



I-94 BUSINESS PARK St. Cloud, Minnesota 5 – 124 ACRES

This business park was created as a way to create and retain a strong viable job and tax base for the City of St. Cloud and its residents.

The park is owned by St. Cloud Opportunities a non-profit economic development corporation and SEA Development LLC, a subsidiary of Stearns Electric Association, an electric distribution cooperative. These two entities have partnered with the City of St. Cloud to develop the Park. Current industries in the park include Creative Memories, New Flyer USA, Arctic Cat Corporation, Goldleaf Plastics, Menasha Packaging, and FedEx Ground.

- 5 miles south of St. Cloud
- Blocks off I-94 at exit 171
- 5-100 Acres Available
- Rough Grading Complete
- Centralized Ponding
- City Sewer and Water
- Tax Increment Financing
- State Job Tax Abatement
- Stearns County Incentives

A Partnership Between:



SEA Development, LLC
A Subsidiary of



**Additional Information:
(320) 310-0010**



Partners in real estate solutions

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EPIC PROPERTIES

I-94 BUSINESS PARK

SALIENT FACTS



Acres:	5 – 124 acres
Pricing:	\$1.75 - \$2.00 (PSF)
Zoning:	Agricultural
Zoning:	Planned Industrial District
Topography:	Flat
Distance from Maple Grove:	38.1 Miles or 30 minutes
Distance from Minneapolis:	51.4 Miles or 45 minutes
Sewer:	City of St. Cloud 12-15 inch
Water:	City of St. Cloud Static Pressure 60 (PSI)
Electricity:	Stearns Electric Association Voltage 7.2 Kv
Gas:	Xcel Energy Pressure 60 (psi)
Phone:	Qwest
Fiber:	Yes (Charter Business, Integra Telecom and Qwest Communications) Integra can provide 10M/10M or 12M/12M via dedicated T1s to the I-94 Business Park. These come with a service level agreement: guaranteeing speed, minimal latency and minimal packet loss.
Survey:	Yes, Available Upon Request
Environmental Assessment:	Yes, Available Upon Request
Airport:	St. Cloud Regional Airport (12 miles from I-94 Business Park in St. Cloud) Mesaba/Northwest Airlink offers five daily direct flights between St. Cloud and Minneapolis/St. Paul International Airport.
Neighbors:	Include Anderson Trucking Service, Arctic Cat Inc., Creative Memories, Goldleaf Plastics, New Flyer USA, Menasha Packaging and FedEx Ground.

INCENTIVES PROGRAMS FOR QUALIFIED USERS



Incentive	Program	Description
Loans or Grants	<i>Minnesota Investment Fund</i>	Provides loans or forgivable loans up to \$1 million for capital assets
Financial assistance or low-cost financing including development bonds	<i>Tax increment financing, industrial revenue bonds, common bond fund,</i>	DEED has a number of infrastructure bond programs that are available to assist with site development. TIF and Tax Abatement is administered at the local level.
Tax credits	<i>JOBZ</i>	Available only for Non-Metropolitan Communities: Provides companies with relief from the following taxes until Dec. 31, 2015 - Sales, Corporate Income and Property Tax.
Infrastructure improvements	<i>Greater MN Infrastructure Grant program;</i>	Grant funds can be used to assist in costly public infrastructure improvements to support eligible projects.
Training	<i>Minnesota Job Skills Partnership Customized Training available through St. Cloud Technical College</i>	Matching grants up to \$400,000 per grant round. Multiple awards are allowed for large job growth employers.
Other incentives	<i>Loan Programs</i>	Several loan programs exist within local communities.
	Legislative Assistance	DEED has supported special legislation for Metro and non-metro company's seeking significant expansion in Minnesota.

PARTIAL FEE SCHEDULE

BUILDING PERMITS:	\$4,126.50 for the first \$1,000,000 plus \$2.30 for additional \$1,000 of fraction thereof
SEWER ACCESS CHARGE:	\$4,650 per unit
WATER ACCESS CHARGE:	\$4,650 per unit
SEWER TRUNK CHARGES:	\$0.00 per unit
WATER TRUNK CHARGES:	\$0.00 per unit
STORM TRUNK CHARGES:	\$0.00 per unit

TAX STRUCTURE

State Tax Rate	48.05%
Municipal Tax Rate:	38.11%
County Tax Rate:	48.73%
School Tax Rate	15.63%
Miscellaneous Tax Rate:	2.77%
Total	153.28%

MAJOR EMPLOYERS



Company	Description	Employees
CentraCare Health Systems/St. Cloud Hospital	Health care	6,232
Coborn's Inc.	Grocery (20 mile radius of St. Cloud)	2,062
State of MN	SCSU, SCTC, Corrections, Transportation, Safety, etc	2,182
St. Cloud Public Schools	Education	2,000
Electrolux Home Products	Freezer Manufacturer	1,472
Veterans Adm. Medical Center	VA Hospital	1,101
Gold'n Plump	Chicken Production, Processing, and Marketing	867
Cold Spring Granite	Quarry, manufacturer of granite products	850
St. John's University	Higher education	778
City of St. Cloud	City Government	735
Stearns County	County Government	698
Wolters Kluwer Financial Services	National provider of products and services to financial institutions.	650
Merrill Corp.	Managed communications products and services	640
Catholic Charities	Human services	607
Nahan Printing	Commercial and Direct Mail Printing	603
Verso Paper	Publication Catalog and Papers	588
New Flyer USA	Bus Manufacturer	580
Sauk Rapids School District #47	Education	562
Knife River	Aggregate, concrete products, asphalt	530
Fingerhut Direct Marketing	Direct mail catalog	530
Woodcraft Industries	Wood Cabinet Manufacturer	527
Antioch Company/Creative Memories	Photo album manufacturing	500

AVAILABLE INFORMATION:



Area

- Concept Plan
- Contour Map
- Location Map
- Overview Map
- Soil Map
- Wetland Inventory Map

- City Information
 - Building Permit Fees
 - Electrical Permit Fees
 - HVAC Permit Fee
 - Zoning Code
 - Zoning Map

- Environmental Assessment
 - Parcel One
 - Parcel Two

- Boundary Survey

Property co-listed and marketed with:

EPIC PROPERTIES

