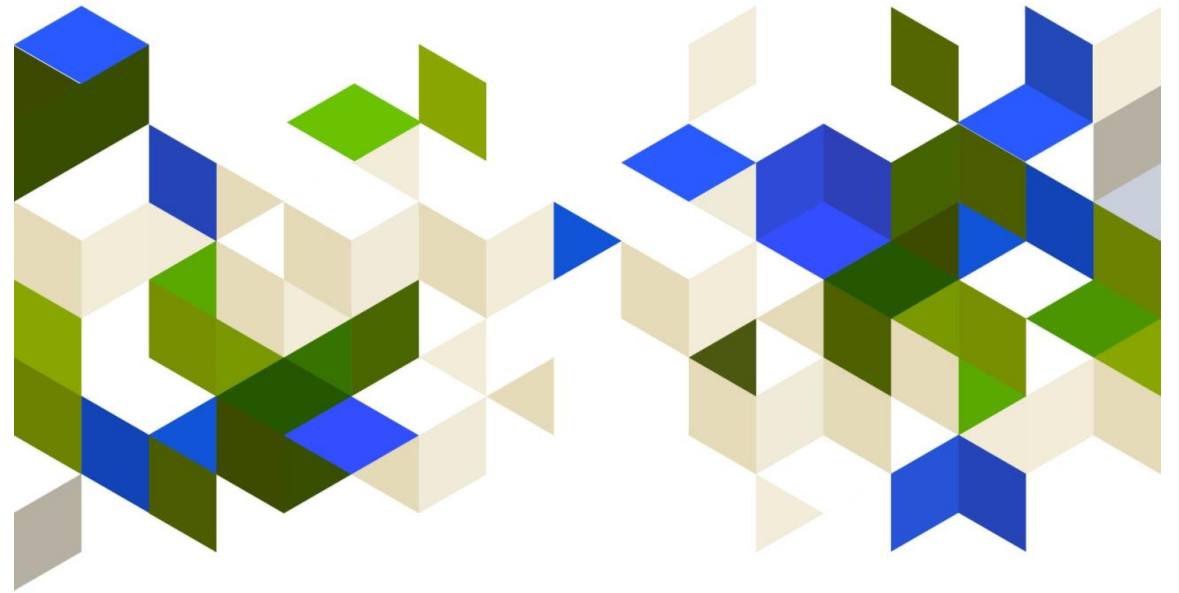


# BELTRAMI COUNTY JAIL PROJECT

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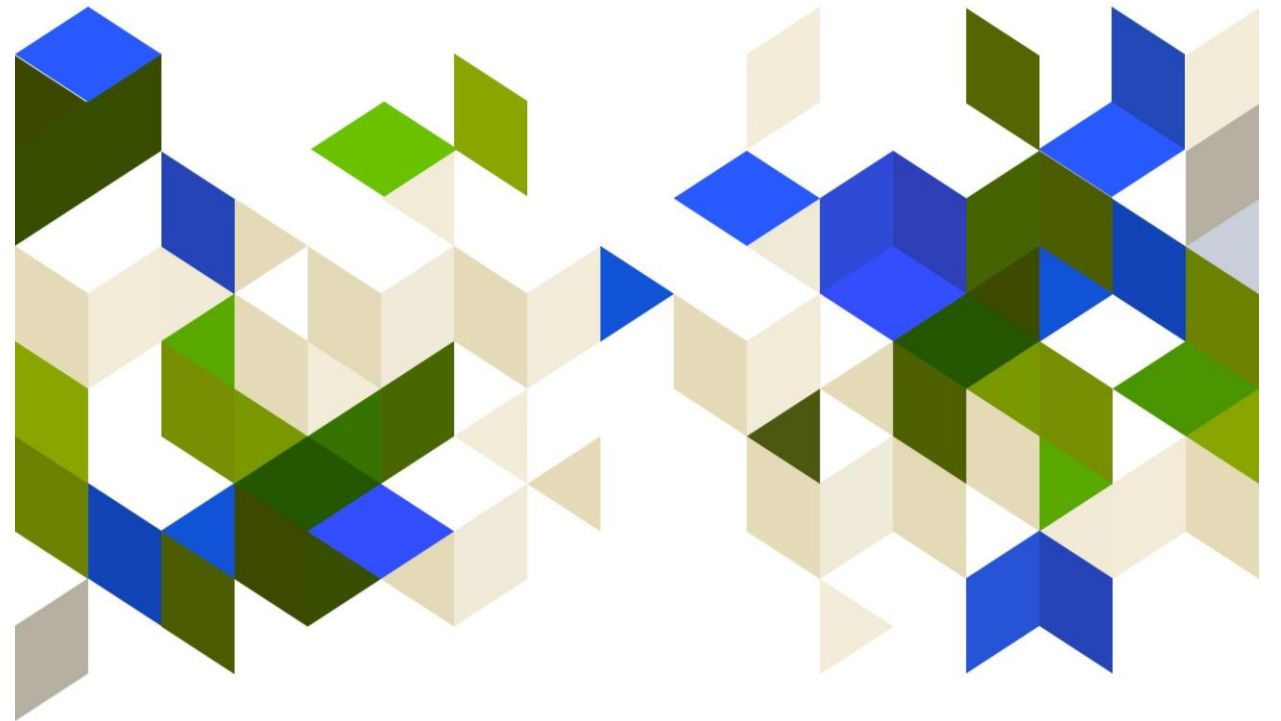
**POSSIBLE SITE LOCATIONS**  
**Update**

Board of County Commissioners  
May 31, 2023



# **BELTRAMI COUNTY JAIL PROJECT**

## **Site Selection Criteria**



# 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

# SITE SELECTION CRITERIA

## 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

# SITE SELECTION CRITERIA

## 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

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

3=	$\leq .5$	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

# SITE SELECTION CRITERIA

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

3= <5	Less than 5 adjacent properties affected by existence of jail
2= 5 - 10	5 to 10 adjacent properties affected by existence of jail
1= 10 - 15	10 to 15 adjacent properties affected by existence of jail
0= >15	More tha 15 adjacent properties affected by existence of jail

## 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

# SITE SELECTION CRITERIA

## 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

# SITING CRITERIA VETTING

## Goals of Criteria:

- 1) Identify Critical Evaluation Factors
- 2) Use Objective Criteria
- 3) Utilize Dispersion Scoring
- 4) Defensible Outcomes

## Review of Criteria:

- 1) Audited By Construction Engineers  
Senior Leadership
- 2) Reviewed and Approved by  
Steering Committee



# PROPERTY IDENTIFICATION

## Properties Identified Via:

- 1) Commissioner or Staff
- 2) City Staff
- 3) Steering Committee
- 4) Design & Operations Committee
- 5) Community Member/Relator
- 6) GIS Analysis

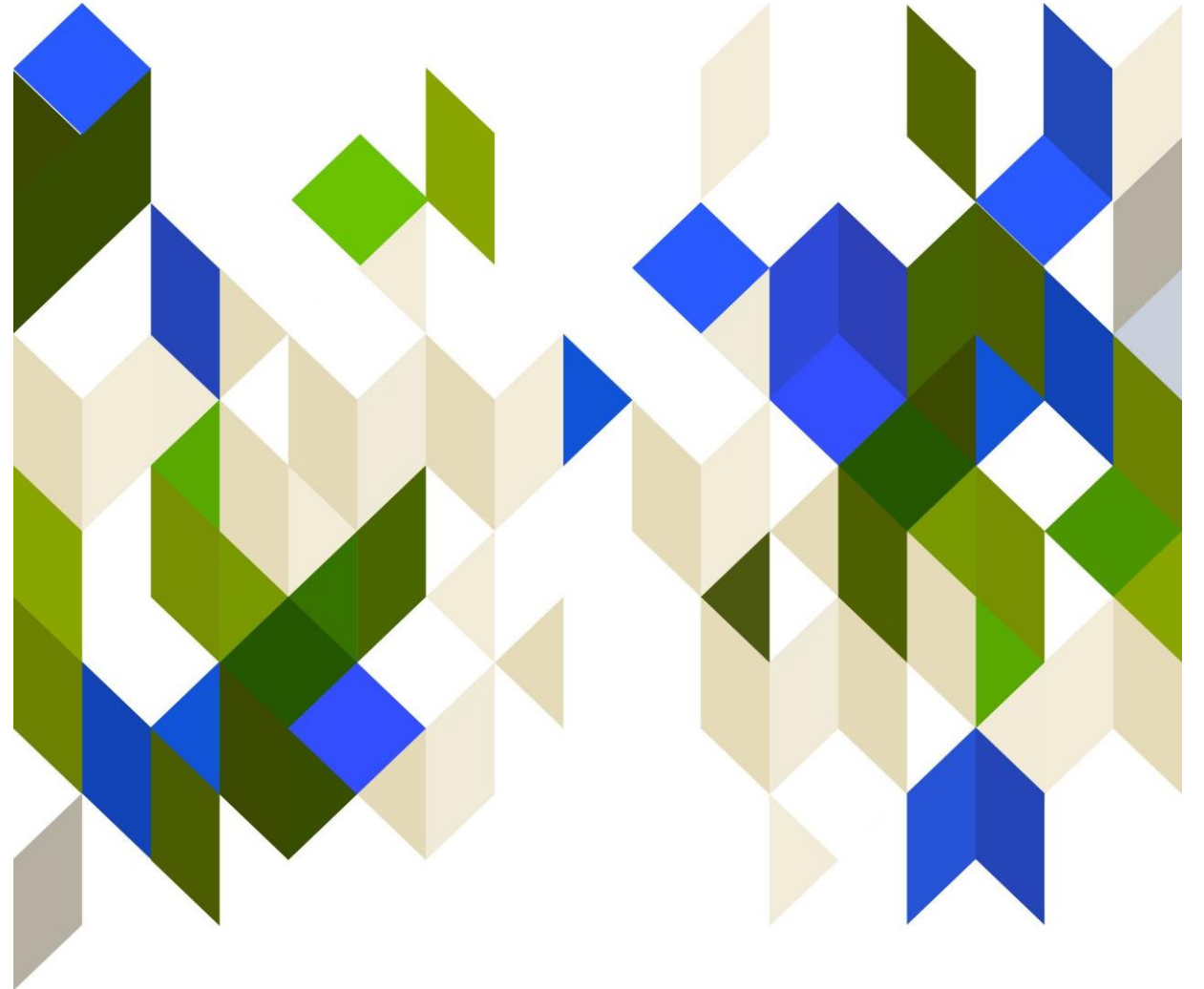
# SITE SELECTION SCORING AND RANKING

LOCATION		CRITERIA																		
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 North of Courthouse	1	1	0	2	3	2.50	0	3	1	1	3	2	3	0	2	1.67	1	17.17	9
2	Central School	DQ	0	1	2	3	2.50	3	2	1	3	0	2	3	3	1	2.33	1	DQ	DQ
3	Block N of Court & Cent School	2	1	0	1	3	2.00	0	3	1	1	0	2	3	0	0	1.00	1	14.00	10
4	City Parking Lot #9	DQ	2	2	3	3	3.00	3	2	1	3	1	1	3	3	3	3.00	3	DQ	DQ
5	Federal Building Block	DQ	0	0	0	3	1.50	0	2	1	3	0	1	2	0	0	0.67	3	DQ	DQ
6	County Impound Lot	3	3	3	3	0	1.50	3	0	2	3	1	3	3	3	3	3.00	DQ	DQ	DQ
7	Old Fairgrounds behind Target	3	2	3	3	2	2.50	3	1	3	3	2	0	0	0	0	0.00	2	24.50	7
8	Holmes Family Trust	3	3	3	2	1	1.50	2	2	2	3	3	2	3	3	3	3.00	1	28.50	3
9	ISD 31/Old Enbridge Site	3	3	0	3	1	2.00	3	2	3	3	2	2	3	3	3	3.00	1	27.00	4
10	Nymore/Crown Property	3	3	3	3	2	2.50	0	1	1	3	1	1	3	0	3	2.00	3	23.50	8
11	Middle School/Beltrami HRA	3	2	0	3	1	2.00	3	2	2	2	3	2	3	3	3	3.00	1	25.00	6
12	Wiebolt Property	3	3	3	3	2	2.50	2	2	2	3	2	3	3	3	3	3.00	1	29.50	2
13	Hard Rock Property	3	3	3	3	0	1.50	2	1	1	2	3	3	3	3	3	3.00	1	26.50	5
14	Loeken Property	2	3	3	3	0	1.50	2	1	1	3	2	3	3	3	3	3.00	DQ	DQ	DQ
15	BRIC Property	3	3	2	2	2	2.00	3	2	3	3	3	2	3	3	3	3.00	2	31.00	1

# BELTRAMI COUNTY JAIL PROJECT

## Property Purchase

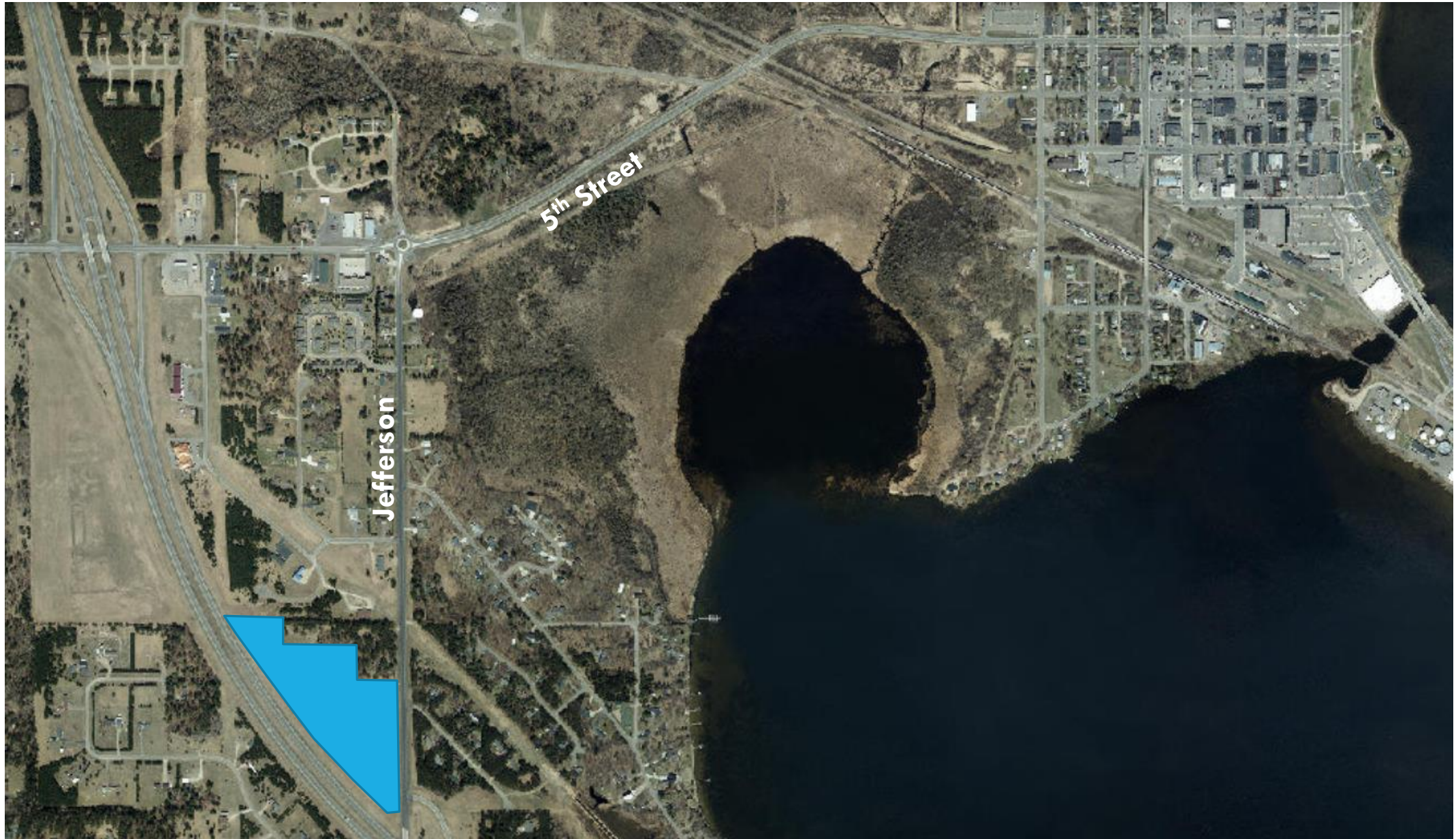
- Location Details
- Purchase and Sale Agreement Details



# LOCATION SITE #12

WIEBOLT PROPERTY

Rank: #2





# LOCATION SITE #12

Rank: #2

## WIEBOLT PROPERTY



Parcel ID: 80.06363.00 (and 03.00248.00)  
Calculated Acreage: 17.01 (includes some Jefferson Ave right-of-way)  
Approximate Suitable Acreage: 14  
Zoning District: R3 Suburban Residential

**Legend**

Subject Property	2 ft. contours	Sewer Mains
Tax Parcel Boundaries	Encumbrance Areas	Electric Transmission Lines
Wetland Areas	Water Mains	

0 150 300 600 Feet

N

**BELTRAMI** county

Map produced by Beltrami County GIS Department - 5/23/2023  
Data sources: Beltrami County GIS, City of Bemidji GIS, National Wetlands Inventory, 2020 aerial imagery data, 2009 LIDAR data

Disclaimer: This map is not a substitute for land surveying, wetland delineation, or any other surveying or engineering work needed to determine precise site characteristics.

# LOCATION SITE #12

WIEBOLT PROPERTY

Rank: #2

## Property Highlights:

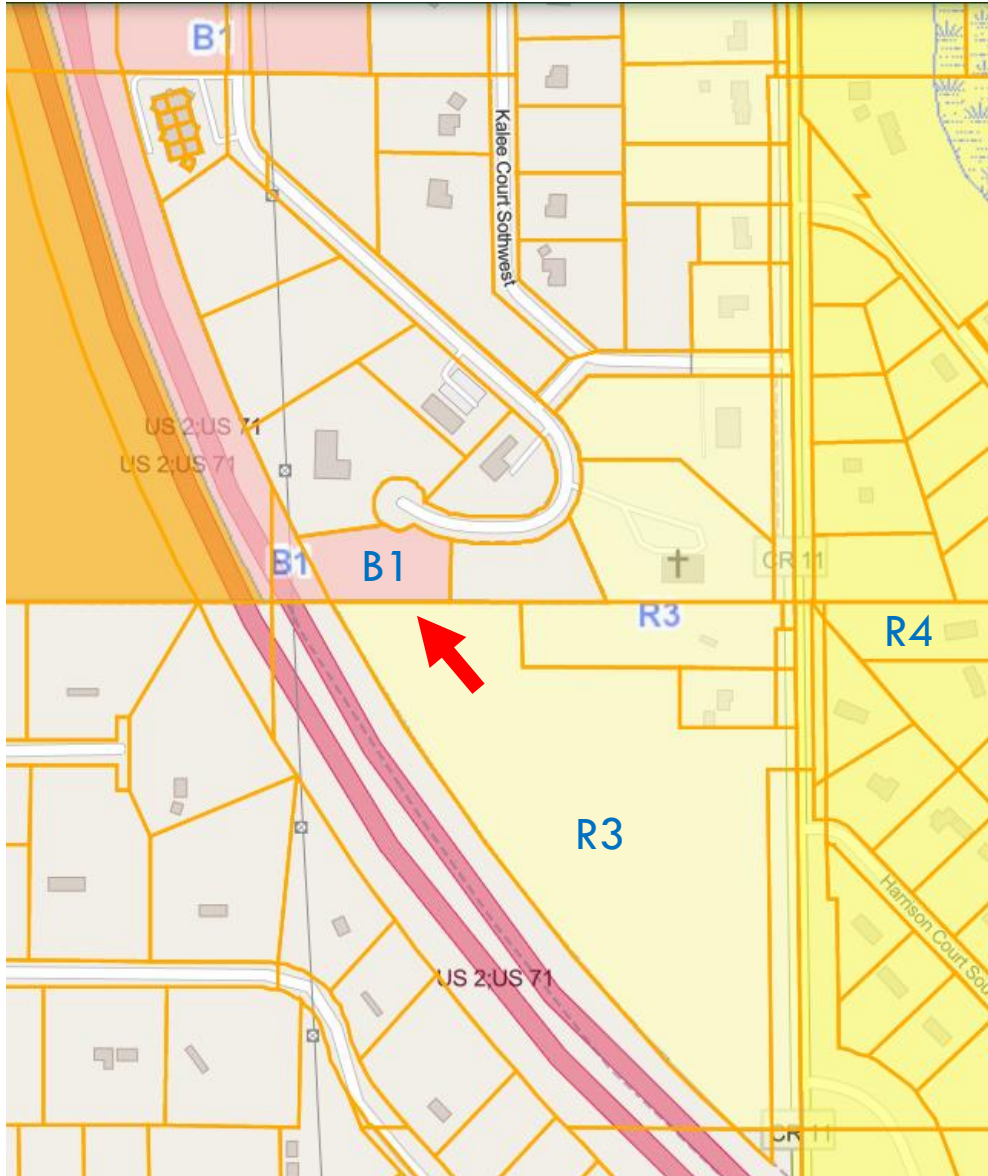
- ✓ 2<sup>nd</sup> Ranked Site
- ✓ 16.9 Total Acres (~ 12 Usable)
  - 75 Foot Pipeline Easement/Encumbrance on W Side
- ✓ R3 Zoning (Requires CUP or Rezone)
- ✓ Fairly Level, Upland, No Structures
- ✓ Water and Sewer Utilities In Street
- ✓ Good Access to Highway and Town
- ✓ County Offered \$500,000 on May 23<sup>rd</sup>
- ✓ Counter-Offer of \$540,000 on May 25<sup>th</sup>



# LOCATION SITE #12

WIEBOLT PROPERTY

Rank: #2



## NOTES:

- Zoned Light Density Residential
- Use is Allowed with CUP
- Use Also Allowed with Rezone
  - Adjacent to B1 Currently
  - Would Request B1 /B2 Zoning
  - Rezone Would not be Spot Zoning
- Would not require a Subdivision

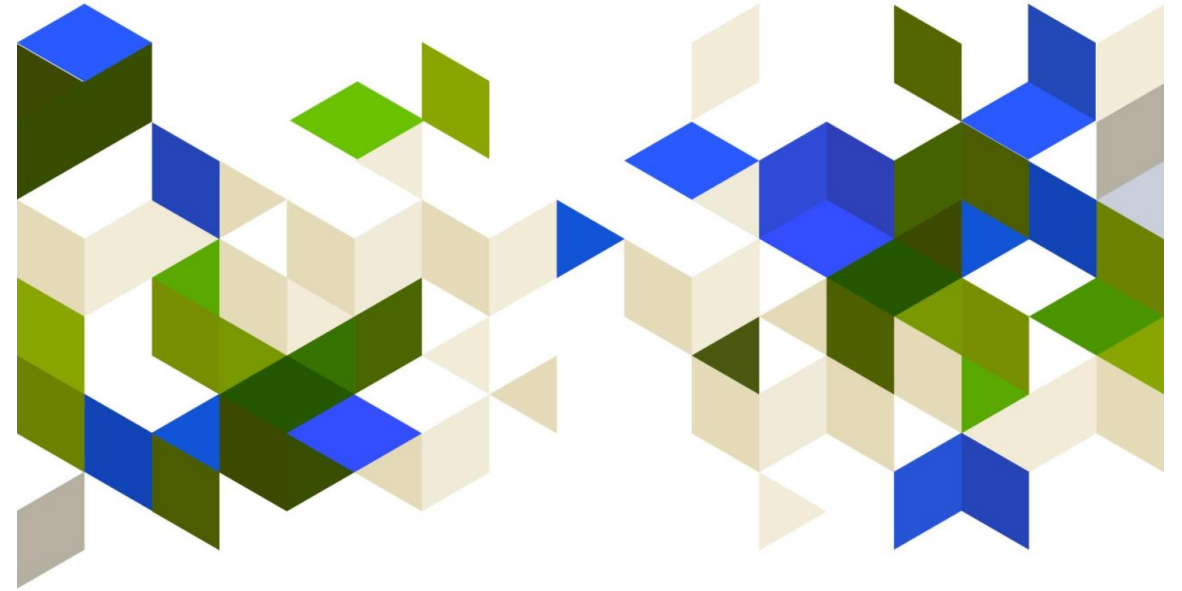
# WIEBOLT PURCHASE AGREEMENT HIGHLIGHTS

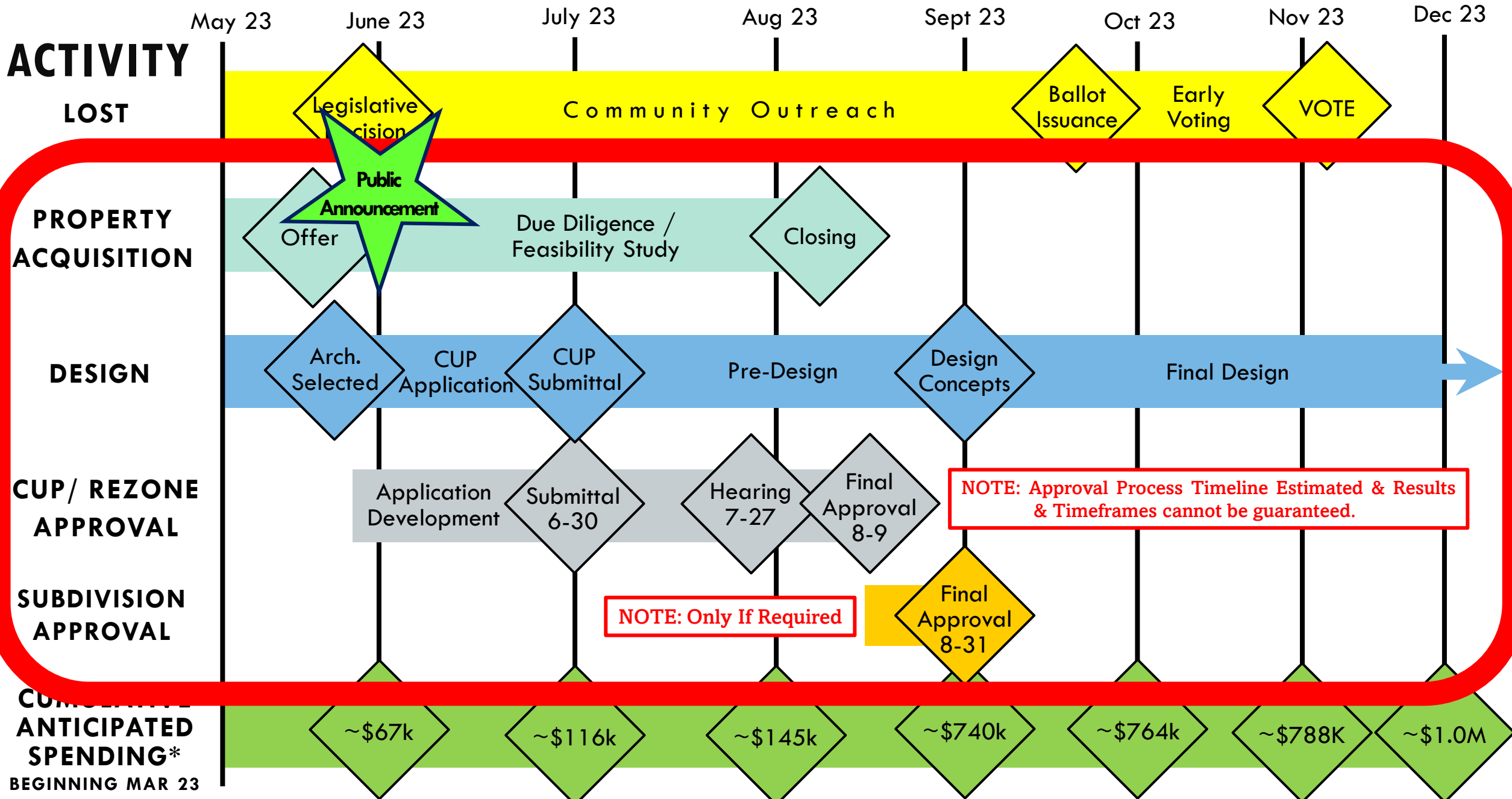
- ❖ Purchase Price: \$540,000
- ❖ Anticipated Closing: August 11, 2023
- ❖ Contingencies:
  - 1) Approval of the Board of Commissioners
  - 2) 80 Day Due Diligence
  - 3) Legislative & Governor Approval of LOST Application
  - 4) Construction Site Feasibility
  - 5) Environmental Phase 1 and Phase 2 Assessments
  - 6) Soils and Geotech Assessment
  - 7) Review of Zoning and Land Use
  - 8) Review of Property for Archeological Concerns
  - 9) Full Title Review and Approval
  - 10) City Water and Sewer Access and Adequacy
  - 11) Approval of the GBJAPB for Zoning and or Conditional Use Permit
  - 12) Seller Assistance in Rezone, CUP Applications/Permits at Buyer's Expense



# **BELTRAMI COUNTY JAIL PROJECT**

**Project & Financial  
Milestones**





DRAFT

\* Assumes \$30K Feasibility Study, \$20K Approvals, \$20K Closing Costs & \$550,000 Property Acquisition Cost

# Discussion