



MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

I. CONTACT INFORMATION

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name		Jim Thares, Leslie Dingmann
Organization		City of Big Lake EDA
Address		160 Lake Street North
City / State / Zip		Big Lake, MN 55309
County		Sherburne
Phone		763-263-2107
FAX		763-263-0133
E-Mail		jimt@ci.big-lake.mn.us; leslie@ci.big-lake.mn.us

*Note Type of Organization (Owner, Broker, Representative, etc.)

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

Site Name and Address

Site Name/Designation	Big Lake Industrial Park East Plat Five
Primary PIN Number(s)	65-567-0205; 65-567-0010; 65-567-0105; 65-567-0040; 65-567-0030; 65-567-0050
Legal Description	The Southeast Quarter of the Northeast Quarter of Section 20, Township 33, Range 27, Sherburne County, Minnesota, EXCEPT that part thereof described as follows: Commencing at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 05 minutes 01 seconds East, assumed bearing, along said east line, a distance of 150.00 feet to the point of beginning of the tract of land to be described; thence North 89 degrees 32 minutes 46 seconds West, a distance of 17.73 feet; thence westerly along a tangential curve, concave to the south, having a radius of 370.00 feet and a central angle of 14 degrees 22 minutes 29 seconds, a distance of 92.83 feet; thence South 76 degrees 04 minutes 46 seconds West, tangent to said curve, a distance of 38.19 feet to the west line of the east 146.71 feet of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 05 minutes 01 seconds East, along said west line, a distance of 518.45 feet to the intersection with a line which bears North 89 degrees 41 minutes 50 seconds West from a point on the east line of said Southeast Quarter of the Northeast Quarter, distant 497.77 feet northerly of the point of beginning; thence South 89 degrees 41 minutes 50 seconds East along said line, a distance of 146.71 feet to the east line thereof; thence South 00 degrees 05 minutes 01 seconds West along said east line, a distance of 497.77 feet to the point of beginning.
Address	
City	Big Lake
County	Sherburne

Site Information

Total developable land	28.6 acres
Number of Parcels	6
Distance to major state/U.S. highway	Hwy 10 (1/4 mile) I-94 (5 miles)
Directions from Interstate or Major Highway:	From TH 10 -1/4 mile North of TH 10 on Industrial Drive/177th Street. From I-94 - North on TH 25 to TH 10 East to Industrial Drive/177th St. North.

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	
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

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.

- Market price for each parcel or lot in \$/sq. ft. 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.

Updated Community Profile as reported in MNPRO's database	Yes
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	Yes

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	Big Lake Economic Development Authority	
Address	160 Lake Street North	
City / State / Zip	Big Lake, MN 55309	
Phone	763-263-2107	
E-Mail	Contact Jim Thares: jjimt@ci.big-lake.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 .	Previous land use was Agricultural
Identify current and previous uses of adjacent parcels.	North: Agricultural ; East: Agricultural ; South: Industrial ; West: Agricultural

Current and Planned Zoning

Current and planned zoning designation for the site.	Current and planned zoning for this site is I-1, Industrial Park
Current and planned zoning designation for land within 500 feet of the site.	North: A, Agricultural / R-1, Single Family Residential ; East: R-1, Single Family Residential/ R-3, High Density Residential ; South: I-1, Industrial Park ; West: A, Agricultural / R-1, Single Family Residential
Identify Municipal jurisdiction for adjacent land (Town/City/County)	North and West = Big Lake Township

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	No
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	No
New Market Tax Credits	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	No
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	Yes
New Market Tax Credits	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	Dec-07
Was a Phase II Environmental Study required? If so, attach a copy.	No	N/A

VI. TRANSPORTATION

Interstate Highway

Distance to closest north/south interstate highway	35 miles
•Identify interstate route number	I-35
Distance to closest east/west interstate highway	5 miles
•Identify interstate route number	I-94

River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	No
Distance to closest port	175 miles
Distance to closest International Airport	45 miles
Distance to local/regional airport	11 miles
Runway length	2,600 feet
Navigational Aids	Beacon

Rail Access Contact Information and Service Description

Name of Contact	N/A
Company	
Address	
City / State / Zip	
Phone	
E-Mail	
Description:	
Nearest Intermodal Facility:	_____ miles



VII. UTILITY SERVICES

Electric Power Providers and Service Description

Contact Name	Tom Keller
Company	Connexus Energy
Address	14601 Ramsey Boulevard
City / State / Zip	Ramsey / MN / 55303
Phone	763-323-2760
E-Mail	Tom.Keller@connexusenergy.com

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltages are available?	7.2/12.5kV with 120/208 & 277/480
Is existing service overhead or underground?	Underground
Is a loop (underground loop with two different delivery points) available at site?	No - not at this time but planned in the future
What is the approximate distance to the nearest substation servicing this site?	0.50 miles
Is there a potential for dual feed to the site from two different substations?	Yes
What is the largest demand that can be served at this site using existing system?	4000 kW

Natural Gas Providers and Service D

Contact Name	Susan Sargent
Company	CenterPoint Energy
Address	700 West Linden Avenue, PO Box 1165
City / State / Zip	Minneapolis / MN / 55440
Phone	(612) 321-5343
E-Mail	susan.sargent@centerpointenergy.com

Is there natural gas service currently available at the site?	Yes
If yes, what is the natural gas line size to the site?	2 inches
Line Capacity	MCF/hour
Pressure (PSI)	50 - 55 PSIG

Municipal Water Provider and Service Description

Contact Name	Michael Goebel
Municipality	City of Big Lake
Address	160 Lake Street North
City / State / Zip	Big Lake / MN / 55309
Phone	763-263-2268
E-Mail	Mike@ci.big-lake.mn.us

Head pressure at closest hydrant	48 PSI
Flow rate at nearest hydrant	839 GPM
Attach chemical profile of water	No
Is water from surface or ground water source?	Ground water
Is water source part of looped system with feed from two sources?	Yes
Any planned upgrades, if so, when?	No
What will be the incremental capacity?	N/A
Will redundancy or loop be added?	Already looped

Contact Name	
Municipality	



Municipal Sanitary Sewer Provider and Service Description

Contact Name	Michael Goebel	Sewer line in place near/at site?	Yes or No
Municipality	City of Big Lake	Diameter of line at site	6 inches
Address	160 Lake Street North	Size of sewer main in public right-of-way?	10 inches
City / State / Zip	Big Lake / MN / 55309	Depth of sewer in public right-of-way?	10 - 15 feet
Phone	763-263-2268	Any special pretreatment	No
E-Mail	Mike@ci.big-lake.mn.us	Any incremental treatment capacity planned? If yes, note additional capacity	Yes 1.35 MGD

Municipal Storm Sewer Service Description/Requirements

Based on City Engineer input:

Contact Name	Michael Goebel	Capacity of sewer during 5-year storm event	5 CFS
Municipality	City of Big Lake	Capacity of sewer during 10-year storm event	5 CFS
Address	160 Lake Street North	Capacity of sewer during 20-year storm event	5 CFS
City / State / Zip	Big Lake / MN / 55309		
Phone	763-263-2268		
E-Mail	Mike@ci.big-lake.mn.us		
Any additional storm water treatment or rate of discharge control required for this site?			No
If yes, describe treatment/control required:			

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
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	Yes
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	Yes
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	Yes

Telecommunications Providers and Service Description

Contact Name	Curt Olson
Company	Connections Etc.
Address	9938 State Hwy 55 N., PO Box 340
City / State / Zip	Annandale / MN / 55302
Phone	320-274-1176
E-Mail	curto@lakedatelephone.com
Is there telecommunications service currently available at the site?	Yes
Does the site have broadband service?	Yes
If there is broadband service, what is the upstream band width?	3 Mbps, Note: rates can be increased at the request of the customer
What is the downstream band width?	12 Mbps, Note: rates can be increased at the request of a customer
What is the type of delivery medium (copper, fiber optics, etc.)	Fiber Optics
If service not available, how soon could it be installed?	N/A

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: *Scott Johnson*

Name: Scott Johnson	Title: City Administrator	Organization: City of Big Lake	Date: February 12, 2010
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