

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

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	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Dan Weber	Dan Weber
Organization	Sherburne County	Sherburne County HRA
Address	13880 Business Center Dr	13880 Business Center Dr
City / State / Zip	Elk River, MN 55330	Elk River, MN 55330
County	Sherburne County	Sherburne County
Phone	763-765-3007	763-765-3007
FAX	763-765-3002	763-765-3002
E-Mail	dan.weber@co.sherburne.mn.us	dan.weber@co.sherburne.mn.us
*Note Type of Organization (Owner, Broker, Representative, etc.)		Owner

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

Site Name/Designation	Sherburne County Data Center Lot
Primary PIN Number(s)	75-844-0020
Latitude and Longitude	45.300860, - 93.620499
Legal Description	Outlot B Elk Path Business Center Fifth Addition
Address	XXXX Mississippi Rd North
City	Elk River
County	Sherburne

**Site Information**

Total developable land (acres)	33.89
Number of Parcels	1
Distance to major State/U.S. highway (miles)	0.1
Directions from Interstate or Major Highway: North 0.1 miles	

**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	Yes
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
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	Sherburne County	
Address	13880 Business Center Dr	
City / State / Zip	Elk River, MN 55330	
Phone	763-765-3007	
E-Mail	dan.weber@co.sherburne.mn.us	

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**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 .	The land is vacant and was previously used agriculturally.	
Identify current and previous uses of adjacent parcels.	<b>Previous Use:</b>	<b>Current Uses:</b>

The adjacent land is used as a county government center to the east and industrial data centers to the west.

**Current and Planned Zoning**

Current and planned zoning designation for the site.	Business Park Zoning
Current and planned zoning designation for land within 500 feet of the site.	Business Park Zoning
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Elk River/Sherburne County

**IV. ECONOMIC DEVELOPMENT ZONES**

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

Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	No
New Market Tax Credits	No

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

Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	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 assessment) Include a copy of the report with the application.	Yes	Date Completed 2005 & 2014
Was a Phase II Environmental Study required? If so, attach a copy.	No	NA

**VI. TRANSPORTATION**

**Interstate Highway**

Distance to closest <u>north/south</u> interstate highway	4 Miles
•Identify interstate route number	US Hwy 169
Distance to closest <u>east/west</u> interstate highway	0.1 Miles
•Identify interstate route number	US Hwy 10
Distance to and closest 4-Lane Hwy (State/Federal)	0.1 Miles
Distance to and closest 2-Lane Hwy (State/Federal)	

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

Does the site have access to a navigable river, inland or sea port?	No
Distance to closest port	
Distance to closest International Airport	45 Miles
Distance to local/regional airport	30 Miles
Longest runway length	7,250 Feet
Navigational Aids	signs

**Rail Access Contact Information and Service Description**

Is there rail service on site? If yes, is it Class 1 vs. Shortline? Please describe		
Name of Contact	Eric G. Pitcher	
Company	BNSF Railroad Company	
Address	847 West Jackson Blvd	
City / State / Zip	Chicago, IL 60611	
Phone	312-850-5699	
E-Mail	eric.pitcher@bnsf.com	
Nearest Intermodal Facility:	St. Paul	39 Miles

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**VII. UTILITY SERVICES**

**Electric Power Providers and Service Description**

Contact Name	Troy Adams
Company	Elk River Municipal Utilities
Address	13069 Orono Parkway PO BOX 430
City / State / Zip	Elk River, MN 55330
Phone	763-441-2020
E-Mail	tadams@elkriverutilities.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)	12.47 kV
Is existing service overhead or underground?	Yes, Yes
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?	2 miles
What is the age of the nearest substation/transformers?	
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?	2,000 kW

**Natural Gas Providers and Service Description**

Contact Name	Construction and Maintenance Department
Company	Center Point Energy
Address	PO Box 1144
City / State / Zip	Minneapolis, MN 55440
Phone	612-342-5200

E-Mail	centerpointenergy.com
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Is there natural gas service currently available at the site?	No
If yes, what is the natural gas line size to the site?	
Maximum Line Capacity in CFH?	
Pressure (PSI)?	

**Municipal Water Provider and Service Description**

Contact Name	Troy Adams
Municipality	Elk River Municipal Utilities
Address	13069 Orono Parkway
City / State / Zip	Elk River, MN 55330
Phone	763-441-2020
E-Mail	tadams@elkriverutilities.com

Head pressure at closest hydrant	62 PSI
Flow rate at nearest hydrant	2,642 GPM
GPD availability at site	Yes
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
Attach chemical profile of water	No

Contact Name	
Municipality	

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**Municipal Sanitary Sewer Provider and Service Description**

Contact Name	Matt Stevens	Sewer line in place near/at site?	Yes
Municipality	Elk River	Diameter of line at site	12" inches
Address	248 Railroad Dr	Size of sewer main in public right-of-way?	12" inches
City / State / Zip	Elk River, MN 55330	GPD Capacity	
Phone	763-635-1170	Any special pretreatment	No
E-Mail	mstevens@elkrivermn.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	Justin Femrite	Capacity of sewer during 5-year storm event	
Municipality	City of Elk River	Capacity of sewer during 10-year storm event	
Address	13065 Orono Parkway	Capacity of sewer during 20-year storm event	
City / State / Zip	Elk River, MN 55330		
Phone	763-765-1051		
E-Mail	jfemrite@elkrivermn.gov		
Any additional storm water treatment or rate of discharge control required for this site?			Yes
If yes, describe treatment/control required:			

**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.	Yes
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	Yes & No
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	Bill Byers
Company	CenturyLink
Address	425 Monroe Ct
City / State / Zip	Anoka, MN 55030
Phone	763-761-5002
E-Mail	bill.byers@centurylink.com
Does the site have broadband service?	Yes
If there is broadband service, what is the upstream band width? mbps/gbps	Yes
What is the downstream band width? mbps/gbps	40 Mbps
What is the type of delivery medium (copper, fiber optics, etc.)	5 Mbps

If service not available, how soon could it be installed?	copper
Does the site have two (or more) fiber providers within 5 miles?	fiber = 4 - 6 weeks

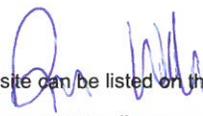
If so, describe additional service below (Insert rows):

**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:
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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: Dan Weber	Title: Assistant County Administrator	Organization: Sherburne County	Date: 1/18/17
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