

**MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION**

**I. CONTACT INFORMATION**

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Sean Sullivan	
Organization	City of Isanti	
Address	110 1st Avenue NW - PO Box 428	
City / State / Zip	Isanti, MN 55040	
County	Isanti	
Phone	763-444-5512	
FAX	763-444-5560	
E-Mail	<a href="mailto:ssullivan@cityofisanti.us">ssullivan@cityofisanti.us</a>	
*Note Type of Organization (Owner, Broker, Representative, etc.)		

**II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP**

**Site Name and Address**

Site Name/Designation	Isanti Centennial Complex
Primary PIN Number(s)	16.124.0020, 16.115.0010, 16.137.0010, 16.125.0020
Latitude and Longitude	Location pin properly placed in center of Shovel Ready Certified Industrial Park
Legal Description for 16.124.0020	(15.49 ac.) Outlot A, Isanti Centennial Complex 5th Rearrangement - 701 East Dual Blvd NE
Legal Description for 16.115.0010	(1.21 ac.) Lot 1, Block 1, Isanti Centennial Complex 2nd Rearrangement - 706 East Dual Blvd NE
Legal Description for 16.137.0010	(4.86 ac.) Lot 1, Block 1, Isanti Centennial Complex 6th Rearrangement - 801 East Dual Blvd NE
Legal Description for 16.125.0020	(2.5 ac.) Outlot A, Isanti Centennial Complex 3rd Rearrangement - 640 East Dual Blvd NE
Address	See above for each parcel. All located in: Isanti, MN 55040
City	Isanti
County	Isanti

**Site Information**

Total developable land (acres)	24.06
Number of Parcels	4
Distance to major State/U.S. highway (miles)	2500 feet
Directions from Interstate or Major Highway: Directions from Interstate or Major Highway: All Properties are located on East Dual Blvd NE and State Trunk Highway 65 can be reached in two ways. #1 North on E Dual Blvd NE to Cajima St. Turn right (east) and State Trunk Hwy 65 is less than 2500 feet. #2 South on E Dual Blvd NE to Isanti County Road 5. Turn East and proceed to Stoplight at intersection of State TH 65 and County Road 5.	

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	YES
ALTA Survey (ASC 2005)	YES
If site not owned, attach copy of option or purchase agreement	N/A, site owned
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
Updated Community Profile as reported in LOIS	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	City of Isanti	
Address	110 1st Avenue NW - PO Box 428	
City / State / Zip	Isanti, MN 55040	
Phone	763-444-5512	
E-Mail	<a href="mailto:ssullivan@cityofisanti.us">ssullivan@cityofisanti.us</a>	



III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

Land Use Information

Provide brief description of previous and current land uses of site .	<b>Previous Use:</b> Agricultural	<b>Current Uses:</b> Vacant Industrial
Identify current and previous uses of adjacent parcels.	<b>Previous Use:</b> Agricultural	<b>Current Uses:</b> Vacant Industrial

Current and Planned Zoning

Current and planned zoning designation for the site.	I-1 Industrial
Current and planned zoning designation for land within 500 feet of the site.	I-1 Industrial / Open Space
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Isanti

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	NO
Transit Development Zone	NO
Tax Increment Financing (TIF)	YES
New Market Tax Credits	NO

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	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, 8.4.11
Was a Phase II Environmental Study required? If so, attach a copy.		NO

VI. TRANSPORTATION

Interstate Highway

Distance to closest <b>north/south</b> interstate highway	12 miles
•Identify interstate route number	I-35
Distance to closest <b>east/west</b> interstate highway	30 miles
•Identify interstate route number	I-694
Distance to and closest 4-Lane Hwy (State/Federal)	.25 miles TH 65
Distance to and closest 2-Lane Hwy (State/Federal)	5.5 miles TH 95

River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	NO
Distance to closest port	54 Miles
Distance to closest International Airport	45 Miles
Distance to local/regional airport	5 miles
Longest runway length	4,000 ft
Navigational Aids	Beacon

Rail Access Contact Information and Service Description

Is there rail service on site? <b>No, 16.124.0020 Adjacent to BNSF.</b> If yes, is it Class 1 vs. Shortline? Please describe	
Name of Contact	Justin Pearson
Company	BNSF
Address	400 E Broadway, Suite 517
City / State / Zip	Bismarck, ND 58501
Phone	701-667-7425 (o) 701-566-1116 (m)
E-Mail	<a href="mailto:justinpearson@bnsf.com">justinpearson@bnsf.com</a>
Nearest Intermodal Facility:	21 miles Anoka, Minnesota



VII. UTILITY SERVICES

**Electric Power Providers and Service Description**

Contact Name	Bruce Sayler
Company	Connexus Energy
Address	14601 Ramsey Blvd
City / State / Zip	Ramsey, MN 55303
Phone	763-323-2685
E-Mail	<a href="mailto:bruce.sayler@connexusenergy.com">bruce.sayler@connexusenergy.com</a>

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltage is available? (describe in KW)	12.47 kV
Is existing service overhead or underground?	Underground
Is a loop (underground loop with two different delivery points) available at site?	YES
What is the approximate distance to the nearest substation servicing this site?	Less than a mile
What is the age of the nearest substation/transformers?	Substation transformer 25 years old
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?	11,300 kW

**Natural Gas Providers and Service Description**

Contact Name	Jake Schwietering
Company	Centerpoint Energy
Address	700 West Linden Avenue, PO Box 1165
City / State / Zip	Minneapolis, MN 55440
Phone	763.785.5432
E-Mail	<a href="mailto:jake.schwietering@centerpointenergy.com">jake.schwietering@centerpointenergy.com</a>

Is there natural gas service currently available at the site?	YES
If yes, what is the natural gas line size to the site?	4 inch 60 lbs line
Maximum Line Capacity in CFH?	110 MCF/hour
Pressure (PSI)?	50 lbs PSI

**Municipal Water Provider and Service Description**

Contact Name	Josi Wood
Municipality	City of Isanti
Address	110 1st Avenue NW-PO Box 428
City / State / Zip	Isanti, MN 55040
Phone	763-444-5512
E-Mail	<a href="mailto:jwood@cityofisanti.us">jwood@cityofisanti.us</a>

Head pressure at closest hydrant	60 psi
Flow rate at nearest hydrant	1500 GPM
GPD availability at site	Attached
Is water from surface or ground water source?	Ground
Is water source part of looped system with feed from two sources?	YES
Any planned upgrades, if so, when?	None
What will be the incremental capacity?	None
Attach chemical profile of water	City Water


**Municipal Sanitary Sewer Provider and Service Description**

Contact Name	Josi Wood	Sewer line in place near/at site?	YES
Municipality	City of Isanti	Diameter of line at site	6/4 inches
Address	110 1st Avenue NW-PO Box 428	Size of sewer main in public right-of-way?	8/10 inches
City / State / Zip	Isanti, MN 55040	Depth of Sewer in public ROW	10 Feet
Phone	763-444-5512	Any special pretreatment	NO
E-Mail	<a href="mailto:jwood@cityofisanti.us">jwood@cityofisanti.us</a>	Any incremental treatment capacity planned? If yes, note additional capacity	NO



**Municipal Storm Sewer Service Description/Requirements**

Based on City Engineer input:

Contact Name	Josi Wood	Capacity of sewer during 5-year storm event	* CFS
Municipality	City of Isanti	Capacity of sewer during 10-year storm event	*CFS
Address	110 1st Avenue NW - PO Box 428	Capacity of sewer during 20-year storm event	*CFS
City / State / Zip	Isanti, MN 55040	* the storm sewer in East Dual Blvd NE is designed for a 10 year storm event. The Industrial Park has regional ponding up to the 100 year storm event.	
Phone	763-444-5512		
E-Mail	<a href="mailto:jwood@cityofisanti.us">jwood@cityofisanti.us</a>		
Any additional storm water treatment or rate of discharge control required for this site?			YES
If yes, describe treatment/control required: Must comply with NPDES Construction Stormwater Permit Requirements.			

**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.	NO
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)	NO

**Telecommunications Providers and Service Description**

Service Provided	Broadband (Fiber Optic and Coaxial cable)
Contact Name	Steve Johnson
Company	Midcontinent Business Solutions
Address	402 North Red River Ave, Suite 5
City / State / Zip	Cold Spring, MN 56320
Phone	320-686-0021
E-Mail	<a href="mailto:steve.john@midco.com">steve.john@midco.com</a>
Service Provided	Phone Service and 7MB DSL Internet
Contact Name	
Company	Century Link
Address	<a href="http://www.centurylink.com/smallbusiness">www.centurylink.com/smallbusiness</a>
City / State / Zip	
Phone	1-877-744-4416
E-Mail	

Does the site have broadband service?	YES
If there is broadband service, what is the upstream band width? mbps/gbps	Unlimited mbps
What is the downstream band width? mbps/gbps	Unlimited mbps
What is the type of delivery medium (copper, fiber optics, etc.)	Fiber and Coaxial Cable
If service not available, how soon could it be installed?	2 Weeks
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: Sean Sullivan	Title: Economic Development Director	Organization: City of Isanti	Date: 1/31/17
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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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