



SHOVEL READY SITE CERTIFICATION: APPLICATION EVALUATION DOCUMENT

Site designation	Energy Park- 5 th Edition	Location	Becker, MN
On-site Reviewer	John Rhodes	Date of Review	May 21, 2013
Information Required	Response Based on Application	Comments	
Total developable land	~70 acres		
Number of parcels	8		
Current condition of site	Flat land	Site is Shovel ready and nearly pad ready.	
Title commitment established	Yes		
Description of current site owners	City of Becker		
Asking Price for Land	\$1.65 to \$1.90 per SF		
Site plan prepared: Y/N	Yes		
Site plan approved: Y/N	Yes		
Community Profile updated: Y/N	Yes		
Current land use(s)	Agriculture		
Current/planned zoning designation	I-PRK (Industrial Park)		
Municipal jurisdiction for site	City of Becker, MN		
Economic development zone designation for site/adjacent parcels	None		
Environmental Assessment	Completed Phase I	No issues identified, it has always been farm land .	
Distance to major highway/interstate North/South: East/West:	52 Miles to I-35 8.6 miles to I-94		
Rail access to site: (Y/N)	Yes, access to BNSF on north side.	There is an intermodal rail facility nearby.	
Utility access • Electric power • Gas • Water • Sewer • Telecom	XCEL Energy (substation 2,900' away) XCEL Energy (4" line, 170-250 PSI) City of Becker (52 PSI, 10,900 GPM) City of Becker (8" line in right-of-way) Windstream (3 Mbps)		
Storm water control required: Y/N	Yes, retention pond designed for site.		

Other Comments:

Prepared by:	John M. Rhodes	Date:	1/16/2013
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Becker Shovel Ready Site

Rail Access



Interstate Access

