

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

I. CONTACT INFORMATION

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Joshua Northey	
Organization	BLADC	
Address	124 N. 6th St.	
City / State / Zip	Brainerd, MN 56401	
County	Crow Wing	
Phone	218-828-0096	
FAX	218-829-8199	
E-Mail	staff@bladc.org	

*Note Type of Organization (Owner, Broker, Representative, etc.) > BLADC is submitting on behalf of Brainerd

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

Site Name and Address

Site Name/Designation	Brainerd Industrial Park 1st Addition (Phase IV)
Primary PIN Number(s)	0928100(1-5)0010009, 0928100100(2-8)0009, 0928100400(2-4)0009, 0928100500(2-4)0009
Legal Description	BLOCK (1-5) LOT 1, BLOCK 1 LOT (2-8), BLOCK 4 LOT (2-4), BLOCK 5 LOT (2-4)
Address	1410/1424/1427/1516/1531/1624/1724/1729/1812/1817/1911/1918 Thiesse Dr. & 2812/2819 Century Ct.
City	Brainerd (56401)
County	Crow Wing

Site Information

Total developable land	33.79 acres
Number of Parcels	18
Distance to major state/U.S. highway	1 mile
Directions from Interstate or Major Highway: Going N on MN 371BUS turn right(E) onto Industrial Park Dr. (.6mi). Turn right(S) onto Country Rd. 45 (.4mi). Turn left(E) into Thiesse Dr.	

Attach following schedules for parcel and lot:

- List of parcels/lots and designation within each site.
- Market price for each parcel or lot in \$/SF, \$/acre and \$/lot.
- Any special assessments and the amount due for each lot in \$/year and current balance (\$) for each lot.
- Real estate taxes payable in the current year by lot or parcel.

Required Documentation

Please enter "yes" in box to the right if the document is attached

Title Commitment using 2006 ALTA Commitment Form	YES
ALTA Survey (ASC 2005)	YES
If site not owned, attach copy of option or purchase agreement	YES
Copy of site layout	YES
Copy of aerial photo(s) identifying site location/major highways	YES
Schedule and required submittals for site plan approval/permits	YES
Updated Community Profile as reported in MNPRO's database	YES
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	NA

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	City of Brainerd	THIESSE, HAROLD A & ALVINA
Address	501 Laurel St.	9340 COUNTY ROAD 45
City / State / Zip	Brainerd, MN 56401	BRAINERD MN 56401
Phone	218-828-2307	
E-Mail	dvogt@ci.brainerd.mn.us	



III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

Land Use Information

Provide brief description of previous and current land uses of site .	The site was first a post-glacial boreal forest, then a lightly farmed field. Now the site is a new addition to a industrial park with infrastructure but no buildings.
Identify current and previous uses of adjacent parcels.	The previous uses of adjacent parcels are the same as above. Currently some land is still lightly farmed fields, and some is the existing Brainerd Industrial Park.

Current and Planned Zoning

Current and planned zoning designation for the site.	Industrial 1
Current and planned zoning designation for land within 500 feet of the site.	Industrial 1, Industrial 2
Identify Municipal jurisdiction for adjacent land (Town/City/County)	Long Lake Township, Crow Wing County

IV. ECONOMIC DEVELOPMENT ZONES

Identify whether **the site** is currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	Yes or No
Enterprise Zone	Yes or No
Foreign Trade Zone	Yes or No
Transit Development Zone	Yes or No
Tax Increment Financing (TIF)	Yes or No
New Market Tax Credits	Yes or No

Identify whether **parcels adjacent to the site** are currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	Yes or No
Enterprise Zone	Yes or No
Foreign Trade Zone	Yes or No
Transit Development Zone	Yes or No
Tax Increment Financing (TIF)	Yes or No
New Market Tax Credits	Yes or No

Date Completed

V. ENVIRONMENTAL SITE ASSESSMENT

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-05? (Report should include record of historical use of site, as well as an archeological and endangered species assessment) Include a copy of the report with the application.	Yes or No	05/25/09
Was a Phase II Environmental Study required? If so, attach a copy.	Yes or No	Unneeded

VI. TRANSPORTATION

Interstate Highway

Distance to closest north/south interstate highway	82 miles
•Identify interstate route number	35
Distance to closest east/west interstate highway	65miles
•Identify interstate route number	94

River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	Yes or No
Distance to closest port	115 miles
Distance to closest International Airport	119 miles
Distance to local/regional airport	6 miles
Runway length	6500 feet
Navigational Aids	ILS X2

Rail Access Contact Information and Service Description

Name of Contact	Grace Knug	
Company	Burlington Northern-Santa Fe	
Address	2650 Lou Menk Dr.	
City / State / Zip	Fort Worth, TX 76131-2830	
Phone	817-867-6889	
E-Mail	grace.knug@bnsf.com	
Description:	There is a main BNSF trunk line 2 miles north of the site, there are sidings and spurs in town.	
Nearest Intermodal Facility:	119 miles	



VII. UTILITY SERVICES

Electric Power Providers and Service Description

Contact Name	LeRoy VanVickle
Company	Brainerd Public Utilities
Address	8027 Highland Scenic Road
City / State / Zip	Brainerd , MN 56401
Phone	218-825-3211
E-Mail	lvanvickle@bpu.org

Is three-phase electric service currently at or within the boundary of this site?	<u>Yes</u> or No
If yes, what voltages are available?	34.5 kV
Is existing service overhead or underground?	Overhead
Is a loop (underground loop with two different delivery points) available at site?	<u>Yes</u> or No
What is the approximate distance to the nearest substation servicing this site?	0.5 miles
Is there a potential for dual feed to the site from two different substations?	<u>Yes</u> or No
What is the largest demand that can be served at this site using existing system?	30,000 kW

Natural Gas Providers and Service D

Contact Name	Shelly Houde
Company	Centerpoint Energy
Address	6831 146 Circle NW
City / State / Zip	Ramsey, MN 55303
Phone	320-808-8630
E-Mail	Shelly.Houde@centerpointenergy.com

Is there natural gas service currently available at the site?	<u>Yes</u> or No
If yes, what is the natural gas line size to the site?	2 inches (class 6)
Line Capacity	.076 MCF/hour
Pressure (PSI)	50-55 PSI

Municipal Water Provider and Service Description

Contact Name	Darwin Cole
Municipality	Brainerd Public Utilities
Address	8027 Highland Scenic Road
City / State / Zip	Brainerd, MN 56401
Phone	218-825-3218
E-Mail	dcole@bpu.org

Head pressure at closest hydrant	68 PSI
Flow rate at nearest hydrant	3565 GPM
Attach chemical profile of water	<u>Yes</u> or No
Is water from surface or ground water source?	Ground
Is water source part of looped system with feed from two sources?	<u>Yes</u> or No
Any planned upgrades, if so, when?	No(New)
What will be the incremental capacity?	NA
Will redundancy or loop be added?	<u>Yes</u> or No



Municipal Sanitary Sewer Provider and Service Description

Contact Name	Jeff Hulsether, PE	Sewer line in place near/at site?	Yes or No
Municipality	City of Brainerd	Diameter of line at site	6 inches
Address	501 Laurel Street	Size of sewer main in public right-of-way?	12 inches
City / State / Zip	Brainerd, MN 56401	Depth of sewer in public right-of-way?	12 feet
Phone	218-828-2309	Any special pretreatment	Yes or No
E-Mail	jhulsether@ci.brainerd.mn.us	Any incremental treatment capacity planned? If yes, note additional capacity	Yes or No GPD

Municipal Storm Sewer Service Description/Requirements

Based on City Engineer input:

Contact Name	Jeff Hulsether, PE	Capacity of sewer during 5-year storm event	50 CFS
Municipality	City of Brainerd	Capacity of sewer during 10-year storm event	50 CFS
Address	501 Laurel Street	Capacity of sewer during 20-year storm event	50 CFS
City / State / Zip	Brainerd, MN 56401		
Phone	218-828-2309		
E-Mail	jhulsether@ci.brainerd.mn.us		
Any additional storm water treatment or rate of discharge control required for this site?			Yes or No
If yes, describe treatment/control required: Regional pond provided for treatment/storage for lots up to 70% impervious.			

MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:

Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application.	Yes or No
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	Yes or No
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	Yes or No
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	Yes or No

Telecommunications Providers and Service Description

Contact Name	Kevin Larson
Company	Consolidated Telephone Company
Address	1002 Madison St.
City / State / Zip	Brainerd, MN 56401
Phone	218-454-1234
E-Mail	Kevin.Larson@ctctelecom.net
Is there telecommunications service currently available at the site?	Yes or No
Does the site have broadband service?	Yes or No
If there is broadband service, what is the upstream band width?	Up to 100 Mbps
What is the downstream band width?	Up to 100 Mbps
What is the type of delivery medium (copper, fiber optics, etc.)	Fiber Optic
If service not available, how soon could it be installed?	Drop Install, 2 Weeks

VIII. VERIFICATION AND ASSURANCE

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MNPRO web site, and that the site information and community profile will be updated every 120 days. Signature: _____

Joshua Northey	Special Projects Coordinator	BLADC	08 April, 2009
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