



SHOVEL READY SITE CERTIFICATION: APPLICATION EVALUATION DOCUMENT

Site designation: ESSBY Business Park		Location: North Branch, MN
On-site Reviewer: John Rhodes		Date of Review: 6/3/2014
Information Required	Response Based on Application	Comments
Total developable land (acres)	10	
Number of parcels	3	
Current condition of site	Flat site, some vegetation	
Title commitment established	Yes	
Description of current site owners	North Branch EDA	
Asking Price for Land	\$60,000/acre	
Site plan prepared: Y/N	Yes	
Site plan approved: Y/N	Yes	
Community Profile updated: Y/N	In Process	
Current land use(s)	Industrial	Former agricultural land.
Current/planned zoning designation	Industrial	
Municipal jurisdiction for site	City of North Branch	
Economic development zone designation for site/adjacent parcels	JOBZ and TIF	
Environmental Assessment	Phase I completed	Past oil tanks in ground, some oil staining mentioned in the report. Requested that the City engineer update the file as to what has been done at the site since the report was written.
Distance to major highway/interstate North/South: East/West:	2 miles to I-35 ~35 miles to I-94	
Rail access to site: (Y/N)	Short line service (St. Croix Valley RR runs adjacent to larger industrial park	Requested that the City contact the RR and get a letter defining the circumstances within which they would be willing to install a siding into the site.
Utility access • Electric power • Gas • Water • Sewer • Telecom	3-phase w/ 7.2 kV or 12.4kV primary 2" line with 10.75 PSI 48 PSI, 2,302 GPM at hydrant 8" line at site 12 Mbps adjacent to site	
Storm water control required: Y/N	No	Storm water management conditions have been met.

Other Comments:

There are plans to extend 400th St. over I-35 and route truck traffic down the west side of I-35 on Flink Ave. to SR 95. This would avoid routing traffic through the center of North Branch.

Prepared by:	John M. Rhodes	Date:	6/11/2014
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North Branch Shovel Ready Site

