

**City of Moorhead
Economic Development Authority**

***** Special Meeting Agenda ***
June 10, 2013 at 11:30 AM
East Lower Level, Moorhead City Hall**

<u>ITEM</u>	<u>REMARKS</u>
1. Call meeting to Order / Roll Call	_____
2. Agenda Amendments	_____
3. Approve Minutes - None	_____
4. Citizens Addressing the Board	_____
5. Appoint Alternate to MCCARA Development Review Board	_____
6. Approve Occupancy Permit for Gavilon Fertilizer - <i>Attachment</i>	_____
7. Adjourn	_____

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in City Council meetings will be provided. To arrange assistance, call the City Clerk's office at 218.299.5166 (voice) or 711 (TDD/TTY).

Visit our website at www.cityofmoorhead.com



Memorandum

To: MCCARA Development Review Board
From: Matt Maslowski, Business Development & Retention Services Manager
Date: June 10, 2013
RE: Occupancy Permit and Review of Outside Storage

Gavilon, distributor of fertilizer and micronutrient products, is considering the purchase of the former United Structural Components building.

According to the MCCARA Covenants, "if a building site subsequently to be occupied by an owner or tenant other than the original owner or tenant, for whom the building, parking, and traffic pattern was designed and approved, the prospective new owner or tenant must submit application to the Board (MCCARA Development Review Board) for an occupancy permit prior to occupancy, which occupancy permit must be approved by the Authority (EDA)."

The company has submitted materials for your review, the purpose of which is to assure that:

1. The building, parking, and traffic patterns of the original building site will handle the new occupancy requirements; and
2. Outside storage of materials, equipment, and products of the principal use be screened from view by a fence or other barrier.

Zoning was reviewed by Kristie Leshovsky, City Planner, who found the property to be properly zoned for such use. Rich Duysen, Moorhead Fire Chief, has reviewed the types of fertilizer Gavilon has proposed to store indoors. He concluded from this review that it appeared the structure and occupancy class were in line with the proposal and Gavilon would be able to use the facility without issue.

Upon the Development Review Board's recommendation, this matter will be brought before the Moorhead Economic Development Authority at a special meeting scheduled on June 10, 2013, at 11:30 a.m.

Attachments: Gavilon Communication
Material Storage List
General Location Map

June 3, 2013

Kristie Leshovsky
City of Moorhead
500 Center Avenue, PO Box 779
Moorhead, MN 56561

RE: Gavilon's intended use of the USC Truss Building

Ms. Leshovsky,

At Gavilon, we connect consumers of feed, food, and fuel. We offer our partners a local trusted resource backed by global market intelligence and access to one of the most efficient supply chain networks in the world. Gavilon Fertilizer, LLC, a subsidiary of The Gavilon Group, LLC, originates and distributes competitively priced fertilizer and micronutrient products through agricultural retail outlets. With the purchase of the USC building, we plan to blend, store, and repackage micronutrient fertilizers for distribution in the Upper Midwest, as described on the attachments to this letter. The products consist of minerals and nutrients and are not considered extremely hazardous substances under the Environmental Protection Agency's Emergency Planning and Notification standard.

Business Overview: The facility will warehouse bulk and packaged micro nutrients. It will also provide blending services to meet the growing needs of our specialty fertilizer business. The fertilizer and micronutrients are brought in by liquid tank railcars, boxed railcars, bulk liquid transport trucks, and van transport trucks. The fertilizer comes in both liquid and granular form either in packaged quantities such as cases of 2.5 gallon jugs, 250 gallon liquid tote tanks, 50 # bags, 2,000 # tote bags, or bulk. Bulk liquid products will be stored in bulk tanks inside of a containment structure where they will be used for repackaging into smaller quantities and for custom blending. The repackaged quantities are then stored where they await distribution to Ag retailers. Future plans would be to add 40,000 gallon fiberglass tanks to the south side of the building with approval from the Minnesota Department of Agriculture.

Railcar and Truck Traffic Flow: The railcar and truck traffic flow will vary depending on peak and off peak times of the year. The peak months will be March through June, with July through February being off peak months. During peak months there will be an estimated 15-20 inbound and outbound trucks per week and an estimated 3-5 railcars per week. During off-peak months, an estimated 2-5 trucks and 1-2 railcars per week will service the facility.

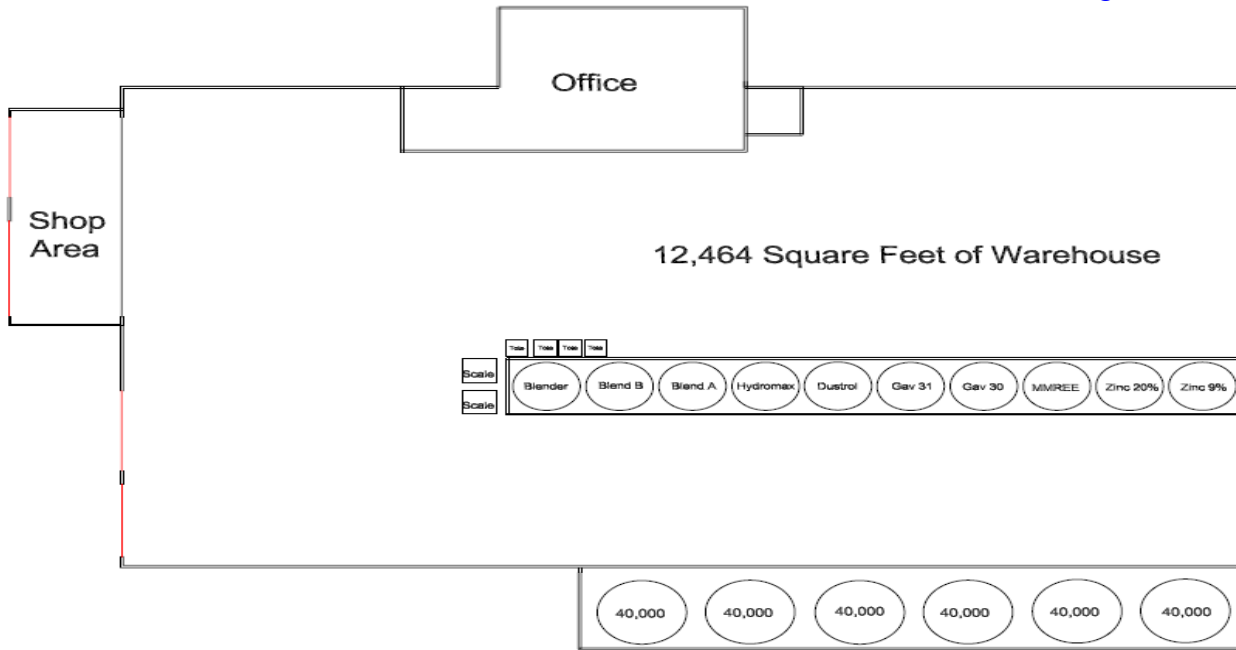
Outside screening: The facility has an existing fence that will be used to screen from view any equipment or products that will be utilized.

I ask that you please confirm that the above uses are approved by the Development Control Board of McCara First Addition. Please let me know if you have any questions.

Best Regards,

Troy Schrader – Area Manager
Gavilon Fertilizer

2012 28th Ave S
 Moorhead, MN 56560
 Phone: (218)-236-6429
 Fax: (218)-236-8838
www.gavilon.com





Thrive On

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Dry Product Storage by Package Size

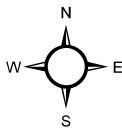
Zinc Sulfate Granular 50 lbs & 2000 lbs Totes
Boron 15% Granular Lbs & 2000 lbs Totes
Iron Sulfate 50 lbs.
SuperCal SO₄(Gypsum) 2000 lbs Totes
SuperCal 98 G Lime 2000 lbs Totes
Copper Sulfate Granular 50 lbs
Tiger CR 90 (Sulfur 50 lbs & 2000 lbs Totes
TJ Micromix Dry Granular 2000 lbs Totes

Liquid Products Storage by Package Size

Arborite Ag 2/2.5 gals. & 250 gals Totes
Zinc-Gro 20% 2/2.5 gals. & 250 gals Totes
9% EDTA Zinc 2/2.5 gals & 250 gals Totes
10% Zinc (Chelated Solution) Boron 10% 2/25 & 250 gals Tote
Manganese 2/2.5 Gals & 250 gals Totes
Copper 2/2.5 gals & 250 gals Totes
Calcium 3% EDTA 2/2.5gals Totes
Foliar 1683 w micro's (16-8-3) 250 gals Totes
Magnesium 2/2.5 gals
MMREE Mix 250 gals Totes
K-Row 23 (0-0-23-8s) 250 gals Totes
KTS (0-0-25-17s) 250 gals Totes
Gavilon 30 (8-18- 4) 250 gals Totes
Gavilon 31 (8-18-4 w/o) 250 gals Totes
MAX-YIELD 3-18-18 250 gals Totes
MAX-YIELD 9-18-9 250 gals Totes
MAX-YIELD 6-24-6 250 gals Totes
TJ Micromix Corn, Sugarbeet, Alfalfa & Canola 2/2.5 gals & 250 gals Totes
TJ Quickroots Technology (Pouch & Spout –Pak)

Liquid Bulk Products for Storage

Arborite Ag
Zinc-Gro 20%
Zinc 9% EDTA
Gavilon 30
Gavilon 31
MMREE
Dustrol
Hydromax
K-Row (0-0-23-8s)
KTS (0-0-25-17s)



General Location Map 4141 30 Avenue South

