

# BREAK GROUND

**FAIRMONT, MINNESOTA** features a shovel-ready certified industrial park which is accessible by plane, rail, and interstate travel. Home to five lakes and over 880 businesses, Fairmont is not only business-friendly but family-friendly, with over 500 acres of parkland - featuring an aquatic park, dog park, two 18-hole golf courses and much more.

**Fairmont is a great place to raise a family and grow a business.**

**FAIRMONT**  
CITY OF LAKES

THIS IS FAIRMONT



# ALL ROADS LEAD TO FAIRMONT

Powered by a mix of agricultural and industrial businesses, Fairmont has become one of the state's leading agricultural communities. It has a significant industrial manufacturing base and a healthy combination of national and homegrown companies are among the more than 500 businesses operating in the city. Fairmont's community and economic development efforts drive Fairmont to be one of southern Minnesota's best cities for access to transportation, land availability, workforce and quality of life. Recognized as one of the top micropolitan areas in the nation for new and expanding companies, Fairmont is a growing regional hub located in southern Minnesota.

## **FAIRMONT HAS BEEN:**

- One of the best cities for young families
- Ranked 10<sup>th</sup> in towns that take the least of your money
- Ranked 13<sup>th</sup> in best places to start a business in MN
- Ranked 39<sup>th</sup> best town to raise a family in MN



# » LAKES

Fairmont's five lakes are a valuable community resource and provide residents and visitors with recreational areas for:



Swimming



Fishing



Boating



Kayaking and Canoeing



Waterskiing and Tubing



Skateboarding



Jet Skiing



Windsurfing

During the winter months, Fairmont's lakes are perfect for ice fishing or snowmobiling.



## » Fairmont Area LIFE

Fairmont's attractions are plentiful and include an aquatic park, a variety of public and private 18-hole golf courses, two 18-hole disc golf courses, bike and hiking trails as well as numerous historic venues for artistic endeavors and enrichment opportunities. Not only does our area offer a variety of entertainment, we have strengths in all other facets of community life and well-being, including:

- Cost of living
- Diverse, welcoming community
- Affordable housing
- Abundant parks, lakes and recreational areas
- Multiple medical providers
- Higher education institutions
- Excellent K-12 education (public and private)

All we're missing is **YOU!**

FairmontAreaLife.com



# » UTILITY RATES

## Electrical

**Commercial Service:** Customer with loads of less than 50 kW

- Customer Charge \$10.00 per month
- Energy Charge \$.103 per kWh
- Minimum Bill \$10.00 per month

**Industrial Service:** Customer with loads of greater than 250 kW

- Demand Charge \$13.70 per kW

Billing demand shall be the greater of the measured demand for the billing period or 75% of the maximum measured demand for the most current June - September months.

**Power Factor Adjustment:** If the customer's average power factor is less than .95, the billing demand shall be adjusted to bring the power factor to .95.

- Energy Charge \$.06 per kWh

**Primary Voltage Discount:** 2% discount on demand and energy charges

## Water

### Industrial Rate

- First 1,300,000 Cu Ft/Month \$3.13/100 Cu Ft
- Excess Cons Cu Ft/Month \$3.23/100 Cu Ft
- Minimum Charge Per Month \$7.31\*
- Monthly Customer Charge \$27.70
- Water Infrastructure Charge \$4.00
- Storage Capacity 4,300,000 Gallons
- Pumping Capacity 3,000 Gallons/Minute

### Commercial Rate

- First 120,000 Cu Ft/Month \$3.94/100 Cu Ft
- Excess Cons Cu Ft/Month \$4.04/100 Cu Ft
- Minimum Charge/Month \$7.31\*
- Monthly Customer Charge \$27.70
- Water Infrastructure Charge \$4.00

\* (In Addition To Customer Charge)

## Wastewater Rates

### Commercial Rate

- All Consumption \$3.18 Per 100 Cu Ft
- Minimum Charge \$12.81/Month
- Infrastructure Charge \$11.50/Month

### Industrial Rate

- Infrastructure Charge \$11.50/Month
- Capacity of Treatment Plant 5,400,000 Gallon/Day

### Industrial Rate Based on Concentration of the Following

Parameter	Ppm Fee	\$ / Lb
TSS	250	\$ .8035
Bod	250	\$ .9493
Tkn	40	\$ 2.1611
P	5	\$ 7.2079
Fog	100	\$ 1.3187



# » ACCESS

Fairmont's central location provides convenient access to major highways, railroads and air travel.



- Highway Access: I-90, I-35 (one hour east), I-29 (90 minutes west)

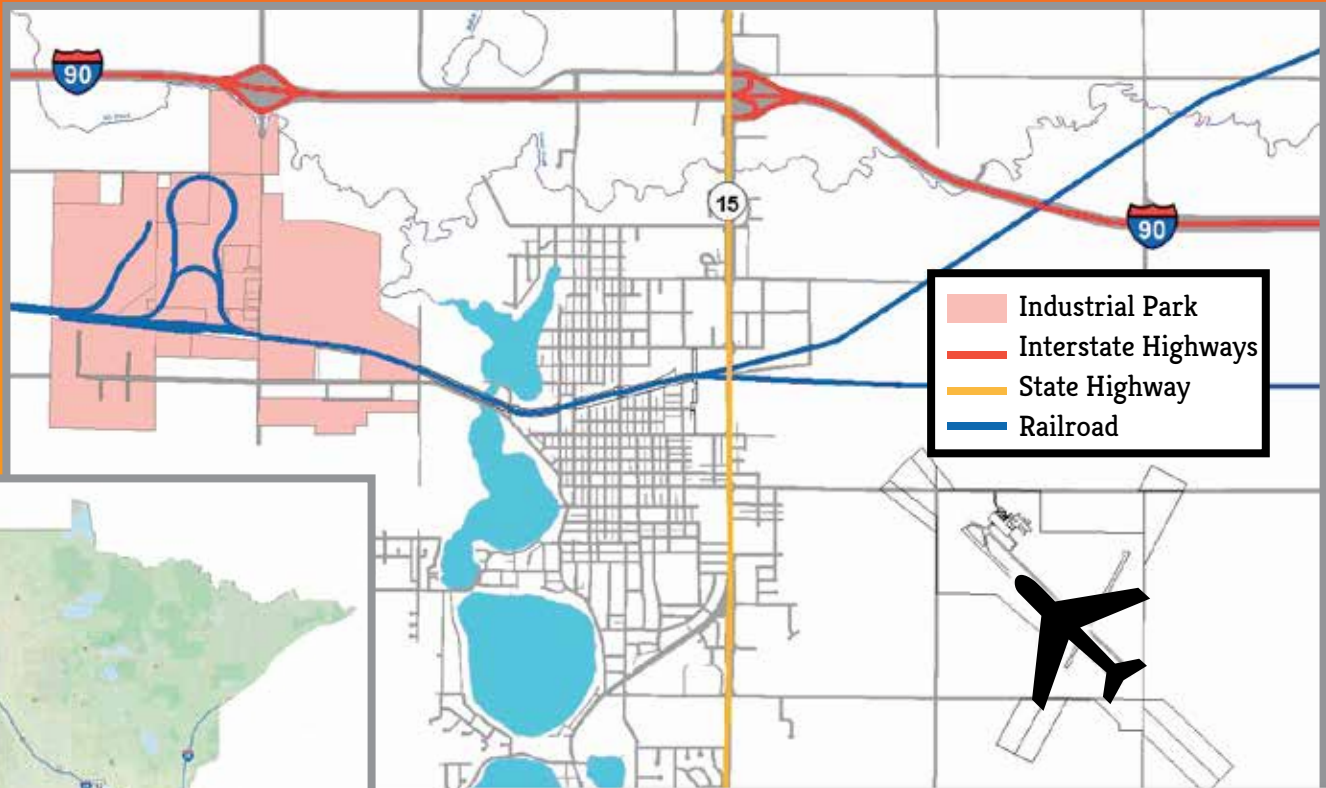


- Dual Rail Access: Union Pacific and Canadian Pacific



- Local Airport: regional airport access

Located on I-90, Fairmont is halfway between Chicago and the Black Hills; 151 miles from Minneapolis/St. Paul; 209 miles from Des Moines, Iowa. You can fly just about any size prop or corporate jet aircraft into Fairmont's Municipal Airport. Our airport is equipped with an ILS system, 5,550 foot runway and 3,300 crosswind runway, 24-hour fuel service, meeting space in the terminal and ground transportation. As you can see, Fairmont is situated geographically to take advantage of numerous regional business facilities.



# FAIRMONT



## » LAND

Fairmont has a fully serviced industrial park with 62 acres of land available. Seventeen of those acres are certified under Minnesota's Shovel-ready Certification Program. Fairmont also has two commercial subdivisions that are shovel-ready with state highway and interstate access. Lot sizes vary from 1.5 to 5 acres.

Land and buildings with immediate access to utilities are also available for your housing, retail and commercial needs.

For up-to-date land and building inventory, visit the economic development page of [www.fairmont.org](http://www.fairmont.org).



## » KEY INDUSTRY & MAJOR EMPLOYERS

Fairmont, Martin County is the proud home of two Fortune 500 companies, 3M and CHS, who headquarter in Minnesota. With numerous building and site opportunities available, you can make yours the next!

Our major industry is ag business, and for good reason! We are the largest producer in Minnesota for both hogs and corn, and in the state's top 10 for soybeans and cattle.

We know agriculture. Avery Weigh-Tronix, CHS, Green Plains Renewable Energy, Advanced Drainage Systems, Kahler Automation, Fairmont Vet Clinic, Devenish Nutrition and many other agricultural-based businesses understand our strengths and have decided to locate here as a result. You could be next!

Fairmont has a significant industrial manufacturing base. Our manufacturing companies have experienced long-term stability with employment numbers remaining stable.

Our top employers include:

- Mayo Health System-Fairmont
- HyVee
- Walmart
- Fairmont Foods
- 3M
- Kahler Automation
- Avery Weigh-Tronix
- Torgerson Properties
- REM Heartland
- Lakeview Methodist Health Services
- Bank Midwest



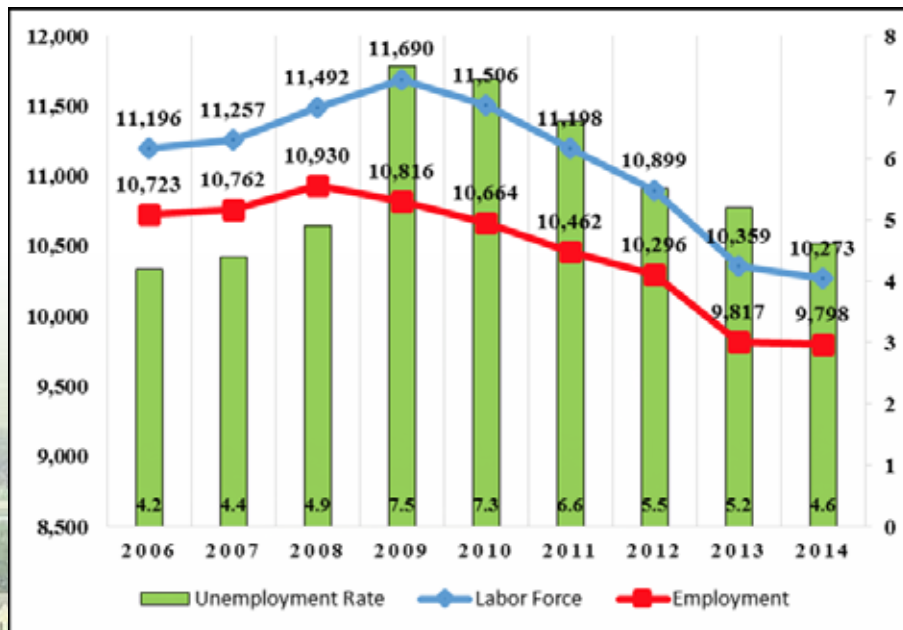


# » WORKFORCE

Martin County's population is 21,800 and draws its labor force from a 35 mile radius covering seven counties in two states. With local employers reporting high productivity, motivation and low absenteeism, the quality of the workforce is an important reason why businesses locate in Fairmont, Minnesota.

According to the US Census, more workers come into Fairmont for work than those that live in Fairmont and work elsewhere, resulting in a net inflow of approximately 800 workers. The unemployment rate has steadily been less than the state and national average.

Fairmont boasts an educated workforce, as 35% of the labor market population is a high school graduate; 36% have some college or an associate's degree; and 22% hold a bachelor's degree or higher. Over half of these workers travel less than 10 minutes for their jobs, while 83% travel less than 20 minutes to work.





# Comparing Local Taxes

The city share of local property tax table is a snapshot of local property tax rates of cities with a similar demographic and geographic characteristics as Fairmont. By comparing the amount of city taxes that a homeowner would pay on a home with the same value in each city, you can see that Fairmont is second to the lowest of the 14 cities. This illustration proves that our city's overall tax rate is very competitive.

	Tax Rate	Taxes on home value of \$150,000
Alexandria	42.426	\$636.39
<b>Fairmont</b>	<b>44.792</b>	<b>\$671.88</b>
Marshall	50.849	\$762.74
Worthington	52.954	\$794.31
North Mankato	53.62	\$804.30
Owatonna	58.774	\$881.61
Luverne	61.747	\$926.21
Albert Lea	63.216	\$948.24
Jackson	70.341	\$1,055.12
Hutchinson	74.416	\$1,116.24
New Ulm	78.683	\$1,180.25
Waseca	79.249	\$1,188.74
Blue Earth	87.026	\$1,305.39
Winnebago	92.469	\$1,387.04

Source: League of MN Cities, 2015 Property Tax Data

## » Contact

**Linsey Preuss**

Economic Development Coordinator

[lpreuss@fairmont.org](mailto:lpreuss@fairmont.org)

507-238-3925

City of Fairmont

100 Downtown Plaza

Fairmont, MN 56031

For more information on doing business in the Fairmont area, visit [Fairmont.org](http://Fairmont.org)

A special thank you to Greg Abel for donating various photos for this booklet.

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CITY OF LAKES