



I. CONTACT INFORMATION

	Submitting Organization*	Local Economic Development Organization (if Different)
Contact Name	Nancy Malecha	
Organization	City of Pequot Lakes	
Address	4638 Main Street	
City / State / Zip	Pequot Lakes, MN 56472	
County	Crow Wing	
Phone	218-568-2352	
FAX	218-568-5860	
E-Mail	nmalecha@pequotlakes-mn.gov	
*Note Type of Organization (Owner, Broker, Representative, etc.)		

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

Site Name and Address

Site Name/Designation	Heart of the Good Life Development
Primary PIN Number(s)	290232200A00009 & 290233100BA0009
Latitude and Longitude	Lat: 46.584023 Long: -94.306163
Legal Description	See attached ALTA Survey
Address	Derksen Road
City	Pequot Lakes
County	Crow Wing

Site Information

Total developable land (acres)	53.9
Number of Parcels	2-12 Planned
Distance to major State/U.S. highway (miles)	~1.1 miles
Directions from Interstate or Major Highway: From the intersection of Patriot Avenue and Minnesota Trunk Highway 371, proceed north along Patriot Avenue ~1 mile to the intersection of Derksen Road and Patriot Avenue. Turn right onto Derksen and proceed ~0.1 miles to the site.	

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	See attached Title Commitment
ALTA Survey (ASC 2005)	See attached ALTA Survey
If site not owned, attach copy of option or purchase agreement	N/A
Copy of site layout	See attached
Copy of aerial photo(s) identifying Schedule and required submittals for site plan approval/permits	See attached
Updated Community Profile as reported in LOIS/EMSI	The following timeline is based on receiving complete applications, with all required submittals: Preliminary through Final Plat - 90 to 120 days; Conditional Use Permit, if required for the type of use - 30 days; Land Use Permit - 1 week.
Desktop review of Archeological/Cultural resources (SHPO)	See attached Community Profile
Desktop review of Threatened and Endangered Species (DNR and FWS)	See attached SHPO letter
Have wetlands been identified through the National Wetland Inventory (USFWS)?	Completed. No threatened/endangered species/habitats identified.
	No. See attached wetland assessment letter.

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	City of Pequot Lakes	
Address	4638 Main Street	
City / State / Zip	Pequot Lakes, MN 56472	
Phone	218-568-5222	
E-Mail	nmalecha@pequotlakes-mn.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.	The City used this site as their Wastewater Spray Irrigation site. Prior to the City use, it is believed this site was used for farming. The site is currently being used to raise corn.
Identify current and previous uses of adjacent parcels.	Previous Uses: The previous uses of the adjacent property were agricultural and residential uses. Current Uses: The current uses of the adjacent property are light industrial, commercial, and residential.

Current and Planned Zoning

Current and planned zoning designation for the site.	The site is currently zoned Public and Agriculture. This site would likely be rezoned to Light Industrial, Commercial, or a new hybrid of the two.
Current and planned zoning designation for land within 500 feet of the site.	The current zoning designations for adjoining properties is Light Industrial, Commercial, Agriculture, Forest Management and Public.
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Pequot Lakes.

IV. ECONOMIC DEVELOPMENT ZONES

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

Enterprise Zone	N
Foreign Trade Zone	N
Transit Development Zone	N
Tax Increment Financing (TIF)	Y
New Market Tax Credits	Y

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

Enterprise Zone	N
Foreign Trade Zone	N
Transit Development Zone	N
Tax Increment Financing (TIF)	TIF Development District No. 1 are the corporate boundaries of the City of Pequot Lakes.
New Market Tax Credits	Y

Date

V. ENVIRONMENTAL SITE ASSESSMENT

Completed

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.	Yes	12-Nov-18
Was a Phase II Environmental Study required? If so, attach a copy.	No	N/A
Have Geotechnical Soil Tests – ASTM Standard D 420 - been taken? Include a copy of the report with the application	Yes	9-Nov-18

VI. TRANSPORTATION

Interstate Highway	
Distance to closest north/south interstate highway	~37 miles
Identify interstate route number	169
Distance to closest east/west interstate highway	~33 miles
Identify interstate route number	210
Distance to and closest 4-Lane Hwy (State/Federal)	~1.1 miles
Distance to and closest 2-Lane Hwy (State/Federal)	~3.5 miles

River/Inland/Sea Port/Airport	
Does the site have access to a navigable river, inland or sea port?	No
Distance to closest port	~120 Miles E (Duluth)
Distance to closest rail line	~23 Miles S (Brainerd)
Distance to closest International Airport	~126 Miles E (Duluth)
Distance to local/regional airport	~5.3 miles (Breezy Point)
Longest runway length	2,675 feet
Navigational Aids	Beacon

Rail Access Contact Information and Service Description

Is there rail service on site? If yes, is it Class 1 vs. Shortline? Please describe No	
If no, are any rail lines located within 1 mile of the site? Y/N	N
If yes, Name of Contact:	
Company	
Address	
City / State / Zip	
Phone	
E-Mail	
Nearest Intermodal Facility:	~120 Miles E (Duluth)

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VII. UTILITY SERVICES



Electric Power Providers and Service Description

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Contact Name	Emily Furry
Company	Minnesota Power
Address	426 W Barclay Ave
City / State / Zip	Pine River/MN/56474
Phone	218-355-2282
E-Mail	efurry@mnpower.com

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltage is available? (describe in KV)	34.5 KV and 12.47 KV
Is existing service overhead or underground?	OH
Is a loop (underground loop with two different delivery points) available at site?	Not currently
What is the approximate distance to the nearest substation servicing this site?	2 miles for both voltages
What is the age of the nearest substation/transformers?	34.5 KV (40), 12.47 KV (25)
Is there a potential for dual feed to the site from two different substations?	No
What is the largest demand in KW/MW that can be served at this site using existing system?	34.5 (12 MW), 12.47 (0.75 MW)

Natural Gas Providers and Service Description

Contact Name	Gerold Traut
Company	Xcel Energy
Address	17246 Highway 371 North
City / State / Zip	Baxter MN 56425
Phone	218-825-2305
E-Mail	gerold.e.traut@xcelenergy.com

Is there natural gas service currently available at the site?	Yes
If yes, what is the natural gas line size to the site?	6"
Line pressure (PSI)?	60 psi
Is more or less than 10,000 CFH of natural gas available to a user?	More

Municipal Water Provider and Service Description

Contact Name	Nancy Malecha	Head pressure at closest hydrant	63 PSI static
Municipality	City of Pequot Lakes	Flow rate at nearest hydrant	1060 GPM
Address	4638 Main Street	GPD availability at site	250,000 GPD
City / State / Zip	Pequot Lakes, MN 56472	Is water from surface or ground water source?	Groundwater
Phone	218-568-5222	Is water source part of looped system with feed from two sources?	Not yet. Planned to be as part of site development.
E-Mail	nmalecha@pequotlakes-mn.gov	Any planned upgrades, if so, when?	As park develops
		What will be the incremental capacity?	N/A
Contact Name		Attach chemical profile of water	See attached
Municipality			

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Municipal Sanitary Sewer Provider and Service Description

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Contact Name	Nancy Malecha	Sewer line in place near/at site?	Along Derksen
Municipality	City of Pequot Lakes	Diameter of line at site	8-inch

Address	4638 Main Street	Size of sewer main in public right-of-way?	8-inch
City / State / Zip	Pequot Lakes, MN 56472	GPD Capacity	120,000 GPD
Phone	218-568-5222	Any special pretreatment	For industrial water & to state plumbing code
E-Mail	nmalecha@pequotlakes-mn.gov	Any incremental treatment capacity planned? If yes, note additional capacity	No

Municipal Storm Sewer Service Description/Requirements
Based on City Engineer Input:

Contact Name	Nancy Malecha	Capacity of sewer during 5-year storm event	1.4 CFS per acre (assumes 50% impervious surface)
Municipality	City of Pequot Lakes	Capacity of sewer during 20-year storm event	1.4 CFS per acre (assumes 50% impervious surface)
Address	4638 Main Street	Capacity of sewer during 100-year storm event	1.4 CFS per acre (assumes 50% impervious surface)
City / State / Zip	Pequot Lakes, MN 56472		
Phone	218-568-5222		
E-Mail	nmalecha@pequotlakes-mn.gov		
Is the site covered by a storm water management plan (Y/N)	Y	General city stormwater requirements	
Is the site served by a regional pond system (Y/N)	Y	Pond to be constructed (see attached concept plan)	
Does the site require on-site stormwater retention pond (Y/N)	Y	Dependent on final site design. Pond can be redesigned as needed for proposed development.	
Any additional storm water treatment or rate of discharge control required for this site?			Y
If yes, describe treatment/control required: Must comply with General NPDES permit			

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?	N/A
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)	In progress

Telecommunications Providers and Service Description

Contact Name	Bobbie Jo Vroom
Company	TDS
Address	316 Pine Street
City / State / Zip	Monticello, MN 55362
Phone	763-271-6005
E-Mail	bobbiejo.vroom@tdstelecom.com
Does the site have broadband service?	Yes
If there is broadband service, what is the upstream band width? mbps/gbps	1.5 MB to 400 MB
What is the downstream band width? mbps/gbps	1.5 MB to 1 GB
What is the type of delivery medium (copper, fiber optics, etc.)	Copper and/or Fiber
If service not available, how soon could it be installed?	TBD based on construction
Does the site have two (or more) fiber providers within 5 miles?	Unknown
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:	Title:	Organization:	Date:
Nancy Malecha	City Administrator	City of Pequot Lakes	12-18-18

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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