

To: Delano City Council  
From: Phil Kern, City Administrator  
Date: January 26, 2010  
RE: Northwest Industrial Park

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In recent weeks, staff has been in contact with several entities interested in land for industrial development. Coinciding with the Council's goal to create additional jobs and develop a new industrial park, staff has outlined a work plan for the City/EDA leading charge on a new project. Staff has discussed parts of the following outline with property owners in the area and would like to present the plan for Council consideration.

The goal of this work plan would be to coordinate improvements to the available land, with the land carrying the related costs, and providing land opportunities to private developers at marketable cost. Staff suggests the following steps to achieve this goal:

1. Feasibility Study
  - a. Engineering Assessment
  - b. Planning Assessment
  - c. Financing Plan
  - d. Marketing
2. Annexation of Murphy property
3. MIF Grant Application
4. Pre-Development Agreement/Assessment Agreement (Landowners)
5. Ditch 34 Approval
  - a. County Permit
  - b. Agreement re: future improvements, other access
6. Survey/Wetland Delineation
7. MnDOT Access Permit
8. Subdivision/Plat
9. Engineered plans for construction
10. Rezoning/Site Plan Review/Subdivision
11. Establishment of TIF District
12. Development Agreements with user(s)
  - a. Company DA
  - b. Assessment/Subsidy Agreement
13. Construct Public Improvements
  - a. Sewer/Water/Streets
  - b. Highway 12 Improvements
  - c. Ditch 34 Improvements