



SHOVEL READY SITE CERTIFICATION: APPLICATION EVALUATION DOCUMENT

Site designation: Star of the North		Location: City of Gaylord, MN
On-site Reviewer: John Rhodes		Date of Review: June 5, 2014
Information Required	Response Based on Application	Comments
Total developable land (acres)	9.77	
Number of parcels	1	
Current condition of site	Flat, former agricultural land.	
Title commitment established	Yes	
Description of current site owners	Star of the North, Inc.	Owned by James Peterson
Asking Price for Land	~\$20,000/acre	
Site plan prepared: Y/N	Yes	
Site plan approved: Y/N	Yes	
Community Profile updated: Y/N	Yes	
Current land use(s)	Agricultural farmland	
Current/planned zoning designation	Light Industrial	
Municipal jurisdiction for site	City of Gaylord	
Economic development zone designation for site/adjacent parcels	None	
Environmental Assessment	Phase I complete	See note below. Requested City engineering consultant to place note in file that there was not smell or staining of soil at the site from any potential leak across the street. The soil was defined as clay and is very tight.
Distance to major highway/interstate North/South: East/West:	I-35 (45 miles to the east) I-94 (55 miles to the north)	
Rail access to site: (Y/N)	Potentially	Chicago Northwestern RR on north side of site. Requested that a letter be written by railroad defining the conditions that would be the basis for installing a
Utility access • Electric power • Gas • Water • Sewer • Telecom	3-phase w/ 4 kV or 13.8kV primary 3" line with 25 PSI 62 PSI, 990 GPM at hydrant Sewer will need to be run to site 20 Mbps adjacent to site	
Storm water control required: Y/N	No	

Other Comments:

The Environmental Assessment – Phase I determined that the site had been utilized for agriculture since at least 1938 and had no reason to conclude any contamination from on-site sources. However, the assessment did identify past leaks of chemicals from underground tanks from the United Farmers Co-op and Ag Land Co-op at 120 East High Street. The consultant recommended further evaluation of any leak-related reports and possibly testing of on-site soils (particularly at the northern end of the site). The migration of chemicals off-site may be limited due to the potential clay material that exists. Another factor hinges on the overall flow of groundwater either north to Titlow Lake or south to Mud Lake.

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

