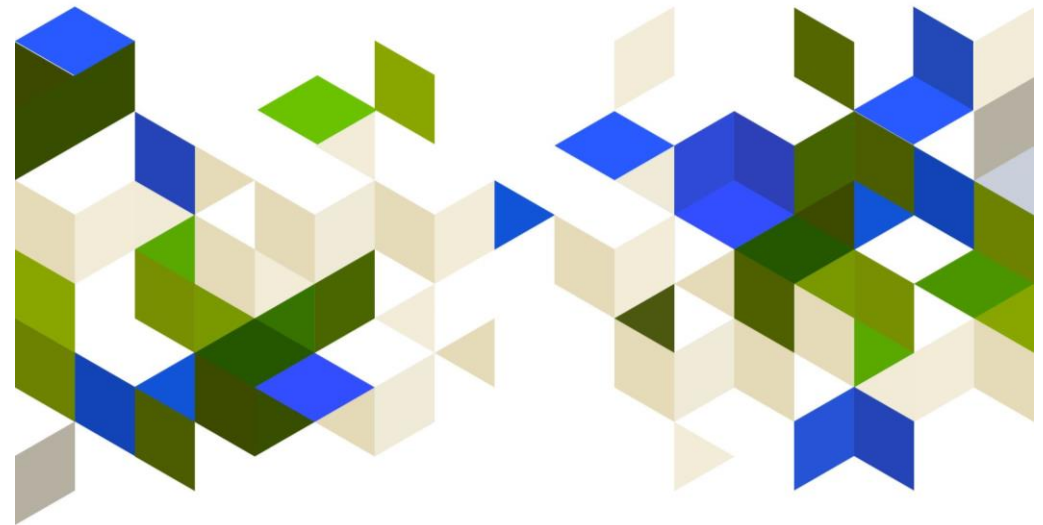


BELTRAMI COUNTY JAIL PROJECT

Property Purchase

Board of County Commissioners
August 23, 2023



SITE SELECTION CRITERIA

1. Lot Size (based on usable high ground)

3= > 8 acres	Allows for new jail and future expansion and other county uses
2= 4 - 8 acres	Allows for current jail and future expansion
1= 2.5 - 4 acres	Allows for new jail
DQ= < 2.5 acres	Disqualified-not enough land for new jail

2. Property Valuation (cost per usable acre based on assessed value)

3= < \$50,000	Cost per acre based on assessed value
2= \$50,000 - \$500,000	Cost per acre based on assessed value
1= \$500,001 - \$1,500,000	Cost per acre based on assessed value
0= > \$1,500,000	Cost per acre based on assessed value

3. Estimated Acquisition Cost

3= < \$500,000	Estimated purchase price of property
2= \$500,000 - \$1,500,000	Estimated purchase price of property
1= \$ 1,50,001 - \$2,500,000	Estimated purchase price of property
0= > \$2,500,000	Estimated purchase price of property

4. Estimated Site Prep Cost (average of demo/land clearing & utilities connection estimated cost)

Demo/Clearing & Site Grading Estimated Cost

3= < \$250,000	Cost to demo/clear land, site grade and connect to utilities
2= \$250,000 - \$500,000	Cost to demo/clear land, site grade and connect to utilities
1= \$500,001 - \$1,000,000	Cost to demo/clear land, site grade and connect to utilities
0= > \$1,000,000	Cost to demo/clear land, site grade and connect to utilities

Utilities Connection Estimated Cost

3= < 100	Utilities in Street/On site or less than 100' to connect
2= 100 - 500	Utilities close by but up to 500' to connect
1= 501 - 1000	501' to 1,000' to connect
0= > 1000	Over 1,000' to connect

5. Impact to Property Tax Revenue (annual loss of property taxes)

3= \$0	No loss of property tax revenue
2= \$1 - \$2,500	Lost property tax revenue annually
1= \$2,500 - \$5,000	Lost property tax revenue annually
0= > \$5,000	Lost property tax revenue annually

6. Courthouse & EMS Access (proximity of new jail to courthouse and emergency medical service)

3= Connected	Jail connected to Courthouse
2= .01 - 2.0	Up to 2 miles or less than 10 minutes travel time from Courthouse & Fire Station #1
1= 2.01 - 3.0	2.01 miles to 3 miles or less than 15 minutes travel time from Courthouse & Fire Station #1
0= > 3.0	Greater than 3 miles or greater than 15 minutes travel time from Courthouse & Fire Station #1

SITE SELECTION CRITERIA

7. Intake Access (proximity of new jail to major highways)

3= <= .5	Up to .5 mile or <5 minutes travel time to highway access
2= .51 - 1.0	.51 miles to 1 miles or < 10 minutes travel time to highway access
1= 1.1 - 2.0	1.01 miles to 2 miles or < 15 minutes travel time to highway access
0= > 2.0	Greater than 2 miles or > 15 minutes travel time to highway access

8. Impact to Habitable Housing (loss of existing residences)

3= 0	0 habital houses lost
2= 1 - 5	1 to 5 habital houses lost
1= 6 - 10	6 to 10 habital houses lost
0= > 10	Greater than 10 habital houses lost

9. Neighborhood Impacts (including aesthetics such as view sites, light pollution, screening, traffic & noise)

3= < 50	Less than 50 residences in 1,000' buffer
2= 51 - 100	51 to 100 residences in 1,000' buffer
1= 101 - 150	101 to 150 residences in 1,000' buffer
0= > 150	More tha 150 residences in 1,000' buffer

10. Construction Impacts (disruption of traffic around construction site)

3= < 4,000	Less than 4,000 traffic count per day surrounding site
2= 4,001 - 8,000	4,001 to 8,000 traffic count per day surrounding site
1= 8,001 - 12,000	8,001 to 12,000 traffic count per day surrounding site
0= > 12,000	More than 12,000 traffic count per day surrounding site

11. Financial Productivity Potential (FPP = average of loss of sales tax, property tax and jobs)

Sales Tax

3= < \$10,000	Loss of less than \$10,000 in annual sales tax revenue
2= \$10,00 - \$20,000	Loss of \$10,000 to \$20,000 in annual sales tax revenue
1= \$20,001 - \$30,000	Loss of \$20,001 to \$30,000 in annual sales tax revenue
0= > \$30,000	Loss of greater than \$30,000 in annual sales tax revenue

Property Tax

3= < \$5,000	Loss of less than \$5,000 in potential property tax
2= \$5,000 - \$10,000	Loss \$5,000 to \$10,000 in potential property tax annually
1= \$10,001 - \$15,000	Loss \$10,000 to \$15,000 in potential property tax annually
0= > \$15,000	Loss of greater than \$15,000 in potential property annually

Job Potential

3= < 10	Loss of less than 10 jobs
2= 10 -25	Loss of 10 to 25 jobs
1= 26 - 50	Loss of 26 to 50 jobs
0= > 50	Loss of greater than 50 jobs

12. Land Use/Zoning/Annexation

3= No variance or rezoning needed
2= Property zoned commercial-variance needed
1= Property zoned residential-variance or rezoning needed
DQ= Unable to be Annexed

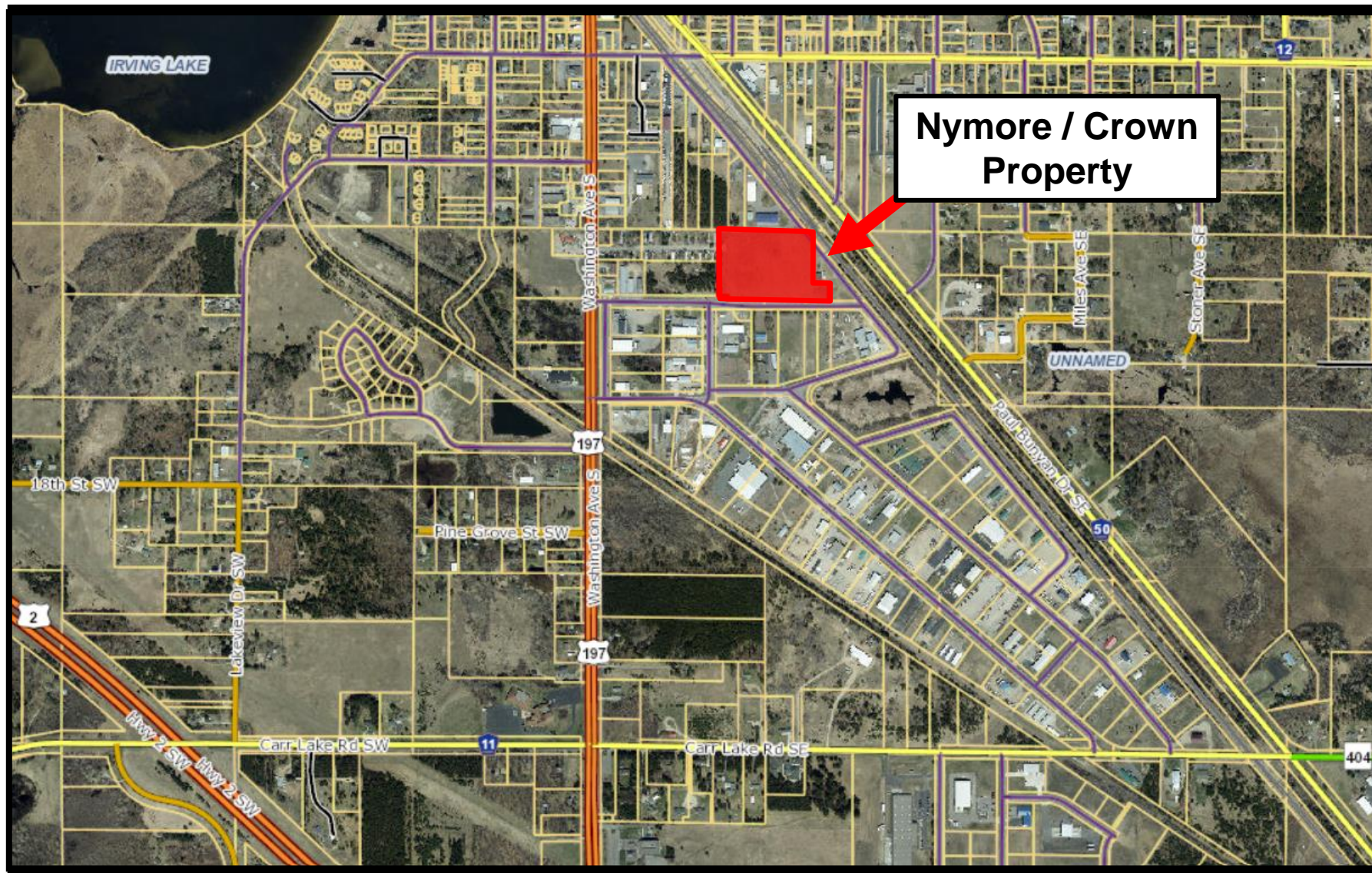
REVISED SITE SELECTION SCORING AND RANKING

SITE	DESCRIPTION	1	2	3	Site Prep			5	6	7	8	9	10	FPP				12	SCORE	RANK
					4a	4b	4							11a	11b	11c	11			
1	Block N of Courthouse	1	1	1	2	3	2.50	0	3	1	1	0	2	3	0	2	1.67	DQ	DQ	DQ
2	Central School	DQ	1	2	2	3	2.50	3	2	1	3	0	2	3	3	1	2.33	DQ	DQ	DQ
3	Block N & Central School	2	1	0	1	3	2.00	0	3	1	1	0	2	3	0	0	1.00	DQ	DQ	DQ
4	City Parking Lot #9	DQ	2	2	3	3	3.00	3	2	1	3	0	1	3	3	3	3.00	3	DQ	DQ
5	Federal Building Block	DQ	0	0	0	3	1.50	0	2	1	3	2	1	2	0	0	0.67	3	DQ	DQ
6	County Impound Lot	3	3	3	3	0	1.50	3	0	2	3	3	3	3	3	3	3.00	DQ	DQ	DQ
7	Old Fairgrounds/Target	3	2	3	3	2	2.50	3	1	3	3	3	0	0	0	0	0.00	3	26.50	5
8	Holmes Family Trust	2	3	2	2	1	1.50	2	2	2	3	1	2	3	3	3	3.00	DQ	DQ	DQ
9	ISD 31/Old Enbridge Site	3	3	0	3	1	2.00	3	2	3	3	3	2	3	3	3	3.00	DQ	DQ	DQ
10	Nymore/Crown Property	3	3	3	3	2	2.50	1	1	3	3	3	2	3	0	3	2.00	3	29.50	2
11	Middle School/Beltrami HRA	3	2	0	3	1	2.00	3	2	2	2	3	2	3	3	3	3.00	DQ	DQ	DQ
12	Wiebolt Property	3	3	2	3	2	2.50	2	2	2	3	2	3	3	3	3	3.00	DQ	DQ	DQ
13	Hard Rock Property	3	3	2	3	0	1.50	2	1	1	2	3	3	3	3	3	3.00	DQ	DQ	DQ
14	Loeken Property	2	3	3	2	0	1.00	2	1	1	3	3	3	3	3	3	3.00	DQ	DQ	DQ
15	BRIC Property	3	3	2	1	2	1.50	3	2	3	3	2	2	3	3	3	3.00	3	30.50	1
16	Industrial Park	3	3	3	2	2	2.00	3	0	1	3	3	3	3	0	1	1.33	3	28.33	3
17	Quello Property	3	3	3	2	2	2.00	2	0	2	3	3	3	3	0	1	1.33	3	28.33	3
18	Hanson Property	3	3	2	3	1	2.00	1	2	1	3	0	2	0	0	0	0.00	3	22.00	6
19	Pinnacle Village	3	3	1	1	0	0.50	0	0	3	3	3	1	0	0	0	0.00	3	20.50	7

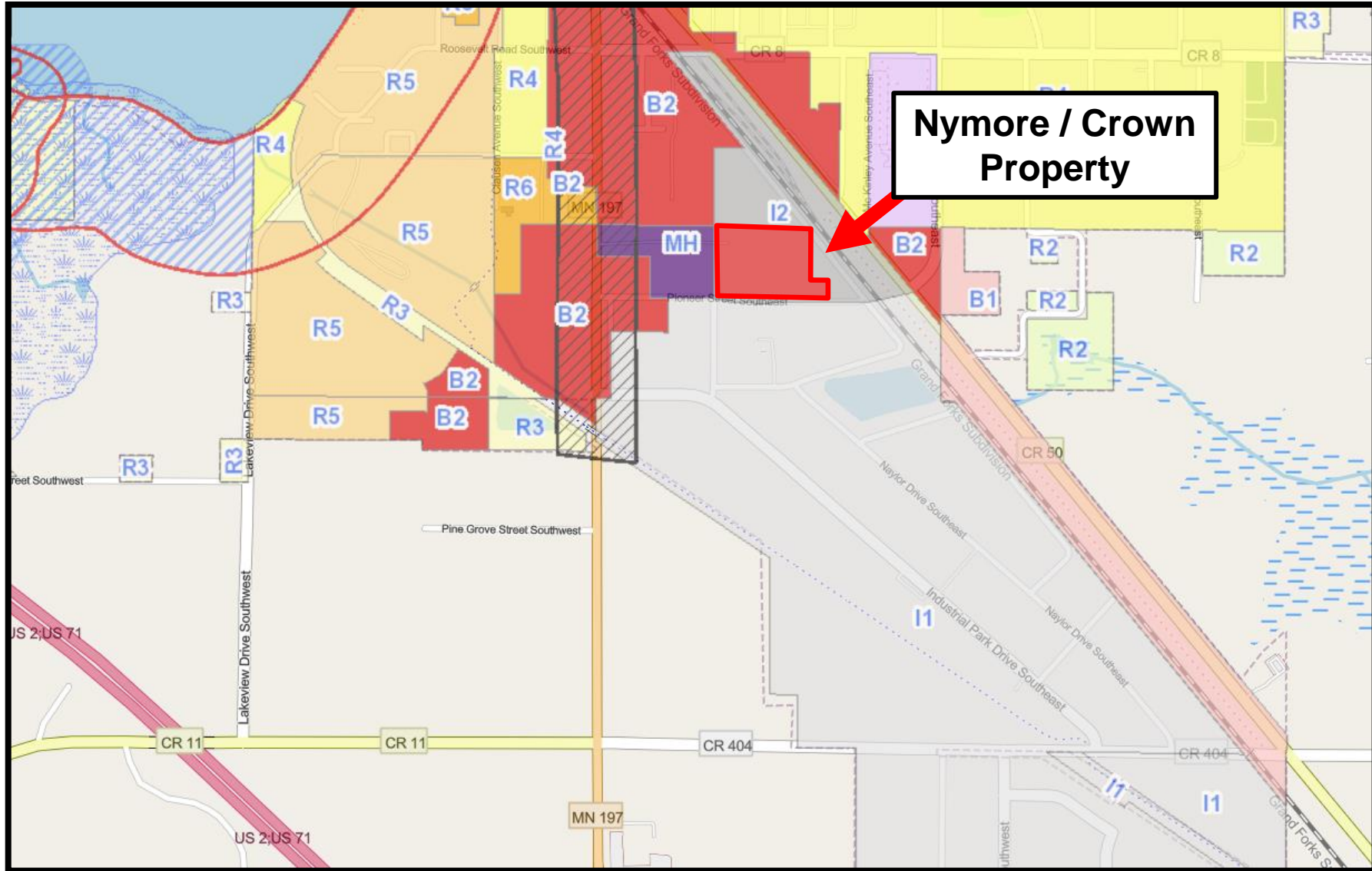
7 Disqualified Locations Due to Residential Moratorium

Nymore/Crown Property

NYMORE / CROWN PROPERTY



NYMORE / CROWN PROPERTY



LOCATION SITE #10

NYMORE / CROWN PROPERTY

Rank: #2

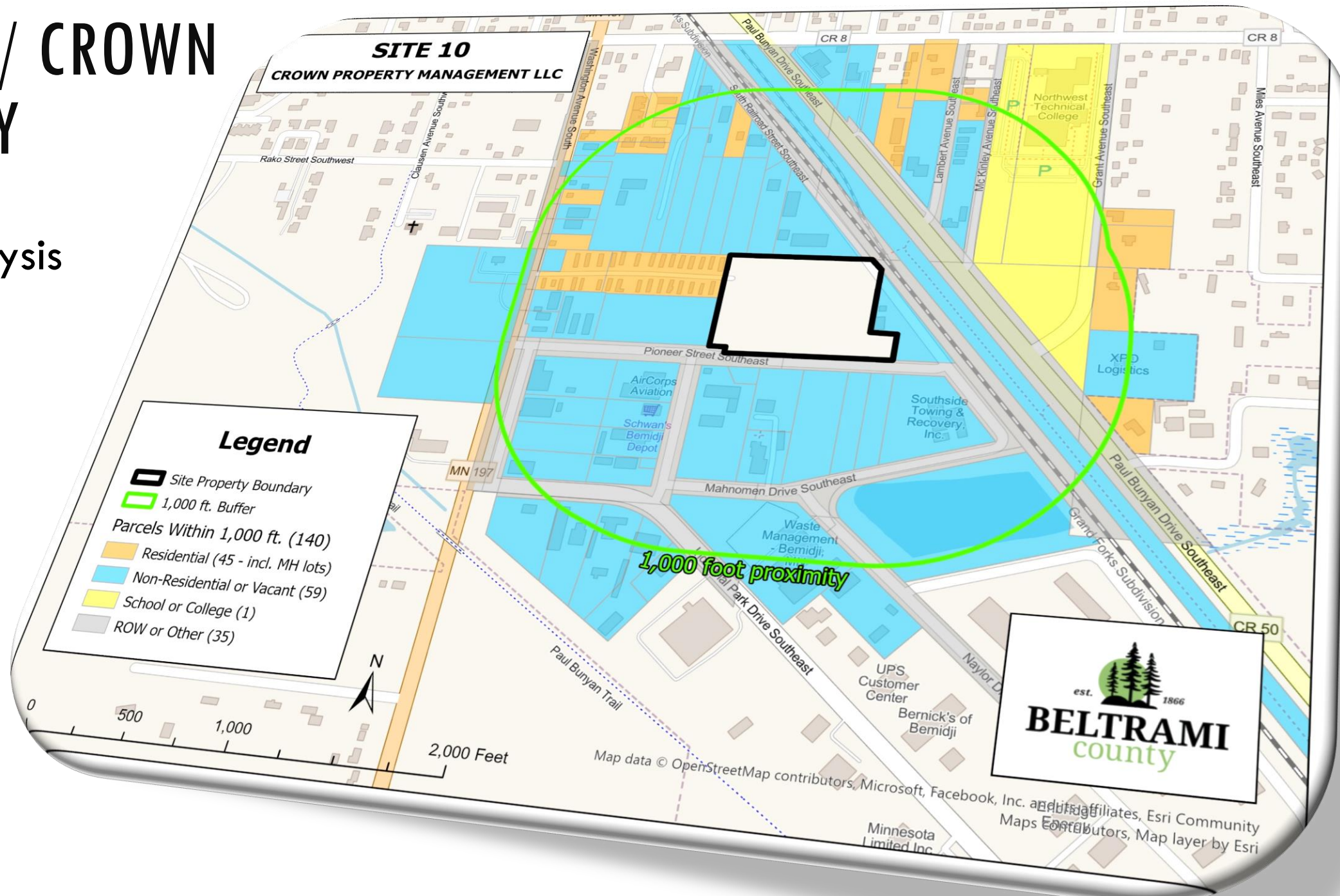


Property Highlights:

- ✓ 2nd Ranked Site
- ✓ Located on Pioneer St SE
 - ✓ Secondary Access to Railroad St SE
- ✓ 9.2 Total Acres (All Usable)
- ✓ Upland, No Structures
- ✓ Very Level, Few Trees
- ✓ Good Access to Highway and Town
- ✓ Zoned I2 (General Industrial)
- ✓ Water and Sewer Utilities In Street

NYMORE / CROWN PROPERTY

Community Impact Analysis



NYMORE/CROWN DONATION AGREEMENT HIGHLIGHTS

- ❖ Purchase Price: \$0 – Donation to County
- ❖ Anticipated Transfer: 10 Days After Due Diligence (or earlier as agreed by the parties)
- ❖ Contingencies:
 - 1) 90-Day Due Diligence by County
 - 2) Must Be Used for the Jail
 - 3) Jail Must Break Ground within 5 Years
 - 4) Reversion Clause: Addresses Reversion Due To:
 - A. County's Due Diligence Findings
 - B. County's Failure to Construct w/in 5 Years or Use as Jail
 - 5) First Right of Refusal to Benefactor if County Sells
 - 6) Owner's Assistance with Applications/Permits at Buyer's Expense

Questions