


**MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION**
**I. CONTACT INFORMATION**

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Marcia Loeslie	
Organization	Marshall EDA	
Address	118 West Collge Drive	
City / State / Zip	Marshall, MN 56258	
County	Lyon	
Phone	507-337-0802	
FAX		
E-Mail	<a href="mailto:marcia.loeslie@ci.marshall.mn.us">marcia.loeslie@ci.marshall.mn.us</a>	
*Note Type of Organization (Owner, Broker, Representative, etc.)		

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

Site Name/Designation	Marshall Commerce Park
Primary PIN Number(s)	27-155001-0, 27-155002-0, 27-155003-0, 27-155005-0
Latitude and Longitude	N 44.467100 W -95.790075
Legal Description	Commerce Industrial Park Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lot 1, Block 4
Address	1200 Michigan Rd, 1100 Michigan Rd, 1016 Michigan Rd, 1101 Michigan Rd
City	Marshall
County	Lyon

**Site Information**

Total developable land (acres)	136.03
Number of Parcels	4
Distance to major State/U.S. highway (miles)	0.052
Directions from Interstate or Major Highway: Michigan Road and U.S. Highway 68 intersect.	

Attach following schedules for parcel and lot:

Yes, Attached Exhibit F.

**Required Documentation**

Please enter "yes" in box to the right if the document is attached

Title Commitment using 2006 ALTA Commitment Form	Yes, Attached Exhibit A.
ALTA Survey (ASC 2005)	Yes, Attached Exhibit B.
If site not owned, attach copy of option or purchase agreement	N/A
Copy of site layout	Yes, Attached Exhibit C.
Copy of aerial photo(s) identifying site location/major highways	Yes, Attached Exhibit D.
Schedule and required submittals for site plan approval/permits	N/A

- 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.

Updated Community Profile as reported in LOIS/EMSI	Yes, Attached Exhibit E.
Desktop review of Archeological/Cultural resources (SHPO)	None.
Desktop review of Threatened and Endangered Species (DNR and FWS)	Northern long-eared bat (threatened). Dakota skipper (threatened). Poweshiek skipperling (endangered).
Have wetlands been identified through the National Wetland Inventory (USFWS)?	No.

**Identify All Current Property Owners for This Site**

	Owner # 1	Owner #2
Name	City of Marshall/Housing & Redevelopment Authority	
Address	344 West Main Street	
City / State / Zip	Marshall, MN 56258	
Phone	507-337-0802	
E-Mail	<a href="mailto:tara.onken@marshallmn.org">tara.onken@marshallmn.org</a>	

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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 this land was used as farm land. Currently it is being developed as an industrial park and staff are recruiting industrial and/or manufacturing businesses to locate and expand in Commerce Park.		
Identify current and previous uses of adjacent parcels.	<b>Previous Use:</b> and South – farm use. Center and MMU storage	<b>Current Uses:</b> North, West, and South – farm use. East – MERIT Center and MMU storage	North, West, East – MERIT

**Current and Planned Zoning**

Current and planned zoning designation for the site.	Current I-2 General Industrial; no change is planned
Current and planned zoning designation for land within 500 feet of the site.	North & West: outside of City limits, South & East – I-2 current and planned
Identify Municipal jurisdiction for adjacent land (Town/City/County)	South & East – City of Marshall, North & West Fairview Township, Lyon County

**IV. ECONOMIC DEVELOPMENT ZONES**

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

Enterprise Zone	N/A
Foreign Trade Zone	N/A
Transit Development Zone	N/A
Tax Increment Financing (TIF)	N/A
New Market Tax Credits	N/A
Opportunity Zone	YES

\*Attached Exhibit G.

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

Enterprise Zone	N/A
Foreign Trade Zone	N/A
Transit Development Zone	N/A
Tax Increment Financing (TIF)	N/A
New Market Tax Credits	N/A
Opportunity Zone	YES

Date Completed

**V. ENVIRONMENTAL SITE ASSESSMENT**

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-13? (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.		Attached Exhibit H.
Was a Phase II Environmental Study required? If so, attach a copy.		N/A
Have Geotechnical Soil Tests – ASTM Standard D 420 - been taken? Include a copy of the report with the application		Attached Exhibit I.

**VI. TRANSPORTATION**

**Interstate Highway**

Distance to closest <b>north/south</b> interstate highway	50 miles
•Identify interstate route number	Interstate 29
Distance to closest <b>east/west</b> interstate highway	60 miles
•Identify interstate route number	Interstate 90
Distance to and closest 4-Lane Hwy (State/Federal)	50 miles
Distance to and closest 2-Lane Hwy (State/Federal)	<1 mile

**River/Inland/Sea Port/Airport**

Does the site have access to a navigable river, inland or sea port?	N/A
Distance to closest port	N/A
Distance to closest rail line	1.2 miles
Distance to closest International Airport	146 miles
Distance to local/regional airport	3 miles
Longest runway length	7,220 foot
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		
If no, are <u>any</u> rail lines located within 1 mile of the site? Y/N	No.	
If yes, Name of Contact:		
Company		
Address		

City / State / Zip	
Phone	
E-Mail	
Nearest Intermodal Facility:	N/A

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**VII. UTILITY SERVICES**

**Electric Power Providers and Service Description**

Contact Name	Steve Johnson, Electric Operations Manager
Company	Marshall Municipal Utilities
Address	113 S. 4th Street
City / State / Zip	Marshall, MN 56258
Phone	507-537-7005
E-Mail	<a href="mailto:SteveJ@marshallutilities.com">SteveJ@marshallutilities.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 KV)	Primary 13.8/7.97 kv Secondary 120/208 or 277/480 V.
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?	Half mile
What is the age of the nearest substation/transformers?	30 years
Is there a potential for dual feed to the site from two different substations?	yes
What is the largest demand in KW/MW that can be served at this site using existing system?	We will serve any size load. There is not a maximum size.

**Natural Gas Providers and Service Description**

Contact Name	Jamie Haas
Company	Great Plains Natural Gas
Address	811 N. Bruce Street
City / State / Zip	Marshall, MN 56258
Phone	507-532-3118
E-Mail	<a href="mailto:Jamie.haas@gpng.com">Jamie.haas@gpng.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?	2" Map Attached Exhibit J.

Line pressure (PSI)?	60
Is more or less than 10,000 CFH of natural gas available to a user?	more

**Municipal Water Provider and Service Description**

Contact Name	Jeff Larson, Water Operations Manager
Municipality	Marshall Municipal Utilities
Address	113 S. 4th Street
City / State / Zip	Marshall, MN 56258
Phone	507-537-7005
E-Mail	<a href="mailto:JeffL@marshallutilities.com">JeffL@marshallutilities.com</a>

Head pressure at closest hydrant	52 psi minimum
Flow rate at nearest hydrant	5,000 gpm, there is 16" watermain feeding this development which would suit the needs of any potential business/industry
GPD availability at site	At least 2 million gallons per day
Is water from surface or ground water source?	Water source is groundwater
Is water source part of looped system with feed from two sources?	The current water system is looped and any future expansion would be looped
Any planned upgrades, if so, when?	Upgrades will precede future development
What will be the incremental capacity?	MMU could provide 2 million gallons per day in total. This is a comfortable number. This amount could be increased on peak demand days.
Attach chemical profile of water	Attached Exhibit K.

Contact Name	
Municipality	

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**Municipal Sanitary Sewer Provider and Service Description**

Contact Name	Jason Anderson	Sewer line in place near/at site?	Sanitary service available near Michigan Road. Service can be made available to the property north of the drainage ditch with short notice. We have 12" sanitary sewer main installed in Michigan Rd. We have 12" sanitary sewer stubbed up Pacific Ave and 10" sewer stubbed up Gulf and Atlantic. We have twelve 8" sanitary sewer service lines stubbed into the properties north and south of Michigan Rd.
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Municipality	City of Marshall	Diameter of line at site	12" PVC sewer main with 8" PVC sewer service lines stubbed
Address	344 West Main Street	Size of sewer main in public right-of-way?	12" PVC
City / State / Zip	Marshall, MN 56258	GPD Capacity	Approximately 600,000 gpd
Phone	507-537-6773	Any special pretreatment requirements?	See Chapter 78, Division 2 of City Ordinances. City authorization and review required when: a. 5 day BOD greater than 300 ppm, COD greater than 450 ppm b. Suspended solids concentration greater than 300 ppm c. Volume greater than 10,000 gpd
E-Mail	<a href="mailto:Jason.Anderson@ci.marshall.mn.us">Jason.Anderson@ci.marshall.mn.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	Jason Anderson	Capacity of sewer during 5-year storm event	The street storm water system was designed to accommodate the 10-yr storm event. The drainage ditches and ponds were designed for the 100-yr event.
Municipality	City of Marshall	Capacity of sewer during 20-year storm event	The street storm water system was designed to accommodate the 10-yr storm event. The drainage ditches and ponds were designed for the 100-yr event.
Address	344 West Main Street	Capacity of sewer during 100-year storm event	The street storm water system was designed to accommodate the 10-yr storm event. The drainage ditches and ponds were designed for the 100-yr event.
City / State / Zip	Marshall, MN 56258		
Phone	507-537-6773		
E-Mail	<a href="mailto:Jason.Anderson@ci.marshall.mn.us">Jason.Anderson@ci.marshall.mn.us</a>		
Is the site covered by a storm water management plan (Y/N)	Yes.		
Is the site served by a regional pond system. (Y/N)	Yes.		
Does the site require on-site stormwater retention pond. (Y/N)	No, on-site storm water retention is not required, provided each parcel is not more than 72% impervious surface.		

Any additional storm water treatment or rate of discharge control required for this site? If yes, describe treatment/control required:	No additional rate control required, provided each parcel is not more than 72% impervious surface.
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**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 permit is required from the MPCA for storm water discharges.
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	Yes, we've satisfied MS4 permit requirements.
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	Yes, an NPDES permit from the MPCA is required for all construction that disturbs 1 acre or more of land.
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	Yes, SWPPP was in place for the Commerce Park project. No, we do not have a SWPPP developed for any future project; a developer would be required to create their own SWPPP for their specific needs for their specific construction project.

**Telecommunications Providers and Service Description**

Contact Name	Mark Bookout
Company	Vast Broadband
Address	22 2nd St SE
City / State / Zip	Watertown, SD 57201
Phone	605-880-8180
E-Mail	<a href="mailto:Mark.bookout@vastbroadband.com">Mark.bookout@vastbroadband.com</a>

Does the site have broadband service?	Yes.
If there is broadband service, what is the upstream band width? mbps/gbps	20 meg
What is the downstream band width? mbps/gbps	200 meg and 1 gig 1st qtr 2019
What is the type of delivery medium (copper, fiber optics, etc.)	All mentioned.
If service not available, how soon could it be installed?	Within 30 days of order receipt or sooner.
Does the site have two (or more) fiber providers within 5 miles?	N/A

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: Marcia Loeslie	Title: EDA Assistant Director	Organization: Marshall EDA	Date: 5/7/19
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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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