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May 19, 2023

Michael Kerski
Director of Planning and Development
City of Shakopee
485 Gorman Street
Shakopee, MN 55379

***TRANSMITTED
THROUGH
CITY PERMIT PORTAL***

Re: Final Plat Application- Outlot A Hentges Industrial Park

Dear Mr. Kerski:

We represent CT Realty (“CTR”), the preferred national developer for Clean Energy, a renewable natural gas fuel producer and distributor. This spring, CTR received City approval to construct a fleet service center with office, storage, driver services and minor vehicle repair on Outlot A (the “Property”), within the Hentges Industrial Park. Please accept this letter, together with the enclosed materials submitted via the City’s permitting portal, as CTR’s final plat application to proceed with development of the Phase II Site.

I. Project Summary

CTR is developing a network for Compressed Natural Gas (“CNG”) truck fleet fueling stations across the United States to be leased exclusively to Clean Energy (“CLNE”). CLNE is the largest distributor of renewable natural gas fuel in North America, is publicly traded on the NASDAQ, and operates over 550 stations throughout the U.S. and Canada. CNG-fueled “Green Trucks” offer comparable or better emission benefits than electric trucks while providing the same range and power as diesel trucks. In developing fleet fueling facilities nationwide, CLNE’s goal is to station these Green Trucks in key industrial hubs near regional warehouses, facilitating replacement of diesel fleet vehicles and promoting sustainability within the transportation industry.

Based on the City’s strong industrial presence, the Property utilized in conjunction with the Phase I Fueling Station uniquely serves CLNE’s fleet fuel customers. Since pursuing the original fleet fueling facility, CLNE has received significant interest in use of both the time fuel and fast fill fueling capabilities. Hentges is developing the property immediately southwest of the Phase I Fueling Station, there are active industrial uses to the east and accordingly expansion of the original site is not possible. This Phase II site will accommodate expansion of the fleet fueling use while also providing driver services and vehicle maintenance within the new fleet service center building.

II. Code Compliance Analysis

We have included civil plans for all public improvements proposed for the site as well as private improvements and landscaping plans in compliance with the CUP issued earlier this year. As submitted, this is a code compliant plat with no variances required or development flexibility requested.

We look forward to approval of the plat as submitted subject to staff comments and appropriate conditions of approval and hope to begin construction later this year.

Please do not hesitate to let me know if you have any questions or would like to discuss further.

Sincerely,



Megan C. Rogers, for
Larkin Hoffman

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