

KOOCHICHIING COUNTY	International Falls												Ranier	Littlefork			Big Falls			Northome	
	1	2	3	4	5	6	7	8	9	10	11	12		13	14	15	16	17	18	19	20
Commercial & Industrial Property Options	Multi Modal District – Highway 155	International Falls Business Park	Donahue Property	East Riverfront	Bolstad – Shorewood Drive	Paulbeck – Keenan Drive	Cofey – Highway 53	Wagner – Highway 332	Ewald Mega Site	City 40 Acres Near Multi-Model	Boise Property	Friend Property	Foreign Trade Zone – County Road 144	Commercial Site	River Site	Knaeble Property	Page & Hill Site	Existing Vacant Restaurant Space (571 Cafe)	Development Land	Northome Business/ Industrial Park	Former Nursing Home Property
Gross Acreage	43.6	8	122	50	6	11.1	4	30	268	40	40	37	40	17	TBD	15	TBD	2,016 SF	0.321	40	TBD
Configuration	Polygon	Rectangular (Multiple Site park-4 acres Greenfield, 3 platted lots on other 4 acres with 2 cleared properties with existing structures and one graded available site)	Polygon	Rectangular	Polygon	Rectangular	Square	Rectangular	3 Separate Properties (rectangular and square)	Square	Square	Square	Rectangular	Square	Polygon	Rectangular	Rectangular	Square	Triangle	Square	Square
Land Use Zoning & Compatibility	M2-A Manufacturing	M1-B Manufacturing	Municipal-Park or Residential (Golf Course) Note Dead Restrictions	C-2A Commercial	C-2A Commercial	C-2A Commercial	C-2B Commercial	M2-A Manufacturing	R1 Residential	O1 Open Space	Undetermined	M2-B Manufacturing	M2-A Manufacturing	Commercial	Undetermined Recreation Only	M2-A Manufacturing	Manufacturing	Commercial-Former restaurant	Undetermined	M1-Industrial	Commercial
Greenfield	Yes	Yes (See Configuration Section)	Yes	Yes	Yes	Yes	No-Former Restaurant Building Removed	Yes	Yes-Existing homesteads	Yes	Yes	Yes	Yes	Yes	Yes	Former Sawmill Site	Recently shuttered manufacturing operation	No-Existing 2,016 SF building with furniture and fixtures	Yes	Yes	Demolishing Existing Facility
Utility Service: Electricity	On Site-3 Phase (MN Power)	On Site-3 Phase (MN Power)	< 1 mile 3 Phase across the street (MN Power)	On Site-3 Phase (MN Power)	On Site-3 Phase (MN Power)	On Site-3 Phase (MN Power)	On Site-3 Phase (MN Power)	On Site-3 Phase (MN Power)	On Site (North Star Electric)	Border (MN Power) < 1 mile 3 phase	Border (MN Power) < 1 mile 3 phase	On Site-3 Phase (MN Power)	On Site (MN Power)	Border with Substation (North Star Electric)	Border	On-Site (North Star Electric)	On Site	On Site	Border	On Site (North Itasca Electric Cooperative)	On Site
Utility Service: Natural Gas	On Site (MN Energy Resources)	On Site (MN Energy Resources)	< 1 mile (MN Energy Resources)	Border (MN Energy Resources)	On Site (MN Energy Resources)	On Site (MN Energy Resources)	On Site (MN Energy Resources)	Border (MN Energy Resources)	On Site (MN Energy Resources)	Border (MN Energy Resources)	Border (MN Energy Resources)	On Site (MN Energy Resources)	On Site (MN Energy Resources)	Border	Border	No	On Site	On Site	Border	On Site	On Site
Utility Service: Water	On Site (12" Water Main)	On Site (8" Water Main)	< 1 mile (8" Water Main)	On Site (12" Water Main)	On Site (8" Water Main)	On Site (12" Water Main)	On Site (6" Water Main)	On Site (12" Water Main)	On Site (Well-No City Water)	Border (12" Water Main)	Border (12" Water Main)	On Site (10" Water Main)	On Site (8" Water Main)	Border	Border	No	On Site	On Site	Border	On Site (8" water main)	On Site
Utility Service: Sewer	On Site (8" Sewer)	On Site (8" Sewer)	< 1 mile (8" or 12" Sewer depending on access)	On Site (12" Sewer)	On Site (8" Sewer)	On Site (8" Sewer)	On Site (8" Sewer)	On Site (8" Sewer)	On Site (Septic-No City Sewer)	Border (8" Sewer)	Border (8" Sewer)	On Site (12" Sewer)	On Site (8" Sewer)	Border	Border	No	On Site	On Site	Border	On Site (6" sewer line)	On Site
Utility Service: Telecom	On Site	On Site	< 1 mile	Border	Border	On Site	Border	Border	On Site	Border	Border	On Site	On Site	Border	Border	Border	On Site	On Site	Border	On Site (Paul Bunyan)	On Site
Utility Service: Stormsewer	Surface/ Ditching	On Site (18" Stormsewer) & Surface/ Ditching	Surface/ Ditching	On Site (12" Stormsewer) and Surface/ Ditching	Surface/ Ditching	Surface/ Ditching and Border (48" stormsewer available)	Surface/ Ditching and Border (30" stormsewer available)	Surface/ Ditching	Surface/ Ditching	Surface/ Ditching	Surface/ Ditching	Surface/ Ditching	On Site	Surface/ Ditching	Border	No	On Site	On Site	Border	On Site	On Site
Ingress-Egress	Med-High	High	Low	Med-High	Med-High	High	High	Med-High	Med-High	Low	Low	Med-High	Med-High	High	Low	Med-Low	Med-Low	High	High	Med-High	Med-High
Access to Major Highways	< 1 mile	At Site	< 1 miles	< 1 mile	< 1 mile	At Site	At Site	< 1 mile	< 1 mile	< 1 mile	< 1 mile	< 2 miles	< 1 mile	< 1 mile	< 1 mile	< 1 mile	< 1 mile	On Site	On Site	On Site	On Site
Rail Service	Yes	No	No	No	No	No	No	No (MD&W Rail Line Adjacent; Rail Spur Possible)	No	No (MD&W Rail Line Adjacent; Rail Spur Possible)	No (MD&W Rail Line Adjacent; Rail Spur Possible)	No	Yes	No	No	No	No	No	No	No	No
Foreign Trade Zone	Yes	Yes (JOBZ until 12/31/2015)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes (20 acres JOBZ until 12/31/2015)	Yes
Proximity to International Airport (INL/BJI)	< 3 miles	< 2 miles	< 3 miles	< 3 miles	< 5 miles	< 5 miles	< 2 miles	< 3 miles	< 1 mile	< 5 miles	< 5 miles	< 5 miles	< 5 miles	< 20 miles	< 20 miles	< 40 miles	< 40 miles	< 40 miles	< 40 miles	< 70 miles < 45 miles	< 70 miles < 45 miles
Wetlands	40%	25-30%	40%	20%-40%	40%-60%	20%-40%	40%-60%	40%-60%		80%-90%	80%-90%	40%		30%							
Wetland Delineation or Assessed	Delineation	Partial Delineation	Partial Assessment	Partial Delineation	None	None	None	None		Partial Assessment			Delineation	Wetlands	None						
Waterfront	No	No	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No	No	No	No
Availability / Development Timing & Issues	City and County Zoned, Multi-parcel, Not Platted, Not Graded, a MN Certified Site Program; Alta Survey, Soil Borings and Phase 1 ESA complete with no issues.	City Zoned, Multi-parcel, Not Platted, Not Graded	County zoned, Not platted, Not graded, Creek, Trees, Required trails and monument, High cost to extend utilities	City Zoned, Not platted, Not graded, Streets, Trees	City Zoned, Not Platted, Some Trees	City Zoned	City Zoned	City Zoned, Trees	County Zoned, Needs rezoning, Not platted, Not graded farmland, Trees	County zoning, Not platted, Not graded, Trees, and will require wetland mitigation	County zoning, Not platted, Not graded, Trees, Adjacent to City owned property	City zoning, Not platted, trees	Previously Zoned (Zoning change needed to Industrial due to Rainer ordinance adoption), Platted, Graded, Multi-parcel	Zoned	No zoning, Not platted, Some trees	Graded; Ash pile on site & 7 contamination monitoring wells	Under EPA regulations for clean up; Possible Flood Plain (On Big Fork River); Existing buildings	Turn key for restaurant	Graded, trees	Zoned, Platted, Graded, 8 acres shovel ready	Zoned, Platted, Demolishing Existing Building
Ownership	Public	Public	Public	Private	Private	Private	Private	Private	Private	Public	Private	Private	Public	Public	Private	Private	Private	Public	Public	Public	Private
Cost	"Virtually Free"- \$1.00 for 1.5 acres of land, in exchange for job creation and property taxes	Negotiable	Assessed market value of \$384,000; City must maintain; \$90,000 finder's fee to previous owner at \$15,000 per year for 6 years	Negotiable	\$89,000	Negotiable	Negotiable	Negotiable	Negotiable	Sole Discretion of the City; "Virtually Free"- \$1.00 for 1.5 acres of land, in exchange for job creation and property taxes; Market value \$11,500	Negotiable	Negotiable	Negotiable	Negotiable	Recreation Only	Negotiable	Negotiable	Sale or Lease	Free to Qualified Development	Negotiable	Negotiable
Area Amenities and Hotels	< 2 miles	< 1 miles	< 1 miles	< 2 miles	< 1 mile	< 1 mile	< 1 mile	< 2 mile	< 2 miles	< 5 miles	< 5 miles	< 5 miles	< 5 miles	< 20 miles	< 20 miles	< 40 miles	< 40 miles	< 40 miles	< 40 miles	< 70 miles	< 70 miles
Branding / Visibility Opportunities	Some	Yes	No	Yes	No	Yes	Yes	No	Yes	Some	No	Some	Some	Yes	No	No	No	Some	Yes	Yes	Yes

Note: International Falls Economic Development Authority owns a wetlands bank and uses this to facilitate property development. Credits can be purchased. Contact the EDA for more details.

Note: Wetlands are an issue anywhere you go in Koochiching County. As a proactive measure, the IF EDA owns a wetland bank, and has a purchase agreement signed for a second bank. Owning wetland banks helps us move more quickly for development projects because the Army Corp of Engineers has already approved the wetland bank as an official source of credits within our watershed. Anytime we can work in advance with ACOE...it helps. In addition, we sell the credits to developers at our cost so they do not have to buy them on the open market. For instance, when Menard's expanded last year, they needed 4 credits. We sold them 4 at cost of \$4,200 each. They appreciated this very much. The open market rate is typically anywhere from \$10,000 to \$20,000 per credit.

For non-profit projects, the EDA will also consider donating credits. For instance, the EDA donated five wetland credits to the Good Samaritan Society project.