



**GREAT
RIVER
ENERGY™**

Data Center Site Assessment and Tiered Designation Program

Northport Industrial Park
North Mankato, MN
Executive Site Summary

Deloitte.

Northport Industrial Park – North Mankato, MN



Northport Industrial Park – Location Evaluation	
• Zoning/proximate uses	Favorable
• Roadway access	Favorable
• Airport access	Favorable
Available Utility Resources	
• Electric	Favorable
• Water	Favorable
• Wastewater	Favorable
• Natural Gas	Favorable
• Fiber	Favorable
Site Security	
• Risk of natural disasters	Favorable
• Distance from rail infrastructure	Favorable
• Distance from gas transmission lines	Favorable
• Distance from flight paths	Favorable
• Distance from nuclear power plants	Favorable
• Distance from chemical plants	Favorable
Community Overview	
• Population	Favorable
• Labor force	Favorable
• Housing	Favorable
• Employment & income statistics	Favorable
• Local Government & services	Favorable
• Higher education	Favorable
Favorable	Mixed
	Unfavorable



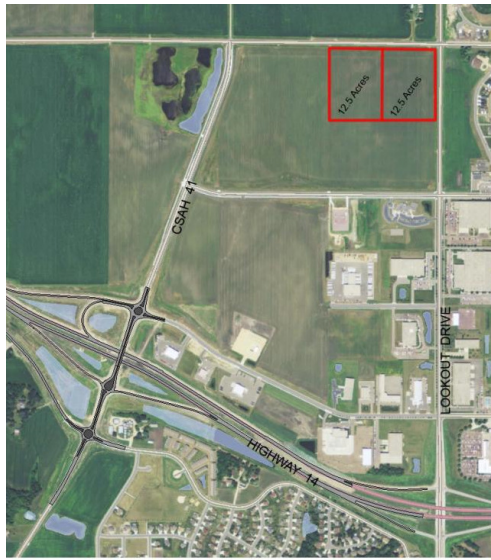
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Northport Industrial Park – North Mankato, MN



Proximate Uses

1. South Central Service Cooperative
2. BENCO's substation
3. LJP – recycling center
4. Label Works – wholesale printer
5. James Tower – internet marketing company
6. UPS – distribution facility
7. B&F Fastener Supply
8. Vacant – offices/ laboratory space
9. Creative Company – offices/warehouse

Existing Data Centers

Taylor Corp - ~5,000 SF
 Enventis
 Minnesota State University Mankato (Campus data center)
 Ridley
 Verizon

Summary Notes

The site at Northport Industrial Park is comprised 2 parcels of land totaling 25 acres, with room for expansion to the West of the property. Utility and Fiber infrastructure relevant to data center use all currently in place proximate to the site. The Mankato-North Mankato MSA has a population of nearly 100,000 and is home to five higher education institutions with a combined annual enrollment of 26,000.

Electrical Power Infrastructure		Fiber Optic Infrastructure	
Greater River Energy/ Benco Electric Coop		Fiber A:	Enventis
Substation Capacity	27 MW	CO/ PoP Distance	1.2 miles away
System Capacity	75 MW	Fiber B:	Charter
Distribution Level	12.47kV	CO/ PoP Distance	1/4 miles away
Transmission Level	115 kV	Fiber C:	Neutral Path
Dual Feed Notes	Three substations in close proximity	CO/ PoP Distance	3 miles away

Site Attributes

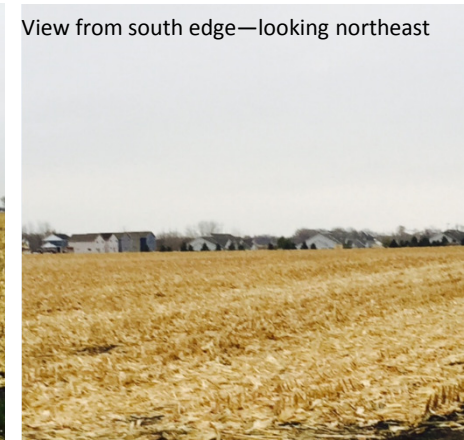
Acreage	Site is 25 acres with potential to expand westward (160 acres adjacent land)
Shovel Ready	Yes, site is flat and conducive to development
Zoning	Zoned M-2 Heavy Industrial, no current heavy industrial users in close proximity
Utilities	Natural gas, water, waste water and electricity all located in close proximity to site
Wetlands	No known wetlands on site; however, formal wetlands designation required
Phase 1 Environmental	Performed in September 2014 revealing no substance concentrations above applicable limits and therefore concluded that additional assessment is not necessary
Flood Plain	Site is outside the 100 year and 500 year floodplain
Storm Water Drainage	Retention required on site
Highway Access	Site is located 1/4 mile from US Highway 14 (four lane with roundabout interchange)
Airport Access	Site is 79 miles from Minneapolis Saint Paul International Airport (MSP)

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- Northport substation located at site (opposite the southern edge of site) is unused with 27 MVA capacity, looped from the Penelope substation (1.5 mi NW) and Johnson substation (1 mi SE) of site



- Two views from site showing cleared land and flat topography. Housing development in close proximity to eastern border of site; however, CSAH 13 (road) and small piece of land acts a separation barrier



- Site electrical infrastructure, including location of Penelope West and East substations



- Site and surrounding area zoned M-2 Heavy Industrial. City to potentially rezone to Light Industrial for clarity/flexibility

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Partner Resources



Great River Energy (GRE) is a not-for-profit electric cooperative which provides wholesale electric service to 28 member distribution cooperatives. GRE generates and transmits electricity to more than 650,000 member-consumers — or about 1.7 million people. Great River Energy serves more than 60 percent of the state of Minnesota, and has 12 power plants, more than 100 transmission substations and 4,600 miles of transmission line.

Tom Lambrecht - Manager, Economic Development Services

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BENCO Electric Cooperative is one of Great River Energy's member distribution cooperatives and is the electric service provider for the Northport Industrial Park. BENCO Electric provides electricity to over 14,000 members with the mission of providing the best possible service, at the lowest possible cost, consistent with sound business management.

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Greater Mankato Growth is the Chamber of Commerce and Economic Development organization covering the Greater Mankato region including Blue Earth and Nicollet counties and the communities immediately adjacent. Greater Mankato Growth exists to intentionally develop the regional center by promoting, supporting and serving as a catalyst for economic development.

John F. Considine III - Business Development Resource Manager

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North Mankato is a city in Nicollet and Blue Earth counties in the State of Minnesota. The population was 13,394 at the 2010 census. It is neighbored to the south across the Minnesota River by Mankato. The two cities have a combined population of over 54,000.

Michael Fischer - City Planner

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