

**Who is TPI?**

# TPI Histor

1930

Generation  
1

**R. E. TORGERSON & CO.**  
West & Central Minnesota's  
Leading Clothiers



1956

Generation 2

TORGERSON  
*Torgerson*  
PROPERTIES

1972

Generation 3

TORGERSON  
PROPERTIES

TPI  
HOSPITALITY

TPI  
HOSPITALITY  
100% Employee Owned

2015

Generation 4



# TPI Hospitality 3rd and 4th Generation Growth History



# TPI ESOP Overview

- ESOP (Employee Stock Ownership Plan)
  - A true example of the “American Dream”
- Largest 100% **Employee Owned** Hospitality Company in the United States

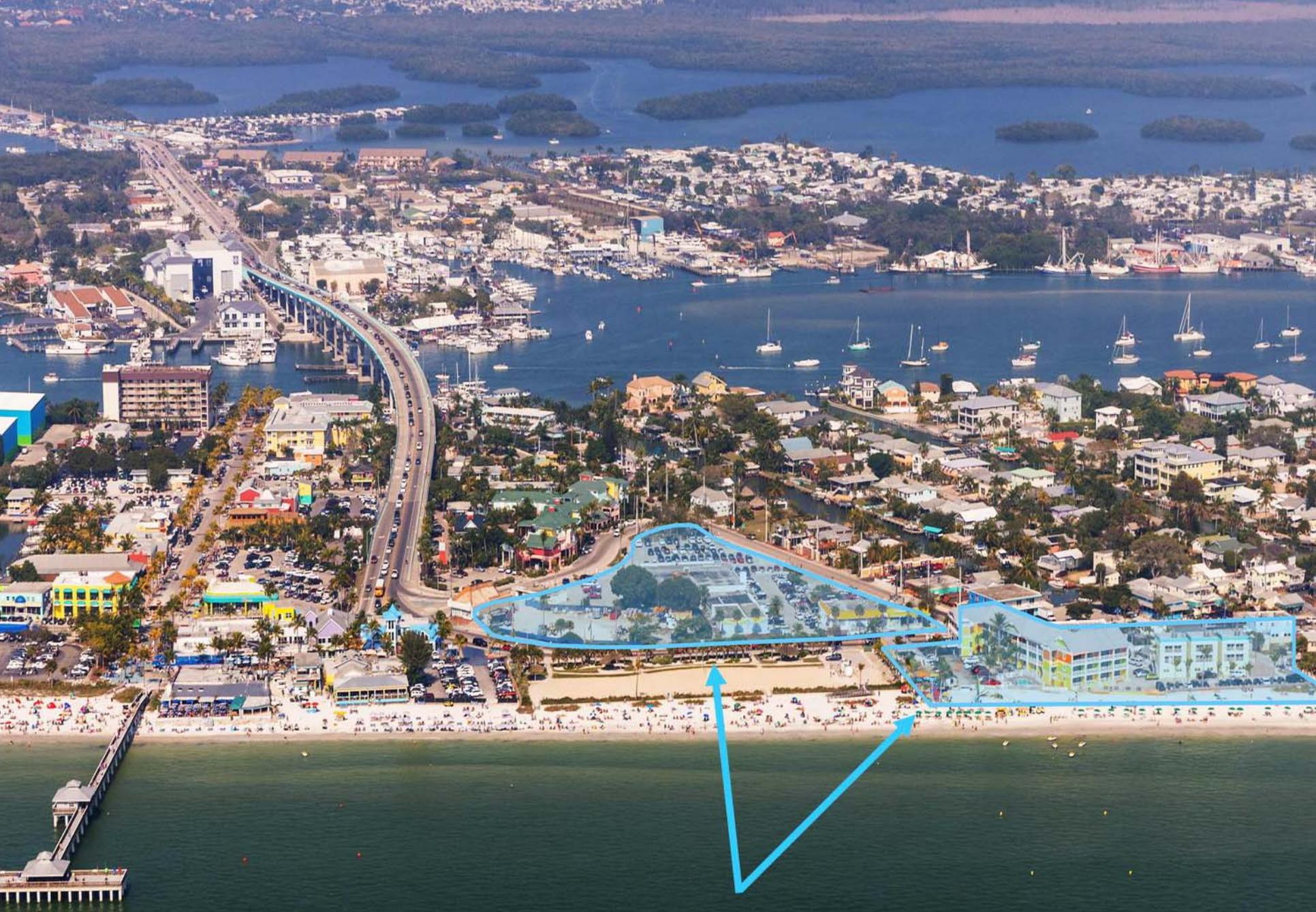


- How does it function?
- How is it regulated?
- Who is eligible?
- Who Benefits?

# TPI's Culture

## (who we are)

- Our **Core Values**
  - “STAY SHARP”
- Our **Purpose**
  - “We Serve Others to Create Win-Win Outcomes”
- Our **Lighthouse Statement**
  - The day we stop acting as a small company, we will become one”



LOCATION



**TPI -  
FMB**



# FAMILY BEACH CLUB & BEACH RESTAURANTS

# Downtown Core Area

## Comprehensive Plan

## Zoning District

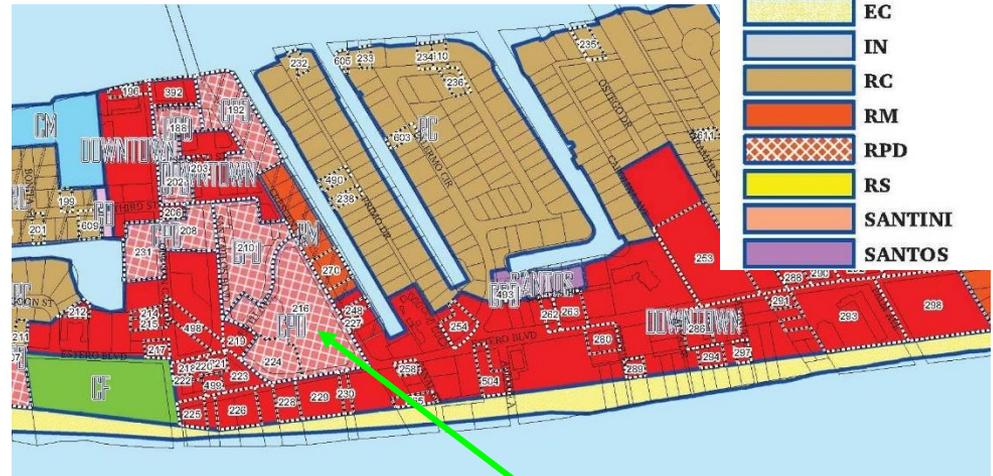


Revitalize the Downtown Core Area  
 “as the nucleus of commercial and  
 tourist activities”

“Create the desired quality and  
 character for the center of  
 pedestrian-oriented commercial  
 activities within the Town”

### LEGEND

	BB
	CB
	CF
	CM
	CO
	CPD
	CR
	DOWNTOWN
	EC
	IN
	RC
	RM
	RPD
	RS
	SANTINI
	SANTOS



TPI-FMB

# Overview





Fifth Avenue Elevation TPI-FMB

TPI-FMB 1.55 FAR  
versus  
Previously Approved 1.77 FAR



View from Beach, looking towards Estero

EC Landward of existing seawall currently building, pool & parking, all impervious



Proposes No changes to current sandy beach area



View from Beach, looking towards Estero



# Lobby Level Terrace

# Primary Design Objectives



**Fully treat & manage all the project's stormwater**

**Incorporate Sea Turtle Nesting requirements**

**Conceal such operational functions as deliveries, trash, recycling, etc.**

**Proactively incorporate local life/safety jurisdictions reviews for emergency personnel operations**

**Keep sandy beach recreational operations w/o change**

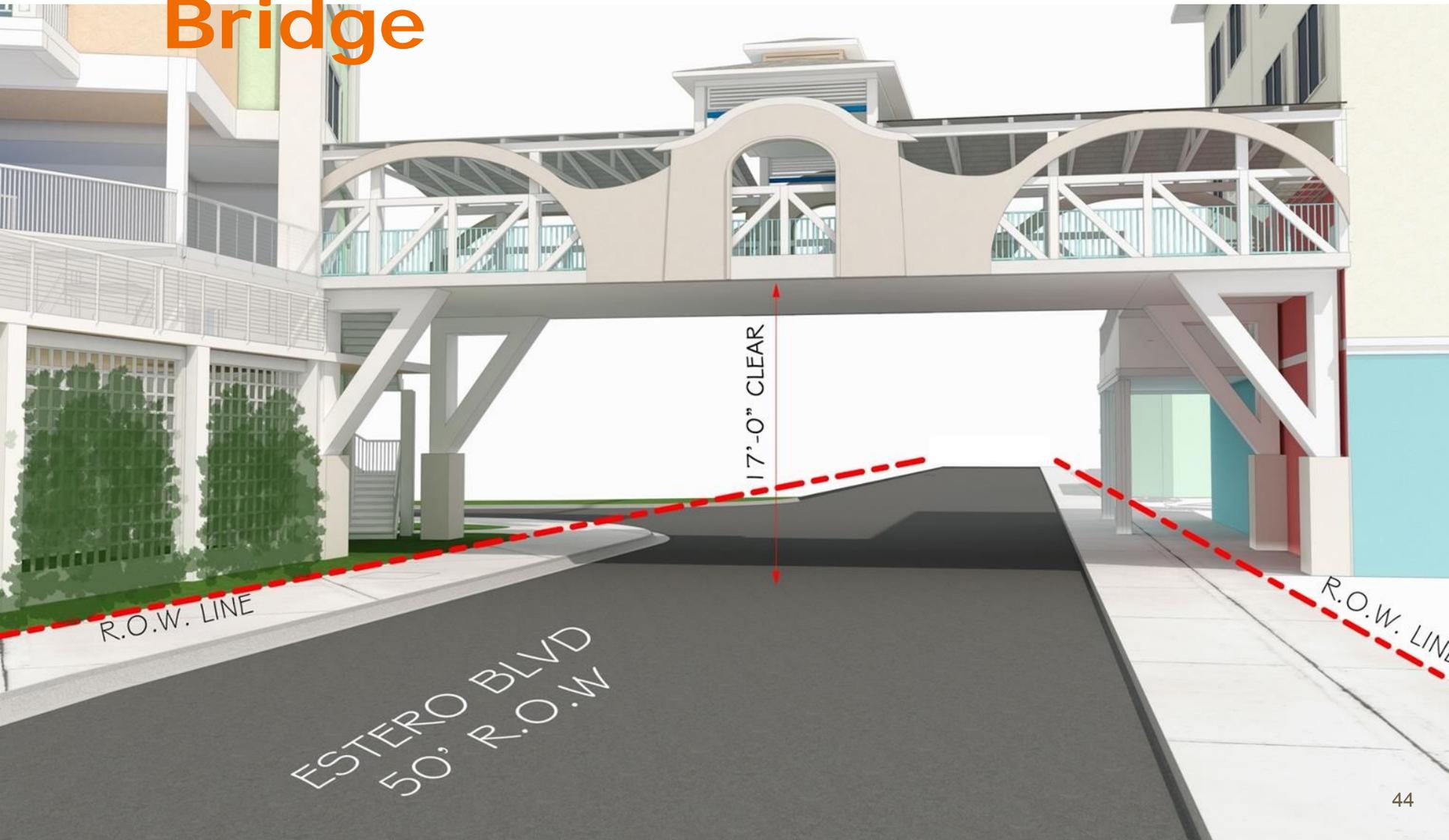
# Overview





Crescent & Estero -  
Looking up Estero

# Pedestrian Bridge





Beach looking towards  
Estero & Crescent



Beach looking  
towards Estero



At Estero looking  
towards Beach



# ISLAND ARCHITECTURE



Crescent & Estero - Looking  
down Crescent





Crescent & Fifth - Looking  
up Crescent



Crescent & Fifth -  
Looking up Fifth



Looking from Estero across  
Seaframe Owned  
Property



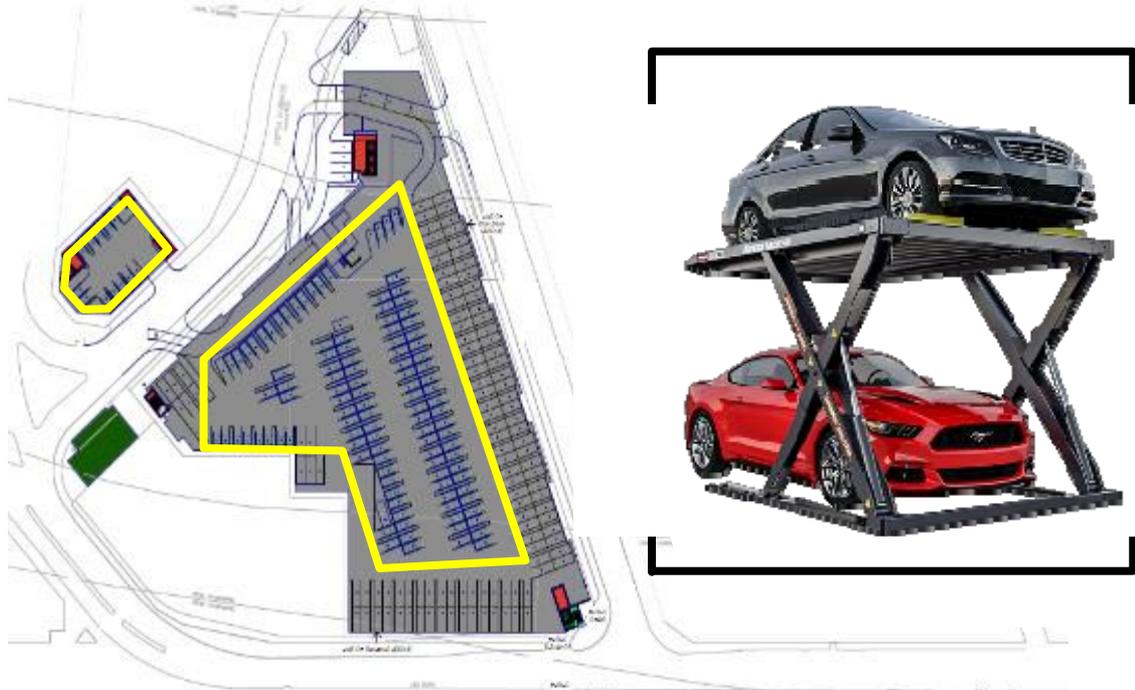
Walking on Crescent  
towards Fifth



Walking on Fifth looking  
towards Crescent

# Parking

- ★ Currently providing 370 parking stalls in total
- ★ Excludes 25 additional surface stalls that will be gifted to the Town
- ★ **We will agree to limit non-resort guest access to the Family Beach Club to maximum of 225 people daily and provide Code Enforcement monthly reporting and daily spontaneous spot audits**
- ★ All parking will be screened from view with dense vegetation





AutoStacker is one of many stacker manufacturers. This video represents the general operation of a car stacker. The actual stacker used by TPI-FMB might be different than the one depicted in this video.

# Bicycle Racks & Rental

- Rental bikes available to Resort Guests
- Other bike racks available to the public
- Current design includes racks to accommodate **168** bicycles in total



# Bicycle Rack/ Rental

- Employee
- Public Racks
- Bike Rentals

