

Welcome

INFORMATIONAL MEETING

For potential development of Wild Ridge homes in Springfield, MN

AGENDA

Introductions

Background Information

Filling a Need: The reasons for “Why”

Project Overview & Site Overlay

Site Plan

Renderings

Floor Plans

Mood Boards

City Assistance

INTROS

STEVE ELFERING – Developer

AMBER DALE – City Manager

RYAN EVENSON – CEO | APX

JEN SWENSON – Designer | APX

AMANDA FRANK – Reiner Real Estate

BACKGROUND AND EXPERIENCE

Born and Raised in **Bird Island, Mn**

Married, Amie Kenyen (25 Years)

Father of 2 Daughters, Ryan And Madison

Over **20 years experience** in the Real Estate Arena

- Idaho Falls, ID 2001
- Renville, MN and Olivia, MN 2019
- Rental Units

Current position: CEO of an Agricultural Company

Mission

Our mission is to **strengthen** communities by creating pathways to safe, quality housing for people who do not have **access** to it.

We invest in neighborhoods by revitalizing properties & communities in areas that are frequently overlooked, ensuring that everyone has the chance to feel rooted and supported.

By opening doors for individuals facing housing hurdles, we aim to foster stability, dignity, and a sense of belonging for all.

COMMUNITY SURVEYS SHOWED THEMES

- Need for Affordable Housing
- Need for Senior Housing/Accessible Housing

HOUSING STUDY showed 727 in commuters to Springfield.

- Work in Springfield but live elsewhere
- This group was also the highest paid group
(in-commuters, out-commuters, and live/work in Springfield)

HOUSING STUDY RECOMMENDATIONS

- Encourage Senior Friendly Designs
- Create Incentives for Affordable Housing Development
- Develop Down Payment Assistance to Expand Access
- Pursue Regional Grants through Minnesota Housing
- Partner with Local Employers and Realtors
- Host Community Forums and Seek Community Input
- Develop a Relocation Campaign

Why?

OVERVIEW OF THE PROJECT

- Located in Springfield, this site is currently called Wild Ridge
- Structures are combination of 3 bed/2 Bath and 2 Bed/2 Bath Duplexes
- Homes will be built on-slab and single story (no stairs)
- Over-sized Garage in the 3 Bedroom Units option
- Open floor plans
- 2 Pre-selected Finish Packages to simplify your life!

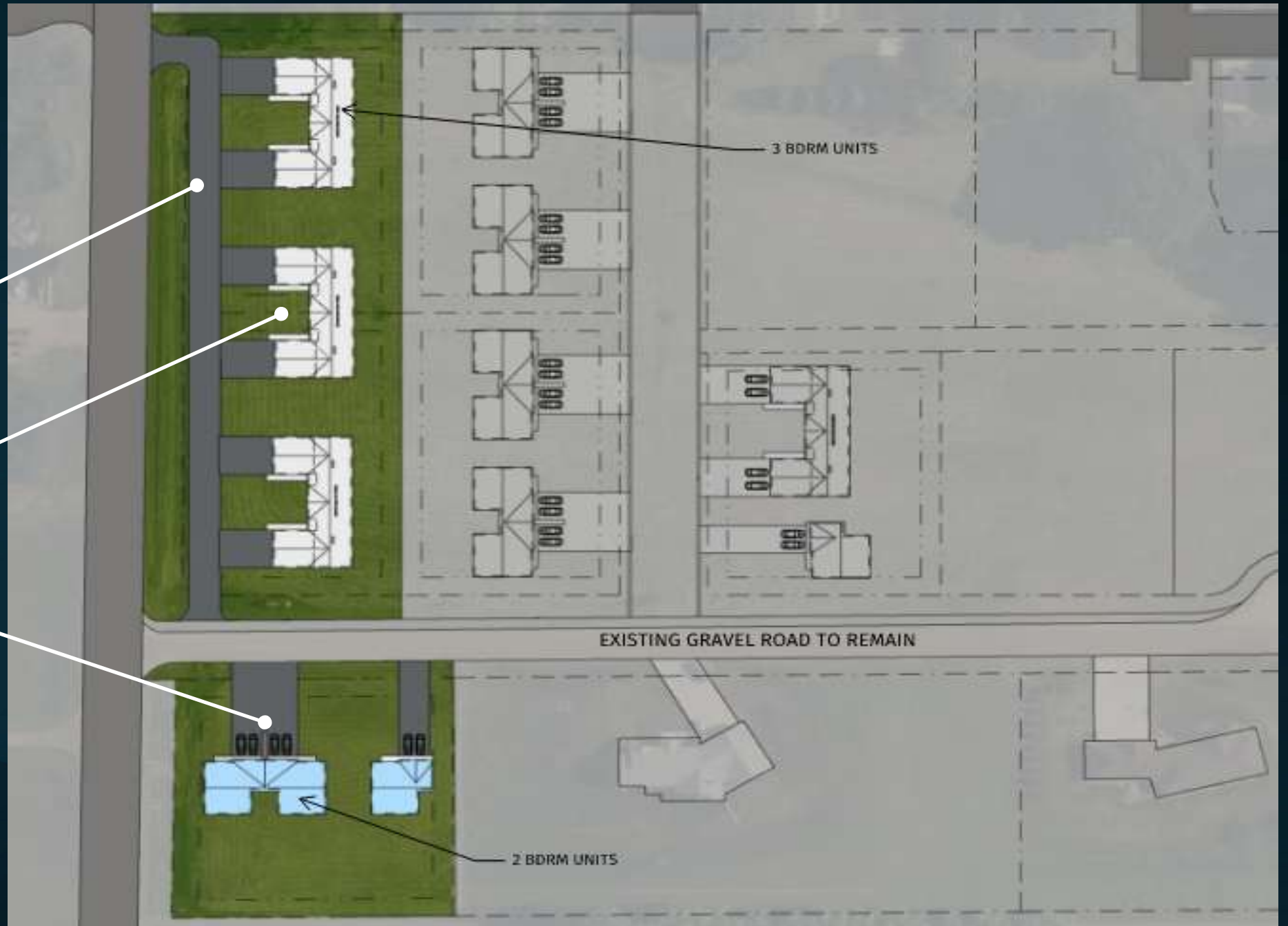
20 total units in two phases | Option to customize it to your own taste

Either way it allows you to make a house into your home.

NEW FRONTAGE ROAD

3 - 3 BEDROOM UNITS

1.5 - 2 BEDROOM UNITS



SITE OVERLAY FOR PHASE I



EXTEND CITY STREET

1 - 3 BEDROOM UNITS

4.5 - 2 BEDROOM UNITS

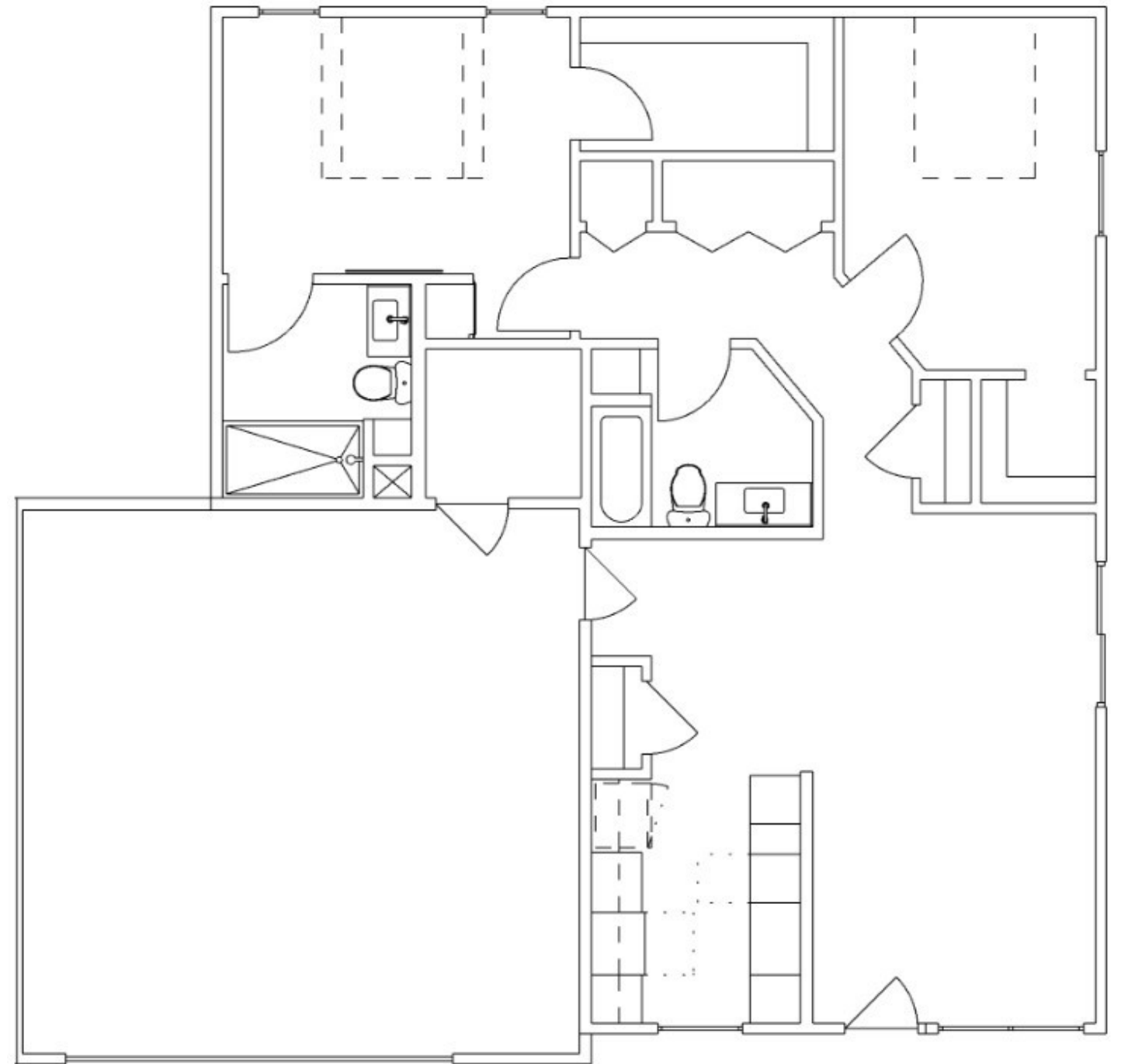
SITE OVERLAY FOR PHASE II

CONCEPTUAL RENDERINGS
(3 BDRM)



Floor Plan

2 BEDROOM
2 BATHROOM



2 CURATED FINISH PACKAGES TO SELECT FROM

BLACK WINDOWS (INT & EXT)
BEUCHEL BARNWOOD BLUE IN CASTLE ROCK FORMAT

BLACK TRIM, GUTTER, SOFFITS & FASCIA

TRANSITIONAL LIGHTING WITH EASILY-TO-REPLACE BULBING ACCESS

OPT 1 - ORIGINAL SECONDARY SIDING

OPT 2 - ALSO Pairs WELL WITH BLACK WINDOWS, TRIM, GUTTERS, SOFFITS & FASCIA.

OPT 3 - FINISHING SIDING, CORNERS IN SAME COLOR, NOT CONTRAST.

OPT 4 - PRIMARY SIDING, CORNERS IN SAME COLOR, NOT CONTRAST.

OPT 5 - STONE SHIMMER

BLACK FRONT DOOR

OWENS CORNING DURATION ONYX BLACK

EXAMPLE OF SECONDARY SIDING

APX CONSTRUCTION GROUP

EXTERIOR COMBO 1 | 2025.07.18
SPRINGFIELD DUPLEX | 1

BLACK WINDOWS
BEUCHEL BARNWOOD BLUE IN CASTLE ROCK FORMAT

BLACK TRIM, GUTTER, SOFFITS & FASCIA

TRANSITIONAL LIGHTING WITH EASILY-TO-REPLACE BULBING ACCESS

OPT 1 - ORIGINAL SECONDARY SIDING

OPT 2 - ALSO Pairs WELL WITH BLACK WINDOWS, TRIM, GUTTERS, SOFFITS & FASCIA.

OPT 3 - PRIMARY SIDING, CORNERS IN SAME COLOR, NOT CONTRAST.

OPT 4 - PRIMARY SIDING, CORNERS IN SAME COLOR, NOT CONTRAST.

OPT 5 - BEUCHEL - HIGHLAND SCOTCH IN ASHLAR FORMAT

BLACK FRONT DOOR

OWENS CORNING DURATION ONYX BLACK

EXAMPLE OF SECONDARY SIDING

APX CONSTRUCTION GROUP

EXTERIOR COMBO 2 | 2025.07.18
SPRINGFIELD DUPLEX | 2

VANITY LIGHT OPTION I

UTTERMOST SHIELD MIRROR 09705 24W X 36H

PFISTER VANIER SINGLE HOLE LAV FAUCET LF-042-VR8B

INTERIOR DOOR HWY: VANIER SET - HILFAX MATTE BLACK

DELTA ARVO SHOWER WITH HANDHELD

VANITY LIGHT OPTION II

PFISTER VANIER ACCESSORY COLLECTION 8TB-VR8B

KITCHEN PULLS 5" DIA-STINELA

KITCHEN FAUCET DELTA ESSA PULL-DOWN

OPT 1 - DASH GREEN VANIET OR UTILITY CABINETS SIMILAR TO SHERWIN WILLIAMS SW687 ROSEMARY

VANITIES SHOWN ARE LOWE'S CAULEY SERIES

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SPRINGFIELD DUPLEX | 5

BLACK OR DARK GRAY STAINED CABINETS

BEDROOM CABINET

BASE TRIM: PAINTED SAME COLOR AS MAIN WALL COLOR. DOOR FRAME & SLAB: SHERWIN WILLIAMS BON ONE (SOFT BLACK)

MAIN COLOR

SHERWIN WILLIAMS SW756 ORBIT OF MIST

POTENTIAL ACCENT TONES TO WORK WITH COLOR PALETTE

SHERWIN WILLIAMS SW775 POTTERY LILN

SHERWIN WILLIAMS SW792S MT. ETHA

SHERWIN WILLIAMS SW708 IRON ORE

SHERWIN WILLIAMS SW524 SEA SALT

SHERWIN WILLIAMS SW687 ROSEMARY

LUXURY VINYL FLOOR

NAPOLEON ELECTRIC FIREPLACE | PURVIEW SERIES

STONE FIREPLACE SURROUND WITH LINEN ELECTRIC INSERT - ELECTRIC ALLOWS USER TO SHUT HEAT ELEMENT OFF AND JUST HAVE AMBIENCE VS GAS.

FIRPLACE SET-UP 60" LINEN FIREPLACE WOOD MANTLE SIMILAR TO FLOOR COLOR WITH TV ABOVE

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SPRINGFIELD DUPLEX | 3

ALL WHITE CEILING FAN PROGRES LIGHTING - TREVINA 52" FLUSH MOUNT AVAILABLE.

STAINLESS KARRAN 33" FUSION UNDERCOUNTER SINGLE BASIN SHOWN LUM18325-FK

COMPOSITE IRBANSI QUARZA 33" 50/50 BASIN DUAL MOUNT

COUNTERTOP - ALL SAME FOR KITCHEN, BATHROOMS & LAUNDRY.

IF WE OPTION NEEDED: CHANGE ALL DR PART TO A PLAM PLASTIC LAMINATE | WILSONART'S 1885X-07 MARMO BIANCO IS CLOSE VISUALLY.

COUNTERTOP MSO QUARTZ CALACUTTA LAZA - 3CM

ALTERNATIVE CABINETRY FINISH: MEDIUM BROWN ON SOFTLY GRAIN WOOD (SHOWN VT INDUSTRY'S RAVINE OR WHITE MAPLE)

ROOM SCENE WITH CALACUTTA LAZA QUARTZ BY MSI

EXAMPLES OF USAGE OF SAME COLOR PALETTE IN MULTIPLE WAYS.

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FINISHES | 2025.07.18
SPRINGFIELD DUPLEX | 4

OR MAKE YOUR OWN CHANGES WITH THE CUSTOM OPTION, ADDITIONAL FEES MAY APPLY

Our
NEXT
STEPS

OVER NEXT MONTH OR TWO, WE'LL
GATHER MORE **INFO & FEEDBACK**

WE'LL CONTINUE TO **DEVELOP PRICING &
COSTS** WITH OUR PARTNERS

GENERATE LIST OF INTERESTED PARTIES

HOLD A 2ND **COMMUNITY INFO MEETING**

RE-ASSESS: GO OR NO-GO?

DOWN PAYMENT ASSISTANCE

FULLY FUNDED

with Grant dollars

FORGIVABLE LOAN after
10 years of primary residence

MAX of 5% of Purchase Price up to \$20,000

Purchaser must be under 115% of SMI on prior years tax return.

Thank you

YOUR INFORMATION
CONTACT

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