



MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

I. CONTACT INFORMATION

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Aaron Backman	
Organization	Kandiyohi Co. & City of Willmar EDC	
Address	222 20th Street SE, P.O. Box 1783	
City / State / Zip	Willmar, MN 56201	
County	Kandiyohi County	
Phone	320-235-7370 (o); 320-894-5284 (c)	
FAX	320-231-2320	
E-Mail	aaron@kandiyohi.com	

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

Representative

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

Site Name and Address

Site Name/Designation	Willmar Industrial Park Fourth Addition & Additional Property
Primary PIN Number(s)	95-872-2000, 95-872-2010, 95-872-2100, 95-872-2110, 95-872-2120, 95-872-2200, 95-872-2210, 95-872-2220, 95-872-2230, 95-872-2240, 95-872-2250, 95-872-2260, 95-872-2270, 95-872-2300, 95-872-2310, 95-872-2320, 95-872-2330, 95-872-2340, 95-872-2350, 95-872-2360, 95-872-2370, 95-872-2380, 95-872-2400, 95-872-2410, 95-872-2420, 95-872-2500, 95-872-2510 and three parcels in the unplatted area: 95-917-5510, 95-917-5511 and 95-917-5800
Legal Description	Lots 1 and 2, Block 1; Lots 1, 2 and 3, Block 2; Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 3; Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 4; Lots 1, 2, and 3, Block 5; Outlots A and B; ALL IN Willmar Industrial Park Fourth Addition, according to the map or plat thereof on file or of record in the Office of the County Recorder in and for Kandiyohi County, Minnesota. AND The SW¼ of NE¼ lying Southeasterly of centerline of public ditch; the NW¼ of SE¼ lying Southeasterly of centerline of public ditch; the SW¼ of SE¼; and that part of the plat of City of Willmar Western Interceptor Sewer Right of Way Plat No. 1, lying westerly of the west line of Willmar Industrial Park Fourth Addition; All in Section 17, Township 119, Range 35, Less and Except that part of the Southwest Quarter of the Southeast Quarter (SW¼ of SE¼) of Section 17, Township 119, Range 35, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 17; thence on a geodetic bearing of N 88°41'00" E along the South line of said Section 17 a distance of 61.89 feet to the point of beginning of the land to be described; thence continuing on a bearing of N 88°41'00" E along the South line of said Section 17 a distance of 470.11 feet; thence on a bearing of N 0°38'08" E a distance of 568.45 feet; thence on a bearing of S 89°07'13" W a distance of 470 feet; thence on a bearing of S 0°38'08" W a distance of 572.03 feet to the point of beginning.
Addresses	3201 Willmar Avenue SW; 3101 Willmar Avenue SW; 700 32nd Street SW; 800 32nd Street SW; 1000 32nd Street SW; 3113 Trott Avenue SW; 3109 Trott Avenue SW; 3105 Trott Avenue SW; 3101 Trott Avenue SW; 3100 Willmar Avenue SW; 3105 Willmar Avenue SW; 3108 Willmar Avenue SW; 3112 Willmar Avenue SW; 3113 Third Avenue SW; 305 32nd Street SW; 3109 Third Avenue SW; 3105 Third Avenue SW; 3101 Third Avenue SW; 3100 Trott Avenue SW; 3105 Trott Avenue SW; 3108 Trott Avenue SW; 3112 Trott Avenue SW; 3201 Third Avenue SW; 400 32nd Street SW; 500 32nd Street SW; 3200 Third Avenue SW; 3200 Highway 40 West; and unplatted area located along County Road 5
City	Willmar
County	Kandiyohi County

Site Information

Total developable land	181.42
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Required Documentation

Number of Parcels	27 Lots in 4th Addition; 3 lots in Unplatted area
Distance to major state/U.S. highway	0.25 mi. from U.S. Hwy 12
Directions: All parcels are adjacent to CR5, a north-south divided highway connecting to US Hwy 12 and to US 71/MN 23. Hwy 23 is a mostly 4-lane road that connects to I-94, a distance of 48 miles.	

Please enter "yes" in box to the right if the document is attached

Title Commitment using 2016 ALTA Commitment Form	YES
ALTA Survey (ASC 2005)	NO
If site not owned, attach copy of option or purchase agreement	N/A
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	?
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	NO?

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.

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	CITY OF WILLMAR	
Address	333 SIXTH ST. SW, P.O. BOX 755	
City / State / Zip	WILLMAR, MN 56201	
Phone	320-214-5184 (O); 320-212-2040 (cell)	
E-Mail: Bruce Peterson, Dir. of Planning & Development Services	bpeterson@willmarmn.gov	

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION



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 4th Addition is a newly completed industrial park w/25 lots for sale and 2 outlots located on the west side CR5 (previously TH47), a newly constructed north-south road. This area was in the middle of a municipal airport that was decommissioned in 2006. Around the airport was farmland that was leased.
Identify current and previous uses of adjacent parcels.	Previous Use: Airport and farmland. Current Uses: Industrial Park, former airport and farmland.

Current and Planned Zoning

Current and planned zoning designation for the site.	All of the parcels in the 4th Addition of the Willmar Industrial Park are zoned Limited Industry District (I-1). The unplatted parcels to the west are currently zoned Government/Institutional District (G) and will be re-zoned I-1 in the future.
Current and planned zoning designation for land within 500 feet of the site.	Land to the west of the proposed Shovel-Ready Site is farmland and runway of the decommissioned airport. It is in the City limits and is zoned G. The area to the south is outside the City limits and is farmland and wetlands. The property to the east of the 4th Addition is part of the City and is the 3rd Addition of the Willmar Industrial Park. It includes a ditch, stormwater pond, and 17 industrial lots for sale. The zoning for the 3rd Addition includes areas zoned G, I-1, and I-2 (General Industry). The land to the north of the proposed site is zoned I-2.
Identify Municipal jurisdiction for adjacent land (Town/City/County)	The City of Willmar (west, east and north), Willmar Township (south)

IV. ECONOMIC DEVELOPMENT ZONES

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

JOBZ - Job Opportunity Building Zone	NO
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:

JOBZ - Job Opportunity Building Zone	NO
Enterprise Zone	NO
Foreign Trade Zone	NO
Transit Development Zone	NO
Tax Increment Financing (TIF)	YES
New Market Tax Credits	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.	YES	9-May-16
Was a Phase II Environmental Study required? If so, attach a copy.	NO	

VI. TRANSPORTATION

Interstate Highway

Distance to closest north/south interstate highway	101 miles
•Identify interstate route number	I-35
Distance to closest east/west interstate highway	48 miles
•Identify interstate route number	I-94

River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	NO
Distance to closest port	95 miles
Distance to closest International Airport	103 miles
Distance to local/regional airport	2.5 miles
Runway length	5,500

Navigational Aids: DME, ILS, NDB, GPS, VOR, Beacon. Visual Aids: PAPI, REILS, HIRL, MITL

Rail Access Contact Information and Service Description

Name of Contact	Justin Pearson	
Company	BNSF Railway Company	
Address	400 East Broadway, Suite 517	
City / State / Zip	Bismarck, ND 58502	
Phone	701-667-7425 (o); 701-566-1116 (cell)	
E-Mail	justin.pearson@bnsf.com	
Description:	BNSF Railway is a Class 1 Railroad that operates throughout West Central MN and across the U.S.	
Nearest Intermodal Facility:	105 miles (St. Paul, MN)	

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION



VII. UTILITY SERVICES

Electric Power Providers and Service Description

Page 3 of 4

Contact Name	John Harren, Interim General Manager	
Company	Willmar Municipal Utilities	
Address	700 Litchfield Ave. SW, P.O. Box 937	
City / State / Zip	Willmar, MN 56201	
Phone	320-905-1730 (Cell)	
E-Mail	jharren@wmu.willmar.mn.us	

Is three-phase electric service currently at or within the boundary of this site?	YES
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If yes, what voltages are available?	High Voltage: 12,000 V; Standard Voltage: 277/480 and 120/208 volts
Is existing service overhead or underground?	69 KV Overhead Line; and 12K Buried Distribution
Is a loop (underground loop with two different delivery points) available at site?	Yes (Planned For)
What is the approximate distance to the nearest substation servicing this site?	One-quarter 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?	20,000 kva from existing substation

Natural Gas Providers and Service D

Contact Name	Perry Schmidt, New Market Development
Company	CenterPoint Energy
Address	9320 Evergreen Blvd NW, Suite B
City / State / Zip	Coon Rapids, MN 55433
Phone	763-785-5427 (o); 612-749-7462 (cell)
E-Mail	perry.schmidt@centerpointenergy.com

Is there natural gas service currently available at the site?	YES (along CR5 from TH40)
If yes, what is the natural gas line size to the site?	6 inches
Line Capacity	50+/- MCF/hour or Adj. to Demand
Pressure (PSI)	55 to 60 PSI

Municipal Water Provider and Service Description

Contact Name	Joel Braegelman, Water & Heating
Municipality	Willmar Municipal Utilities
Address	700 Litchfield Ave. SW, P.O. Box 937
City / State / Zip	Willmar, MN 56201
Phone	320-235-4422 (o)
E-Mail	jbraelman@wmu.willmar.mn.us
City's Water Peak Demand: 5.9 million gallons per day; City's Water Capacity: 7.9 mgd	
Contact Name	
Municipality	

Head pressure at closest hydrant	70 PSI
Flow rate at nearest hydrant	2,600 GPM
Attach chemical profile of water	YES
Is water from surface or ground water source?	Ground Water
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?	4,700 GPM
Will redundancy or loop be added?	N/A

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION



Municipal Sanitary Sewer Provider and Service Description

Contact Name	Jim Gauer, Acting Supt., Wastewater Treatment	Sewer line in place near/at site?	YES
Municipality	City of Willmar	Diameter of line at site	Interceptor is 24 inches
Address	3000 75th St. SW	Size of sewer main in public right-of-way?	8 to 12 inches
City / State / Zip	Willmar, MN 56201	Depth of sewer in public right-of-way?	10 to 12 feet

Phone	320-235-4760 (o)	Any special pretreatment	NO
E-Mail	jgauer@willmarmn.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	Lynden (Curly) Wittman, Assist. City Engineer	Capacity of sewer during 5-year storm event	Info coming CFS
Municipality	City of Willmar	Capacity of sewer during 10-year storm event	Info coming CFS
Address	333 Sixth Street SW, P.O. Box 1783	Capacity of sewer during 20-year storm event	Info coming CFS
City / State / Zip	Willmar, MN 56201	The Willmar Industrial Park 4th Addition has 26 catchbasins, a twelve-acre retention pond, and is designed for a 25-year storm event.	
Phone	320-894-1802 (Cell)		
E-Mail	cwittman@willmarmn.gov		
Any additional storm water treatment or rate of discharge control required for this site?			NO
If yes, describe treatment/control required:			

MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:

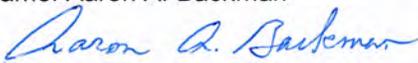
Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application.	N/A
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	N/A
Are you required to obtain a NPDES (Nat'l 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)	YES

Telecommunications Providers and Service Description

Contact Name	LeeAnn Herrera, Director of Government Relations		
Company	Charter Communications		
Address	169 Cedar Avenue		
City / State / Zip	Rosemount, MN 55068		
Phone	952-367-4233		
E-Mail	LeeAnn.Herrera@charter.com		
Is there telecommunications service currently available at the site?	YES (in 3rd Addition, but not in 4th Addition yet)		
Does the site have broadband service?	YES (in 3rd Addition, but not in 4th Addition yet)		
If there is broadband service, what is the upstream band width?	Up to 1 Gigabit Service. Standard service or entry level is 60 Mbps.		
What is the downstream band width?	Up to 1 Gigabit Service		
What is the type of delivery medium (copper, fiber optics, etc.)	Fiber Optics		
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: _____

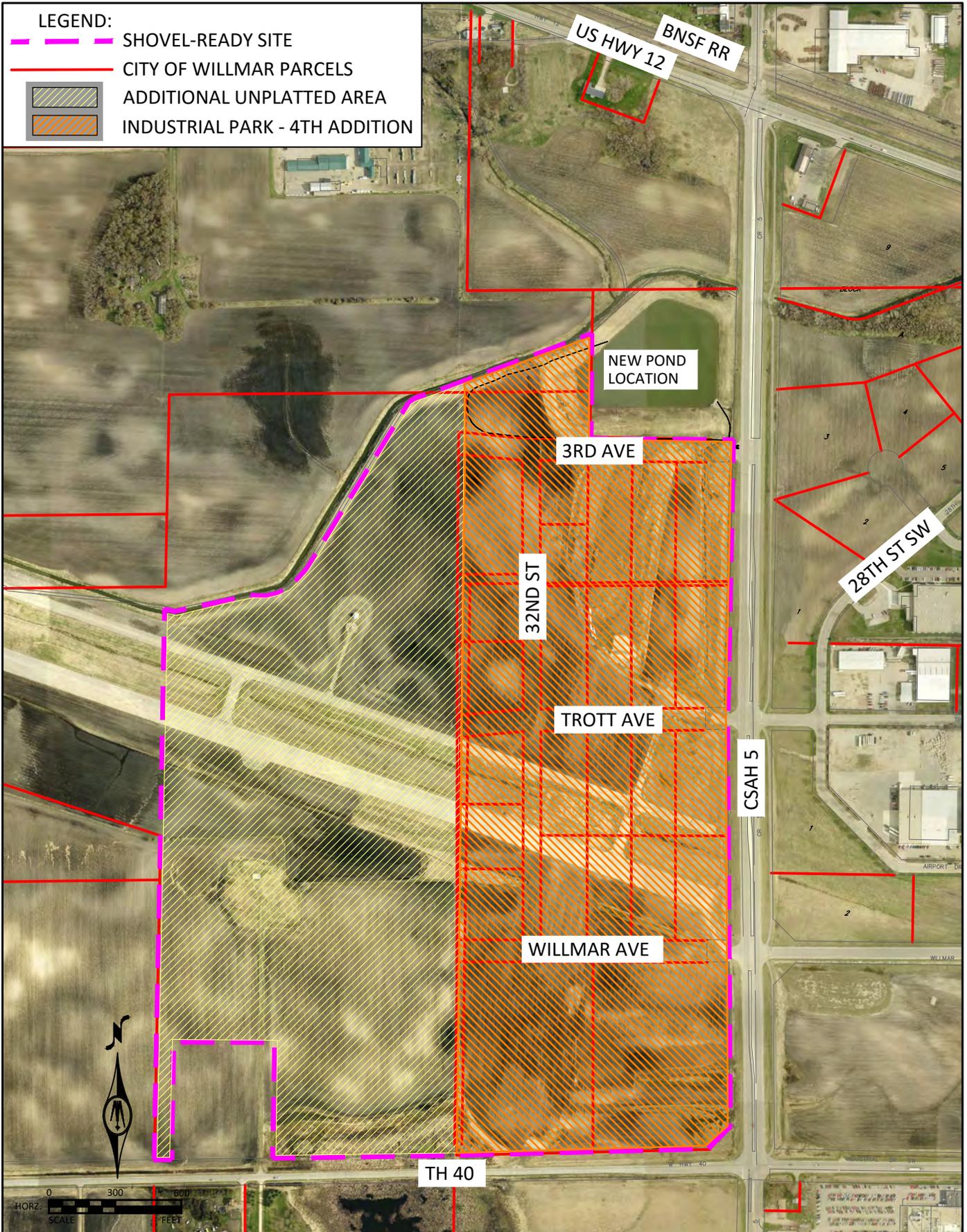
Name: Aaron A. Backman 	Title: EDC Executive Director	Organization: Kandiyohi County & City of Willmar Economic Development Commission	Date: 6/6/16
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Section II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

1. Willmar Industrial Park Subdivision—Fourth Addition Map—Proposed Shovel-Ready Site (encompassing 181.42 acres)
2. Willmar Industrial Park—Utility Improvements
3. Willmar Industrial Park—Lot Acres and Addresses / Matrix
4. Willmar Industrial Park—Title and Platting of Subdivision
 - a) 4th Addition Plat (95.07 acres)
 - b) Title Commitment for 4th Addition
5. Three Parcels in Unplatted Area Adjacent to 4th Addition
 - a) Deeds for three parcels (86.35 acres)
 - b) Title Commitment for Unplatted Area
 - c) Parcel Map

LEGEND:

-  SHOVEL-READY SITE
-  CITY OF WILLMAR PARCELS
-  ADDITIONAL UNPLATTED AREA
-  INDUSTRIAL PARK - 4TH ADDITION

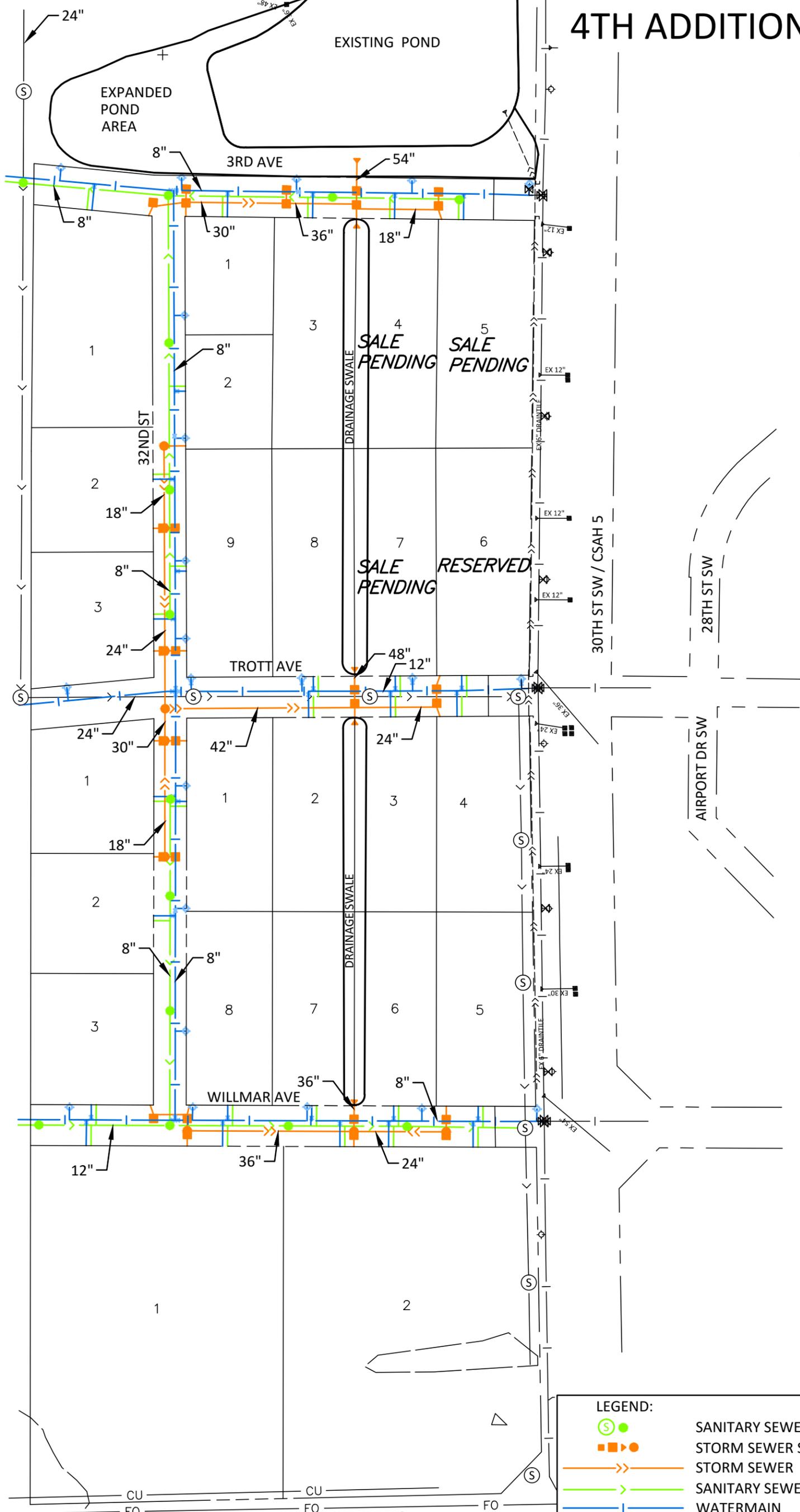


BOLTON & MENK, INC.

Consulting Engineers & Surveyors
2040 HIGHWAY 12 EAST - WILLMAR, MINNESOTA 56201
Phone: (320)-231-3956 Email: Willmar@bolton-menk.com
www.bolton-menk.com

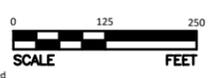
**CITY OF WILLMAR, MINNESOTA
PROPOSED SHOVEL-READY SITE
WILLMAR INDUSTRIAL PARK**

INDUSTRIAL PARK 4TH ADDITION



LEGEND:

	SANITARY SEWER MANHOLE
	STORM SEWER STRUCTURE
	STORM SEWER
	SANITARY SEWER
	WATERMAIN



BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN
 CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

CITY OF WILLMAR, MINNESOTA
 INDUSTRIAL PARK 4TH ADDITION
 UTILITY MAP

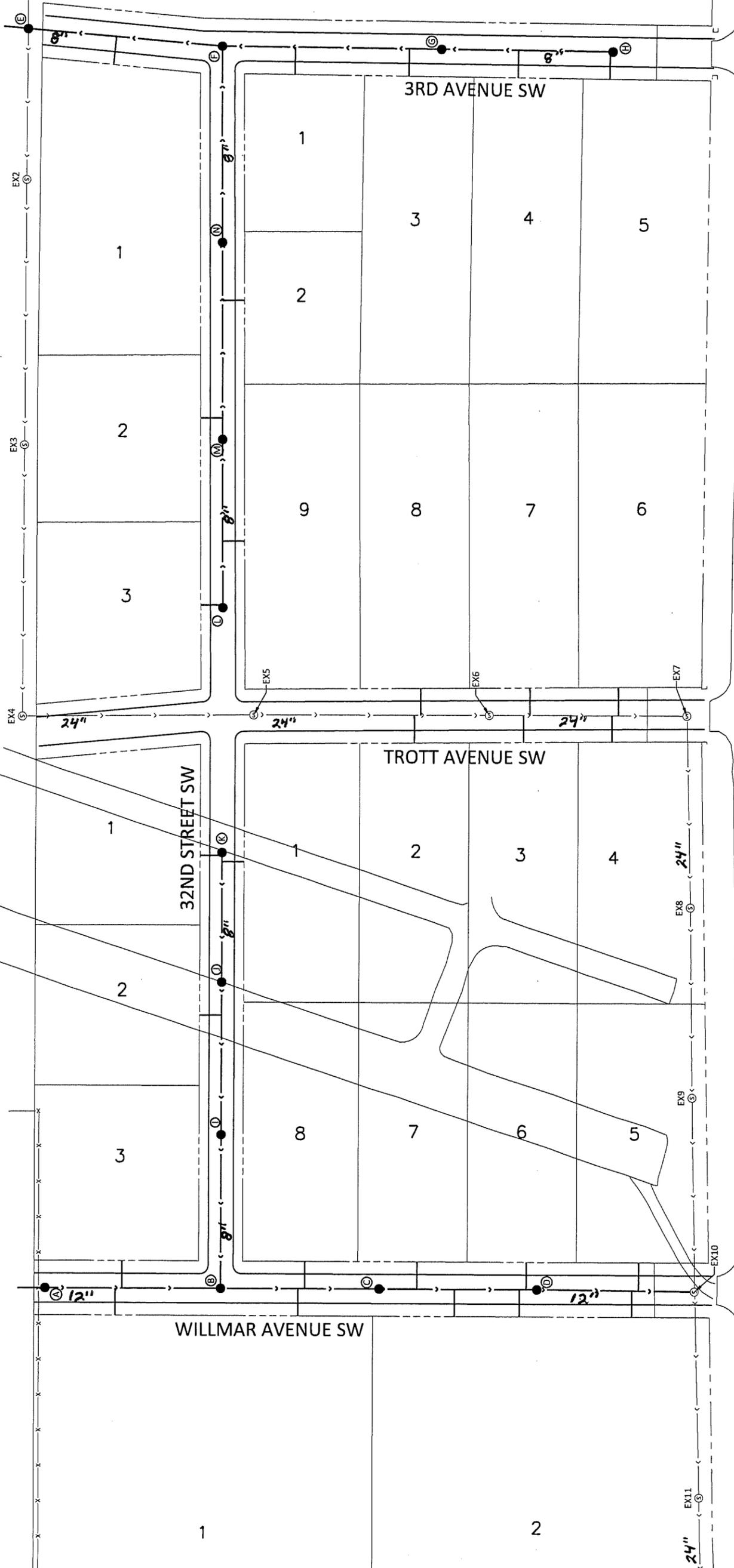
JUNE, 2016

FIGURE NO. 1

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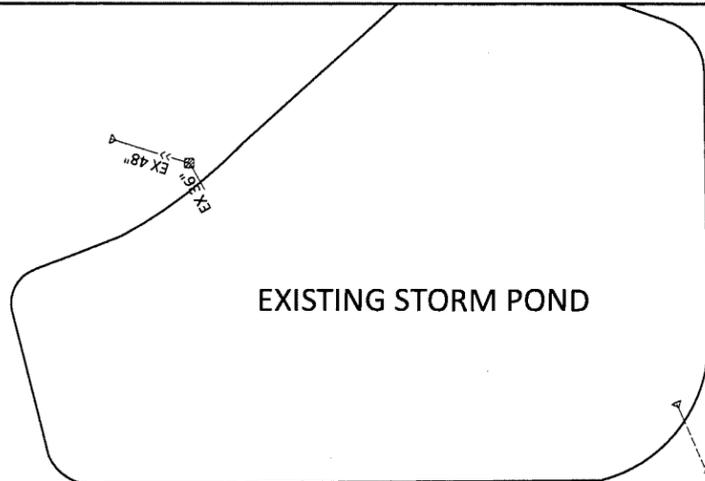
EXISTING STORM POND



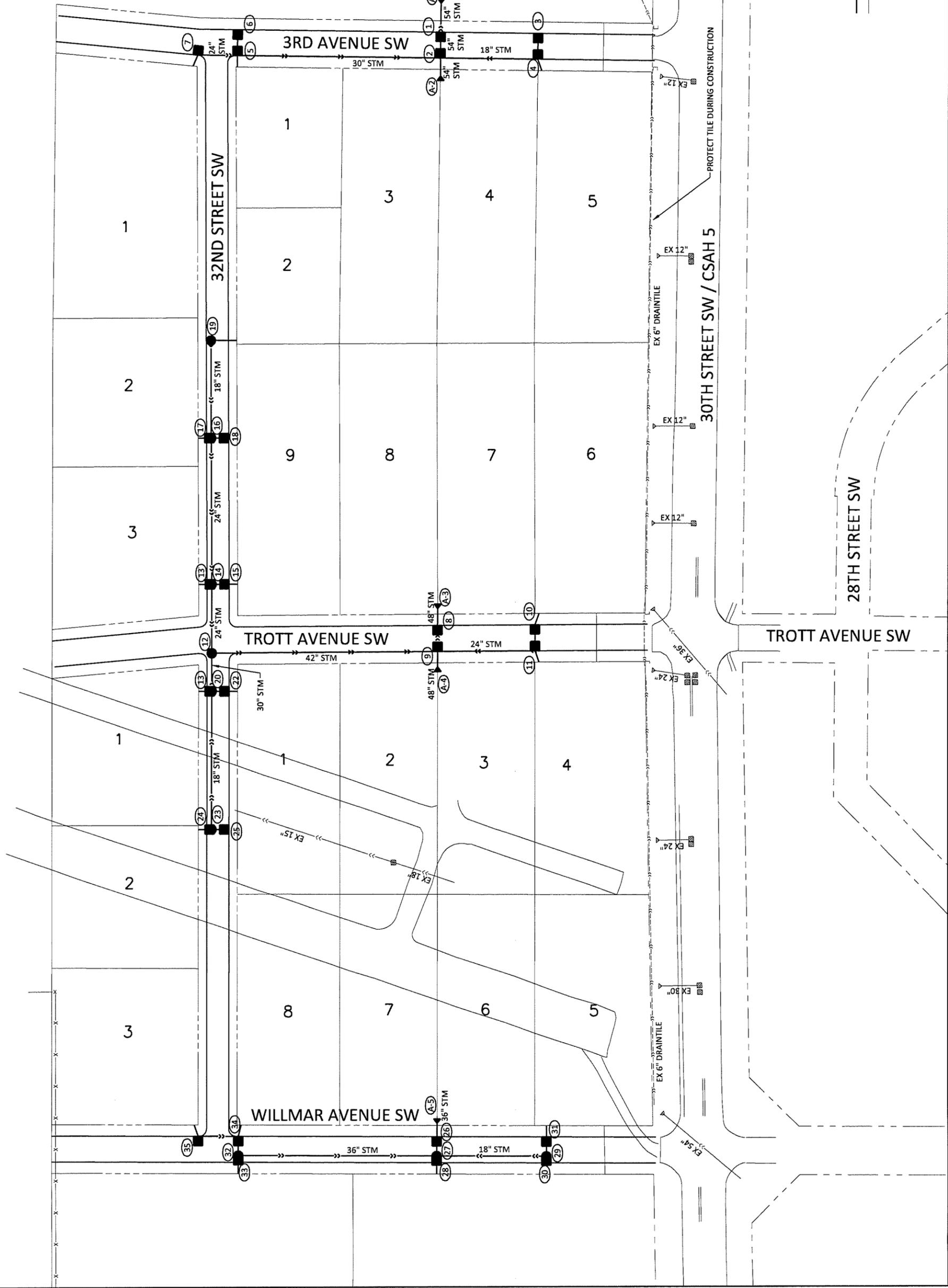
LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER PIPE
- - - EXISTING SANITARY SEWER PIPE

		BOLTON & MENK, INC. Consulting Engineers & Surveyors MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURRNVILLE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND	SHEET 1.5
CREDITED ACR PAWS ALJ JAV	REV. BY DATE 	CITY OF WILLMAR, MINNESOTA INDUSTRIAL PARK, 4TH ADDITION SANITARY SEWER MAP	
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		JARED A. VOGE 45063 DATE 10/07/2014	
SCALE 0 100 200 FEET HORZ.			
© Bolton & Menk, Inc. 2014, All Rights Reserved H:\Willmar\18107641\WaterResource_Mankato\CAD\107641 SAN MAP.dwg			



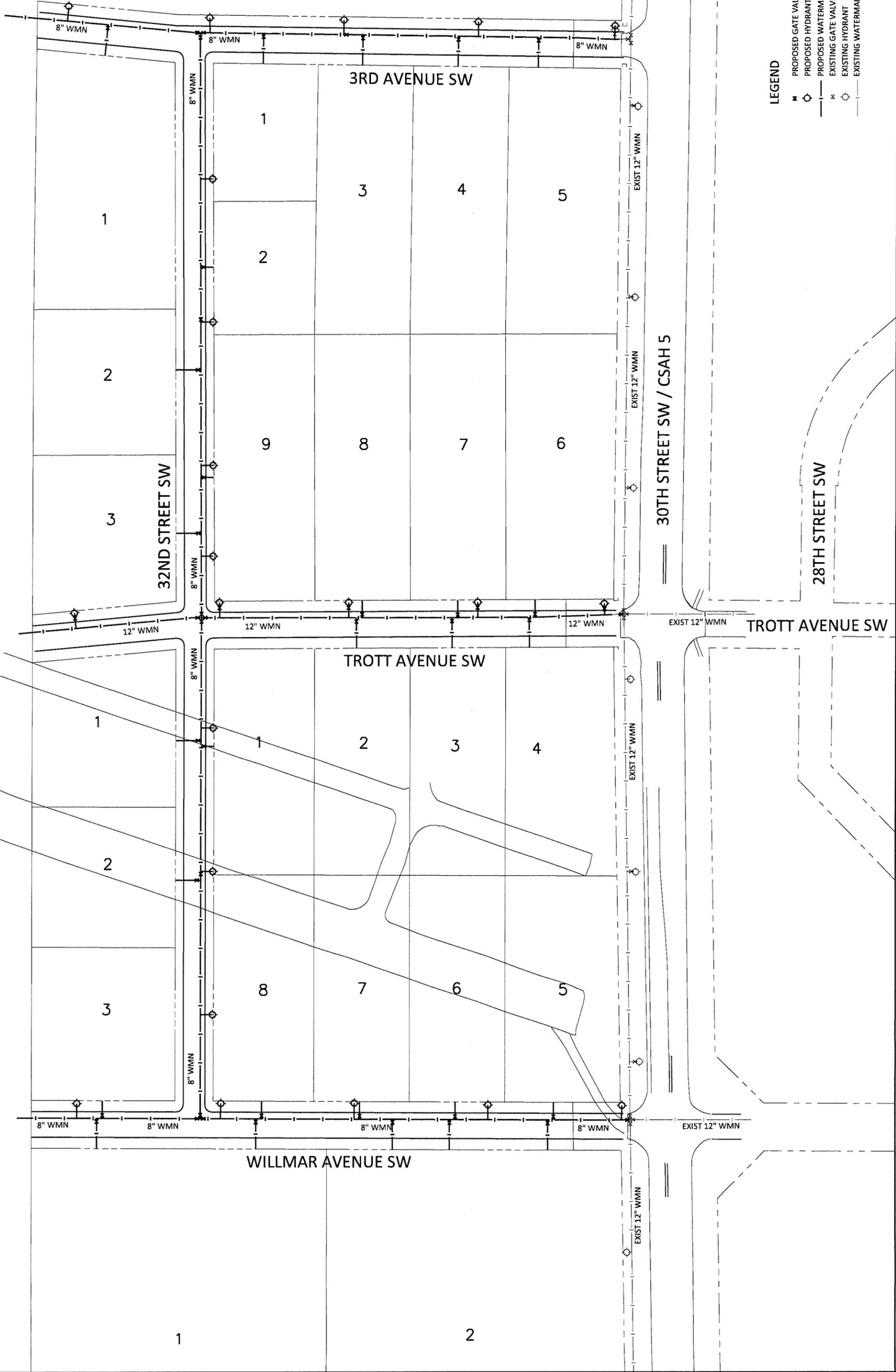
- LEGEND**
- PROPOSED STORM MANHOLE
 - PROPOSED CATCH BASIN
 - ▲ PROPOSED STORM APRON
 - PROPOSED STORM SEWER PIPE
 - EXISTING STORM SEWER PIPE
 - ▣ EXISTING STORM CATCH BASIN
 - ▷ EXISTING STORM APRON



SHEET		1.6	
CITY OF WILLMAR, MINNESOTA		INDUSTRIAL PARK, 4TH ADDITION	
STORM SEWER MAP			
DESIGNED	ACR	DATE	
DRAWN	ALI	BY	
CHECKED	JAV	REV	
<p>BOLTON & MENK, INC. Consulting Engineers & Surveyors MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND</p>			
<p>HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</p>		<p>JARED A. VOGE 45063 DATE 10/07/2014</p>	
<p>0 100 200 HORIZ. SCALE FEET</p>			
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EXISTING STORM POND



LEGEND

- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED WATERMAIN PIPE
- ⊗ EXISTING GATE VALVE
- EXISTING HYDRANT
- - - EXISTING WATERMAIN PIPE

SHEET 1.7	
CITY OF WILLMAR, MINNESOTA INDUSTRIAL PARK, 4TH ADDITION WATERMAIN MAP	
DESIGNED: ACR DRAWN: ALJ CHECKED: JAV DATE: 10/07/2014	BOLTON & MENK, INC. Consulting Engineers & Surveyors MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	
JARED A. VOGGE 45063 DATE 10/07/2014 	
<p>HORZ. SCALE 1" = 100'</p>	
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WILLMAR INDUSTRIAL PARK FOURTH ADDITION

6/7/2016

PARCEL NO.	LEGAL DESCRIPTION: WILLMAR INDUSTRIAL PARK FOURTH ADDITION, CITY OF WILLMAR, KANDIYOHI COUNTY, MINNESOTA	ADDRESS	NO. OF ACRES	MARKET PRICE/ ACRE	MARKET PRICE/ LOT*	ASSESSOR'S ESTIMATED MARKET VALUE	Notes	2016 REAL ESTATE TAXES
95-872-2000	LOT 1, BLOCK 1	3201 WILLMAR AVENUE SW	7.46	\$ 54,450.00	\$ 406,197.00	\$ 97,400.00		
95-872-2010	LOT 2, BLOCK 1	3101 WILLMAR AVENUE SW	12.11	\$ 54,450.00	\$ 659,389.50	\$ 122,000.00		
95-872-2100	LOT 1, BLOCK 2	700 32ND STREET SW	2.18	\$ 54,450.00	\$ 118,701.00	\$ 28,400.00		
97-872-2110	LOT 2, BLOCK 2	800 32ND STREET SW	2.02	\$ 54,450.00	\$ 109,989.00	\$ 26,400.00		
97-872-2120	LOT 3, BLOCK 2	1000 32ND STREET SW	2.21	\$ 54,450.00	\$ 120,334.50	\$ 28,900.00		
97-872-2200	LOT 1, BLOCK 3	3113 TROTT AVENUE SW	2.28	\$ 54,450.00	\$ 124,146.00	\$ 29,800.00		
97-872-2210	LOT 2, BLOCK 3	3109 TROTT AVENUE SW	2.18	\$ 54,450.00	\$ 118,701.00	\$ 28,500.00		
97-872-2220	LOT 3, BLOCK 3	3105 TROTT AVENUE SW	2.19	\$ 54,450.00	\$ 119,245.50	\$ 28,600.00		
97-872-2230	LOT 4, BLOCK 3	3101 TROTT AVENUE SW	2.53	\$ 54,450.00	\$ 137,758.50	\$ 33,000.00		
97-872-2240	LOT 5, BLOCK 3	3100 WILLMAR AVENUE SW	2.6	\$ 54,450.00	\$ 141,570.00	\$ 34,000.00		
95-872-2250	LOT 6, BLOCK 3	3105 WILLMAR AVENUE SW	2.18	\$ 54,450.00	\$ 118,701.00	\$ 28,500.00		
95-872-2260	LOT 7, BLOCK 3	3108 WILLMAR AVENUE SW	2.18	\$ 54,450.00	\$ 118,701.00	\$ 28,500.00		
95-872-2270	LOT 8, BLOCK 3	3112 WILLMAR AVENUE SW	2.29	\$ 54,450.00	\$ 124,690.50	\$ 29,900.00		
95-872-2300	LOT 1, BLOCK 4	3113 THIRD AVENUE SW	1.43	\$ 54,450.00	\$ 77,863.50	\$ 18,700.00		
95-872-2310	LOT 2, BLOCK 4	305 32ND STREET SW	1.36	\$ 54,450.00	\$ 74,052.00	\$ 17,800.00		
95-872-2320	LOT 3, BLOCK 4	3109 THIRD AVENUE SW	2.59	\$ 54,450.00	\$ 141,025.50	\$ 33,900.00		

WILLMAR INDUSTRIAL PARK FOURTH ADDITION (CONTINUED)

6/7/2016

PARCEL NO.	LEGAL DESCRIPTION: WILLMAR INDUSTRIAL PARK	ADDRESS	NO. OF ACRES	MARKET PRICE/	MARKET PRICE/	ASSESSOR'S ESTIMATED	Notes	2016 REAL ESTATE TAXES
95-872-2330	LOT 4, BLOCK 4	3105 THIRD AVENUE SW	2.58	\$ 54,450.00	\$ 140,481.00	\$ 33,700.00	Sale Pending	
95-872-2340	LOT 5, BLOCK 4	3101 THIRD AVENUE SW	3.00	\$ 54,450.00	\$ 163,350.00	\$ 39,200.00	Sale Pending	
95-872-2350	LOT 6, BLOCK 4	3100 TROTT AVENUE SW	2.93	\$ 54,450.00	\$ 159,538.50	\$ 38,300.00		
95-872-2360	LOT 7, BLOCK 4	3105 TROTT AVENUE SW	2.55	\$ 54,450.00	\$ 138,847.50	\$ 33,400.00	Sale Pending	
95-872-2370	LOT 8, BLOCK 4	3108 TROTT AVENUE SW	2.56	\$ 54,450.00	\$ 139,392.00	\$ 33,400.00		
95-872-2380	LOT 9, BLOCK 4	3112 TROTT AVENUE SW	2.69	\$ 54,450.00	\$ 146,470.50	\$ 35,100.00		
95-872-2400	LOT 1, BLOCK 5	3201 THIRD AVENUE SW	3.56	\$ 54,450.00	\$ 193,842.00	\$ 46,600.00		
95-872-2410	LOT 2, BLOCK 5	400 32ND STREET SW	2.08	\$ 54,450.00	\$ 113,256.00	\$ 27,200.00		
95-872-2420	LOT 3, BLOCK 5	500 32ND STREET SW	2.2	\$ 54,450.00	\$ 119,790.00	\$ 28,800.00		
95-872-2500	OUTLOT A	3200 THIRD AVENUE SW	4.7	\$ 54,450.00	\$ 255,915.00	\$ 1,000.00		
95-872-2510	OUTLOT B	3200 HIGHWAY 40 WEST	4.87	\$ 54,450.00	\$ 265,171.50	\$ 1,000.00		

*The City of Willmar has adopted an industrial land price write-down policy to stimulate economic development projects in the park. There are two ways the listing price for the land can be reduced: Employment Credit (\$10,000 off the price per job created) and Tax Base Credit (\$25,000 off the price per million dollars of estimated market value created).

SECTION 17, TOWNSHIP 119, RANGE 35

6/7/2016

PARCEL NO.	LEGAL DESCRIPTION: SECTION 17, TOWNSHIP 119, RANGE 35, KANDIYOHI COUNTY, MINNESOTA	ADDRESS	NO. OF ACRES	MARKET PRICE/ ACRE	MARKET PRICE/ LOT	ASSESSOR'S ESTIMATED MARKET VALUE	Notes	2016 REAL ESTATE TAXES
95-917-5510	The SW¼ of NE¼ lying Southeasterly of centerline of public ditch; the NW¼ of SE¼ lying Southeasterly of centerline of public ditch; the SW¼ of SE¼; and that part of the plat of City of Willmar Western Interceptor Sewer Right of Way Plat No. 1, lying westerly of the west line of Willmar Industrial Park Fourth Addition; All in Section 17, Township 119, Range 35	County Road 5	16.71	\$ 7,500.00				
95-917-5511			31.77	\$ 7,500.00				
95-917-5800			37.87	\$ 7,500.00				