

ST. CROIX COUNTY GOVERNMENT PROMOTES THE SAFETY, HEALTH AND WELFARE OF OUR CITIZENS THROUGH INNOVATION & COOPERATION WHILE PROVIDING SERVICES IN A FISCALLY RESPONSIBLE AND ACCESSIBLE MANNER



Authorizes the Sale of VACANT County Farm Land in New Richmond

RESOLUTION

AND

Assigns Proceeds to Create a Separate Capital Projects Fund

STRATEGIC PLANNING GOALS

1. **MAINTAIN FINANCIAL HEALTH**
 - Minimize new debt and potential liabilities
 - Maximize tax revenue
 - Develop alternative revenue sources
2. **PUBLIC SAFETY**
3. **PROTECTING AT RISK POPULATIONS**
 - Ensure highest level of service by providing productive work environments for staff serving these populations
4. **Community Development**
5. **Economic Development**
 - Partnership with communities and other government agencies to achieve mutually beneficial goals.



1. AUTHORIZES THE SALE OF VACANT COUNTY FARM LAND IN NEW RICHMOND

INVENTORY - 265 PARCELS	
Majority Hwy	Right of Way Gravel Pits
Conservation	
New Richmond	572 Acres (537 vacant) Zoned Agricultural
Hudson	81 acres (63 vacant) Zoned Public

GOAL
Sell Land Not Needed For
County Use

2012 Land Transactions		
2.29 Acres	Emerald	\$12,000
1.50 Acres	Hudson	\$39,204
40.00 Acres	Cylon	\$28,960
.23 Acres	Stanton	Quit Claim Deed

STUDIES & REPORTS

- **New Richmond Site**
 - 2003 - Vierbicher Associates - Land use planning
 - 2006 - City of New Richmond and SEH - STH 64 changes
 - 2006 - Valuation Specialists - 18 acre appraisal, \$1,015,000, no offers
 - 2007 - Ayres & Associates - Space needs study
 - 2008 - Sheriff Dept - Security Assessment
 - 2009 - SEH - 3 years of space planning studies - evaluated condition of existing buildings, identified underutilized space. - 2012
- **Government Center Site**
 - 1987 - Gair & Associates
 - 2001 - Ayres & Associates - long range site planning
 - 2004 - Staff - Plan for a Plan towards development
 - 2005 - Valuation Specialists - Appraisal
 - 2007 - Barsness Consulting - development planning
 - 2008 - Sheriff Dept - Security Assessment
 - 2009 - SEH - 3 years of space planning studies

2003 NEW RICHMOND LAND STUDY

- County Board Focus: Development of New Richmond site
- Ag, multifamily, commercial uses primarily considered
- Decision put on hold for 10 years in 2003

STRENGTHS	WEAKNESSES
Size	Size
High Ground	Potential contamination issues
Good, well drained soils	Airport Proximity Restrictions
Farmed/managed well	Condition of development market

‘.. Supv Wentz reminded the County Board it does not need to be on the fast track And it needs to look at what could be there in 5 to 10 years.’

SELLING LAND

Wisconsin Statute 59.5(6)(c) provides as follows:

(6) PROPERTY. The board may:

(c) Transfers. Direct the clerk to lease, sell or convey or contract to sell or convey any county property, not donated and required to be held for a special purpose, on terms that the board approves.

County Board Rules and Bylaws in Article IV Section B(1)(b) (10) provides: that the Administration Committee’s duties include Recommending the acquisition, sale and use of County land to the County Board.

The County can sell the land on any terms the County Board approves

SELL VACANT NEW RICHMOND LAND WHY NOW?

- Capitalize on current farm land market
 - Farm commodity prices at an all time high - for how long?
 - Farm bill remains unsigned
 - Current Farm lease expires 12/31/12 - sell v. new lease
 - Should sell by March 2013 for agricultural use buyers
 - Need 30-60 days for marketing

- Development market remains stagnant
 - Bridge completion date 2017 + (?) years for development impact, if any
 - County not in the development business
 - Significant cost & time to develop
 - Potential contamination issues making development more challenging

- Use proceeds vs. new debt for capital projects

**Propose selling approximately 537 VACANT acres/572 total acres
By March 2013 via auction**



AUCTION VS. REAL ESTATE SALE

AUCTION METHOD	
Legal	Statutes & Board Rules allow sale of land Auctioneers are realtors
Transparent	30-60 days marketing/advertising, Q&A period Open House – Q&A opportunity All requests for available data are supplied
Fair	All financially pre-qualified parties have equal access
Responsible	Highest bid prevails. No buyer preferences. No gifting or discounting. Maximize county proceeds.
Low Risk	Right of refusal is an option No Contingencies
Low Cost	No appraisal necessary (land is worth what highest bidder will pay) Negotiate contract with Auctioneer

Proceeds maximized, all parties have equal access!

2. ASSIGNS PROCEEDS TO CREATE A SEPARATE CAPITAL PROJECTS FUND

FUND BALANCE POLICY

‘The net proceeds (selling price less fees and associated costs) from the sale of real estate shall be applied to the debt service unless otherwise directed by the County Board’

OUTSTANDING DEBT

LOAN	FINAL PAYMENT	2014-2017 Payment Total	Callable
2003A	04/1/13		
2003B	10/1/13		
2008A	04/1/16	\$1,618,760	NO
2010A	04/1/17	\$3,166,293	NO

2013 P&I payments budgeted
General Fund fund balance = 30+%

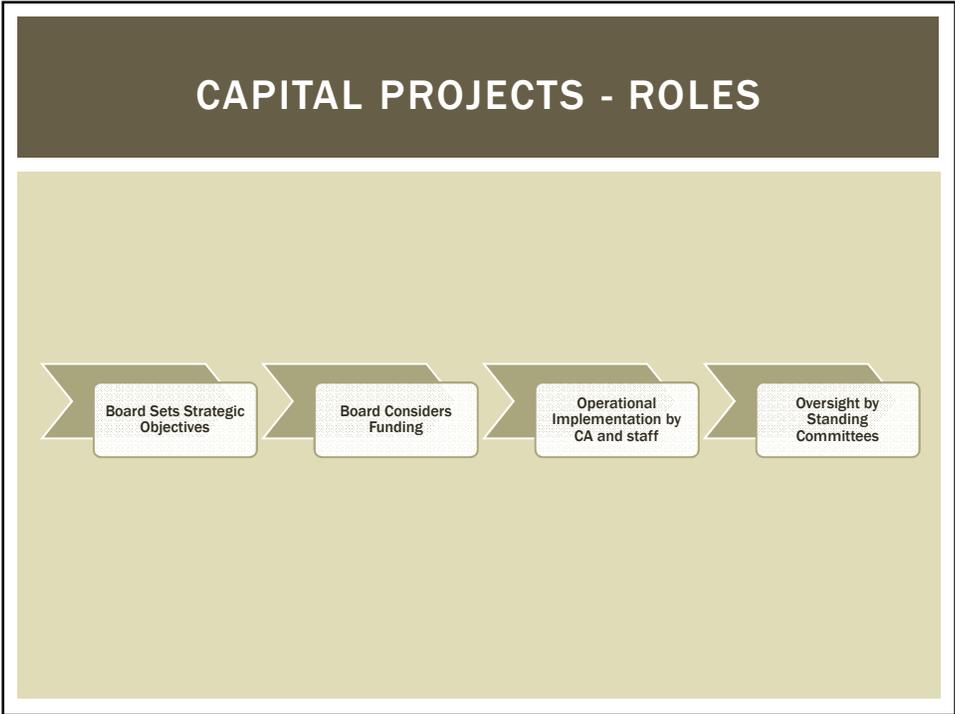
OPTIONS

1. Set land sale proceeds aside for 2014-2017 debt payments. Take no immediate action on space issues. Spend 2013 preparing request for bonding to begin addressing space issues.
2. Use Land sale proceeds to begin addressing long existing space issues, reducing liabilities vs. acquiring new debt.



CAPITAL PROJECTS
2013
AND
BEYOND

This slide features a dark brown background on the left with the text 'CAPITAL PROJECTS' in white. To the right is a vertical olive green bar containing the text '2013 AND BEYOND' in white.



UPCOMING MAJOR CAPITAL PROJECTS

- 911 infrastructure & space upgrade (critical)
- HHS staff relocation
- Demolition and clean up of New Richmond site (prep for Nursing Home solution)
- New Nursing Home
- Govt Center chiller and parking lot (cut from 2013 budget)
- Possible addition to Govt Center once all underutilized space is repurposed and impact of ROWE is established

SHORT & LONG RANGE PLANNING

The diagram illustrates a two-phase planning process. On the left, a cluster of white circles of varying sizes is arranged in a roughly circular pattern. Below this cluster, the text "RE-ALLOCATE EXISTING SPACE" is centered, with "1-2 YEARS" in a larger font below it. A large, grey, double-lined arrow points from this cluster towards the right. On the right, a single white circle contains the text "NEW BLDG PLANNING". Below this circle, the text "3-5 YEARS" is centered in a larger font.

**ESTABLISHED PRIORITIES
SEPARATE ACTION PLANS**

HHS and 911

Nursing Home

NURSING HOME ACTION PLAN

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graph LR; A[Nursing Home Action Plan] --> B[Reduce Operational Expenses]; A --> C[Apply for State Property Incentive]; C --> D[Approved]; C --> E[Denied]; D --> F[Propose new building details to County Board]; E --> G[Re-assess]
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A decision from the State on the Property Incentive is expected approximately April 2013

HHS

2010 County Board Decisions

- Vacate HHS Building
- Water System & Tower



WHY VACATE HHS?

Condition Index Rating

Cost of repairing existing deficiencies exceeds replacement value

2010 SEH Study Determination

Layout

Accessibility & Security Issues cannot be solved by remodeling



DEFICIENCY SUMMARY

- **Obsolete Systems**
 - Corridors and rooms lack adequate ventilation and cooling
 - Aged air-cooled condensing unit - cannot connect to Fire Dept
 - Aged water closets - not low flow
 - Asbestos concerns
- **Safety & Security**
 - Maze of dark corridors - Numerous entrances - Shared entrance w/NH
 - Parking lot lacks adequate lighting
 - Fire system annunciation inadequate - Lack of sprinkler heads
 - Flooring aged and damaged
- **Water Damage**
 - Foundation, leaking roofs & windows
- **Multiple Obsolete Buildings**
 - First impression is of an outdated facility
 - Professional branding is important
 - Clean up necessary as prep for expanded or new Nursing Home

OBSOLETE SYSTEMS



SAFETY & SECURITY & ACCESSIBILITY

Maze of Dark Corridors



Defunct Fire Alarm System



WATER DAMAGE - FOUNDATION



WATER DAMAGE - LEAKING ROOFS



OBSOLETE BUILDINGS

Generator Building



HHS Building

Laundry Building



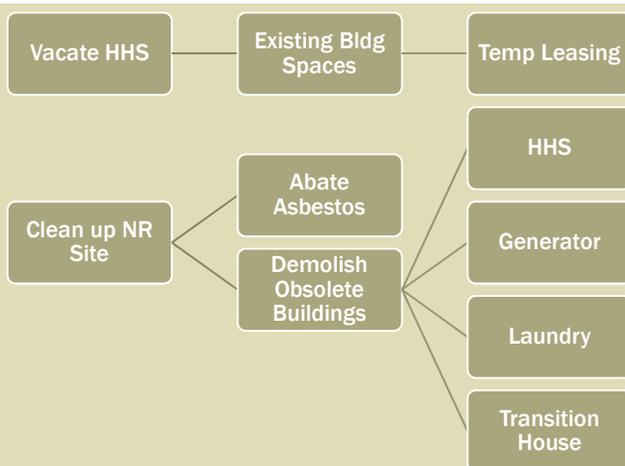
Transition House

WATER SYSTEM & TOWER



- City Water, County owned infrastructure (including tower)
- Inadequate pressure for Nursing Home fire suppression standards
- Water Tower = holding tank to increase pressure
- 2010 resolution calls for removing tower and installing new water line loop to increase pressure
- New plan - solve pressure issue but maintain tower as mast for 911 and IT equipment

HHS ACTION PLAN



PRELIMINARY COST ESTIMATES

Relocate HHS

Existing Space & Temp Leasing

\$600K - \$1.5 Million

Clean up Site

\$750K - \$1.5 Million

911 CENTER

INFRASTRUCTURE NEEDS



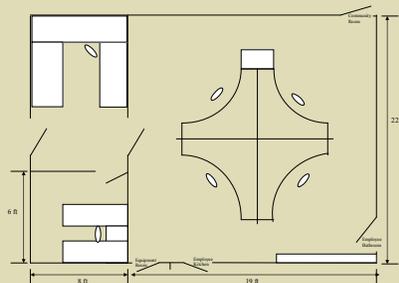
SPACE NEEDS



INFRASTRUCTURE NEEDS

- Current infrastructure is discontinued, at or approaching end of life.
- 3 year maximum remaining life projected.
- Infrastructure upgrade must occur as soon as possible to avoid failure and reduce liabilities.
- Cost to completely upgrade and replace infrastructure will be significant. Outside scope of this request.
- Old infrastructure must be maintained until cutover to new.
- New infrastructure upgrade should be coordinated with any relocation.

SPACE NEEDS



440 square feet

- Occupied 24/7
- Tight, dark quarters - add to vs. reduce stress
- 6-9 individuals occupy space during day
- 80% employee work area is equipment vs. 35% for average employee
- Non ADA compliant
- Inadequate space for supervisor & separate location from other admin staff
- Inadequate ventilation & fire suppression for equipment

PROXIMITY TO COMMUNITY ROOM

- Community Room activity interferes with ability to hear 911 calls = Liability.
- Community Room (1400 square feet) underutilized
 - 2012 Average usage 10 hours/week
- Community Room = EOC
 - Emergency Operations Center will need to be relocated if Community Room is repurposed

IMMEDIATE EXPANSION INTO COMMUNITY ROOM

- Provide environmental relief to dispatchers
- Reduce liabilities
- Begin planning infrastructure upgrade
- Co-locate all ESS administrative staff
- Repurpose current admin staff location (700 square feet)
 - Offices, meeting space/EOC relocation



INFRASTRUCTURE

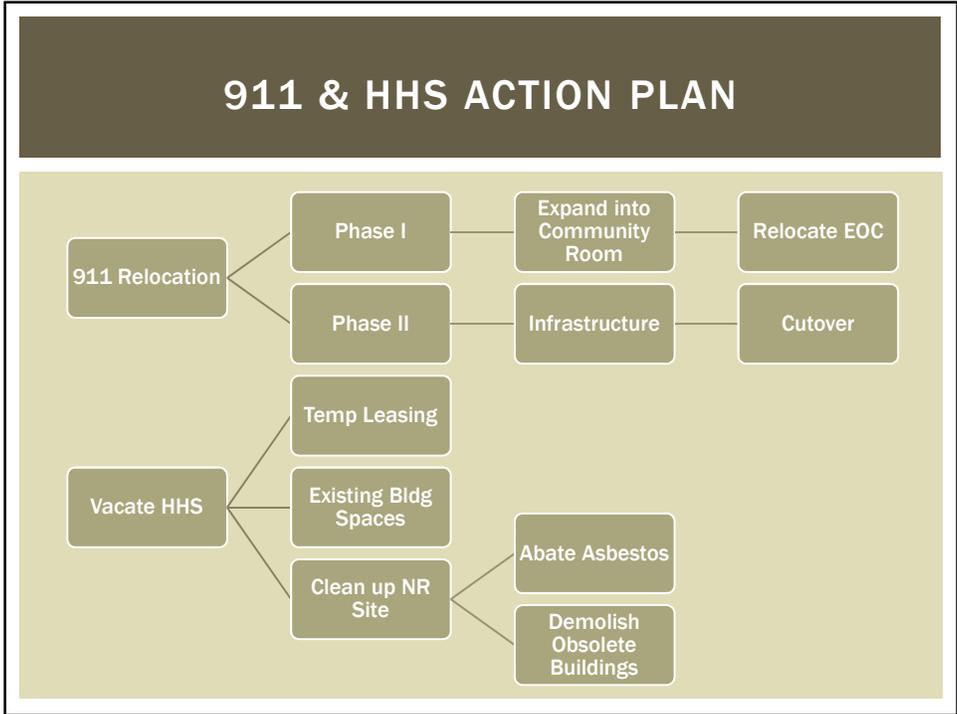
SYSTEM	PURPOSE	INSTALL DATE	DISCONTINUED
CML 9-1-1 Phone System	Process 9-1-1 calls	Sep-06	Jan-08
Harris Microwave System	Public Safety Radio Infrastructure	Jul-03	Dec-10
IPC-Orbacom	Radio/Phone Console Backplane	Sep-06	Feb-09
Audiolog	Records Phone/Radio	Jun-07	Feb-09
UPS	Uninterrupted Power for 9-1-1 Center	Jun-05	Jan-08
Antennas and Downleads	Connectivity for Radio Infrastructure	Jul-01	10-YR Replacement Recommendation

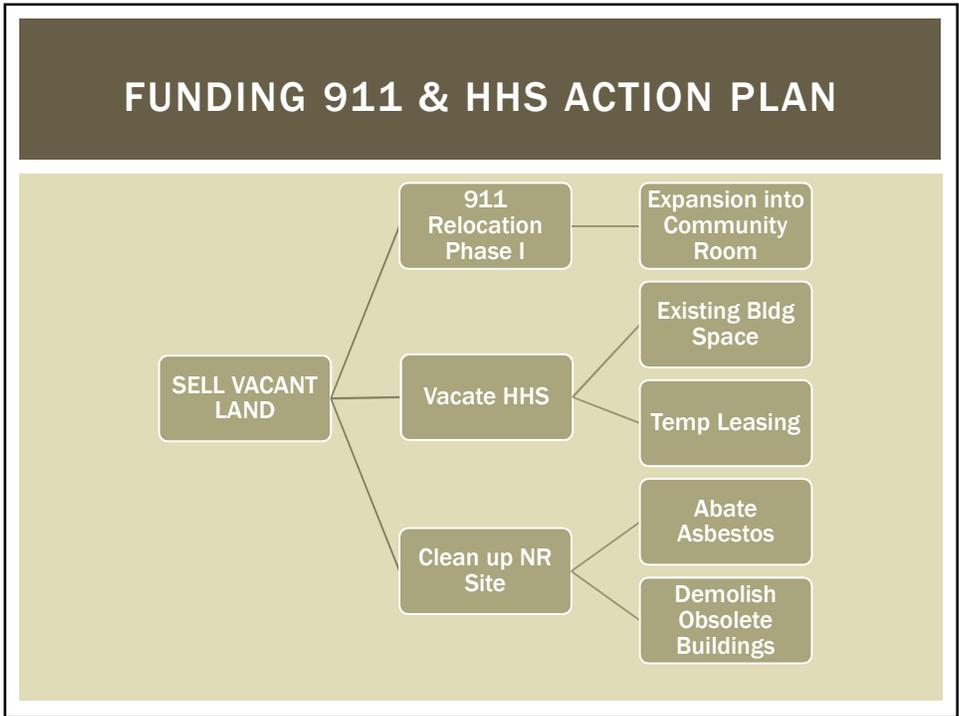
PRELIMINARY COST ESTIMATES

PHASE I - Expansion
Current funding request

\$1 - 1.5 Million

PHASE II - Infrastructure
Separate Funding Request Once Known





PRELIMINARY COST ESTIMATES

USE OF VACANT LAND SALE PROCEEDS	
911 Relocation – Phase I	\$1 – \$1.5 Million
Vacate HHS	\$600K - \$1.5 Million
Clean up NR Site	\$750K - \$1.5 Million

IF NOT LAND PROCEEDS, BONDING

STRATEGIC ACCOMPLISHMENT

