

Agenda
I2 Properties Task Force
November 15, 2016
1-3 pm
Sartell City Hall – Chambers

- | | |
|-------------|--|
| 1-1:10 | Introductions |
| 1:10 – 1:30 | Discussion on SWOT – DeZurik Property
Future Land Use Thoughts?
Zoning Issues? |
| 1:30 – 2:00 | Discussion on SWOT – Hydro facility Property
Future Land Use Thoughts?
Zoning Issues? |
| 2:00 – 2:30 | Discussion on SWOT – Former Paper Mill Property
Future Land Use Thoughts?
Zoning Issues? |
| 2:30 – 2:55 | Review of ULI Questions, Materials and Agenda |
| 2:55-3:00 | Meeting Review, Specific Requests |

Q1 Knowing what you know about the DeZurik Property - What are the strengths associated with the property? • What advantages does this property have? • Is this property better than others? • What is unique about this property? • What would the market see as strengths on this property? • What factors could get this property developed/redeveloped/improved?

Answered: 10 Skipped: 0

#	Responses	Date
1	Well maintained. Proximity to Mississippi River.	11/7/2016 8:32 PM
2	Good access from Riverside Ave. Yes Topography	11/7/2016 7:12 PM
3	The property is a long standing facility for the community. A large heavy industrial use set in a residential area would make it out of place. However, since Sartell has grown around it is accepted. As long as DeZurik continues to be a good neighbor, it will never be an issue. Redevelopment of this sight as heavy industrial would likely be a battle with residents.	11/7/2016 6:19 PM
4	It appears to work for them Cost would be a factor if it would be moved. It is in a residential neighborhood but it works	11/7/2016 11:39 AM
5	- Proximity and views of the Mississippi River - Located off arterial road - Large, assembled site compared to existing residential lots in proximity to it -Heavy industrial use has cohabitated with residential surrounding for many years	10/27/2016 12:42 PM
6	It's existing. Would probably be more functional as a new building rather than one that has been added on to several times. With CR 1 running along side of it, it is probably an appropriate use the area.	10/26/2016 1:09 PM
7	The property is accessed by good roads and has all city services. The buildings are in a good state of repair and are maintained well. The one advantage this property has over the others is that it doesn't have to be accessed across a railroad track. There are loading docks at the plant that could be beneficial to other types of businesses.	10/26/2016 12:02 PM
8	Location is great.	10/26/2016 11:03 AM
9	central location, established successful business with local ownership, building large enough to allow for growth. close proximity to Co Rd 1 which someday may be widened requiring part of building to be demolished. This is a long shot but could happen. structurally sound building, room for expansion, utilities already in place, river frontage.	10/26/2016 8:49 AM
10	Owners show a willingness to maintain the property Traffic flow in and around the property seems to be efficient and will thought out	10/26/2016 6:31 AM

Q2 Knowing what you know about the DeZurik Property - What are the weaknesses associated with the property?• What could you improve on this property?• What should you avoid doing on this property?• What are people in your market likely to see as weaknesses?

Answered: 10 Skipped: 0

#	Responses	Date
1	Physically constrained by residential area and the river. Access on and off Riverside Ave.	11/7/2016 8:32 PM
2	Topography. Hillside and drainage issues. Need to protect contaminants from entering storm sewer. Surrounded by residential. Potential flooding issues.	11/7/2016 7:12 PM
3	As an established business with close ties to the community, I do not see a current weakness. However, If Dezurik would cease operation, I think the redevelopment would be pushed away from the current heavy industrial.	11/7/2016 6:19 PM
4	Residential neighborhood	11/7/2016 11:39 AM
5	-Heavy industrial use isn't compatible with the residential neighborhood. - Expanding footprint of heavy industrial use in this location	10/27/2016 12:42 PM
6	Not as functional as a new building would be that is designed for today's needs. The site is landlocked.	10/26/2016 1:09 PM
7	They have a nice view of the river if the property at the paper mill site gets cleaned up.	10/26/2016 12:02 PM
8	It appears to have lack of room for expansion, would probably need to consider putting in a multi-story parking ramp.	10/26/2016 11:03 AM
9	building is old and aesthetically not modern. since its an establish business with local ownership working with leadership to keep and help them grow is a must.	10/26/2016 8:49 AM
10	It would seem difficult for this property to expand Avoid any kind of outside storage Potential conflict with residential neighbors Feels inside like a mid-20th century factory	10/26/2016 6:31 AM

**Q3 Knowing what you know about the DeZurik Property - What are the opportunities associated with the property?
 Tip - Useful opportunities can come from such things as:
 • What good opportunities can you spot?
 • What interesting trends are you aware of?
 • Changes in land use?
 • Changes in government policies related to redevelopment?
 • Changes in social patterns, population profiles, lifestyle changes?
 • Local events and opportunities?**

Answered: 8 Skipped: 2

#	Responses	Date
1	Proximity to the river could dramatically increase the value over time.	11/7/2016 8:32 PM
2	Based on my thoughts mentioned in the two previous questions, I think the zoning/use of this property would change, if redevelopment would be needed. Residential and multi-family zoning would be the most likely, given its setting in the city.	11/7/2016 6:19 PM
3	- If DeZurik considered relocating, there would be a large contiguous site available on the Mississippi with ample infrastructure	10/27/2016 12:42 PM
4	If it was torn down it would be a great location for condos.	10/26/2016 1:09 PM
5	If something happened to DeZurik's business, the property could be easily be used as warehouse and office space in its current configuration. If the buildings were removed that would make a nice location for some high end condo's. Great view of the river if the paper mill site gets cleaned up.	10/26/2016 12:02 PM
6	If they ever closed the factory it would be a great place for a restaurant with a large patio/picture window overlooking the river.	10/26/2016 11:03 AM
7	Water issues will become more prevalent and I see great opportunities for their business.	10/26/2016 8:49 AM
8	Dezurik can take greater advantage of their history in the formation of Sartell Their location makes it possible for them to better advertise what work they do and how they do it Dezurik Museum?	10/26/2016 6:31 AM

Q4 Knowing what you know about the DeZurik Property - What are the threats associated with the property?• What obstacles does this property face?• What do other properties have, that this property does not?• Are quality standards or specifications for your job, products or services changing?• Could any of the weaknesses seriously threaten redevelopment?

Answered: 7 Skipped: 3

#	Responses	Date
1	Environmental concerns concerning proximity to the Mississippi River.	11/7/2016 8:32 PM
2	Concerns from local neighborhood that could hinder expansion.	11/7/2016 7:12 PM
3	The obstacle for the current owner is the lack of room for expansion, if needed. They are land locked in a residential area so expansion or even sale to another heavy industrial use would be unlikely.	11/7/2016 6:19 PM
4	- Site is essentially land locked should the business have expansion needs.	10/27/2016 12:42 PM
5	Uncertain of contamination threat from the former foundry.	10/26/2016 1:09 PM
6	Proximity to Co Rd 1. Better road/HWY access. Doubtful another manufacturer would seriously consider this site.	10/26/2016 8:49 AM
7	Expansion would be very difficult without disrupting the delicate fabric of the area It would seem that some improvement of the internal working conditions (natural light, ventilation, better artificial lighting) would improve the property	10/26/2016 6:31 AM

Q5 Any thoughts about the future use or re-use potential of this property?

Answered: 7 Skipped: 3

#	Responses	Date
1	none	11/7/2016 8:32 PM
2	none	11/7/2016 7:12 PM
3	I hope DeZurik stays in operation for another lifetime. Redevelopment of this site would be costly.	11/7/2016 6:19 PM
4	- residential -community space along Mississippi	10/27/2016 12:42 PM
5	Condos	10/26/2016 1:09 PM
6	High density residential is possible with great river views.	10/26/2016 8:49 AM
7	I think the property's current use is appropriate given the company's history with the community	10/26/2016 6:31 AM

Q6 Knowing what you know about the hydro facility property - What are the strengths associated with the property? • What advantages does this property have? • Is this property better than others? • What is unique about this property? • What would the market see as strengths on this property? • What factors could get this property developed/redeveloped/improved?

Answered: 9 Skipped: 1

#	Responses	Date
1	River access Aesthetics of the property Power generation capability	11/7/2016 8:32 PM
2	The hydro facility dam regulates the water level for upstream making it a necessary environmental component. Production from the facility is simply a nice sideline.	11/7/2016 6:19 PM
3	It works and it is green	11/7/2016 11:39 AM
4	-Site is located directly on the Mississippi -Functioning hydro facility (if Eagle Creek had not purchased facility, would the facility be of benefit to a new user ?)	10/27/2016 12:42 PM
5	Already operational so it makes sense to keep using it unit it is no longer cost effective.	10/26/2016 1:09 PM
6	This plant is producing enough green energy to power about 5000 homes. Hydro electric power is well received in the public eye as being beneficial and socially acceptable. The fact that this plant is licensed to produce almost twice as much power as it is currently capable of producing, means that this plant is valuable to energy producers for future equipment upgrades.	10/26/2016 12:02 PM
7	Clean energy, existing infrastructure.	10/26/2016 11:03 AM
8	Green energy, connected to grid with long-term purchase agreement in place. not sure how this property could be marketed and what options exist. Access is an obstacle. Improved access is key to redevelopment.	10/26/2016 8:49 AM
9	It serves a purpose by creating electricity and helping to control water flow in the river It is unique as it is "in" the river It's strength is that it produces energy without using fossil fuels	10/26/2016 6:31 AM

Q7 Knowing what you know about the hydro facility property - What are the weaknesses associated with the property?• What could you improve on this property?• What should you avoid doing on this property?• What are people in your market likely to see as weaknesses?

Answered: 9 Skipped: 1

#	Responses	Date
1	Access across railroad tracks Irregular shape of the property	11/7/2016 8:32 PM
2	Better access to the facility. Development that would be in conflict with the current use. Uncertainty about future land use.	11/7/2016 7:12 PM
3	Hopefully the electrical production allows the current owner maintain the dam long into the future. Operating the facility for hydro-electric assures us that the water levels are properly monitored.	11/7/2016 6:19 PM
4	- Need easement to access the property. -Parcel is small in size compared to land adjacent to it	10/27/2016 12:42 PM
5	Maintenance and cost of operation. You can get much more energy at a lower cost from wind and solar.	10/26/2016 1:09 PM
6	The property is very specialized in what it can do. I don't know of any other uses for this property other than the production of electricity. The access to the property is a hindrance. Having to cross the railroad tracks and cross the paper mill property is a definite drawback.	10/26/2016 12:02 PM
7	Age, possible deferred maintenance?	10/26/2016 11:03 AM
8	?	10/26/2016 8:49 AM
9	The property could be better presented they should avoid letting the maintenance and needed upgrades to the property cause it to deteriorate	10/26/2016 6:31 AM

Q8 Knowing what you know about the hydro facility property - What are the opportunities associated with the property? Tip - Useful opportunities can come from such things as: • What good opportunities can you spot? • What interesting trends are you aware of? • Changes in land use? • Changes in government policies related to redevelopment? • Changes in social patterns, population profiles, lifestyle changes? • Local events and opportunities?

Answered: 7 Skipped: 3

#	Responses	Date
1	Commercial appeal Aesthetics	11/7/2016 8:32 PM
2	The dam would likely be considered an attraction by many residents. Keeping the dam well maintained helps preserve that appearance that residence expect. This Depending on the development that happens on the properties around the dam there may be more ways to consider it an attraction.	11/7/2016 6:19 PM
3	- This site and the former mill site be combined to allow a larger site adjacent and accessible to the Mississippi River	10/27/2016 12:42 PM
4	Can't think of any.	10/26/2016 1:09 PM
5	See the answer in "Strengths"	10/26/2016 12:02 PM
6	Some sort of education/demonstration area for school field trips would be neat.	10/26/2016 11:03 AM
7	Like Dezurik, the hydro property has a story to tell that is related to Sartell's history. Could it combine with Dezurik to create a museum/history center of sorts to tell this story? Could the property be "improved" to allow tours by the public? Could the story of what happens here be made more familiar to the public	10/26/2016 6:31 AM

Q9 Knowing what you know about the hydro facility property - What are the threats associated with the property?• What obstacles does this property face?• What do other properties have, that this property does not?• Could any of the weaknesses seriously threaten redevelopment?

Answered: 7 Skipped: 3

#	Responses	Date
1	Environmental concerns along the river	11/7/2016 8:32 PM
2	Potential impact of future land uses. Ease of access. Yes.	11/7/2016 7:12 PM
3	I would think long term maintenance is always a concern.	11/7/2016 6:19 PM
4	- If the hydro facility ceased operations, cost to remove existing infrastructure	10/27/2016 12:42 PM
5	Maintenance costs and future use of adjacent property.	10/26/2016 1:09 PM
6	This property can really only be used for the production of electricity.	10/26/2016 12:02 PM
7	Currently owned by interests not connected to Sartell who could decide to close the facility, not maintain the facility, not upgrade the facility	10/26/2016 6:31 AM

Q10 Any thoughts about the future use or re-use potential of this property?

Answered: 4 Skipped: 6

#	Responses	Date
1	None	11/7/2016 8:32 PM
2	Increased use for hydroelectric production.	11/7/2016 7:12 PM
3	-Combine with former mill property to allow for one large contiguous parcel on Mississippi River	10/27/2016 12:42 PM
4	I don't see it changing much.	10/26/2016 8:49 AM

Q11 Knowing what you know about the former mill property - What are the strengths associated with the property? • What advantages does this property have? • Is this property better than others? • What is unique about this property? • What would the market see as strengths on this property? • What factors could get this property developed/redeveloped/improved?

Answered: 10 Skipped: 0

#	Responses	Date
1	Proximity to the river Aesthetics	11/7/2016 8:32 PM
2	Rail access. size. River frontage. River frontage and rail access.	11/7/2016 7:12 PM
3	Large parcel of land is a plus. Along the river is a positive. Easy access (train, car) is unique. Ample power available at the site for future uses.	11/7/2016 6:19 PM
4	location along rail Location along river	11/7/2016 11:39 AM
5	-large contiguous parcel on Mississippi River -rail access -proximity to Highway 10 and Highway 15 -	10/27/2016 12:42 PM
6	large tract of land adjacent to the river.	10/26/2016 1:09 PM
7	It is serviced by a rail line. It has good access by road. There are a lot of good concrete surfaces if the right use is found. There is easy access to massive amounts of power, as both 34.5 KV and 115 KV power lines are at the plant site.	10/26/2016 12:02 PM
8	Existing railroad tie-in. No existing buildings.	10/26/2016 11:03 AM
9	Buildings have been cleared so land is virtually ready for redevelopment. Access and proximity to RR is serious barrier. Any residential development would require sound mitigation. Adequate size, river frontage, utilities in place, motivated seller and community interest in redevelopment.	10/26/2016 8:49 AM
10	The greatest advantage is this property's relationship with the Mississippi and the potential development opportunities that offers for recreation, housing, restaurants on the river	10/26/2016 6:31 AM

Q12 Knowing what you know about the former mill property - What are the weaknesses associated with the property?• What could you improve on this property?• What should you avoid doing on this property?• What are people in the market likely to see as weaknesses?

Answered: 10 Skipped: 0

#	Responses	Date
1	Access from highway/streets Railroad traffic	11/7/2016 8:32 PM
2	Removal of additional debris. Hi density residential Railway crossings.	11/7/2016 7:12 PM
3	Unknown environment factors. Concrete covers the site. Train track may be a negative, depending on use.	11/7/2016 6:19 PM
4	Cleanup prevents easy redevelopment	11/7/2016 11:39 AM
5	- Redevelopment cost - Unique physical barriers (major rail line, river)	10/27/2016 12:42 PM
6	Number one is the condition Aims left it in with all the brick and concrete mess.	10/26/2016 1:09 PM
7	Any use of the property that doesn't use the current concrete would face enormous excavation costs. The close proximity to the rail line would be viewed as a negative if the re-developer doesn't wish to make use of it. Crossing the railroad tracks is a pain to access this property. The unknown environmental issues under the extensive concrete areas is a negative to redevelopment.	10/26/2016 12:02 PM
8	In-place building foundations could be obstacles to redevelopment.	10/26/2016 11:03 AM
9	Improved access. All options should be considered. RR noise, access potential soil contamination. Potential issues with train derailment.	10/26/2016 8:49 AM
10	The current condition of the property after the demolition work has left it in a condition that restoration of the property, or preparation for any other use is going to be extremely expensive and so will prohibit any development. It has the potential to always remain an eyesore at the "river door" to the community	10/26/2016 6:31 AM

Q13 Knowing what you know about the former mill property - What are the opportunities associated with the property? Tip - Useful opportunities can come from such things as: • What good opportunities can you spot? • What interesting trends are you aware of? • Changes in land use? • Changes in government policies related to redevelopment? • Changes in social patterns, population profiles, lifestyle changes? • Local events and opportunities?

Answered: 10 Skipped: 0

#	Responses	Date
1	River view Rail access	11/7/2016 8:32 PM
2	Rail access for industrial use.	11/7/2016 7:12 PM
3	It is important to look at the River/Power/Train tracks etc. and try to visualize what goes on such a unique site.	11/7/2016 6:19 PM
4	Could it be a passenger rail connection to the Cities, development working hand in hand with it being a transportation hub. A river walk tied to that development	11/7/2016 11:39 AM
5	- Unique redevelopment site once it is completely cleaned up	10/27/2016 12:42 PM
6	The land along the river may be far enough from the railroad tracks that with the installation of a sound wall, may make condos along the river feasible.	10/26/2016 1:09 PM
7	This property would make a great location for a solar farm. They could use the existing concrete to mount the panels. Close access to the power grid. Quiet operation, Low traffic and noise. The portion of the property south of Sartell Street would make an interesting location for condos or a retail or restaurant establishment. I could visualize a nice board walk along the river side, with nice views of the water. Maybe open the old bridge for pedestrian traffic.	10/26/2016 12:02 PM
8	If all of the rubble were cleaned up and the soil seeded, a concert/festival venue would make a fun interim use.	10/26/2016 11:03 AM
9	clear of buildings,	10/26/2016 8:49 AM
10	As noted above, river portages, parks and recreation on the river, river-focused activities such as restaurants, outfitters, and the like. Even some potential for housing	10/26/2016 6:31 AM

Q14 Knowing what you know about the former mill property - What are the threats associated with the property? What obstacles does this property face? What do other properties have, that this property does not? Are quality standards or specifications for your job, products or services changing? Could any of the weaknesses seriously threaten redevelopment?

Answered: 10 Skipped: 0

#	Responses	Date
1	Environmental concerns Access from highway/street	11/7/2016 8:32 PM
2	Access.	11/7/2016 7:12 PM
3	The concrete could be a huge burden for development. Train traffic may be a negative.	11/7/2016 6:19 PM
4	Speed of trains the river and flooding Biggest- the junk left from the mill	11/7/2016 11:39 AM
5	- Amount of clean-up that is still needed before redevelopment could take place	10/27/2016 12:42 PM
6	Primarily the railroad noise for anything related to residential use.	10/26/2016 1:09 PM
7	Massive quantities of concrete threaten any redevelopment that doesn't use the existing concrete.	10/26/2016 12:02 PM
8	The old foundations and rubble are literal obstacles.	10/26/2016 11:03 AM
9	Access, RR noise and potential for derailment issues are real challenges.	10/26/2016 8:49 AM
10	It would seem the greatest obstacle is the general cleanup of the property to prepare it for other uses. A master plan for the site that is developed thru a public process would identify the best uses for the property long term.	10/26/2016 6:31 AM

Q15 Any thoughts about the future use or re-use potential of this property?

Answered: 8 Skipped: 2

#	Responses	Date
1	Residential, condo, townhome Park Commercial use such as shopping/restaurants	11/7/2016 8:32 PM
2	This area needs to be thoroughly researched for future heavy industrial use. The rail access in invaluable.	11/7/2016 7:12 PM
3	I think it is important to have all the positive and unique aspects of the site publicly available. The redevelopment of this site will only happen with a developer getting excited about an opportunity and taking a vision through the process.	11/7/2016 6:19 PM
4	See above.	11/7/2016 11:39 AM
5	Condos, retail, offices, riverwalk, solar garden.	10/26/2016 1:09 PM
6	See above.	10/26/2016 12:02 PM
7	Solar or wind energy component production	10/26/2016 11:03 AM
8	Any and all options should be considered.	10/26/2016 8:49 AM