

SPIRITS AT REST

Conditional Use Permit

Narrative

Proposed Licensed Residential Substance Use Disorder Treatment Facility

50 Power Drive | Mankato, Minnesota

Prepared for City of Mankato Conditional Use Permit Review

July 28, 2026

Applicant: Spirits at Rest

Development Partner: The Factor Group

Contents

Project Information	3
1. Executive Summary	4
2. Facility Program and Operations	5
3. Site Design and Infrastructure	7
4. Conditional Use Permit Standards	8
5. Community Information and Outreach	14
6. Conclusion and Request for Approval	15
Supporting Exhibits	
Exhibit A - Blue Earth County Human Services Letter of Support	16
Exhibit B - Existing Minnesota DHS License	18
Exhibit C - Frequently Asked Questions	19
Exhibit D - Community Open House Invitation	21
Exhibit E - Community Inquiry Resources for City Staff	22
Exhibit F - Demonstrated Community Need	23

Note: Architectural and Civil plans are submitted separately as part of the formal application packet. This includes the following:

1. *Building Floor Plans, Elevations, and Materials List*
2. *Civil CUP Plans (Construction Documents) Drainage Memo*
3. *Hydrant Coverage, Snow Storage/Removal Plan, and Turning Movement Plan*
4. *Traffic Memo*
5. *Wetland Information from the Wolfe Addition No. 2 (Delineation, mitigation and credit purchase – all wetlands were mitigated)*

Project Information

Project Name	Spirits at Rest - Mankato Campus
Applicant	Spirits at Rest (Jeremy Gerres, Founder)
Development Partner	The Factor Group (Joe Richter, Development Lead)
Property Address	50 Power Drive, Mankato, Minnesota
Parcel / Tax ID	R01.09.03.378.003
Current Zoning	B-3 Highway Commercial District
Requested Action	Approval of a Conditional Use Permit for a licensed residential substance use disorder treatment facility.
Property Interest	Spirits at Rest is under a purchase agreement for the property and is completing its due diligence.
Variance	No variance is requested in connection with this Conditional Use Permit application.

Project Schedule & Key Dates

CUP Application Submittal	Tuesday, July 28, 2026
Community Open House	Monday, August 24, 2026 6:30–8:00 p.m. Location to be confirmed
Planning Commission Public Hearing	Wednesday, August 26, 2026 6:00 p.m.
Anticipated City Council Consideration	Monday, September 14, 2026 6:00 p.m. Subject to the City's final meeting schedule

Key dates are provided for reviewer convenience and remain subject to the City's final meeting and notice schedule.

Primary Contacts

Spirits at Rest: Jeremy Gerres, Founder | 507-953-0172 | jeremy@spiritsatrest.com | spiritsatrest.com

The Factor Group: Joe Richter, Development Lead | 651-216-8983 | joe@factorgrp.co

1. Executive Summary

This Conditional Use Permit narrative is submitted on behalf of Spirits at Rest, with The Factor Group serving as development partner, to request approval for a licensed residential substance use disorder treatment facility at 50 Power Drive in the B-3 Highway Commercial District.

Spirits at Rest is under a purchase agreement for the property and is completing its due diligence. The proposed Mankato campus will expand access to structured residential treatment in Southern Minnesota while operating as a professionally managed, secure, and well-maintained community partner.

The project will also provide a thoughtful physical and visual enhancement to the Power Drive corridor. Professional property maintenance, architectural investment, the integrated western landscaping berm, and naturalized stormwater-management basins will improve the site's aesthetic and environmental quality compared with its current commercial condition.

Spirits at Rest has operated substance use disorder treatment and supportive housing programs in Montgomery since July 2020 and has served more than 300 clients. The organization is guided by a mission of hope, dignity, accountability, and whole-person recovery.

The Mankato facility will provide licensed residential treatment only. It will not provide detoxification, hospital-level medical care, or onsite medical procedures. Prospective clients will be assessed before admission to confirm that the facility offers the appropriate level of care. Individuals requiring detoxification, hospital-level treatment, or services outside the facility's licensed scope will be referred to appropriate outside providers.

From an economic perspective, the project represents a significant private investment in the B-3 corridor, transforming underutilized commercial property into a professionally developed campus. The facility will create approximately thirty stable, skilled jobs for licensed clinical, nursing, and support personnel while using existing municipal infrastructure efficiently. The project will contribute to localized economic activity and tax-base support through a managed operating model designed to limit public-service demands compared with intensive industrial or high-turnover commercial uses.

2. Facility Program and Operations

2.1 Residential Treatment Program

Clients will reside onsite while participating in a structured treatment program. Comprehensive substance use assessments will be completed by qualified professionals to confirm the appropriate level of care and support individualized treatment planning. Daily programming will include individual and group counseling, recovery education, peer-support activities, recreation, meals, and personal reflection.

The campus includes residential accommodations with shower and bath facilities, laundry facilities, individual counseling offices, group rooms, dining and kitchen facilities, a chapel, indoor recreation, personal-reflection areas, and designated supervised outdoor spaces. Mental-health or psychiatric needs that exceed the facility's scope will be coordinated through appropriate outside providers.

2.2 Hours, Admissions, and Visitation

Because it is a residential program, the facility will operate 24 hours a day, seven days a week. Continuous operation does not mean continuous traffic or exterior activity. Admissions and discharges will occur between 9:00 a.m. and 5:00 p.m. Family visitation will be scheduled on Saturdays and Sundays from 1:00 p.m. to 4:00 p.m. Deliveries and staff-coordinated client transportation will be managed to avoid unnecessary concentrations of vehicle activity.

The property will not operate as a walk-in clinic or high-volume commercial establishment. Clients will receive treatment, meals, recreation, and recovery-support services onsite, limiting unnecessary travel.

2.3 Staffing, Safety, and Security

The professional team will include licensed alcohol and drug counselors, clinical leadership, nursing staff, recovery-support specialists, peer-services staff, and other trained employees appropriate to the licensed program. Nursing staff will assess client health needs, administer medications, and coordinate referrals when outside medical care is required.

Clients will reside onsite and participate in a structured, supervised daily program. The facility will maintain an alcohol- and drug-free environment governed by written policies and state licensing requirements. Safety measures will include continuous professional staffing, controlled building access, alarmed exterior doors and windows, overnight client checks, medication protocols, and written emergency procedures. Client movement offsite will be strictly managed and coordinated by staff as part of each structured treatment plan, preventing unmanaged wandering or unauthorized departures into surrounding commercial and residential areas.

The facility's staffing model supports a high staff-to-client ratio. Staff will be trained in crisis prevention, relational response, verbal intervention, and de-escalation. Emergency protocols will direct staff to manage behavioral and medical concerns internally whenever appropriate and to contact local emergency responders only when a client's health needs exceed the facility's licensed scope or require outside emergency medical care.

Outdoor activities will occur only in designated areas and will be supervised by staff. The building, grounds, parking areas, landscaping, and outdoor spaces will be professionally maintained.

3. Site Design and Infrastructure

The project team includes The Factor Group as development partner, Bright Pixel Design as architect, and Bolton & Menk as civil engineer. The submitted architectural and civil plans coordinate the building, parking, vehicle circulation, utilities, grading, drainage, stormwater management, landscaping, screening, and outdoor areas.

Site access will be provided from Power Drive. The site plan provides onsite parking and internal circulation for employees, scheduled visitors, deliveries, client drop-off and pickup, and emergency access. The project will connect to municipal water and sanitary-sewer systems in accordance with City requirements.

The grading and landscaping plans include a berm along the western side of the property to support screening and site integration. The raw earthwork is expected to remain close to balanced, limiting the need to import or remove substantial quantities of soil.

Stormwater will be managed through mowable grass basins and swales designed to temporarily collect runoff during rain events and then drain and dry over the following days. These areas are not intended to function as permanent ponds and will be incorporated into the maintained landscape. Final engineering, erosion-control, utility, fire-access, landscaping, and stormwater details will remain subject to City review.

4. Conditional Use Permit Standards

The City evaluates conditional use requests against the applicable standards in the City Code. The proposed Mankato campus satisfies each required finding as described below.

Standard 1: Allowed Conditional Use

City Standard: *The proposed use must be one of the conditional uses listed in the applicable zoning district.*

Applicant Response: Although the property is zoned B-3 Highway Commercial, residential care facilities are expressly listed as conditional uses within this district. The proposed licensed residential substance use disorder treatment facility qualifies as a residential care facility and is therefore eligible for consideration through the Conditional Use Permit process.

Permitting a professionally managed, low-turnover residential treatment campus will not set an inappropriate commercial precedent. The facility will operate with a fixed residential population rather than the continuous public influx characteristic of retail strip centers or other high-volume commercial establishments.

The facility will operate in accordance with the approved Conditional Use Permit, applicable B-3 district requirements, City building and land-use regulations, and Minnesota Department of Human Services licensing requirements.

Standard 2: Comprehensive Plan Consistency

City Standard: *The proposed use must be in keeping with the comprehensive planning policies of the City and applicable land-use regulations.*

Applicant Response: Mankato serves as a regional center for healthcare and human services in Southern Minnesota. The proposed facility is consistent with that regional role by expanding access to licensed residential substance use disorder treatment within the community.

Blue Earth County Human Services has identified a continuing regional need for substance use disorder services and has provided a letter supporting the Spirits at Rest project. The proposed Mankato campus will address the residential-treatment component of that need and will operate within the scope of care described in the Executive Summary.

The project is also consistent with orderly land-use planning. It places an expressly allowed conditional use within the B-3 Highway Commercial District on a site with access to municipal services and the regional transportation network. Unlike retail strip centers or high-volume commercial establishments, the facility will serve a fixed residential population rather than a continuous influx of public customers. Its controlled access, scheduled visitation, managed transportation, and professionally maintained campus are designed to remain compatible with surrounding commercial and recreational uses.

By strengthening the regional continuum of care while using the property in a planned and compatible manner, the proposed facility is consistent with the City's comprehensive planning and land-use objectives.

Standard 3: Protection of Surrounding Property Uses

City Standard: *The proposed use must not interfere with or diminish the use of property in the immediate vicinity.*

Applicant Response: The proposed facility is designed and will be operated to remain compatible with neighboring commercial and recreational uses. Most counseling, group programming, dining, administrative work, and recreational activities will occur within the building. Outdoor activities will be limited to designated areas, supervised by staff, and residential in character.

Although the residential program operates continuously, its traffic pattern is tied to a fixed onsite resident population and a managed operating schedule rather than repeated customer visits or impulse traffic. By-right retail, restaurant, and office uses in the B-3 district may generate recurring vehicle activity and peak-hour spikes through daily public patronage. In contrast, the facility's principal trips will be limited to predictable staff shifts, scheduled admissions and discharges, weekend visitation, deliveries, and coordinated client transportation. The property will not operate as a walk-in clinic or high-volume commercial establishment.

Controlled access, professional supervision, scheduled operations, landscaping, screening, and regular maintenance of the building and grounds will help minimize noise, lighting, traffic, and visual impacts. Based on its site design and managed operating model, the proposed use will not interfere with or diminish the reasonable use and enjoyment of surrounding properties.

Standard 4: Adequate Public Facilities and Services

City Standard: *The proposed use must be capable of being adequately served by public facilities and services.*

Applicant Response: The property is located within a developed commercial area served by public roadways and municipal infrastructure. Access to the site will be provided from Power Drive, and the project will connect to municipal water and sanitary-sewer systems in accordance with City requirements.

The civil plans prepared by Bolton & Menk address proposed utility connections, grading, drainage, stormwater management, and site access. The stormwater design includes mowable grass basins and swales that will temporarily collect runoff during rain events and then drain and dry. These features are not intended to function as permanent ponds. The grading plan also incorporates a berm along the western side of the property and is designed to manage drainage while keeping the site's earthwork close to balanced.

Final utility sizing, connection details, fire access, and stormwater calculations will be reviewed by City staff through the civil-plan, building-permit, and construction-approval processes. The applicant will complete any infrastructure modifications required by the City as part of those approvals.

Based on the property's location within the municipal service area and the infrastructure improvements shown in the submitted civil plans, the proposed facility can be adequately served by public facilities and services.

Standard 5: Traffic and Congestion

City Standard: *The proposed use must not cause undue traffic congestion.*

Applicant Response: Traffic will be generated by a fixed residential population and a managed operating schedule, rather than by continuous customer turnover. Clients will reside onsite and receive most treatment, meals, recreation, and support services within the facility.

Vehicle trips will consist primarily of employee arrivals and departures, scheduled admissions and discharges, weekend visitation, deliveries, and staff-coordinated client transportation. Unlike by-right retail, restaurant, or office uses in the B-3 district—which may experience continuous customer turnover, impulse visits, and peak-hour traffic spikes—the residential program serves a fixed onsite population and does not depend on repeated daily public visits. Admissions and discharges will generally occur between 9:00 a.m. and 5:00 p.m., while family visitation will be scheduled on weekends between 1:00 p.m. and 4:00 p.m. Staff scheduling, deliveries, and client transportation will be managed to avoid unnecessary concentrations of vehicle activity.

Access will be provided from Power Drive. The submitted site plan provides onsite parking and internal vehicle circulation for employees, visitors, deliveries, client drop-off and pickup, and emergency access. Final parking calculations, access details, and circulation requirements will be reviewed by City staff as part of the site-plan and building-permit processes.

Because occupancy is fixed, visitor activity is scheduled, and client transportation is coordinated, the project is expected to produce a more predictable traffic pattern than customer-oriented commercial uses. Based on these operating characteristics and the onsite circulation shown on the submitted plans, the proposed use will not cause undue traffic congestion on Power Drive or the surrounding roadway network.

Standard 6: Preservation of Historical and Architectural Resources

City Standard: *The proposed use must not adversely affect significant historical or architectural resources.*

Applicant Response: No designated historical buildings, landmarks, or significant architectural resources have been identified within the proposed project area.

The project involves construction of a new facility on the site and will not require the demolition or alteration of an identified historical structure. Accordingly, the proposed use is not expected to adversely affect historical or architectural resources.

Standard 7: Protection of Natural and Environmental Features

City Standard: *The proposed use must not adversely affect significant natural or environmental features.*

Applicant Response: The project has been designed to responsibly address the site's existing topography, vegetation, drainage, and stormwater conditions. The proposed building, parking, outdoor areas, and utility improvements will require grading and some disturbance of the existing site. These impacts will be managed through the coordinated civil, grading, stormwater, and landscaping plans prepared for the project.

The grading plan includes a berm along the western side of the property to provide screening and help integrate the development into the surrounding area. The site's raw earthwork is expected to remain close to balanced, limiting the need to import or remove substantial quantities of soil.

Stormwater will be managed through mowable grass basins and swales designed to temporarily collect runoff during rain events and then drain and dry over the following days. These areas will not function as permanent ponds and will be incorporated into the maintained landscape. Together with the integrated western berm, architectural investment, and professional property maintenance, these site improvements will enhance the visual and environmental quality of the Power Drive corridor.

Disturbed areas will be stabilized and landscaped in accordance with City requirements. Required trees, plantings, screening, and ground cover will be installed and maintained as shown on the approved landscaping plan. Final grading, erosion control, stormwater calculations, and landscaping details will remain subject to City review.

Based on these measures, the proposed development will responsibly manage its environmental impacts and will not adversely affect significant natural or environmental features.

Standard 8: Cumulative Effects on the City as a Whole

City Standard: *The proposed use must not cause a negative cumulative effect or negatively affect the City as a whole.*

Applicant Response: The proposed facility is not expected to create negative cumulative impacts on municipal infrastructure, transportation, public safety, or surrounding land uses. The size and intensity of the operation will be limited by the approved Conditional Use Permit, building occupancy requirements, and Minnesota Department of Human Services licensing standards.

Clients will reside onsite, and most treatment, dining, recreation, and recovery-support activities will occur within the facility. Admissions, discharges, visitation, deliveries, and client transportation will be scheduled and managed by staff. These operating practices will limit traffic, exterior activity, and demands on the surrounding roadway network.

The facility will maintain continuous onsite staffing, including licensed alcohol and drug counselors, clinical leadership, and nursing personnel appropriate to the licensed program, supporting a high staff-to-client ratio. Staff will be trained in crisis prevention, relational response, verbal intervention, and de-escalation. Written emergency protocols will direct staff to manage behavioral and medical concerns internally whenever appropriate, with local emergency responders contacted only when health needs exceed the facility's licensed scope or require outside emergency medical care. These practices will help prevent routine operational concerns from creating an undue cumulative demand on City emergency services.

When considered together with other commercial, institutional, and residential-care uses within the City, the proposed facility will not create an undue concentration of traffic, infrastructure demand, or adverse land-use impacts. The project will therefore not cause a negative cumulative effect or negatively affect the City as a whole.

Standard 9: Compliance with Other Applicable Regulations

City Standard: *The proposed use must comply with all other applicable City, state, and federal regulations.*

Applicant Response: The project will be developed and operated in accordance with all applicable land-use, building, fire-safety, accessibility, environmental, and licensing requirements.

- Conditional Use Permit and site-plan approvals
- City building and related construction permits
- Approval of final grading, drainage, stormwater, utility, access, parking, and landscaping plans

- Applicable fire and life-safety approvals
- Minnesota Department of Human Services licensing for the proposed residential treatment program
- Any other permits or approvals required for construction and operation

The facility will operate within the scope of its state license and the conditions established through the City's approval. Approval of the Conditional Use Permit will not replace or supersede any separate building, engineering, fire-safety, environmental, or state licensing requirements.

Based on the submitted plans and the applicant's commitment to completing all required reviews and approvals, the proposed use can comply with applicable City, state, and federal regulations.

Standard 10: General Welfare and Public Interest

City Standard: *The proposed use must not be detrimental to the health, safety, morals, comfort, convenience, or general welfare of the community.*

Applicant Response: The proposed facility will operate as a licensed, professionally staffed residential substance use disorder treatment program. Continuous staffing, controlled access, written operating policies, scheduled admissions and visitation, managed transportation, medication protocols, and established emergency procedures will support the safe and orderly operation of the facility.

The program will maintain an alcohol- and drug-free environment. Clients will be admitted only after being assessed as appropriate for the facility's licensed level of care, consistent with the admission and referral procedures described in the Executive Summary.

Most treatment, dining, recreation, and recovery-support activities will occur onsite within a structured and supervised environment. Client movement offsite will be strictly managed and coordinated by staff as part of the treatment plan, preventing unmanaged wandering or unauthorized departures into surrounding commercial and residential areas. The building, grounds, landscaping, parking areas, and outdoor spaces will be professionally maintained. Together, the site design and operating practices are intended to minimize traffic, noise, lighting, and other potential effects on neighboring properties.

Spirits at Rest has operated substance use disorder treatment and supportive housing programs in Montgomery since July 2020 and has served more than 300 clients. This operating experience provides an established foundation for managing the proposed Mankato facility responsibly and in compliance with applicable licensing and land-use requirements.

Based on the facility's professional staffing, controlled operations, site design, and regulatory oversight, the proposed use will not be detrimental to the health, safety, comfort, convenience, or general welfare of the community.

5. Community Information and Outreach

Spirits at Rest and The Factor Group are committed to an open and transparent community-information process. The outreach described below supplements, but does not replace, the City's formal notice, hearing, and review procedures.

The Project Schedule & Key Dates summary near the beginning of this narrative identifies the application, open-house, Planning Commission, and anticipated City Council dates.

Mailed Notices: The City will provide required notice to property owners within 450 feet in accordance with its established process.

Direct Neighborhood Outreach: Spirits at Rest will provide broader informational outreach to the neighborhood north of Augusta Drive, direct residents to project information and frequently asked questions, and conduct door knocking before the public hearing.

Community Information Open House: Spirits at Rest will host an informational open house before the public hearing. Representatives of Spirits at Rest and the project team will present the proposal, answer questions, and receive community feedback.

Ongoing Neighborhood Communication: Beyond the public-hearing process, Spirits at Rest will maintain a designated point of contact for neighboring property owners so operational questions and community feedback can be addressed promptly after the facility begins operation.

6. Conclusion and Request for Approval

The proposed Spirits at Rest Mankato campus will establish a licensed residential substance use disorder treatment facility at 50 Power Drive within the B-3 Highway Commercial District.

As demonstrated by this narrative and the accompanying architectural, civil, grading, stormwater, landscaping, and operational materials, the project has been designed to satisfy the City's Conditional Use Permit standards. Its residential operating model, continuous professional staffing, controlled access, scheduled admissions and visitation, managed transportation, onsite programming, and maintained campus will support compatibility with surrounding properties.

The facility will operate within the scope of its Minnesota Department of Human Services license and comply with applicable City permitting, building, fire-safety, accessibility, engineering, environmental, and land-use requirements. Final technical details will remain subject to review and approval by the appropriate City departments and regulatory agencies.

Since receiving its initial treatment license in July 2020, Spirits at Rest has served more than 300 clients through its Montgomery operations. This experience provides an established foundation for operating the proposed Mankato facility responsibly, professionally, and in compliance with applicable licensing and land-use requirements.

For these reasons, Spirits at Rest respectfully requests that the City of Mankato approve the Conditional Use Permit for the proposed residential substance use disorder treatment facility at 50 Power Drive, subject to the plans submitted with the application and any reasonable conditions established through the City's review process.

Exhibit A

Blue Earth County Human Services Letter of Support



**Blue Earth County
Human Services Department**

July 16th, 2026

To Whom It May Concern,

Blue Earth County is writing to express support for efforts to expand residential substance use treatment and detoxification services within our community. The need for these services has continued to grow, and we recognize the critical role that such programs play in improving safety, health outcomes, and long-term stability for individuals experiencing substance use challenges.

At present, Blue Earth County does not have a locally operated residential substance use treatment facility or detoxification center. Individuals in acute crisis must often seek care outside the area, which can result in delays, transportation barriers, and interruptions in service continuity. These gaps place additional strain on families, emergency departments, shelters, law enforcement, crisis providers, and the community at large.

A locally accessible treatment and detox service would help ensure that individuals receive:

- Timely and medically appropriate withdrawal support
- A safe and structured environment for stabilization
- An uninterrupted transition to ongoing treatment and recovery services
- Reduced reliance on emergency and law enforcement interventions
- Improved long-term outcomes and continuity of care

Blue Earth County has seen increasing community collaboration around substance use concerns, with many partners expressing the same need for expanded services. We strongly support continued exploration and development of residential treatment and detoxification options within our region. We appreciate and encourage any organization or initiative seeking to strengthen the continuum of care for individuals experiencing substance use disorders.



COMMISSIONERS

District 1 Patty O'Connor
District 2 Vance Stuehrenberg
District 3 Mark Piepho
District 4 Kevin Paap
District 5 Kip Bruender

expanding treatment and detoxification services in Blue Earth County. Efforts to enhance the local continuum of care are essential, and we welcome ongoing dialogue to support the development of these critical resources.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Carr", with a long, sweeping horizontal line extending to the right.

Andrew Carr
Human Services Supervisor
Blue Earth County Human Services

Exhibit B

Existing Minnesota DHS License - Montgomery Operations

License Holder	Spirits at Rest
License Number	1103887
Identification Number	6528205
License Status	Active
Type of Service	Substance Use Disorder Treatment
Licensed Setting	Non-Residential Treatment
Population Served	Adults age 18 and older; all genders
Initial Effective Date	July 22, 2020
Last Renewal	January 1, 2026
Next Renewal Due	December 31, 2026

This exhibit documents Spirits at Rest's existing Montgomery treatment license and operating experience. It is not licensing approval for the proposed Mankato residential program. The Mankato facility must obtain its own applicable state approvals before opening.

Official license record: [Minnesota DHS Licensing Information Lookup](#)

Exhibit C

Frequently Asked Questions - Public Reference

Spirits at Rest Proposed Mankato Campus

1. What is Spirits at Rest proposing?

Spirits at Rest is proposing a licensed residential substance use disorder treatment facility at 50 Power Drive in Mankato. Clients will reside onsite while participating in structured treatment, counseling, recovery education, recreation, and personal-reflection activities.

2. Will the facility provide detoxification or hospital-level medical care?

No. Detoxification and hospital-level medical procedures are not proposed. Individuals requiring those services will be referred to appropriate outside providers.

3. How will clients be admitted?

Prospective clients will be assessed before admission to determine whether the facility provides the appropriate level of care. Clients whose medical, behavioral-health, or detoxification needs exceed the facility's licensed scope will be referred elsewhere.

4. What will a typical day include?

Clients will follow a structured schedule that includes individual and group counseling, recovery education, peer-support activities, recreation, meals, and personal reflection. Most daily activities will occur onsite.

5. Will the facility operate 24 hours a day?

Yes. Because it is a residential program, the facility will operate continuously with trained staff and licensed professionals onsite. Admissions and discharges will generally occur between 9:00 a.m. and 5:00 p.m. Family visitation will be scheduled on weekends between 1:00 p.m. and 4:00 p.m.

6. How will safety and security be managed?

The facility will maintain an alcohol- and drug-free environment governed by written policies. Safety measures will include continuous staffing, controlled building access, alarmed exterior doors and windows, overnight client checks, medication protocols, emergency procedures, and staff training in crisis prevention and de-escalation.

7. What traffic will the facility generate?

Vehicle activity will primarily consist of employee arrivals and departures, scheduled admissions and discharges, weekend visitation, deliveries, and staff-coordinated transportation. Because clients reside onsite and receive most services there, the facility will not generate the frequent customer turnover associated with a walk-in clinic or high-volume commercial use.

8. How will neighboring properties be protected?

Most treatment and daily activities will occur inside the building. Outdoor activities will be limited to designated, supervised areas. Landscaping, screening, the western berm, managed lighting, scheduled operations, and professional property maintenance will help minimize noise, traffic, and visual impacts.

9. What experience does Spirits at Rest have?

Spirits at Rest has operated substance use disorder treatment and supportive housing programs in Montgomery since July 2020 and has served more than 300 clients.

10. What approvals will be required before the facility opens?

In addition to the Conditional Use Permit, the project must obtain applicable City construction, engineering, building, fire-safety, accessibility, and site-plan approvals. The residential program must also receive the appropriate Minnesota Department of Human Services licensing before beginning operations.

11. Where can community members obtain additional information?

Operational and program information will be available at spiritsatrest.com. Questions may be directed to Jeremy Gerres, Founder, at 507-953-0172 or jeremy@spiritsatrest.com. Questions about zoning, the CUP process, public hearings, or City requirements should be directed to the City of Mankato.

Exhibit D

Community Open House Invitation

Spirits at Rest Proposed Mankato Campus

Dear Neighbor:

Spirits at Rest invites you to attend a community open house regarding its proposed licensed residential substance use disorder treatment facility at 50 Power Drive in Mankato. The project is being reviewed through the City of Mankato's Conditional Use Permit process.

Date: Monday, August 24, 2026

Time: 6:30 p.m. - 8:00 p.m.

Location: TBD

Representatives from Spirits at Rest and the project team will provide information about:

- The organization's mission and treatment program
- Proposed building and site plans
- Daily operations, staffing, safety, and security
- Traffic, parking, and neighborhood compatibility
- The City's review and approval process

Attendees will have an opportunity to ask questions, provide feedback, and speak directly with members of the project team. Project information, including plans and frequently asked questions, will also be available at spiritsatrest.com.

We value an open and transparent process and appreciate the opportunity to share information and hear from our neighbors.

Sincerely,

Jeremy Gerres

Founder, Spirits at Rest

507-953-0172

jeremy@spiritsatrest.com

Exhibit E

Community Inquiry Resources for City Staff

To: City of Mankato Staff

From: Spirits at Rest and The Factor Group

Subject: Resources for Questions Regarding the Proposed Spirits at Rest Facility

Property: 50 Power Drive, Mankato, Minnesota

Spirits at Rest is providing the following resources to assist City staff in directing questions regarding the proposed residential substance use disorder treatment facility. These resources are not intended to replace the City's independent review or its established public-notice, hearing, and approval procedures.

1. Program and Operational Information

Questions regarding Spirits at Rest, its treatment program, proposed operations, staffing, safety practices, or the services to be provided may be directed to spiritsatrest.com. The website will include project information, proposed plans, and answers to frequently asked questions.

2. Direct Contact with Spirits at Rest

Jeremy Gerres, Founder | Spirits at Rest | 507-953-0172 | jeremy@spiritsatrest.com

3. Community Open House

Date: Monday, August 24, 2026

Time: 6:30 p.m. - 8:00 p.m.

Location: TBD

Representatives from Spirits at Rest and the project team will present information, answer questions, and receive community feedback.

4. City Review and Technical Questions

Questions regarding zoning requirements, the Conditional Use Permit process, public notices, hearing dates, applicable City Code provisions, or the City's technical review should remain with the appropriate City department.

City staff should respond to these matters based on the City Code, the submitted application materials, established review procedures, and the City's independent evaluation of the proposal.

Exhibit F

Demonstrated Community Need

Blue Earth County Human Services has identified a continuing regional need for substance use disorder services and has provided written support for the proposed Spirits at Rest project. The County's July 16, 2026 letter is included as Exhibit A and incorporated into this exhibit by reference.

Blue Earth County's Community Resource Guide identifies existing assessment, outpatient treatment, peer-recovery, harm-reduction, and community-support resources serving the Mankato area. The proposed Spirits at Rest facility is intended to complement this existing network by providing licensed residential treatment for individuals who have been assessed as appropriate for that level of care.

The proposed facility will address one part of the regional continuum: licensed residential treatment. Its scope-of-care limitations and referral procedures are summarized in the Executive Summary and explained directly in the Frequently Asked Questions (Exhibit C).

Minnesota continues to track fatal and nonfatal overdoses at the county level, demonstrating that substance use and overdose remain ongoing public-health concerns throughout the state.

The proposed Mankato campus will expand the range of treatment options available in Southern Minnesota while working in coordination with existing healthcare, human-services, and recovery-support providers.

Sources

Blue Earth County Community Resource Guide: blueearthcountymn.gov/DocumentCenter/View/24

Minnesota Department of Health overdose data:

health.state.mn.us/communities/injury/midas/drugdeath.html