Stifter  
Aitkin Public Schools, Superintendent

218-927-7100



EAST CENTRAL MINNESOTA

**Ad Proof**

Not Actual Size

**AITKIN COUNTY  
BOARD OF  
COMMISSIONERS  
NOTICE OF  
PUBLIC HEARING  
TAX ABATEMENT  
APPLICATION**

# -Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, please contact us prior to deadline at Cambridge (763) 691-6000 or email at [publicnotice@apgecm.com](mailto:publicnotice@apgecm.com)

Notice is hereby given that the County Board of Aitkin County, Minnesota will hold a public hearing in the County Board Meeting Room in the Aitkin County Government Center, 217 2nd Street NW, Aitkin, MN 56431 on Tuesday, August 22, 2023 at 10:30 AM. The purpose of the public hearing is to review the proposed tax abatement application by INH Development to construct a 51 unit 55+ housing complex and a 44 unit multi-family housing complex. All interested persons are invited to attend the public hearing or submit written comments. For further information, please contact Mark Jeffers, Economic Development Coordinator at the above address, [mark.jeffers@co.aitkin.mn.us](mailto:mark.jeffers@co.aitkin.mn.us) or 218-513-6188.

Jessica Seibert  
Aitkin County Administrator

Published in the  
Aitkin Independent Age  
August 2, 9, 2023  
1331022

Date: 07/25/23  
Account #: 482627  
Customer: AITKIN COUNTY ADMINISTRATION  
Address: AITKIN COUNTY GOVERNMENT CENTER  
307 2ND STREET NW, ROOM 310  
AITKIN  
Telephone: (218) 927-3761  
Fax:

**Publications:**  
Aitkin Independent Age

Ad ID: 1331022  
Copy Line: Aug 22 PH Tax Abatement  
PO Number:  
Start: 08/02/23  
Stop: 08/09/2023  
Total Cost: \$71.99  
# of Lines: 37  
Total Depth: 4.194  
# of Inserts: 2  
Ad Class: 150  
Phone # (763) 691-6000  
Email: [publicnotice@apgecm.com](mailto:publicnotice@apgecm.com)  
Rep No: MA700  
Contact-Gross