

Laskin Energy Park Project Ready Site Assessment

General Information

Total developable land	150 acres	Title Commitment using 2006 ALTA Commitment Form	No
Parcel Size Flexible	12 (Conceptual)	ALTA Survey (ASC 2005)	No
Distance to U.S. Highway 53	26 miles	If site not owned, attach copy of option or purchase agreement	Yes (refer to map)
<p>Directions from Interstate 35/U.S. Highway 53: Merge north onto MN Hwy 33 (Cloquet) Go 55 miles to MN Hwy 37 (Gilbert/Biwabik) Continue 3.8 miles to MN Hwy 37 E in Gilbert Turn right onto MN Hwy 135 N (Gilbert) Go 11.4 miles and connect with County Hwy 100 (11.4 miles through Biwabik to N Main St in Aurora) Turn right onto N Main St (County Hwy 110) Travel about a mile and turn left towards Hoyt Lakes Travel about 2 miles to CR 633, turn left into the entrance to the park</p>		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	No
<p><u>Attach following schedules for parcel and lot:</u></p> <ul style="list-style-type: none"> •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. 		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

Current Property Owners for This Site

Name	Minnesota Power Jodi Piekarski Managing Superintendent 112 acres, north and west	City of Hoyt Lakes Rebecca Burich City Clerk/Treasurer 88 acres, south
Address	5699 Colby Lake Road	206 Kennedy Memorial Dr
City / State / Zip	Hoyt Lakes, MN 55750	Hoyt Lakes, MN 55750
Phone	218.313.4423	218.225.2344
E-Mail	jpiekarski@mnpower.com	rburich@hoytlakes.com

Land Use Information

Provide brief description of previous and current land uses of site .	Greenfield except for Laskin Energy Center, Premier Plastics, and empty building parcels
Identify current and previous uses of adjacent parcels.	

Current and Planned Zoning

Current and planned zoning designation for the site.	Light Industrial, permits required for some industry types
Current and planned zoning designation for land within 500 feet of the site.	

Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Hoyt Lakes, Town of White
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Economic Development Zones

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

Minnesota Job Creation Fund	Rebates of up to \$1 MM are available to qualifying companies that create more than 10 good paying jobs and make capital investment of more than \$500K on construction materials, supplies, machinery or equipment with a year.
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Abatement	City and County will consider application
Tax Increment Financing (TIF)	City will consider application
New Markets Tax Credits	Yes

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.	No
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Was a Phase II Environmental Study required? If so, attach a copy.	No
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The Laskin Energy Park has more than 200 undeveloped acres, earmarked for a variety of light industrial activities. A Phase I Environmental Assessment has not been completed.

Transportation

Interstate Highway

Distance to closest north/south interstate highway	77 miles	•Identify interstate route number	I-35
Distance to closest east/west interstate highway	210 miles	•Identify interstate route number	I-94

River/Inland Sea Port

Does the site have direct access to a navigable river, inland or sea port?	No	Distance to closest port	82 miles
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Airport

Distance to nearest International Airport	77 miles	Runway length (9/27)	10,152 feet
		Runway length (3/21)	5,719 feet
		Navigational Aids	CAT II ILS (9/27)
Distance to local/regional airport	26 miles	Runway length (9/27)	4215 feet
		Runway length (14/32)	2505 feet
		Navigational Aids	Yes

Rail Access Contact Information and Service Description

Name of Contact	Greg Smith, Regional Account Manager (Sales & Marketing)		
Company	CN		
Address	8132 32nd Avenue North		
City / State / Zip	Minneapolis, MN 55427		
Phone	612.616.9882		
E-Mail	greg.smith@cn.ca		
Name of Contact	Dan Dryer, Manager, Business Development & Real Estate		
Company	CN		
Address	17641 South Ashland Avenue		
City / State / Zip	Homewood, IL 60430		
Phone	708.332.3061		
E-Mail	dan.dryer@cn.ca		

Description: CN is one of four Class I railways that serve NE Minnesota. We have attached a map of the rail lines throughout upper Minnesota and Wisconsin including an inactive track from the park to Taconite Harbor (Lake Superior).

Nearest Intermodal Facility:	223 miles to CN Intermodal Facility at 1160 West River St, Chippewa Falls. Twice-week container service with intermodal loading and unloading track, and grain transfer facility. Intermodal facilities are also located in Minneapolis and in St. Paul.
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Utility Services

Natural Gas Providers and Service Description

Contact Name	Pam Sarvela		
Company	Minnesota Energy Resources		
Address	910 Cloquet Avenue		
City / State / Zip	Cloquet, MN 55720		
Phone	218.878.2258	E-Mail: pmsarvela@minnesotaenergyresources.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 inches		
Line Capacity	MCF/hour		
Pressure (PSI)	60 PSI		

Municipal Water, Sanitary Sewer, and Storm Sewer Provider and Service Description

Contact Name	Floyd Nelson, Public Works Director		
Municipality	City of Hoyt Lakes		
Address	206 Kennedy Memorial Dr		
City / State / Zip	Hoyt Lakes, MN 55750		
Phone	218.225.2812, cell 218.780.7790	E-Mail: hlwtp@frontier.com	

Municipal Water

Sanitary Sewer

Head pressure at closest hydrant	77 PSI	Sewer line in place near/at site?	Yes
Flow rate at nearest hydrant	N/A GPM	Diameter of line at site	10 inches
Attach chemical profile of water	Yes	Size of sewer main in public right-of-way?	8 inches
Is water from surface or ground water source?	Surface	Depth of sewer in public right-of-way?	6 feet
Is water source part of looped system with feed from two sources?	No	Any special pretreatment requirements?	See below
Any planned upgrades, if so, when?	Yes, ongoing	Any incremental treatment capacity planned? If yes, note additional capacity	No
What will be the incremental capacity?	N/A GPM	Wastewater biochemical oxygen demand (BOD) containing metals requires pre-treatment. For woody biomass and similar projects with modest BOD volumes, the City and IRRRB may consider modifications to Hoyt Lakes' sanitary sewer system to offset special pre-treatment costs.	
Will redundancy or loop be added?	N/A		

Storm Sewer

The non-developed areas of the park do not have storm sewer containment; Site C, Premier, and Nott sites have containment structure.

Capacity of sewer during 5-year storm event	N/A CFS	Any additional storm water treatment or rate of discharge control required for this site?	N/A
Capacity of sewer during 10-year storm event	N/A CFS	If yes, describe treatment/control required:	N/A

Capacity of sewer during 20-year storm event	N/A CFS	If yes, describe treatment/control required.	N/A
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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, less than 5,000 gpm
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	No
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	No
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	N/A

Telecommunications Providers and Service Description

Contact Name	John Dover, Account Executive
Company	Frontier Communications (Citizens)
Address	419 17th Avenue
City / State / Zip	Two Harbors, MN 55616
Phone	218.830.1877
E-Mail	jdover@czn.com
Is there telecommunications service currently available at the site?	Yes
Does the site have broadband service?	Yes
If there is broadband service, what is the upstream band width?	Four levels of Internet 1 Mbps, 6 Mbps, 12 Mbps, 25 Mbps
What is the downstream band width?	128 Kbps, 348 Kbps, 2 Mbps, 3 Mbps
What is the type of delivery medium (copper, fiber optics, etc.)	DSL (Copper)
If service not available, how soon could it be installed?	N/A

Electric Power Providers and Service Description

Contact Name	Nancy Norr or Bruce Overson
Company	Minnesota Power
Address	30 W Superior St
City / State / Zip	Duluth MN 55802
Phone	800-228-4966
Nancy Norr E-Mail	nnorr@mnpower.com
Bruce Overson E-Mail	boverson@mnpower.com
Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltages are available?	23 kV or 46 kV
Is existing service overhead or underground?	Overhead
Is a loop (underground loop with two different delivery points) available at site?	Yes - two transformers
What is the approximate distance to the nearest substation servicing this site?	On Site
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?	28 MW Peak

Large Light & Power Estimated Final Rates Electric Service Costs (cents/kWh)

Peak Demand (MW)	Projected Load Factor	Estimated Rate - LLP with AREA Development Rider*	Estimated Rate - LLP w/High Voltage Demand Discount** and AREA Development Rider*
2	85%	7.2974	7.0207
2	75%	7.4637	7.1500
2	65%	7.6811	7.3192
5	85%	7.2551	6.9784
5	75%	7.4158	7.1021
5	65%	7.6258	7.2639

10	85%	7.2411	6.9643
10	75%	7.3998	7.0862
10	65%	7.6074	7.2455

Large Power Estimated Final Rates Electric Service Costs (cents/kWh)

Peak Demand (MW)	Projected Load Factor	Estimated Rate - LP with AREA Development Rider*
15	90%	6.2962
15	85%	6.4903
15	75%	6.9562
15	65%	7.5654

*AREA Development Rider Year 1 Demand Discount where applicable. **High Voltage Demand Discount assumes kWh is taken at 13 kV or higher.

NE MINNESOTA LEADING EMPLOYERS*

Company	Main Office	NAICS	Function	# Employees
Essentia Health	Duluth	6211/6221	Hospitals & Clinics	6,247
St. Luke's	Duluth	6211/6221	Hospitals & Clinics	2,073
Minnesota Taconite (USS)	Mountain Iron	2122	Mining	1,390
United Healthcare	Duluth	5241	Health Care Management	1,368
ALLETE	Duluth	2211	Utilities	1,322
Duluth Air National Guard Base	Duluth	9281	National Security	1,068
Benedictine Health System	Duluth	6219	Ambulatory Health Care	829
Enbridge Energy**	Duluth/Superior	4861/4862	Oil Pipeline	826
Fairview University Medical Center	Hibbing	6221	Hospital	786
Black Bear Casino Resort	Carlton	7132	Gambling/Hospitality	771
Cirrus Aircraft	Duluth	3364	Aircraft Manufacturing	760
Hibbing Taconite	Hibbing	2122	Mining	750
Sappi Fine Paper	Cloquet	3221	Pulp Mills	750
Cirrus Aircraft	Duluth	3364	Aircraft Manufacturing	651
AccessNorth	Hibbing	6233	Community Care for Elderly	590
Boise Inc.	Int'l Falls	3221	Pulp Mills	582
United Taconite	Eveleth	2122	Mining	535
Integrity Health Network	Duluth	2122	Health Care	525
Grand Itasca Clinic & Hospital	Grand Rapids	6211/6221	Hospitals & Clinics	516
Northshore Mining	Silver Bay	2122	Mining	514
UPM Blandin	Grand Rapids	3221	Pulp Mills	500
CN	Proctor	4821	Rail Transportation	472
maurices	Duluth	4481	Retail Trade	450