Minnesota Shovel-Ready Certified Development Sites

THE STATE OF MINNESOTA’S SHOVEL READY CERTIFIED SITES PROGRAM is a robust initiative designed to better advertise and promote greenfield sites. These sites can be used immediately for commercial, industrial, or residential construction.

All of the sites certified under the State of Minnesota’s Department of Employment and Economic Development’s Shovel-Ready program have had planning, zoning, surveying, title work, environmental studies, soil analysis, and public-infrastructure engineering completed.

INCENTIVES INCLUDE:

ENERGY EFFICIENCY REBATES AND FINANCING
Rebates and low-interest loans are available through communities and utilities to help businesses invest in cost-effective energy improvements to their buildings and equipment.

WORKFORCE TRAINING GRANTS & PROGRAMS
The Minnesota Jobs Skills Partnership works with businesses and schools to train or retrain workers, expand opportunities, and keep high-quality jobs in the Greater MSP region. Grants of up to $400,000 are awarded to educational institutions that partner with Twin Cities businesses to develop job training or retraining. All training projects pair each business with at least one accredited Minnesota educational institution. Five different customized training grants cater to the specific skill needs of Greater MSP employers.

MINNESOTA INVESTMENT FUND
The Minnesota Investment Fund provides financing to help add new workers and retain high-quality jobs on a statewide basis. The focus is on industrial, manufacturing, and technology-related industries to increase the local and state tax base and improve economic vitality statewide.

MINNESOTA JOB CREATION FUND
The Minnesota Job Creation Fund Program (JCF) is a pay-for-performance program that provides financial benefits after job creation and capital investment thresholds have been met. Eligible business types include manufacturing, warehouse, distribution, and some information technology operations. Companies deemed eligible to participate may receive up to $1 million for creating or retaining high-paying jobs and for constructing or renovating facilities or making other property improvements. In some cases, companies may receive awards for up to $2 million.

DATA CENTER SALES TAX INCENTIVES
Companies that build data or network operation centers of at least 25,000 square feet and invest $30 million in the first four years qualify for valuable tax breaks.

LOCAL GOVERNMENT RESOURCES
Cities and counties may be able to provide incentives for qualifying projects in their jurisdictions. Some communities have revolving loan funds. Certain projects may qualify for TIF or tax abatement support.

TAX INCREMENT FINANCING TAX
Tax increment financing (TIF) is used by Greater MSP cities and counties to induce a development or redevelopment that otherwise would not occur. It can be used to write down land cost, pay for site improvements, and finance public infrastructure related to redevelopment or new development.

TAX ABATEMENT
Tax abatement is also used by cities, counties, and school districts to support economic development. Abatement has fewer legal requirements and is more flexible than TIF.

FOR MORE INFORMATION, PLEASE CONTACT:
David Griggs, VP, Business Investment
651-287-1358, David.Griggs@greatermsp.org

www.positivelyminnesota.com/Government/Shovel-Ready_Sites/
FOR MORE INFORMATION, PLEASE CONTACT:
David Griggs, VP, Business Investment
651-287-1358, David.Griggs@greatermsp.org

Site Location:
Big Lake, Minnesota

Site Location:
Becker, Minnesota

6 BUILD READY LOTS RANGING FROM .083 ACRES TO 15.9 ACRES

PRICE/SF: $2.52
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT: Complete
FULLY REDUNDANT UTILITIES
ALTA SURVEY: Complete
GEOTECHNICAL REPORT: Complete
ZONED: Industrial
Will comply with LEED Certified site requirements.

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Site Location: Cambridge, Minnesota

14 LOTS AVAILABLE RANGING FROM 1.4 ACRES TO 24.4 ACRES

CAMBRIDGE OPPORTUNITY
INDUSTRIAL PARK consists of 107 acres with 49 buildable acres of level, stable, sandy soil

PRICE/SF: $1.50

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT: Complete
FULLY REDUNDANT UTILITIES
ALTA SURVEY: Complete

On site regional and storm water detention ponds
ALTA SURVEY: Complete
GEOTECHNICAL REPORT: Complete
OWNERSHIP/CONTROL/TITLE: Cambridge Economic Development Authority

PRICE/SF: $1.50
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT: Complete
ALTA SURVEY: Complete

BUILDING PERMIT REQUIREMENTS AND SITE PLAN APPLICATION CHECKLIST AVAILABLE.

PRIMARY PIN NUMBERS:
15-171-0010
15-171-0020
15-185-0050
15-185-0020

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Site Location: Centerville, Minnesota

CITY-OWNED CLEARWATER BUSINESS PARK HAS 7.5 ACRES ZONED FOR COMMERCIAL DEVELOPMENT

OWNERSHIP/CONTROL/TITLE: City of Centerville

Building Permit Requirements and Site Plan Application Checklist Available

PRIMARY PIN NUMBERS:
24-31-22-23-0017
24-31-22-23-0018

www.positivelyminnesota.com/Government/Shovel-Ready_Sites/

FOR MORE INFORMATION, PLEASE CONTACT:
David Griggs, VP, Business Investment
651-287-1358, David.Griggs@greatermsp.org
Site Location:
Cottage Grove, Minnesota

- **Total Acreage**: 38.72 acres
- **Price/SF**: N/A
- **Phase 1 Environmental Site Assessment**: Complete
- **Alta Survey**: Complete
- **Geotechnical Report**: Complete
- **Zoned**: Industrial

LEED Certified Parcel in Cottage Grove Zoned for Industrial Use

FOR MORE INFORMATION, PLEASE CONTACT:
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651-287-1358, David.Griggs@greatermsp.org

Site Location:
Dayton-Rogers, Minnesota

- **Total Acreage**: 628 acres
- **Buildable Acreage**: 322 acres
- **Residential Units**: 1,008 units
- **Commercial Building**: 1,525,000 - 1,830,000 SF
- **Price/SF**: $1.47-$3.11
- **Phase 2 Environmental Site Assessment**: Complete
- **Alta Survey**: Complete

MULTIUSE DEVELOPMENT WITH MANY POSSIBILITIES FOR CONSTRUCTION

FOR MORE INFORMATION, PLEASE CONTACT:
David Griggs, VP, Business Investment
651-287-1358, David.Griggs@greatermsp.org
Site Location:
Gaylord, Minnesota

9.77 ACRES OF TOTAL DEVELOPABLE LAND
PRICE/ACRE: 20K
TOTAL ACREAGE: 9.77 Acres
ALTA SURVEY: Complete
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT: Complete
ZONED: Industrial
FULLY REDUNDANT UTILITIES
Will comply with LEED Certified site requirements
GEOTECHNICAL REPORT: Complete

FOR MORE INFORMATION, PLEASE CONTACT:
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Site Location:
Isanti, Minnesota

5 AVAILABLE LOTS RANGING FROM 1.21 TO 15.49 ACRES
All lots Served by City Utilities/Fiber Optics
Flexible building standards
PRICE/SF: $1 for each lot, not acre
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT: Complete
ALTA SURVEY: Complete
GEOTECHNICAL REPORT: Complete
ZONED: Industrial
OWNERSHIP/CONTROL/TITLE: City of Isanti
Building Permit Requirements and Site Plan Application Checklist Available
PRIMARY PIN NUMBERS:
16-124-0020 16-115-0010
16-128-0020 16-125-0020

FOR MORE INFORMATION, PLEASE CONTACT:
David Griggs, VP, Business Investment
651-287-1358, David.Griggs@greatermsp.org
Site Location: Monticello, Minnesota

50 ACRES SUBDIVIDED TO MEET YOUR BUSINESS NEEDS

- PRICE/SF: $2.10
- UTILITIES: Provided by Xcel Energy Fiber Optics (Redundant Service Lines Available)
- PHASE 1 ENVIRONMENTAL SITE ASSESSMENT: Complete
- ALTA SURVEY: Complete
- ZONED: Light Industrial
- OWNERSHIP/CONTROL/TITLE: Monticello Economic Development Authority
- Building Permit Requirements and Site Plan Application Checklist Available
- PRIMARY PIN NUMBERS: 15519000030 15519400020 155191000030 155194000010

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Site Location: New Prague, Minnesota

NINE-PARCEL LOT WITH MANY POSSIBILITIES FOR DEVELOPMENT

- TOTAL ACREAGE: 18.8 acres, can combine to make larger site
- PRICE/SF: $1
- PHASE 1 ENVIRONMENTAL SITE ASSESSMENT: Complete
- ALTA SURVEY: Complete
- ZONED: Light Industrial
- OWNERSHIP/CONTROL/TITLE: City of New Prague
- LEED Certified Site Requirements
- GEOTECHNICAL REPORT: Completed
- BUILDING PERMIT REQUIREMENTS AND SITE PLAN APPLICATION CHECKLIST APPROVED
- UTILITIES: Fully redundant utilities.

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www.positivelyminnesota.com/Government/Shovel-Ready_Sites/
Site Location: North Branch, Minnesota

8 PARCELS AVAILABLE RANGING TOTALING 250 ACRES

LOT SIZE: 8 parcels totaling 250 acres
PRICE/SF: $60,000/acre or $1.37/square ft.
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT: Complete
FULLY REDUNDANT UTILITIES
ALTA SURVEY: Complete

BUILDING PERMIT REQUIREMENTS AND SITE PLAN APPLICATION CHECKLIST AVAILABLE.
LEED CERTIFIED SITE REQUIREMENTS: Yes

OWNERSHIP/CONTROL/TITLE: North Branch EDA

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www.positivelyminnesota.com/Government/Shovel-Ready_Sites/
Site Location:
Sherburne
County, 
Minnesota

52 DEVELOPABLE ACRES WITH TWO PARCELS IN ELK RIVER BUSINESS CENTER

PRICE/SF: $2.00

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT: Complete

FULLY REDUNDANT UTILITIES

ALTA SURVEY: Complete

ZONED: Business Park

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