


MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION
I. CONTACT INFORMATION

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Heidi Steinmetz	Beth Thorp
Organization	Kanabec County EDA	City of Mora
Address	18 North Vine Street, #101	101 Lake Street South
City / State / Zip	Mora, MN 55051	Mora, MN 55051
County	Kanabec	Kanabec
Phone	320-209-5031	320-225-4807
FAX	320-209-5032	320-679-3862
E-Mail	heidi.steinmetz@co.kanabec.mn.us	beth.thorp@cityofmora.com

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

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

Site Name/Designation	Mora Industrial Park
Primary PIN Number(s)	22.06990.00, 22.06995.00, 22.07000.00, 22.06950.00, 22.06970.00, 22.07005.00
Latitude and Longitude	45.882929, -93.277752 (existing warehouse - Imperial Plastics - PIN # 22.06960.00)
Legal Description	see exhibit H (legal description is included in the Title Commitment)
Address	Crossroads of MN State Highways 65 & 23
City	Mora
County	Kanabec

Site Information

Total developable land (acres): 32
Number of Parcels: 6
Distance to major State/U.S. highway (miles): 17
Directions from Interstate or Major Highway: <i>The fastest route from Mora Industrial Park to I-35 is via 195th Ave (County Rd 11) to Pine City.</i>

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
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, for Kanabec County
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	City of Mora	n/a
Address	101 Lake Street South	n/a
City / State / Zip	Mora, MN 55051	n/a
Phone	320-225-4807	n/a
E-Mail	beth.thorp@cityofmora.com	n/a

III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

Land Use Information Previous Use: Current Uses:

Provide brief description of previous and current land uses of site .	Hoffert Farm	Vacant Industrial
Identify current and previous uses of adjacent parcels.		

Current and Planned Zoning

Current and planned zoning designation for the site.	I-1 (Limited Industrial) and I-2 (General Industrial)
Current and planned zoning designation for land within 500 feet of the site.	I-1 (Limited Industrial) and I-2 (General Industrial)
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Mora

IV. ECONOMIC DEVELOPMENT ZONES

Is the site currently located within any of the following economic development zone designations?		Are parcels adjacent to the site currently located within any of the following economic development zone designations?	
Enterprise Zone	no	Enterprise Zone	no
Foreign Trade Zone	no	Foreign Trade Zone	no
Transit Development Zone	no	Transit Development Zone	no
Tax Increment Financing	no	Tax Increment Financing (TIF)	no
New Market Tax Credits	no	New Market Tax Credits	no

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	yes
Was a Phase II Environmental Study required? If so, attach a copy.	yes & a supplemental report

VI. TRANSPORTATION

Interstate Highway		River/Inland/Sea Port/Airport	
<u>north/south</u> interstate highway	17 miles	Does the site have access to a navigable river, inland or sea port?	no
•Identify interstate route number	I-35	Distance to closest port	n/a
Distance to closest <u>east/west</u> interstate	60 miles	Distance to closest International Airport	88 miles
•Identify interstate route number	I-694	Distance to local/regional airport	0 miles
Distance to & closest 4-Lane Hwy (State/Federal)	17 miles/I-35	Longest runway length	4,800 feet
Distance to and closest 2-Lane Hwy (State/Federal)	0 miles/ State Hwys 23 & 65	Navigational Aids	

Rail Access Contact Information and Service Description

Is there rail service on site? No. If yes, is it Class 1 vs. Shortline? Please describe	
Name of Contact / Company	n/a
Address (City, State, Zip)	n/a
Phone / E-mail	n/a
Nearest Intermodal Facility:	n/a

VII. UTILITY SERVICES

Electric Power Providers and Service Description

For Parcels: 22.06990.00, 22.06995.00, 22.07000.00, 22.06950.00 and 22.06970.00

Contact Name	Lindy Crawford, City Administrator
Company	Mora Municipal Utilities
Address	101 Lake Street South
City / State / Zip	Mora, MN 55051
Phone	320-679-1511
E-Mail	l.crawford@cityofmora.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)	12,470 volts
Is existing service overhead or underground?	underground
Is a loop (underground loop with two different delivery points) available at site?	no
What is the approximate distance to the nearest substation servicing this site?	adjacent to site
What is the age of the nearest substation/transformers?	built circa 1971
Is there a potential for dual feed to the site from two different substations?	no
What is the largest demand in KW that can be served at this site using existing system?	KW transformer capacity up to 30,000 KVA

For Parcel 22.07005.00 Only

Contact Name	Lana Black, Business Accounts Specialist & Projects Lead
Company	East Central Energy
Address	412 Main Avenue N
City / State / Zip	Braham, MN 55006
Phone	763-691-2007
E-Mail	Lana.Black@ecemn.com

Is three-phase electric service currently at or within the boundary of this site?	No, but construction is available.
If yes, what voltage is available? (describe in KW)	12.4 KV
Is existing service overhead or underground?	built to suit
Is a loop (underground loop with two different delivery points) available at site?	no
What is the approximate distance to the nearest substation servicing this site?	3 miles
What is the age of the nearest substation/transformers?	rebuilt in 2018
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?	2MW

Natural Gas Providers and Service Description

Contact Name	Pam Sarvela
Company	Minnesota Energy Resources
Address	P.O. Box 19003
City / State / Zip	Green Bay, WI 54307
Phone	218-878-2258
E-Mail	PMsarvela@minnesotaenergyresources.com

Is there natural gas service currently available at the site?	yes
If yes, what is the natural gas line size to the site?	one 4" main north along Industrial Park Rd up to Industrial Park Blvd & a 2" main heading west from that intersection almost all the way to Hwy 65
Maximum Line Capacity in CFH?	7000 CFH (additional capacity would be available with upgrades)
Pressure (PSI)?	55-60 psi

Municipal Water Provider and Service Description

Contact Name	Joe Kohlgraf, Public Works Director
Municipality	Mora
Address	101 Lake Street South
City / State / Zip	Mora, MN 55051
Phone	320-679-1511
E-Mail	joe.kohlgraf@cityofmora.com

Head pressure at closest hydrant	56 PSI
Flow rate at nearest hydrant	1250 GPM
GPD availability at site	approx. 1.8 MGD at ultimate peak
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
Attach chemical profile of water	

Municipal Sanitary Sewer Provider and Service Description

Contact Name	Joe Kohlgraf, Public Works Director	Sewer line in place near/at site?	yes
Municipality	Mora	Diameter of line at site	6"
Address	101 Lake Street South	Size of sewer main in public right-of-way?	12"
City / State / Zip	Mora, MN 55051	GPD Capacity	800,000
Phone	320-679-1511	Any special pretreatment requirements?	depends on waste generated
E-Mail	joe.kohlgraf@cityofmora.com	Any incremental treatment capacity planned? If yes, note additional	no

Municipal Storm Sewer Service Description/Requirements

Based on City Engineer input:

Contact Name	Joe Kohlgraf, Public Works Director	Capacity of sewer during 5-year storm event	No storm water sewer surface drainage only
Municipality	Mora	Capacity of sewer during 10-year storm event	same as above
Address	101 Lake Street South	Capacity of sewer during 20-year storm event	same as above
City / State / Zip	Mora, MN 55051		
Phone	320-679-1511		
E-Mail	joe.kohlgraf@cityofmora.com		
Any additional storm water treatment or rate of discharge control required for this site? <i>yes</i>			
If yes, describe treatment/control required: <i>retention/detention</i>			

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? <i>MS4 requirements do not apply to the City of Mora due to the size of the population.</i>	n/a
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction? <i>Construction of public improvements in the industrial park (1999) predates the requirements of the SWPPP. Construction of additional public improvements or individual building projects disturbing one acre or more will be required to develop a SWPPP in order to obtain an NPDES/SDS Construction Stormwater permit.</i>	yes, see note to the left
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan) <i>Each business (individual lot) will be required to prepare a SWPPP for their site improvements. The City of Mora will provide a form for the business to complete.</i>	see note to the left

Telecommunications Providers and Service Description

Contact Name	Steve Johnson, Midco / Jay Mankie, Genesis Wireless / Kirstin Sersland, Century Link
Company	Midco, Genesis Wireless & Century Link
Address	Cold Spring - Midco / Braham - Genesis Wireless / Minneapolis - Century Link
City / State / Zip	same as above
Phone	Steve 320-686-0021 / Jay 320-396-2990 / Kirstin, 612-663-7911
E-Mail	Steve.Johnson@midco.com / jay@genesiswireless.com / Kirstin.Sersland@CenturyLink.com

Does the site have broadband service?	yes, Midco has fiber within the industrial park
If there is broadband service, what is the upstream band width?	10 Gb
What is the downstream band width? mbps/gbps	10 Gb
What is the type of delivery medium (copper, fiber optics, etc.)	fiber
Does the site have two (or more) fiber providers within 5 miles?	yes
If so, describe additional service below (Insert rows):	Century Link did not supply Kanabec County with information.

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: Heidi Steinmetz	Title: EDA Director	Organization: Kanabec County EDA	Date: originally submitted 12/21/2017 amended 5/2/2018 5/24/2018 11/14/2018
-----------------------	---------------------	----------------------------------	---

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:
-------	--------	---------------	-------