

## Certificate of Design Compliance

December 22, 2025

To: Blaze Credit Union I Mankato, MN

### PROJECT NARRATIVE

Blaze Credit Union is proposing to construction of a new branch office and contact center to provide access to financial services for existing and potential new members in the City of Mankato and surrounding communities. The proposed project will offer ample parking for members and staff, as well as drive-up facilities that have become essential in modern banking. The project represents a significant investment in the City of Mankato, enhancing financial services along the XXXX corridor, which is easily accessible from interstate 35W for nearby neighborhoods and local business. Blaze Credit Union plans to bring their Midwestern Values; community driven, serving through integrity, and lately improving the lives of their members to the Mankato Community which is a pivotal step in continuing to make a positive impact and bettering the lives of countless Minnesotans.

The new branch and contact center will feature a traditional and attractive structure well including high quality finishes. Key aspects of the project include:

- **Alignment with the City Plans:** The project aligns with the City's Comprehensive Plan and the permitted land uses outlined in the Commercial Zoning District
- **Collaborative Design:** The site plan design has been developed with feedback from the City's Community Development team during our pre-application meeting
- **Architectural Excellence:** The proposed building aims to achieve a cozy, local and inviting feeling that will fit well into the local community. Premium exterior and interior finishes will be utilized to create a "hometown business" vibe for a modern, community focused experience. The exterior finishes will feature extensive glazing, stone, brick, metal composite panels, Architectural metal siding with concealed fasteners and Exterior insulation and finish system. In addition to the exceptional materials, the varied roof pitches/ slopes offer character and creates a dynamic silhouette that enhances curb appeal. Colored elevations are included in the submission package to illustrate the proposed design solution.
- **Environmental Considerations:** The project seeks to incorporate all the latest advances in stormwater management well incorporating the Minimum Impact Design Standards (MIDS) and Performance Goals. Other Environmental Considerations include not only complying with the current energy code but exceeding it while utilizing environmentally friendly construction methods where possible.
- **Employment:** Although the day-to-day employment count has not been finalized yet, this branch will create between 10-30 employment opportunities for the local workers/ community. The new employees will be a mixture of part-time and full-time positions.
- **No Negative Impacts:** This project will not have any adverse effects on the community for the following reasons:
  - No Impact on existing surrounding land uses.
  - No increase in noise, odors, smoke, gas, vibration or pests.
  - No detrimental effects on public safety, health and welfare.

- **Traffic Management:** Blaze Credit Union generates most of the traffic to their facility during normal business hours; 8:00am-6:00pm. All traffic will be managed on site with excellent stacking capabilities for the drive-through. Typical drive-through transactions per hour vary greatly by branch location but typically average between 8-14 transactions per hour. Also provided is a bypass lane which is currently being shown along Highway 22 which allows vehicular traffic to continue circulating the site even when multiple vehicles are in each drive-through lane.
- **Operational Information:** While not finalized for this location, Blaze Credit Unions' typical operational hours are Monday through Thursday 9:00a.m. to 5:00 p.m., Fridays 9:00a.m. to 6:00 p.m. and Saturdays 9:00 a.m. to 12:00 p.m. Limited Saturday operational hours along with branch closer on Sundays will greatly reduce traffic counts not impacting other local business Fleet Farm and Caribou Coffee which will see a heightened number of traffic counts on the weekends.

**About Blaze Credit Union:** Blaze Credit Union is a large Minnesota-based Financial Cooperative, formed from Spire Credit Union and Hiway Credit Union, focused on member well-being with Midwestern values including but not limited to integrity, trust, hard work, equality and community focused. Blaze Credit Union offers a variety of services from checking / savings, mortgages, vehicle loans, investments, digital banking, financial literacy resources. Blaze is more than your typical financial institution; they strive to be your partner in life and are dedicated towards providing exceptional services and products to accomplish any of your financial goals. Let's blaze this trail together!