

Former Paper Mill Property- 2016



Looking North



Looking South

Former Paper Mill Property- 2016

Zoning:

- 38 Acres of privately owned heavy industrially zoned vacant property (completed the demolition of 750,000 sf of structure spring of 2016) with concrete footings and pads remaining
- 20 Acres of privately owned commercially zoned property containing an office building

Environmental:

- Part of the MPCA's VIC Program. The environmental status concluded that the extent and magnitude of the Identified Release (arsenic and SVOCs in soil, cadmium, and lead in groundwater) had been defined and the contamination doesn't pose a risk to human health or the environment, given the current property use (vacant). Redevelopment may change that designation.
- Borders +1/2 mile along the Mississippi River, adjacent to Hydrofacility

Transportation:

- Two Access Points from Benton Drive (Roundabout Construction at Benton Dr/Cty Road 29 in 2018)
- BNSF Active Rail, does have a private spur off of the main line.

Future Planning:

- Moratorium through May 2017 to determine land use and practical repurposing opportunities. City Council appointed a 20 person Task Force to provide guidance on land use and regulatory options.
- Urban Land Institute* will be conducting a 1 day seminar (December 7th) answering the following questions as requested by the Task Force:

- Given the site constraints and market conditions, what is an appropriate land use designation for the property?
- How can the City and the Property owner maximize the redevelopment potential of the site?
- Does the current state of the property (recently demolished with existing footings/foundations still in place) affect the redevelopment potential?
- Will this site be of interest to a state or national market? What is the best way of attracting attention to this opportunity?

Demolition and Economic Impact:

- Job Impact as a result of the Mill closure: 260 at the time of explosion plus 175 jobs permanently laid off six months earlier (5th largest employer in Sartell)
- Tax Impact of the Mill closure: + \$1.1 million in annual property taxes, Sartell and Benton County's largest individual taxpayer
- Utility Impact of the Mill closure: \$150,000+ in annual water & sewer utility revenues, Sartell's largest utility customer

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