

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

I. CONTACT INFORMATION

| | | |
|--|--|---|
| | Submitting Organization* | Local Economic Development Organization (If Different) |
| Contact Name | Justin Black, PE (City Engineer) | Chuck Klimmek |
| Organization | SEH (Representative) | Gaylord EDA |
| Address | 102 Main St S, Suite 211, PO Box 308 | 332 Main Avenue, PO Box 987 |
| City / State / Zip | Hutchinson, MN 55350-0308 | Gaylord, MN 55334-0987 |
| County | McLeod County | Sibley County |
| Phone | 320.587.7341 | 507.237.2066 |
| FAX | 888.908.8166 | 507.237.5493 |
| E-Mail | jblack@sehinc.com | chuck@kmadesign.com |
| *Note Type of Organization (Owner, Broker, Representative, etc.) | | |

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

Site Name and Address

| | |
|-----------------------|----------------------------|
| Site Name/Designation | Star of the North Property |
| Primary PIN Number(s) | 32.0800.390 |
| Legal Description | Lot M RLS #10 9.77 Ac |
| Address | |
| City | Gaylord |
| County | Sibley |

Site Information

| | |
|--|------------|
| Total developable land | 9.77 acres |
| Number of Parcels | 1 |
| Distance to major state/U.S. highway | 0.1 mile |
| Directions from Interstate or Major Highway: MN Trunk Highway 5/19 located approximately 250' north of site. Access from 3rd St SE, along east edge of property. | |

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 | Option Attached |
| 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 MNPRO's database | Yes |
| Will site comply with LEED Certified site requirements? (Refer to instructions for more details) | No |

Identify All Current Property Owners for This Site

| | | |
|--------------------|--|-----------------|
| | Owner # 1 | Owner #2 |
| Name | Star of the North Inc. (James Peterson) | |
| Address | 4327 Hamilton Dr | |
| City / State / Zip | Eagan, MN 55123-2602 | |
| Phone | 507-327-8962 | |
| E-Mail | jkpson@gmail.com | |



III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

Land Use Information

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|---|--|
| Provide brief description of previous and current land uses of site . | Current and previous use of site has been agricultural farmland. |
| Identify current and previous uses of adjacent parcels. | Current use of adjacent parcels are agricultural, residential, and industrial. Past uses of adjacent parcels were not able to be observed. |

Current and Planned Zoning

| | |
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| Current and planned zoning designation for the site. | Light Industrial |
| Current and planned zoning designation for land within 500 feet of the site. | Light industrial to south, heavy industrial to east, multiple family residence to west, fringe central business to north. |
| Identify Municipal jurisdiction for adjacent land (Town/City/County) | City of Gaylord |

IV. ECONOMIC DEVELOPMENT ZONES

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|-----------------|--|--------------------|--|--------------------------|--|-------------------------------|--|------------------------|--|---|--------------------------------------|--|-----------------|--|--------------------|--|--------------------------|--|-------------------------------|--|------------------------|--|
| Identify whether the site is currently located within any of the following economic development zone designations: | Identify whether parcels adjacent to the site are currently located within any of the following economic development zone designations: | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tr><td>JOBZ - Job Opportunity Building Zone</td><td>Yes or <input checked="" type="radio"/> No</td></tr> <tr><td>Enterprise Zone</td><td>Yes or <input checked="" type="radio"/> No</td></tr> <tr><td>Foreign Trade Zone</td><td>Yes or <input checked="" type="radio"/> No</td></tr> <tr><td>Transit Development Zone</td><td>Yes or <input checked="" type="radio"/> No</td></tr> <tr><td>Tax Increment Financing (TIF)</td><td>Yes or <input checked="" type="radio"/> No</td></tr> <tr><td>New Market Tax Credits</td><td>Yes or <input checked="" type="radio"/> No</td></tr> </table> | JOBZ - Job Opportunity Building Zone | Yes or <input checked="" type="radio"/> No | Enterprise Zone | Yes or <input checked="" type="radio"/> No | Foreign Trade Zone | Yes or <input checked="" type="radio"/> No | Transit Development Zone | Yes or <input checked="" type="radio"/> No | Tax Increment Financing (TIF) | Yes or <input checked="" type="radio"/> No | New Market Tax Credits | Yes or <input checked="" type="radio"/> No | <table border="1"> <tr><td>JOBZ - Job Opportunity Building Zone</td><td>Yes or <input checked="" type="radio"/> No</td></tr> <tr><td>Enterprise Zone</td><td>Yes or <input checked="" type="radio"/> No</td></tr> <tr><td>Foreign Trade Zone</td><td>Yes or <input checked="" type="radio"/> No</td></tr> <tr><td>Transit Development Zone</td><td>Yes or <input checked="" type="radio"/> No</td></tr> <tr><td>Tax Increment Financing (TIF)</td><td>Yes or <input checked="" type="radio"/> No</td></tr> <tr><td>New Market Tax Credits</td><td>Yes or <input checked="" type="radio"/> No</td></tr> </table> | JOBZ - Job Opportunity Building Zone | Yes or <input checked="" type="radio"/> No | Enterprise Zone | Yes or <input checked="" type="radio"/> No | Foreign Trade Zone | Yes or <input checked="" type="radio"/> No | Transit Development Zone | Yes or <input checked="" type="radio"/> No | Tax Increment Financing (TIF) | Yes or <input checked="" type="radio"/> No | New Market Tax Credits | Yes or <input checked="" type="radio"/> No |
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| New Market Tax Credits | Yes or <input checked="" type="radio"/> No | | | | | | | | | | | | | | | | | | | | | | | | |

Date

V. ENVIRONMENTAL SITE ASSESSMENT

Completed

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| 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 | May 2013 |
| Was a Phase II Environmental Study required? If so, attach a copy. | No | n/a |

VI. TRANSPORTATION

| Interstate Highway | River/Inland/Sea Port/Airport |
|---|-------------------------------|
| Distance to closest <u>north/south</u> interstate highway | 45 miles |
| •Identify interstate route number | I-35 |
| Distance to closest <u>east/west</u> interstate highway | 55 miles |
| •Identify interstate route number | I-94 |
| Does the site have access to a navigable river, inland or sea port? | No |
| Distance to closest port | 65 miles |
| Distance to closest International Airport | 60 miles |
| Distance to local/regional airport | 16 miles |
| Runway length | 3,300 feet |
| Navigational Aids | NDB/RNAV |

Rail Access Contact Information and Service Description

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|--|--|
| Name of Contact | Julie Rath |
| Company | Minnesota Valley Regional Rail Authority (MVRRA) |
| Address | 200 South Mill Street, PO Box 481 |
| City / State / Zip | Redwood Falls, MN 56283 |
| Phone | 507.637.4084 |
| E-Mail | julie@redwoodfalls.org |
| Description: Connects to Minnesota Prairie Line and other lines in Twin Cities | |
| Nearest Intermodal Facility: | 17.5 miles |



VII. UTILITY SERVICES

Electric Power Providers and Service Description Page 3 of 4

| | |
|--------------------|------------------------------------|
| Contact Name | Tim Carriveau |
| Company | Xcel Energy |
| Address | 210 Lime Street |
| City / State / Zip | Mankato, MN 56001 |
| Phone | 507.387.9683 |
| E-Mail | timothy.j.carriveau@xcelenergy.com |

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|--|--|
| Is three-phase electric service currently at or within the boundary of this site? | Yes |
| If yes, what voltages are available? | Primary 4 kV or 13.8 kV Secondary 120/220v & 277/480v |
| Is existing service overhead or underground? | Overhead, Underground Available |
| 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? | 1/2 mile |
| Is there a potential for dual feed to the site from two different substations? | Yes |
| What is the largest demand that can be served at this site using existing system? | Work with Provider |

Natural Gas Providers and Service D

| | |
|--------------------|-----------------------------------|
| Contact Name | Barry Hager |
| Company | CenterPoint Energy |
| Address | 2400 N. Riverfront Drive |
| City / State / Zip | Mankato, MN 56002 |
| Phone | 507.387.1948 |
| E-Mail | barry.hager@centerpointenergy.com |

| | |
|---|----------------------------|
| Is there natural gas service currently available at the site? | Yes |
| If yes, what is the natural gas line size to the site? | 3 inches |
| Line Capacity | Based on Load Requirements |
| Pressure (PSI) | 25 PSI |

Municipal Water Provider and Service Description

| | |
|--------------------|-----------------------------|
| Contact Name | Collin Grams |
| Municipality | City of Gaylord |
| Address | 332 Main Avenue, PO Box 987 |
| City / State / Zip | Gaylord, MN 55334-0987 |
| Phone | 507.237.2338 |
| E-Mail | |

| | |
|---|---------|
| Head pressure at closest hydrant | 62 PSI |
| Flow rate at nearest hydrant | 990 GPM |
| Attach chemical profile of water | No |
| 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? | No |
| What will be the incremental capacity? | n/a |
| Will redundancy or loop be added? | n/a |

| | |
|--------------|--|
| Contact Name | |
| Municipality | |



Municipal Sanitary Sewer Provider and Service Description

| | | | |
|--------------------|-----------------------------|--|-----------|
| Contact Name | Collin Grams | Sewer line in place near/at site? | No |
| Municipality | City of Gaylord | Diameter of line at site | n/a |
| Address | 332 Main Avenue, PO Box 987 | Size of sewer main in public right-of-way? | 15 inches |
| City / State / Zip | Gaylord, MN 55334-0987 | Depth of sewer in public right-of-way? | 19 feet |
| Phone | 507.237.2338 | Any special pretreatment | No |
| E-Mail | | Any incremental treatment capacity planned? If yes, note additional capacity | No |

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

| | | | |
|--|-----------------------------|--|----------------------|
| Contact Name | Mark Kuphal | Capacity of sewer during 5-year storm event | Existing 18" 7.5 CFS |
| Municipality | City of Gaylord | Capacity of sewer during 10-year storm event | Existing 18" 7.5 CFS |
| Address | 332 Main Avenue, PO Box 987 | Capacity of sewer during 20-year storm event | Existing 18" 7.5 CFS |
| City / State / Zip | Gaylord, MN 55334-0987 | | |
| Phone | 507.237.2338 | | |
| E-Mail | | | |
| Any additional storm water treatment or rate of discharge control required for this site? | | | Yes |
| If yes, describe treatment/control required: Construction of pond on site to maintain existing discharge rates for all storm events up to 100-yr in occurrence. Stormwater management to meet guidelines within Minnesota Stormwater Manual. | | | |

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

| | |
|--|--------------------------|
| Contact Name | Lee Steckman |
| Company | Mediacom Cable |
| Address | 902 Hwy 15 S |
| City / State / Zip | Hutchinson, MN 55350 |
| Phone | 612.325.7634 |
| E-Mail | lsteckman@mediacomcc.com |
| Is there telecommunications service currently available at the site? | Yes |
| Does the site have broadband service? | Yes |
| If there is broadband service, what is the upstream band width? | 20 Mbps |
| What is the downstream band width? | 20 Mbps |
| What is the type of delivery medium (copper, fiber optics, etc.) | Copper |
| If service not available, how soon could it be installed? | 4 Weeks |

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 MNPRO web site, and that the site information and community profile will be updated every 120 days. Signature: Charles A. Klimmek

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|--------------------------|------------------|--|---------------|
| Name: Charles A. Klimmek | Title: President | Organization: Gaylord Economic Development Authority | Date: 4/10/14 |
|--------------------------|------------------|--|---------------|