

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

I. CONTACT INFORMATION

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Dallas Larson	
Organization	City of Centerville	
Address	1880 Main Street	
City / State / Zip	Centerville, MN 55038	
County	Anoka	
Phone	651-429-3232	
FAX	651-429-8629	
E-Mail	dlarson@centervillemn.com	

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

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

Site Name and Address

Site Name/Designation	Clearwater Business Park
Primary PIN Number(s)	24-31-22-23-0017 & 24-31-22-23-0018
Legal Description	Lot 2 Blk 1 Clearwater Business Park, Lot 3, Blk 1 Clearwater Business Park
Address	7030 20th Avenue
City	Centerville
County	Anoka

Site Information

Total developable land	7.5 acres
Number of Parcels	2
Distance to major state/U.S. highway	.03 miles
Directions from Interstate or Major Highway: Located 0.3 miles southwest of interchange at CSAH14 & I35E.	

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	
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	City of Centerville	
Address	1880 Main Street	
City / State / Zip	Centerville, MN 55038	
Phone	651-429-3232	

E-Mail	dlarson@centervillemn.com
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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 .	Land is vacant. Never had buildings.
Identify current and previous uses of adjacent parcels.	Adjacent parcels are Commercial and Industrial

Current and Planned Zoning

Current and planned zoning designation for the site.	Zoning is B-1 Commercial
Current and planned zoning designation for land within 500 feet of the site.	B-1 Commercial and I-1 Industrial
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Centerville

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:

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

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

Date Completed

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.	<input checked="" type="radio"/> Yes or <input type="radio"/> No	In progress complete by 9-23-11
Was a Phase II Environmental Study required? If so, attach a copy.	Yes or <input checked="" type="radio"/> No	

VI. TRANSPORTATION

Interstate Highway

Distance to closest <u>north/south</u> interstate highway	0.3 miles
•Identify interstate route number	I35E
Distance to closest <u>east/west</u> interstate highway	10 miles
•Identify interstate route number	I694

River/Inland/Sea Port/Airport

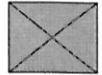
Does the site have access to a navigable river, inland or sea port?	Yes or <input checked="" type="radio"/> No
Distance to closest port	15 miles
Distance to closest International Airport	24 miles
Distance to local/regional airport	15 miles
Runway length	5000 feet
Navigational Aids	ILS/DME

Rail Access Contact Information and Service Description

Name of Contact	
Company	
Address	
City / State / Zip	

Phone	
E-Mail	
Description:	
Nearest Intermodal Facility:	15 miles

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VII. UTILITY SERVICES

Electric Power Providers and Service Description

Contact Name	Tom Guttormson
Company	Connexus
Address	14601 Ramsey Blvd
City / State / Zip	Ramsey, MN 55303
Phone	763-323-2760
E-Mail	tom.guttormson@connexusenergy.com

Is three-phase electric service currently at or within the boundary of this site?	Yes or No
If yes, what voltages are available?	208, 480, 12470 kV
Is existing service overhead or underground?	Overhead or Underground
Is a loop (underground loop with two different delivery points) available at site?	Yes or No
What is the approximate distance to the nearest substation servicing this site?	2.4 miles
Is there a potential for dual feed to the site from two different substations?	Yes or No
What is the largest demand that can be served at this site using existing system?	3000 kW

Natural Gas Providers and Service Description

Contact Name	Melissa Lisher
Company	Center Point Energy
Address	700 W Lindon Avenue, P.O. Box 1165
City / State / Zip	Minneapolis, MN 55440-1165
Phone	612-321-4381
E-Mail	melissa.lisher@centerpointenergy.com

Is there natural gas service currently available at the site?	Yes or No
If yes, what is the natural gas line size to the site?	4 inches
Line Capacity	MCF/hour
Pressure (PSI)	50-55 PSI

Municipal Water Provider and Service Description

Contact Name	Paul Palzer
Municipality	City of Centerville
Address	1880 Main Street
City / State / Zip	Centerville, MN 55038
Phone	651-429-4750
E-Mail	ppalzer@centervillemn.com

Head pressure at closest hydrant	62 PSI
Flow rate at nearest hydrant	1258 GPM (2.5")
Attach chemical profile of water	Yes or No
Is water from surface or ground water source?	Ground
Is water source part of looped system with feed from two sources?	Yes or No
Any planned upgrades, if so, when?	No

Contact Name	
Municipality	

What will be the incremental capacity?	n/a GPM
Will redundancy or loop be added?	Yes or <input checked="" type="radio"/> No

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Municipal Sanitary Sewer Provider and Service Description

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Contact Name	Paul Palzer	Sewer line in place near/at site?	<input checked="" type="radio"/> Yes or No
Municipality	City of Centerville	Diameter of line at site	6 inches
Address	1880 Main Street	Size of sewer main in public right-of-way?	8 inches
City / State / Zip	Centerville, MN 55038	Depth of sewer in public right-of-way?	11 feet
Phone	651-429-4750	Any special pretreatment requirements?	Yes or <input checked="" type="radio"/> No
E-Mail	ppalzer@centervillemn.com	Any additional treatment capacity planned? If yes, note additional capacity	Yes or <input checked="" type="radio"/> No GPD

Municipal Storm Sewer Service Description/Requirements

Based on City Engineer input:

Contact Name		Capacity of sewer during 5-year storm event	38.9 CFS
Municipality		Capacity of sewer during 10-year storm event	38.2 CFS
Address		Capacity of sewer during 20-year storm event	37.5 CFS
City / State / Zip			
Phone			
E-Mail			

Any additional storm water treatment or rate of discharge control required for this site?	Yes or <input checked="" type="radio"/> No
If yes, describe treatment/control required: None required if site is less than 90% impervious and watershed rules have not changed for rate or volume control since 2006.	

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.	<input checked="" type="radio"/> Yes or No
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness? (Dallas, there should be a letter you received w/ your MS4 application)	<input checked="" type="radio"/> Yes or No
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction? (If over 1 acre disturbed)	<input checked="" type="radio"/> Yes or No
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	Yes or <input checked="" type="radio"/> No

Telecommunications Providers and Service Description

Contact Name	Kathy Donely-Cohen
Company	Comcast
Address	10 River Park Plaza
City / State / Zip	St. Paul, MN 55107
Phone	651-493-5776
E-Mail	kathy_donley-cohen@comcast.net
Is there telecommunications service currently available at the site?	<input checked="" type="radio"/> Yes or No
Does the site have broadband service?	<input checked="" type="radio"/> Yes or No
If there is broadband service, what is the upstream band width?	10 Mbps
What is the downstream band width?	100 Mbps
What is the type of delivery medium (copper, fiber optics, etc.)	

If service not available, how soon could it be installed?	Weeks
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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:

Dallas Larson

Name: 	Title: City Administrator	Organization: City of Centerville	Date: 8/30/2011
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