

Sandy Lake Site Sale Consideration

STAFF REPORT

The Sandy Lake Site (aka Sludge Field) was originally purchased in two stages:

- 17.94 acres in October 1940 at the cost of \$2,244.00
- 37.16 acres in December 1942 at the cost of \$3,574.00
- Total of both purchases = \$5,818.00

Discharges of spent lime and other saturated solids on the site began after the purchases.

- Construction in the 1990s of a Solids Dewatering Building that uses filter presses greatly reduced the need for discharge of solids at the site
- The site was removed from these operations in December 1997.

Capping the site per MPCA requirements began in 1998

- The majority of the capping of the site completed by the end of 2010
- The MPCA informs SPRWS that the site cover is not “sufficiently stabilized” in 2015
- Discussion have been ongoing with the MPCA since then
- A new site closure plan provided to MPCA September 2019
- At this time, no response from MPCA has been provided

In 2003, a long-term lease agreement between the Board and the City of Saint Paul for the construction of a soccer field at the site was executed:

- As compensation, Saint Paul Parks & Rec allows SPRWS to use land in the Pig’s Eye area for soil recycling operations
- Construction of the soccer fields was to be the responsibility of the Saint Paul Parks & Rec
- A permit was issued by the City of Maplewood in March 2003
- It was decided that construction of the soccer fields was too costly by Saint Paul Parks & Rec
- Soccer field project was abandoned in summer 2005
- Permit from City of Maplewood terminated in November 2005

Maplewood approved a permit to allow materials storage, crushing, and soils recycling operations in November 2006:

- In September 2009 complaints were heard by the Maplewood City Council about the “all-hours” use of the site
- In October 2009 the City of Maplewood amended the permit to limit the crushing operation to Monday through Friday, 8 am to 5 pm
- In 2011, in response to additional complaints, SPRWS voluntarily limits its use of the site for all operations to Monday through Saturday, 7 am to 7 pm with after-hours operations limited to the Pig’s Eye Site

- In 2018, a proposed expansion of operations at the site was met with resistance from the neighborhood
- In response, SPRWS further limits the use of the site and implements various dust and sound reduction methods voluntarily
- Talks with Saint Paul Parks & Rec to significantly expand the area allowed at the Pig's Eye Site commence
- A long-term lease has been proposed and review of that lease is ongoing

In 2019, Scannell Properties approached SPRWS to inquire about a possible sale of a portion of the site (approximately 39 of the total 55 acres) for redevelopment

- After initial talks with this developer it was determined that marketing the property publicly was needed to determine its full value
- A Broker's Opinion of Value was ordered and was received January 2020 valuing the property between 5.5 and 6.5 million (provided full soil remediation to make the land buildable is completed)
- A listing agreement was executed in February 2020 with TaTonka Real Estate to market the property as is
- The listing agreement expires July 31, 2020
- Recently multiple offers have been received and are now being reviewed