



SHOVEL READY SITE CERTIFICATION: APPLICATION EVALUATION DOCUMENT

Site designation: New Prague Business Park Expansion		Location: New Prague, MN
On-site Reviewer: John Rhodes		Date of Review: September 28, 2015
Information Required	Response Based on Application	Comments
Total developable land (acres)	18.8	
Number of parcels	9	Will combine to make larger site
Current condition of site	Cultivated corn	
Title commitment established	Yes	Title map attracted to information package.
Description of current site owners	Owned by the City of New Prague	
Asking Price for Land	~\$43,500 per acre (\$1/SF)	
Site plan prepared: Y/N	Yes	
Site plan approved: Y/N	Yes	
Community Profile updated: Y/N	Yes	Profile covering key information has been prepared.
Current land use(s)	Agriculture	
Current/planned zoning designation	L-1 (Light industrial)	
Municipal jurisdiction for site	City of New Prague, Scott County	
Economic development zone designation for site/adjacent parcels	None	
Environmental Assessment	Completed	No issues
Distance to major highway/interstate North/South: East/West:	Located 15 miles to Route 169 to the west and 15 miles to I-35 to the east	
Rail access to site: (Y/N)	No	
Utility access • Electric power • Gas • Water • Sewer • Telecom	The site has access to electric power, gas, water, sewer and telecom service.	
Storm water control required: Y/N	Yes	

Other Comments:

Prepared by:	John M. Rhodes	Date:	October 5, 2015
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City of New Prague

