

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION
I. CONTACT INFORMATION

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	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Cathy Mehelich	
Organization	City of St. Cloud	
Address	400 2nd St. S	
City / State / Zip	St. Cloud, MN 56301	
County	Stearns	
Phone	320-650-3111	
FAX	320-255-7258	
E-Mail	cathy.mehelich@ci.stcloud.mn.us	

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

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

Site Name/Designation	Airport Business Park		
Primary PIN Number(s)	170200800, 170241500, 170201300, 170201400, 170241600		
Latitude and Longitude	Longitude	768508.073	Latitude 207536.49
Legal Description	St. Cloud Airport Business Park		
Address	3200 Energy Dr. and Electron Dr.		
City	St. Cloud		
County	Benton		

Site Information

Total developable land (acres)	86 acres
Number of Parcels	5
Distance to major State/U.S. highway (miles)	3.2 miles
Directions from Interstate or Major Highway: Arriving from US Hwy 10 from the south exit Hwy 23 east. Proceed 2.6 miles and turn right on 35th Ave NE and proceed 0.6 miles to ABP entrance.	

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.

Required Documentation

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

Title Commitment using 2006 ALTA Commitment Form	Exhibit 2
ALTA Survey (ASC 2005)	Exhibit 3
If site not owned, attach copy of option or purchase agreement	Exhibits 4, 4A, and 4B
Copy of site layout	Exhibit 5 and 5A
Copy of aerial photo(s) identifying site location/major highways	Exhibit 6
Schedule and required submittals for site plan approval/permits	Exhibits 7 and 7A
Updated Community Profile as reported in LOIS	Exhibit 8

•Real estate taxes payable in the current year by lot or parcel.

Will site comply with LEED Certified site requirements?
(Refer to instructions for more details)

Yes

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	City of St. Cloud	
Address	400 2nd St. S	
City / State / Zip	St. Cloud, MN 56301	
Phone	320-650-3111	
E-Mail	cathy.mehelich@ci.stcloud.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.	Previous Use: Agricultural	Current Uses: Agricultural and Industrial
Identify current and previous uses of adjacent parcels.	Previous Use: Agricultural	Current Uses: Agricultural

Current and Planned Zoning

Current and planned zoning designation for the site.	I-3 - Planned Industrial
Current and planned zoning designation for land within 500 feet of the site.	
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of St. Cloud

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		Date Completed
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5.1.2024

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.	Feb 2001 Exhibits 12, 12A, 12B, 12C, and 12 D
Was a Phase II Environmental Study required? If so, attach a copy.	No

VI. TRANSPORTATION

Interstate Highway

Distance to closest north/south interstate highway	I-94 - 9 miles
•Identify interstate route number	I-94
Distance to closest east/west interstate highway	I-90 -156 miles
•Identify interstate route number	I-90
Distance to and closest 4-Lane Hwy (State/Federal)	Hwy 23 - 1 mile
Distance to and closest 2-Lane Hwy (State/Federal)	Hwy 95 - 3 miles

River/Inland/Sea Port/Airport

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	80 miles
Distance to local/regional airport	1 mile
Longest runway length	7,500 feet
Navigational Aids	Beacon, DME, ILS, VOR/DME

Rail Access Contact Information and Service Description

Is there rail service on site? No If yes, is it Class 1 vs. Shortline? Please describe	
Name of Contact	
Company	
Address	
City / State / Zip	
Phone	
E-Mail	
Nearest Intermodal Facility:	

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VII. UTILITY SERVICES



Electric Power Providers and Service Description

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Contact Name	Rodney De Fouw
Company	East Central Energy
Address	270 10th St. NE, PO Box 98
City / State / Zip	Milaca, MN 56353
Phone	1-800-254-7944
E-Mail	rodney.defouw@ecemn.com

Is three-phase electric service currently at or within the boundary of this site?	Yes
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If yes, what voltage is available? (describe in KW)	7.2/12.47KV Primary 120/208 and 277/480 Secondary
Is existing service overhead or underground?	Underground
Is a loop (underground loop with two different delivery points) available at site?	Yes (two feeders out of same substation)
What is the approximate distance to the nearest substation servicing this site?	3 miles
What is the age of the nearest substation/transformers?	The ECE substation was built and put into service in June 1998 and is still utilizing the original transformer, which was also manufactured in 1998.
Is there a potential for dual feed to the site from two different substations?	No, unless the load was large enough to require a new substation in the industrial park itself.
What is the largest demand in KW that can be served at this site using existing system?	Approximately 4.5 MVA, with a maximum of 1500 KVA per service connection at 277/480V

Natural Gas Providers and Service Description

Contact Name	Mark Osendorf
Company	Xcel Energy
Address	PO Box 808
City / State / Zip	St. Cloud, MN 56302
Phone	320-255-8631
E-Mail	mark.f.osendorf@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?	4 inch PE
Maximum Line Capacity in CFH?	MCF/hour
Pressure (PSI)?	60 PSI

Municipal Water Provider and Service Description

Contact Name	Pat Shea
Municipality	City of St. Cloud
Address	400 2nd St. S
City / State / Zip	St. Cloud, MN 56301

Head pressure at closest hydrant	60 PSI
Flow rate at nearest hydrant	1,400 GPM
GPD availability at site	1,200,000 GDP
Is water from surface or ground water source?	Surface

Phone	320-255-7225
E-Mail	patrick.shea@ci.stcloud.mn.us

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?	NA
Attach chemical profile of water	Exhibit 13

Contact Name	
Municipality	

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Municipal Sanitary Sewer Provider and Service Description

Contact Name	Pat Shea	Sewer line in place near/at site?	Yes
Municipality	City of St. Cloud	Diameter of line at site	8 inches
Address	400 2nd St. S	Size of sewer main in public right-of-way?	24 inches
City / State / Zip	St. Cloud, MN 56301	GPD Capacity	320,000 GDP
Phone	320-255-7225	Any special pretreatment requirements?	TBD - required in needed
E-Mail	patrick.shea@ci.stcloud.mn.us	Any incremental treatment capacity planned? If yes, note additional capacity	No

Municipal Storm Sewer Service Description/Requirements

Based on City Engineer input:

Contact Name	Pat Shea	Capacity of sewer during 5-year storm event	97.4 CFS (36") @ 401 Electron Dr. 8.9 CFS (18") @ 3200 Energy Dr.
Municipality	City of St. Cloud	Capacity of sewer during 10-year storm event	97.4 CFS (36") @ 401 Electron Dr. 8.9 CFS (18") @ 3200 Energy Dr.

Address	400 2nd St. S	Capacity of sewer during 20-year storm event	97.4 CFS (36") @ 401 Electron Dr. 8.9 CFS (18") @ 3200 Energy Dr.
City / State / Zip	St. Cloud, MN 56301		
Phone	320-255-7225		
E-Mail	patrick.shea@ci.stcloud.mn.us		
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.	Yes - Exhibit 14
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)	Yes - Exhibit 15

Telecommunications Providers and Service Description

Contact Name	Joseph Stumpf - Global Relationship Manager	
Company	CenturyLink	
Address	200 S 5th St., 20th floor	
City / State / Zip	Minneapolis, MN 55402	
Phone	651-312-7068	
E-Mail	joseph.stumpf@centurylink.com	
Does the site have broadband service?	Yes	
If there is broadband service, what is the upstream band width? mbps/gbps	1Gb	
What is the downstream band width? mbps/gbps	1Gb	
What is the type of delivery medium (copper, fiber optics, etc.)	Copper and fiber	
If service not available, how soon could it be installed?	NA	
Does the site have two (or more) fiber providers within 5 miles?	Yes - See additional providers below	

Contact Name	Melissa Doescher
Company	Integra
Address	6160 Golden Hills Dr
City / State / Zip	Golden Valley, MN 55416
Phone	763-745-8283

E-Mail	mldoescher@integratelecom.com	
Does the site have broadband service?	Yes	
If there is broadband service, what is the upstream band width? mbps/gbps	1.5 Mb per T1	
What is the downstream band width? mbps/gbps	1.5 Mb per T1	
What is the type of delivery medium (copper, fiber optics, etc.)	Copper T1	
If service not available, how soon could it be installed?	NA	

Contact Name	Steve Kopp	
Company	Arvig	
Address	224 Main St. E	
City / State / Zip	Melrose, MN 56352	
Phone	320-250-5611	
E-Mail	steve.kopp@arvig.com	

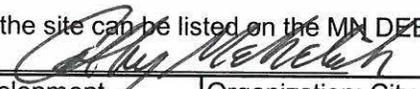
Does the site have broadband service?	No	
If there is broadband service, what is the upstream band width? mbps/gbps		
What is the downstream band width? mbps/gbps		
What is the type of delivery medium (copper, fiber optics, etc.)		
If service not available, how soon could it be installed?	Spring 2017	

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: Cathy Mehelich	Title: Economic Development Director	Organization: City of St. Cloud	Date: 1/30/17
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