

Bridgewater Township Board of Supervisors
County of Rice, State of Minnesota
September 18th, 2024
3:00 p.m.
Official Minutes

Call to order

Pledge of Allegiance

Roll Call: Andrew Ebling, Glen Castore, Kathleen Kopseng, Thomas Hart, Lori Noreen.

Absent: Larry Alderks

Guests: Drew Greenberg, John Klockeman

Approval of Agenda: Glen Castore made a motion to approve the agenda, Kathleen Kopseng seconded, all approved.

1. Industrial Park Development

- a. Glen Castore introduced Drew Greenberg who attended the meeting and asked he provide a project update for CORE X Partners.
- b. Drew Greenberg stated that the project is in the design phase at this time. The company is looking at potentially utilizing a “VNA” system which stands for “Very Narrow Aisle”. This would require a height of 70ft instead of the initial requirement of approximately 50 ft.
- c. CORE X Partners is working with Union Pacific Railroad to obtain a rail survey. It was stated that there is a want for the ability to have 5 rail cars to be able to move through the switch.
- d. Discussion was held regarding the type of coolant the facility would use. It was stated that it would either be an ammonia or CO2 system.
- e. A timeline was questioned with an answer that ideally CORE X Partners would like to break ground this year yet, and it would take approximately 12 months to build.
- f. It was questioned what significant delays CORE X Partners has incurred in the process with the response the main focus was another facility was is close to being up and running. It was stated that the potential Comus Junction facility is a high priority for the company. It was noted that the rail is also a delay. A survey is required and has not been obtained as of yet.
- g. It was noted that both trucks and rail would move through the facility. The potential of 50 trucks a day in a 16–18 hour period.
- h. A topic that has been questioned by residents is if the facility will have a smell or if there will be significant noise. The answer was that the plant omits no smell and would have minimal noise.
- i. It was noted that Xcel is most likely to prevail as the energy provider to the area.
- j. There was an inquiry on how many jobs the facility will create. The answer being that it would start out with approximately 20 and as business grows it could be up to 60-70 jobs.
- k. It was asked if there are competitors in the area that would deter CORE X Partners from establishing a facility in Bridgewater Township’s Industrial

Area with the answer that, yes there are competitors near but it would not affect this potential facility.

- l. It was noted that the land has not been purchased as of yet.
- m. Kathleen Kopseng questioned the need for a change from 50 ft to a 70 ft height variance. It was noted that throughout the phases CORE X Partners would be applying for up to a 140ft height variance. The 70ft would be in the first phase.
- n. Kathleen Kopseng questioned if Drew Greenberg were to step down from CORE X Partners does he have a successor so that the company would remain in good terms with its customers with the answer being yes. It was noted that CORE X Partners would look into acquisitions within Minnesota.
- o. It was questioned if Drew Greenberg would be willing to help draw in other potential businesses into the Industrial Park. It was noted that opportunities will be available.
- p. It was questioned when the Variance and CUP would be submitted by CORE X Partners. The answer being that they already have. They were deemed incomplete by the Zoning Administrator at the time. The Zoning Administrator is working with CORE X Partners to ensure the drawings submitted are still the same or if any changes have occurred since the initial submission. There is the potential the Variance and CUP applications will be reviewed at the Planning & Zoning meeting to be held in October.
- q. It was noted that the Township has obtained a \$1.6M grant to improve 140th Street. The estimated cost of the project is \$2M. The Township is working to obtain bonding for the remaining amount of the project.
- r. John Klockeman stated that this project would be a promising economic development decision as it is a contingency plan for when the Township no longer receives income from the Landfill Hosting.

Adjourn

Chair
Clerk