



## SHOVEL READY SITE CERTIFICATION: APPLICATION EVALUATION DOCUMENT

Site designation: Multi-Modal District		Location: International Falls, MN
On-site Reviewer: John Rhodes		Date of Review: June 22, 2015
Information Required	Response Based on Application	Comments
Total developable land (acres)	43.6 acres	
Number of parcels	Flexible	
Current condition of site	Partially cleared land, relatively flat	
Title commitment established	Owned by the EDA	Title available
Description of current site owners	International Falls EDA	
Asking Price for Land	Undefined	
Site plan prepared: Y/N	Yes	
Site plan approved: Y/N	Yes	
Community Profile updated: Y/N	In process	
Current land use(s)	Unused	Harvested timber land, formerly owned by Boise
Current/planned zoning designation	M2-A (Manufacturing)	
Municipal jurisdiction for site	City of International Falls	
Economic development zone designation for site/adjacent parcels	No	
Environmental Assessment	Yes	No issues identified. Former landfill on contiguous property and leachate line to treatment plant runs along southern and western edge of property.
Rail access to site: (Y/N)	No	Major rail yard just across County Highway 155 (see map on next page).
Utility access <ul style="list-style-type: none"> <li>• Electric power</li> <li>• Gas</li> <li>• Water</li> <li>• Sewer</li> <li>• Telecom</li> </ul>	7,200/12,400 3-phase primary feed Yes, 6" line @ 60 PSI 78 PSI, 1,210 GPM at hydrant 8" line at site Service near site	
Storm water control required: Y/N	No, water management structures to be incorporated into site design depending on configuration of parcels.	

Prepared by:	John M. Rhodes	Date:	6/11/2014
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# International Falls Shovel Ready Site

