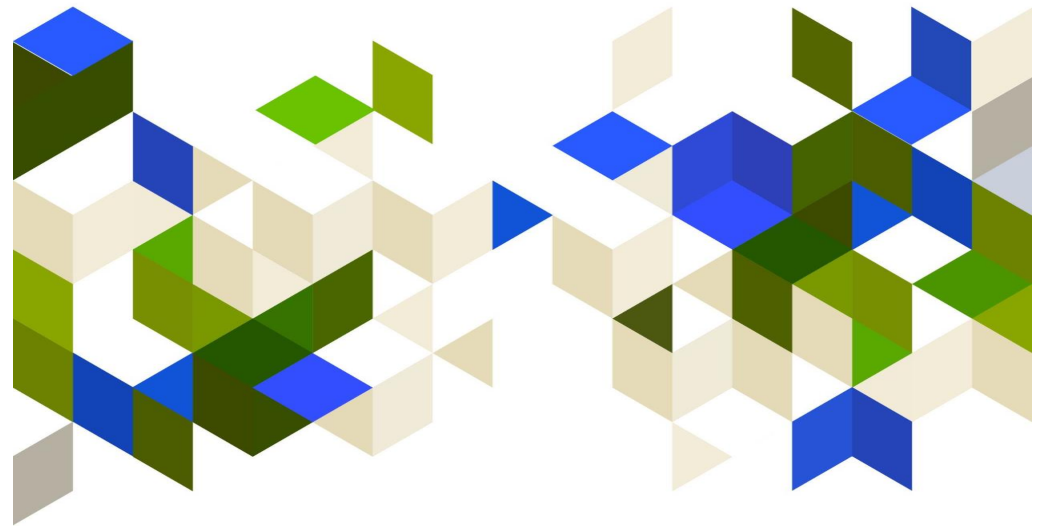


BELTRAMI COUNTY JAIL PROJECT

SITE SELECTION

Board of County Commissioners
June 20, 2023

PUBLIC HEARING



SITE SELECTION TIMELINE

- ❖ November 15, 2022: Board Decides to Build New Jail
- ❖ Nov 2022 – Jan 2023: D & O Subcommittee Develops Rating Criteria & Identifies Properties
- ❖ Feb 2023: Board Identifies Preferred Property
- ❖ March – April 2023: Investigation of Preferred Property (Withdraw)
- ❖ April – May 2023: Board Pursues 4 Other Properties
- ❖ May 31: Board Approves Purchase Agreement (Wiebolt Property)

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= \$1,500,001 - \$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= < 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

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

PROPERTY IDENTIFICATION

Properties Identified and Advertised Via:

- 1) Commissioner or County 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

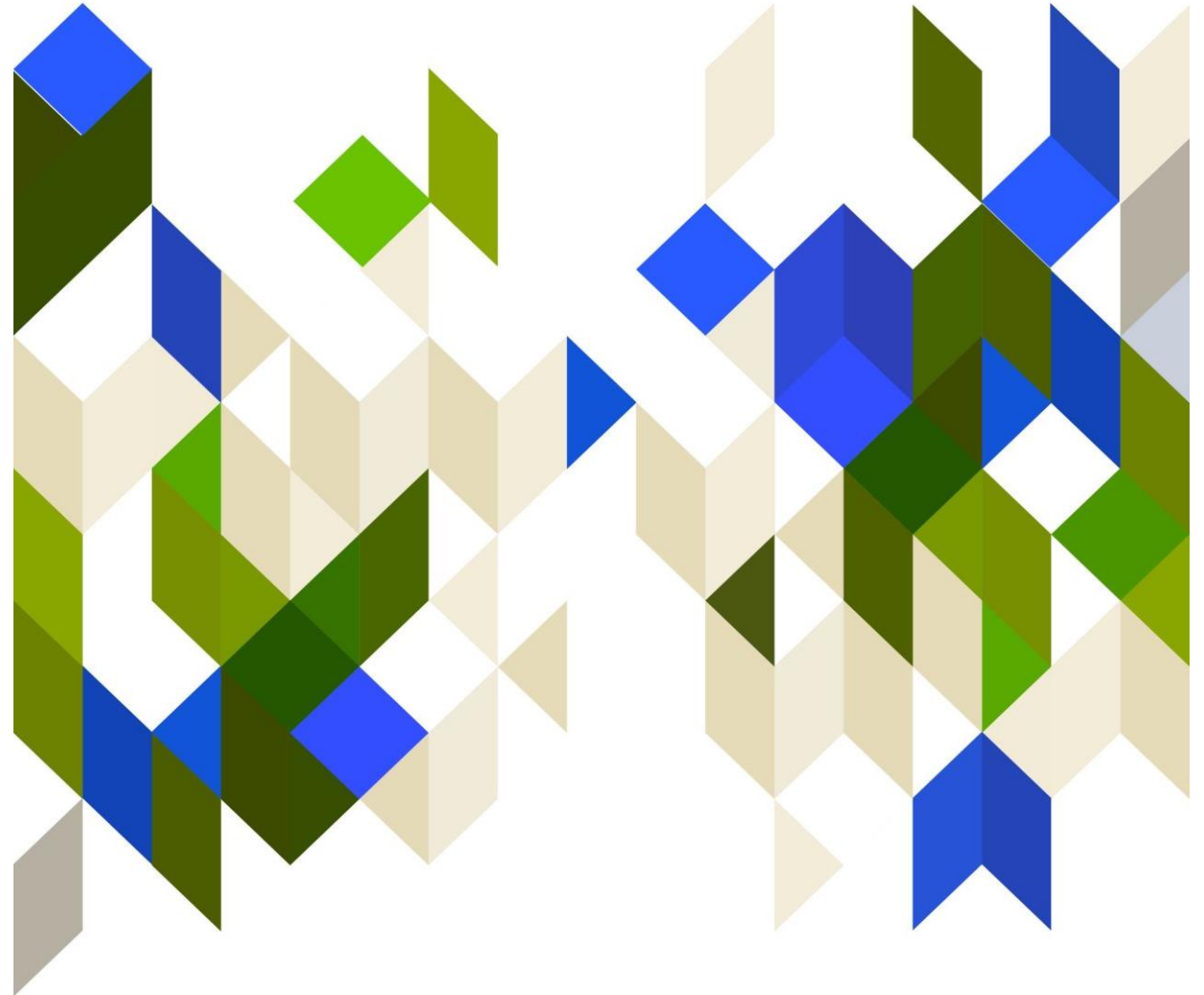
PURCHASE PROCESS

- ❖ Property Negotiations Are Conducted in Closed Session
 - Discussions concerning the acquisition of real property for a public purpose, or the disposition of publicly held real property may be closed, where open discussion would adversely affect the bargaining position or negotiating strategy of public body
 - Done to avoid undue influence, pricing pressure, undermining, bullying, sabotaging or other adverse actions to the buyer and/or seller
- ❖ Once Purchased, the County Must Disclose the Property and Price

BELTRAMI COUNTY JAIL PROJECT

Property Purchase

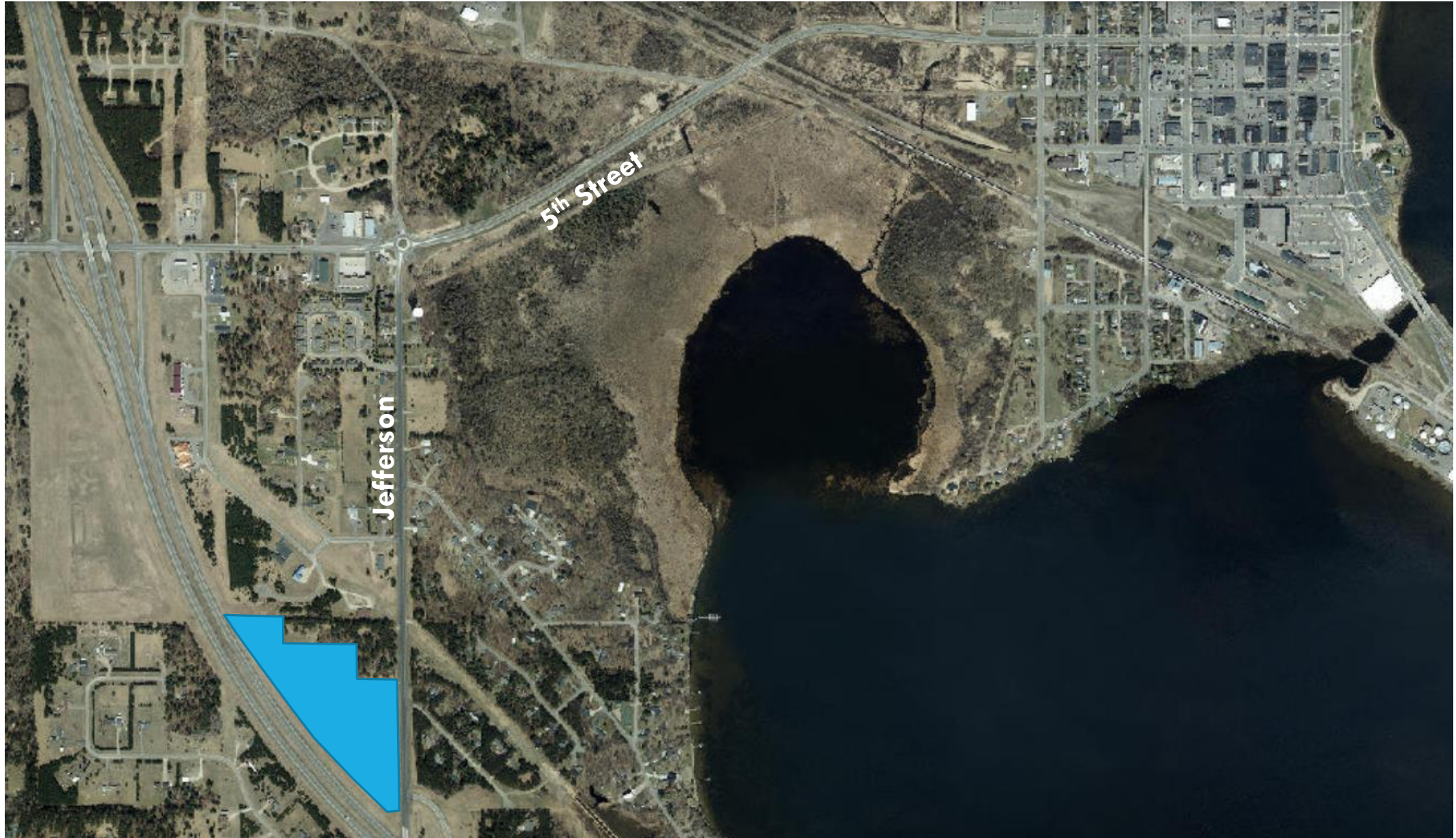
- Location Details
- Purchase and Sale Agreement Details



LOCATION SITE #12

WIEBOLT PROPERTY

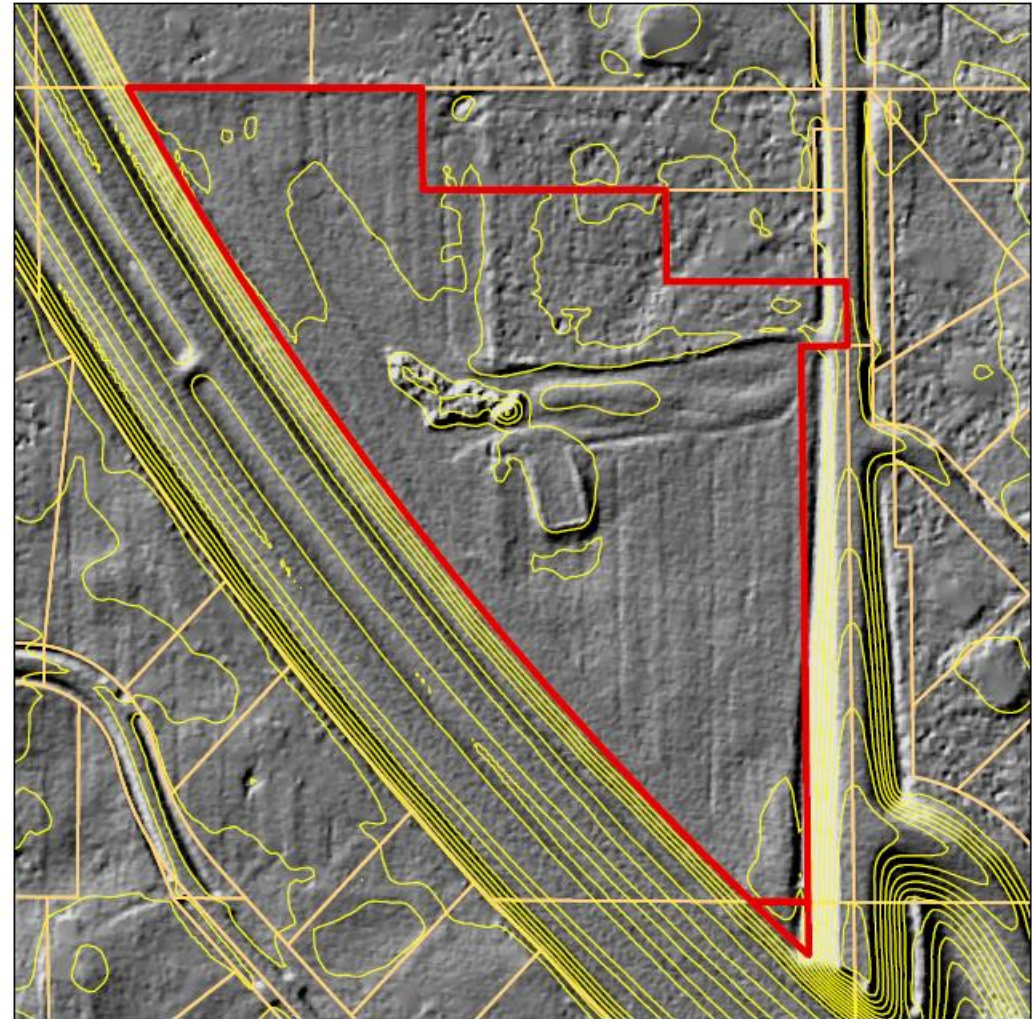
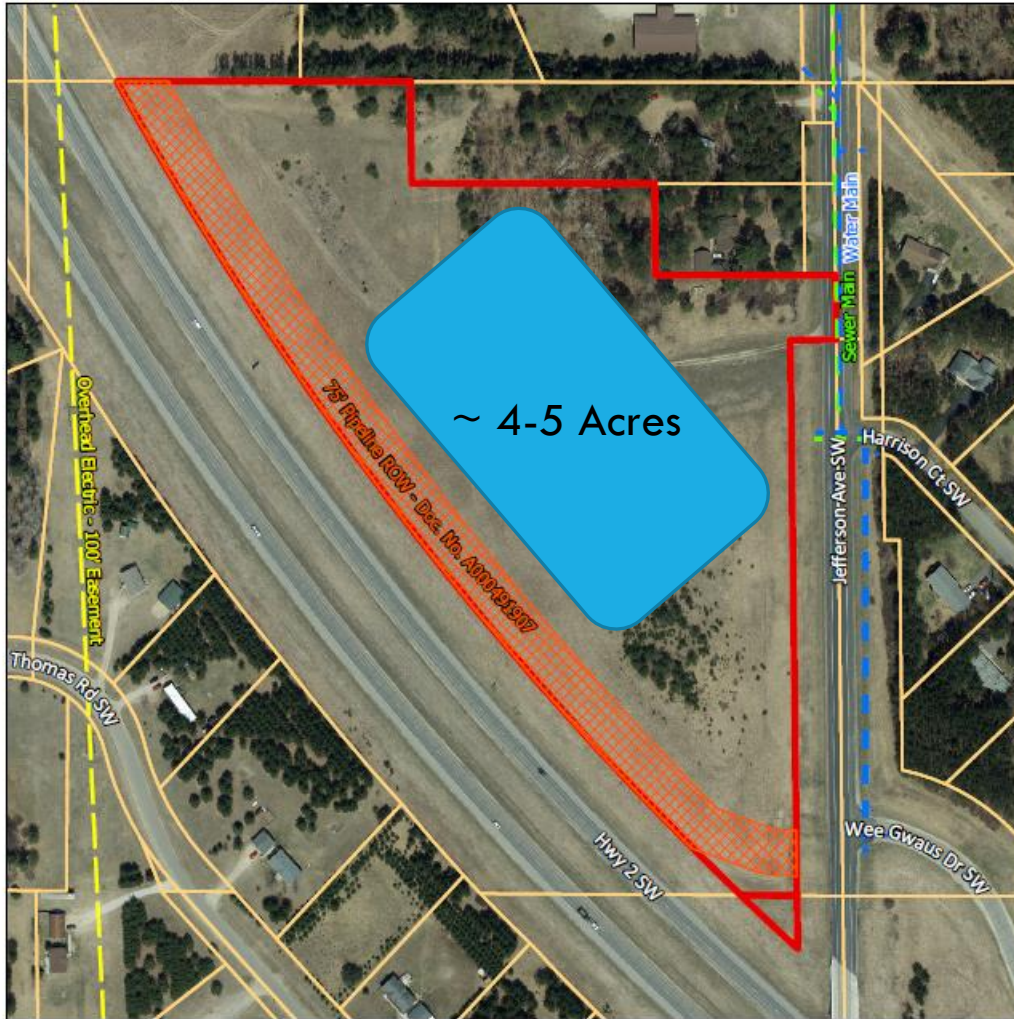
Rank: #2



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

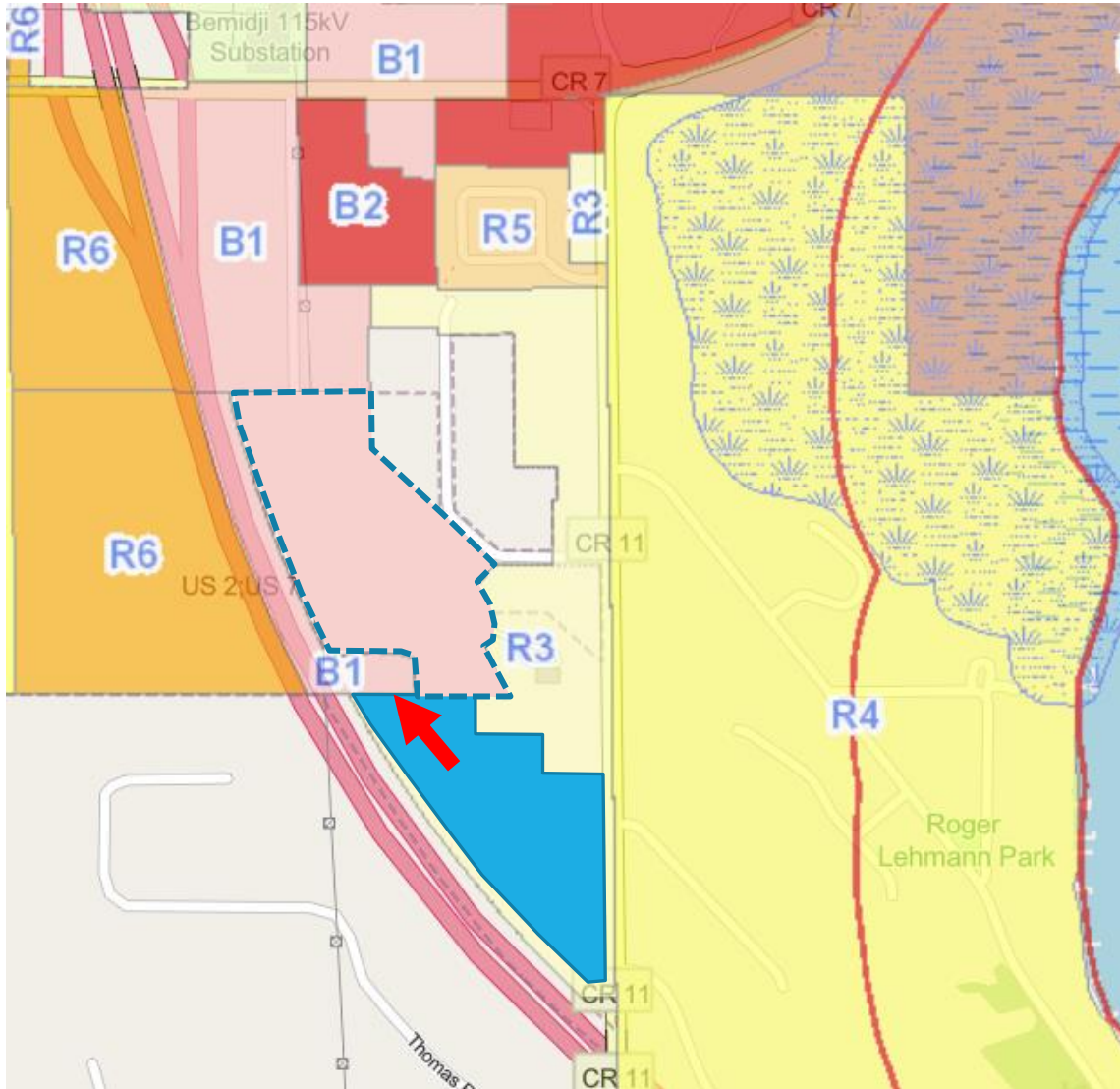
Property Highlights:

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

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

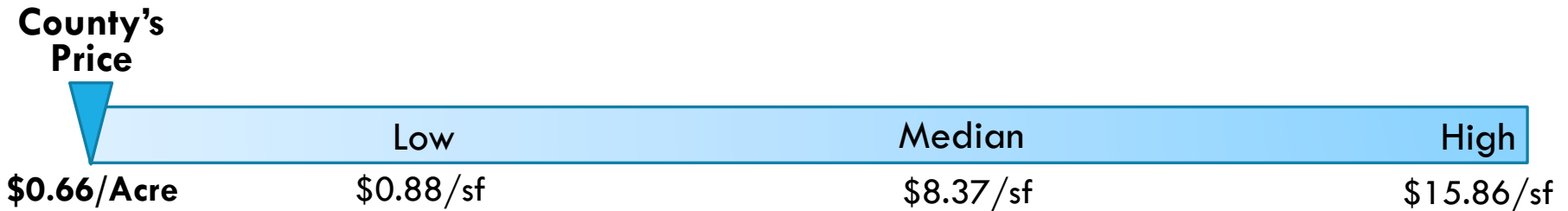
WIEBOLT PURCHASE PRICE AND MARKET VALUE

❖ Wiebolt Assessed Value: \$108,300

- Assessed Value is Low Because:
 - 1) Currently Zoned and Assessed as Residential
 - 2) Is Not Platted
 - 3) No Internal Infrastructure
 - 4) On the Outskirts of Town

❖ Century 21 Market Analysis

- County Purchasing as Commercial Property
- “Any Seller will evaluate the Market Value based on that proposed commercial use and will set the selling price accordingly”
- Commercial Sales/Listing Range: 88¢/sf to \$15.86/sf or \$38,333/acre to \$690,862/acre



- County Paid: \$540,000 for 18.69 Acres = \$0.66/sf
 - That's Below Low Market Value for Comparable Sales & Listings

Discussion