


I. CONTACT INFORMATION

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Jason Hale	Duluth Economic Development Authority
Organization	DEDA	
Address	411 West 1st St	
City / State / Zip	Duluth, MN 55802	
County	St. Louis	
Phone	218-730-5331	
FAX		
E-Mail	jhale@duluthmn.gov	
*Note Type of Organization (Owner, Broker, Representative, etc.)		

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP
Site Name and Address

Site Name/Designation	Atlas Industrial Park
Primary PIN Number(s)	010-0019-00020/30/40/50/60/90
Latitude and Longitude	46°40'53.6"N 92°13'26.1"W
Legal Description	LOTS 1 thru 5, BLOCK 2 & LOT 3 BLOCK 3
Address	2300 Commonwealth Avenue
City	Duluth
County	St. Louis

Site Information

Total developable land (acres)	41.86
Number of Parcels	7
Distance to major State/U.S. highway (miles)	4.8
Directions from Interstate or Major Highway: Heading north on I-35, take Exit 246 for Midway Rd. Turn Right on to Midway Rd and continue on to Becks Rd. Turn left on Commonwealth Ave. (Hwy 23), then turn right on Nic Glumac 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	No
ALTA Survey (ASC 2005)	yes
If site not owned, attach copy of option or purchase agreement	NA
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	Not really
Updated Community Profile as reported in LOIS	?
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	No.

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	DEDA	
Address	411 West 1st Street	
City / State / Zip	Duluth, MN 55802	
Phone	218-730-5331	
E-Mail	jhale@duluthmn.gov	

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III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION
Land Use Information

Provide brief description of previous and current land uses of site.	Previously, the site of the Universal Atlas Cement Company which was developed in 1915 and operated for nearly 70 years in conjunction with the nearby U.S. Steel milling operations. The milling, blending and cement-making processes were limited to the northern half of the Atlas	
Identify current and previous uses of adjacent parcels.	Previous Use: Industrial	Current Uses: Industrial

Current and Planned Zoning

Current and planned zoning designation for the site.	Industrial General
Current and planned zoning designation for land within 500 feet of the site.	Residential, commercial, and industrial
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Duluth, Saint Louis County

IV. ECONOMIC DEVELOPMENT ZONES

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

Enterprise Zone	No
Foreign Trade Zone	Yes
Transit Development Zone	No
Tax Increment Financing (TIF)	No
New Market Tax Credits	Yes

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

Enterprise Zone	No
Foreign Trade Zone	Yes
Transit Development Zone	No
Tax Increment Financing (TIF)	No
New Market Tax Credits	Yes

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.		
Was a Phase II Environmental Study required? If so, attach a copy.		

VI. TRANSPORTATION

Interstate Highway

Distance to closest <u>north/south</u> interstate highway	4.8 miles
•Identify interstate route number	I-35
Distance to closest <u>east/west</u> interstate highway	8.7 miles
•Identify interstate route number	US HWY 2
Distance to and closest 4-Lane Hwy (State/Federal)	0 miles
Distance to and closest 2-Lane Hwy (State/Federal)	1.6 miles

River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	no
Distance to closest port	9 miles
Distance to closest International Airport	15 miles
Distance to local/regional airport	15 miles
Longest runway length	10,162 ft
Navigational Aids	

Rail Access Contact Information and Service Description

Is there rail service on site? If yes, is it Class 1 vs. Shortline? Please describe:	
Name of Contact	N/A
Company	N/A
Address	N/A
City / State / Zip	N/A
Phone	N/A
E-Mail	N/A
Nearest Intermodal Facility:	

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VII. UTILITY SERVICES

Electric Power Providers and Service Description

Contact Name	Arik Forsman
Company	Minnesota Power
Address	30 W Superior Street
City / State / Zip	Duluth, MN 55802
Phone	218-355-3303
E-Mail	aforsman@allete.com

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltage is available? (describe in KW)	6000 KW available
Is existing service overhead or underground?	Overhead
Is a loop (underground loop with two different delivery points) available at site?	unknown
What is the approximate distance to the nearest substation servicing this site?	2.0 miles
What is the age of the nearest substation/transformers?	1991
Is there a potential for dual feed to the site from two different substations?	Yes
What is the largest demand in KW that can be served at this site using existing system?	up to 5000 KW

Natural Gas Providers and Service Description

Contact Name	Main Office
Company	City of Duluth Comfort Systems
Address	520 Garfield Ave
City / State / Zip	Duluth, MN 55802
Phone	218-730-4100
E-Mail	utilitysignup@duluthmn.gov

Is there natural gas service currently available at the site?	Yes
If yes, what is the natural gas line size to the site?	pipes available adjacent to property)
Maximum Line Capacity in CFH?	unknown
Pressure (PSI)?	60 (up to 125 via 16" pipe)

Municipal Water Provider and Service Description

Contact Name	Eric Shaffer
Municipality	Duluth
Address	411 W 1st St.
City / State / Zip	Duluth, MN 55802
Phone	
	218-730-5072
E-Mail	eshaffer@duluthmn.gov

Head pressure at closest hydrant	80 PSI
Flow rate at nearest hydrant	unknown
GPM availability at site	1000 GPM
Is water from surface or ground water source?	surface water
Is water source part of looped system with feed from two sources?	Looped from two mains, but one source
Any planned upgrades, if so, when?	Not necessary
What will be the incremental capacity?	N/A
Attach chemical profile of water	Yes

Contact Name	
Municipality	

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Municipal Sanitary Sewer Provider and Service Description

Contact Name		Sewer line in place near/at site?	Yes
Municipality		Diameter of line at site	
Address		Size of sewer main in public right-of-way?	10 inches
City / State / Zip		GPD Capacity	500 GPM
Phone		Any special pretreatment requirements?	Treatment capacity available
E-Mail		Any incremental treatment capacity planned? If yes, note additional capacity	No.

Municipal Storm Sewer Service Description/Requirements

Based on City Engineer input:

Contact Name	Tom Johnson	Capacity of sewer during 5-year storm event	All of the sites will need to have stormwater management facilities that will not connect to the City system; the current lot layout should allow these site to discharge without issue.
Municipality	Duluth	Capacity of sewer during 10-year storm event	See above
Address	411 W. 1st St.	Capacity of sewer during 20-year storm event	See above
City / State / Zip	Duluth, MN 55802		
Phone	218-730-5103		
E-Mail			
Any additional storm water treatment or rate of discharge control required for this site?			
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.	Attached
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

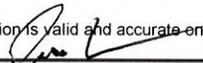
Telecommunications Providers and Service Description

Contact Name	Mike McAdamis
Company	Charter Spectrum
Address	640 Garfield Ave
City / State / Zip	Duluth, MN 55802
Phone	218-349-9644
E-Mail	Michael.Mcadamis@charter.com

Does the site have broadband service?	No
If there is broadband service, what is the upstream band width? mbps/gbps	10 gbps
What is the downstream band width? mbps/gbps	10 gbps
What is the type of delivery medium (copper, fiber optics, etc.)	Fiber
If service not available, how soon could it be installed?	Immediately
	Charter would be able to run Fiber to the site for \$33,500
Does the site have two (or more) fiber providers within 5 miles?	No

If so, describe additional service below (Insert rows):

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 MN DEED web site, and that the site information will be updated annually, as of the date of signature. Signature: 

Name: Jason Hale	Title: Business Developer	Organization: Duluth Economic Development Authority	Date: 8/29/18
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If this is an amended application (new contact person):

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MN DEED web site, and that the site information will be updated annually, as of the date of signature. Signature: _____

Name:	Title:	Organization:	Date:
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