

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?

Well maintained. Proximity to Mississippi River.

Good access from Riverside Ave. Yes Topography

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.

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

- 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

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.

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.

Location is great.

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.

Owners show a willingness to maintain the property Traffic flow in and around the property seems to be efficient and will thought out

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?

Proximity to the river could dramatically increase the value over time.

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.

- If DeZurik considered relocating, there would be a large contiguous site available on the Mississippi with ample infrastructure

If it was torn down it would be a great location for condos.

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.

If they ever closed the factory it would be a great place for a restaurant with a large patio/picture window overlooking the river.

Water issues will become more prevalent and I see great opportunities for their business.

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?

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?

Physically constrained by residential area and the river. Access on and off Riverside Ave.

Topography. Hillside and drainage issues. Need to protect contaminants from entering storm sewer. Surrounded by residential. Potential flooding issues.

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.

Residential neighborhood

-Heavy industrial use isn't compatible with the residential neighborhood. - Expanding footprint of heavy industrial use in this location

Not as functional as a new building would be that is designed for today's needs. The site is landlocked.

They have a nice view of the river if the property at the paper mill site gets cleaned up.

It appears to have lack of room for expansion, would probably need to consider putting in a multi-story parking ramp.

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.

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

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?

Environmental concerns concerning proximity to the Mississippi River.

Concerns from local neighborhood that could hinder expansion.

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.

- Site is essentially land locked should the business have expansion needs.

Uncertain of contamination threat from the former foundry.

Proximity to Co Rd 1. Better road/HWY access. Doubtful another manufacturer would seriously consider this site.

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.

Knowing what you know about the **DeZurik** property – Any thoughts about the future use or re-use potential of this property?

none

none

I hope DeZurik stays in operation for another lifetime. Redevelopment of this site would be costly.

- residential -community space along Mississippi

Condos

High density residential is possible with great river views.

I think the property's current use is appropriate given the company's history with the community

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?

River access Aesthetics of the property Power generation capability

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.

It works and it is green

-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 ?)

Already operational so it makes sense to keep using it until it is no longer cost effective.

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.

Clean energy, existing infrastructure.

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.

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

Knowing what you know about the **Hydrofacility** 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?

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Commercial appeal Aesthetics

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.

- This site and the former mill site be combined to allow a larger site adjacent and accessible to the Mississippi River

Can't think of any.

See the answer in "Strengths"

Some sort of education/demonstration area for school field trips would be neat.

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

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?

Access across railroad tracks Irregular shape of the property

Better access to the facility. Development that would be in conflict with the current use. Uncertainty about future land use.

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.

- Need easement to access the property. -Parcel is small in size compared to land adjacent to it

Maintenance and cost of operation. You can get much more energy at a lower cost from wind and solar.

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.

Age, possible deferred maintenance?

?

The property could be better presented they should avoid letting the maintenance and needed upgrades to the property cause it to deteriorate

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?• Are quality standards or specifications for your job, products or services changing?• Could any of the weaknesses seriously threaten redevelopment?

Environmental concerns along the river

Potential impact of future land uses. Ease of access. Yes.

I would think long term maintenance is always a concern.

- If the hydro facility ceased operations, cost to remove existing infrastructure

Maintenance costs and future use of adjacent property.

This property can really only be used for the production of electricity.

Currently owned by interests not connected to Sartell who could decide to close the facility, not maintain the facility, not upgrade the facility

Knowing what you know about the **Hydro facility** property – Any thoughts about the future use or re-use potential of this property?

None

Increased use for hydroelectric production.

-Combine with former mill property to allow for one large contiguous parcel on Mississippi River

I don't see it changing much.

Knowing what you know about the former paper 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?

Proximity to the river Aesthetics

Rail access. size. River frontage. River frontage and rail access.

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.

location along rail Location along river

-large contiguous parcel on Mississippi River -rail access -proximity to Highway 10 and Highway 15 -

large tract of land adjacent to the river.

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.

Existing railroad tie-in. No existing buildings.

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.

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

2014 SWOT

- Proximity to River
- Easy Access from Major Roads
- Visibility of Site
- City Support
- Parcel Size
- Sartell Growth & Proximity to Metro
- Elevation above flood plain
- Strong "destination medical" region

Knowing what you know about the **former paper 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?

River view Rail access

Rail access for industrial use.

It is important to look at the River/Power/Train tracks etc. and try to visualize what goes on such a unique site.

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

- Unique redevelopment site once it is completely cleaned up

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.

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.

If all of the rubble were cleaned up and the soil seeded, a concert/festival venue would make a fun interim use.

clear of buildings,

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

2014 SWOT

- Utility bridge conversion to pedestrian bridge
- Future Industrial Use
- Navigable and recreation uses of river above hydro dam & Tourism
- Creation of new focal point for this area of Sartell
- Timeline for available land to develop is short (2014)
- Apparent flexibility of development choices
- Uses that can take advantage of river amenity
- Job creation / replacement
- Rail Line transit oriented development potential. Also on MTC Route
- Existing yellow brick façade provides basis for future design elements
- Railroad: For industrial uses. Potential Pedestrian Tunnel Under RR Tracks
- Remembrance: Of paper mill/workers-families and fire/death
- New Site Access or RR tracks at bridgehead

Knowing what you know about the former paper 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 your market likely to see as weaknesses?

Access from highway/streets Railroad traffic

Removal of additional debris. Hi density residential Railway crossings.

Unknown environment factors. Concrete covers the site. Train track may be a negative, depending on use.

Cleanup prevents easy redevelopment

- Redevelopment cost - Unique physical barriers (major rail line, river)

Number one is the condition Aims left it in with all the brick and concrete mess.

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.

In-place building foundations could be obstacles to redevelopment.

Improved access. All options should be considered. RR noise, access potential soil contamination. Potential issues with train derailment.

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

2014 SWOT

- Railroad Traffic
- Linear parcel shape
- Distance to major highway
- Constraints of Hydroelectric Plant Remaining
- Constraints of existing foundations and slabs to remain
- Adjacent industrial uses
- Limited trade area, low population density, strong retail concentrations in Waite Park and St. Cloud
- Location: Growth appears to be on the south and west side of city
- Site Access

Knowing what you know about the former paper 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?

Open-Ended Response

Environmental concerns Access from highway/street

Access.

The concrete could be a huge burden for development. Train traffic may be a negative.

Speed of trains the river and flooding Biggest- the junk left from the mill

- Amount of clean-up that is still needed before redevelopment could take place

Primarily the railroad noise for anything related to residential use.

Massive quantities of concrete threaten any redevelopment that doesn't use the existing concrete.

The old foundations and rubble are literal obstacles.

Access, RR noise and potential for derailment issues are real challenges.

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.

2014 SWOT

- Unkown Environmetal Issues
- Saftey issues associated with railroad proximity
- Site Access via railroad crossing
- Existing inventory of real estate
- Island feeling. Contrained between river and railroad
- Exiting land uses to remain and affect on future development
- Time; Keeping up momentum upon completion of contract scope
- Incentives and listing price need to be competitive
- Public expectation the site should be dedicated for park use. Educating public on highest / best use
- Incorporating current stormwater requirements may constrain site development
- Creating multiple new uses on the existing single use slab and foundation may limit redevelopment potential
- River: 100yr floodplain encroaches into site upstream of dam
- Railroad restrictions / setbacks for new construction
- Pigeonholing site to only a small subset of potential users
- Lack of connecting / supporting adjacent development

Knowing what you know about the former paper mill property – Any thoughts about the future use or re-use potential of this property?

Open-Ended Response

Residential, condo, townhome Park Commercial use such as shopping/restaurants

This area needs to be thoroughly researched for future heavy industrial use. The rail access is invaluable.

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.

See above.

Condos, retail, offices, riverwalk, solar garden.

See above.

Solar or wind energy component production

Any and all options should be considered.