



**DEVELOPMENT**  
 JAMESTOWN / STUTSMAN COUNTY  
[growingjamestown.com](http://growingjamestown.com)

## Site Specific Information

Site Information	
Site Name	<b>Industrial Park</b>
Site Address	East of Cavendish Farms on 3rd St. SE
Number of Property Owners	One
Site Owner Name(s)	Jamestown/Stutsman Development Corporation
Please specify if property is represented by a broker	N/A
Cost of site (per acre)	\$5,000.00
Total area of site (acres)	55 Acres: Varies from 1-55 acres
Size of usable (buildable) area (acres)	55 Acres
Dimensions of site (length and depth)	Length: 813 ft. Depth: 2,962.03 ft.
General shape of site	Rectangle
Topography (max slope)	1,480 ft.
Nearest interstate and distance from site	1 mile to Bloom interchange accessing Interstate 94
Number of access roads to site	Two: 3rd St. SE; 27th Ave SE
Any anticipated upgrades to access roads or adjacent arterials (and any cost obligations of future site developer)	Standard road maintenance
Nearest commercial airport (name & distance)	Jamestown Regional Airport; .5 miles west
Site Development Attributes	
Height restrictions (if any)	
Easements or impediments on site	Yes, Utilities
History of hazardous materials or contaminants on site? (yes/no)	No
Is the site located in a liquefaction zone?	No
Existing structures on site? (please describe)	Yes, Water tower

**Jamestown/Stutsman Development Corporation**  
 120 2nd St. SE Jamestown, ND 58401  
 Contact: **Jamestown/Stutsman Development Corporation**  
 Office: 701-252-6861  
 Email: [info@growingjamestown.com](mailto:info@growingjamestown.com)



**DEVELOPMENT**  
 JAMESTOWN / STUTSMAN COUNTY  
[growingjamestown.com](http://growingjamestown.com)

Uses, Zoning & Permits	
<b>Present use of site</b>	Agriculture
<b>Previous use(s)</b>	Agriculture
<b>Surrounding area uses &amp; zoning</b>	Agriculture/Industrial
<b>Current zoning</b>	M-2 General Industrial
<b>Estimated timing for zoning changes (including any public notice and comment periods)</b>	60 to 90 days after submission of required application and related information. File request with City of Jamestown Zoning Administrator. Meets accordingly to applications submitted.
<b>Timing for obtaining generator permits (including any public notice and comment periods)</b>	File request with City of Jamestown City Engineer. Must be coordinated with the ND State Health Department.
<b>Additional permits required and timing for approval (including any public notice and comment periods)</b>	60 to 90 Days. File request with City of Jamestown Building Inspector.
<b>Any applicable noise, light or similar ordinances or regulations</b>	
Electricity	
<b>Primary electricity provider</b>	Otter Tail Power Company
<b>Current available load to site (MW)</b>	9MW
<b>MW available (12-18 months)</b>	50 MW
<b>Describe upgrades necessary to support Phase 1 and Phase 2 load</b>	Transmission line study would need to be conducted to determined upgrade/addition of substation.
<b>Describe upgrades necessary to support a total of 120MW to site</b>	Transmission line study would need to be conducted to determined upgrade/addition of substation.
<b>Line size (kV) and distance to site</b>	115 kV; on site
<b>Distance to substation</b>	.25 mile
<b>All-in electricity cost (kWh) for 20MW load</b>	06.9/kWh
<b>Additional electricity charges &amp; fees</b>	3 year revenue guarantee based on line cost extension.
<b>Electricity generation make-up (coal %, hydro %, etc.)</b>	85% coal, 15% wind

**Jamestown/Stutsman Development Corporation**  
 120 2nd St. SE Jamestown, ND 58401  
 Contact: **Jamestown/Stutsman Development Corporation**  
 Office: 701-252-6861  
 Email: [info@growingjamestown.com](mailto:info@growingjamestown.com)



**DEVELOPMENT**  
 JAMESTOWN / STUTSMAN COUNTY  
[growingjamestown.com](http://growingjamestown.com)

Water	
<b>Primary water provider</b>	City of Jamestown
<b>Water line size (inches) and distance from site</b>	16 inch
<b>Water cost (per gallon)</b>	Current rate 18.70 for the first 400 CF/month 2.30/100 Cf in excess of 400 CF
<b>Additional water charges &amp; fees</b>	Dependent on capitalization costs for specific project
<b>Alternate water sources</b>	Stutsman Rural Water
<b>Total volume of industrial water available to site (gpm)</b>	600,000 to 700,000 Gallons per Day. GPM may vary depending on specific needs.
<b>Planned improvements to water treatment facility (cost, timing, additional capacity)</b>	Just completed water treatment facility upgrade summer of 2011.
Waste Water	
<b>Wastewater company</b>	City of Jamestown
<b>Wastewater line size (inches) and distance from site</b>	18 inch
<b>Discharge cost (per gallon)</b>	Variable depending on constituents of discharge, volumes and any pretreatment.
<b>Additional WW charges &amp; fees</b>	Dependent on capitalization costs for specific project and constituents of discharge.
<b>Total volume of industrial wastewater capacity available to site (gpm)</b>	600,000 to 700,000 Gallons per Day. GPM may vary depending on specific needs.
Other Utilities	
<b>Identify available fiber providers at the site</b>	Dakota Central Telecommunications; Cable Services Inc.; Century Link
<b>Natural gas provider</b>	Montana Dakota Utilities
<b>Natural gas line size and pressure</b>	6 inch; Maximum Operating Pressure 1180 lbs.
<b>Natural gas distance from site</b>	On site
Taxes	
<b>Real property effective annual tax rate</b>	2.25%
<b>Personal property effective annual tax rate</b>	N/A for North Dakota
<b>Real and Personal property tax method of assessment</b>	Based on true and full value.
<b>Special Assessments</b>	N/A

**Jamestown/Stutsman Development Corporation**  
 120 2nd St. SE Jamestown, ND 58401  
 Contact: **Jamestown/Stutsman Development Corporation**  
 Office: 701-252-6861  
 Email: [info@growingjamestown.com](mailto:info@growingjamestown.com)