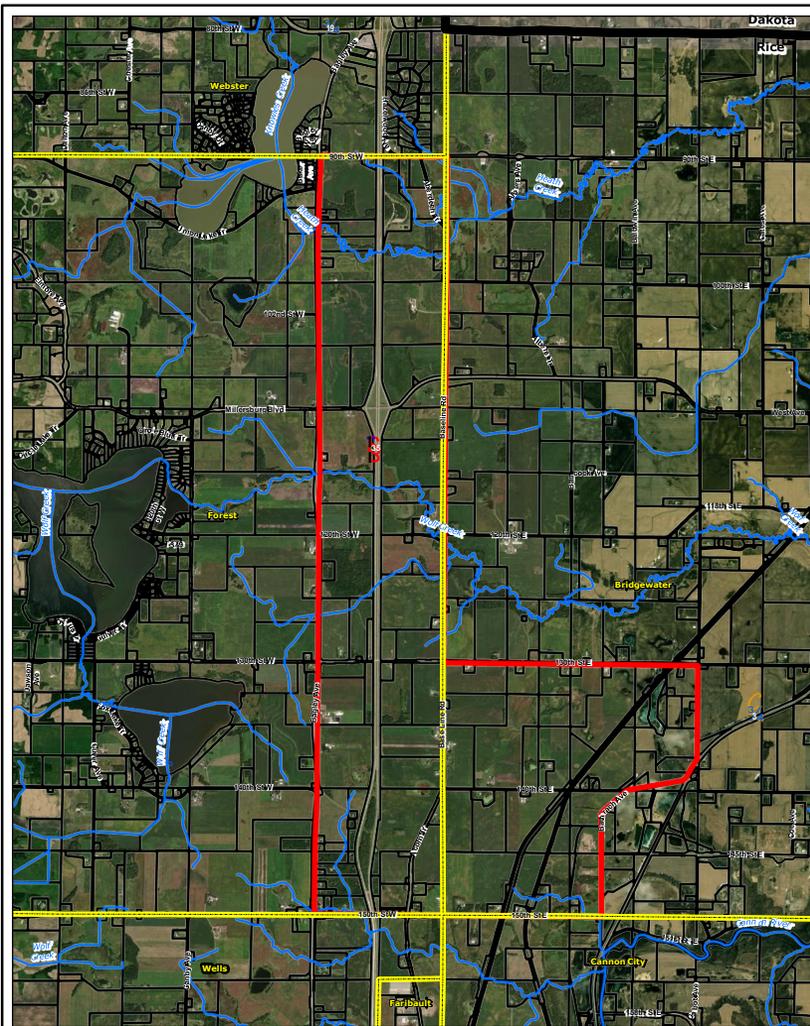


Forest Bridgewater Joint Powers Development District

Mission

Provide sewer and water infrastructure to support commercial and light industrial development along I-35 in Forest Township and the southwestern sections of Bridgewater Township



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Carver County	Scott County	Dakota County
Le Sueur County	Rice County	Goodhue County
Waseca County	Steele County	Dodge County

- Legend**
- Municipal/Township Boundary
 - Proposed Sewer District
 - NHD Streams
 - Parcels



Project Location: Prepared by JCS on 2023/11/11
 Forest and Development: IRM by AXC on 2020/06/04
 Prepared by: GIS/RS/PL/2023/03/27/032710102
 Rice County
 Proposed Service District

Figure No: 1
 Title: **Proposed Service District**

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Background

- New Rice County Comprehensive Plan
 - Rezone along I-35
 - No program for providing infrastructure
- Potential Interchange at I-35 and CR-9
- History – undesired development
 - Motokazie
 - Wolf Creek Autoplatz
- Spring 2021 meeting on sewer & water infrastructure
 - Rice County, Faribault, Forest Twp, Bridgewater Twp
 - Indefinite outcome
- June 2021 - Townships decide to form Joint Powers
- August 2021 – JPA signed

Goals

- Some control on development though services provided
- Distribution Center operating in 2025
- Constructive Engagement with surrounding jurisdictions

Taxes

	CURRENTLY FARMLAND 131 Acres	DISTRIBUTION CENTER 1,360,000 SF
Ref MV Rate	\$0	\$113,634
Tax Capacity Rate		
School District	\$1,828	\$359,283
Rice County	\$2,514	\$493,971
Forest Twp	\$669	\$131,534
County HRA	\$16	\$3,190
State TC Rate	\$0	\$430,926
Credits	(\$548)	\$0
TOTAL	\$4,479	\$1,532,538

Actions to Date

- Contract for conceptual plan for stand-alone infrastructure
 - Stantec
 - Rice County, Forest Bridgewater JP
- Working with Inland Development Partners
 - Purchase agreements on 250 acres
 - Conceptual facility layout from IDP client
- Monthly coordination meetings with Rice County
- Arranging financing

Primary Issue for the Future

Connecting to Faribault and/or Northfield treatment plants

- Proposed system limited by soil type to serving 3 to 4 facilities
- MPCA may force connection to cities
- Time frame 5 to 8 years

Obstacles to Development

Major: Labor availability

Minor: Lack of infrastructure