



WISCONSIN RAPIDS
RECOVERY AND REUSE PLAN

SITE REUSE PLAN

2023



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EXECUTIVE SUMMARY

PROJECT INTRODUCTION

For over 130 years, the paper mill on West Jackson Street stood proudly on the banks of the Wisconsin River as a beacon of Wisconsin Rapids' community of hardworking, industrious, and prosperous residents. During its first 100 years, the Mill served as the flagship for Consolidated Papers employing more than 1,000 local residents. Further, it served as the corporate headquarters for all of Consolidated operations including four other mills in Wisconsin and one in Canada. By the mid-1990's, Consolidated was listed in the Fortune 500 with annual sales of more than \$1.5 billion and a 20% market share of the US coated paper market. Soon after, increased production costs and global competition caused the sale of the company and Mill to Stora Enzo of Finland in 2000. In the coming years, the Mill would change ownership two more times with the Verso Company acquiring it in 2014. A continued decrease in demand for graphic paper and the inefficiencies of a 100-year mill caused Verso to bring a quick end to most operations on the property in the summer of 2020. Verso itself was acquired in early 2022 by Swedish paper and pulp maker BillerudKorsnas (now known as Billerud).

This report and its companion Economic Opportunity Analysis, are the primary outcomes from the Wisconsin Rapids Recovery and Reuse Plan project funded by the U.S. Economic Development Administration and the Wisconsin Economic Development Corporation. The Economic Opportunity Analysis focuses on higher-level industry sectors that can help diversify the economies of Wisconsin Rapids, Wood County, and the greater Central Wisconsin region and help to replace the employment and economic activity lost with the closure of the Mill. This Reuse Plan identifies the potential reuse and redevelopment of the land and facilities that comprise the entire Mill site with a focus on how the Economic Opportunities may be implemented on the property.

At the time this report was prepared in the spring of 2023, Billerud had yet to announce its own plans for the Mill property. It continues to operate a paper converting facility on the site that employs approximately 250 people. The balance of the property remains idled with the exception of a portion of the Base Mill building that is leased to Sonoco Products Company which operates its recycled paperboard production in the facility.



While the halting of most operations in 2020 resulted in the immediate loss of about 900 jobs, the sale of the property to different entities over the last two decades slowly eroded employment on the site and led to the disuse or under-utilization of several facilities on the property, particularly those not directly involved in pulp and paper production. As a result, several buildings and facilities have been vacant and/or have lacked reinvestment for many years, and lands that were purchased long ago for potential expansion have never been put into productive use.

Given the sprawling size of the property at approximately 1,000 acres with more than 45 buildings, it's difficult to imagine a single entity (whether Billerud or another company) that would utilize the entire property and its facilities or even restart operations at the level they were at prior to the closure. More likely than not, portions of the property ultimately will be sold to several different businesses and used for a variety of different purposes. Further, the bulk of the property and facilities are most suited for industrial or commercial use, so opportunities for residential and other less-intensive uses are limited.

This report focuses individually on the reuse potential of the primary facilities and land areas that comprise the Mill site. However, there is great potential for synergistic relationships between businesses on the site if the property is positioned properly. Doing so will require a careful strategy to prepare the property and facilities and market them for compatible businesses. Over time, the new businesses and reuses could equal or exceed the prior number of jobs and economic activity to



establish the site once again as an economic engine for the City, County, and the region. Accordingly, the City is eager to engage with Billerud, or future owners, to explore reuse and redevelopment implementation strategies to capitalize on the site's significant potential.



WISCONSIN RAPIDS
RECOVERY AND REUSE PLAN

EXISTING CONDITIONS



EXISTING CONDITIONS

The former paper mill is primed for continued service in many of the region's key industry sectors. At approximately 1,000 acres in size, the property is much larger compared to other shuttered paper mills across the state. Within the Mill's acreage, multiple existing facilities are viable reuse candidates while tracts of vacant surplus land could be repurposed or sold for near-term economic value.

Although the Mill was operational until 2020, ownership changes over the last several decades led to the consolidation of various administrative functions occurring instead at corporate and regional headquarters far from Wisconsin Rapids. As a result, portions of many buildings have sat vacant or underutilized as the number of administrative staff and other building users was reduced. Some of those buildings have already fallen into disrepair and will likely need to be razed for the land to be put to a productive use. Further, previous owners acquired a significant amount of land around the primary Mill site for buffering of nearby uses or for potential future expansions that never occurred. As a result, even when the Mill was in full operation, a considerable number of acres remained unused.

Appendix A contains a detailed list of the 45 buildings throughout the mill property. It includes notes on the current condition, primary use, assessed square footage for the building and lot, year built, and DOR assessed improvement values. The buildings were constructed between 1904-2001, with many dating between the late 1960's to the early 1990's. Some buildings can be reused for the same purpose they were built for or can be easily modified to a different use. Other buildings will require a much more extensive overhaul to work with potential reuses or may need to be demolished due to their condition and difficulty adapting to a different purpose.

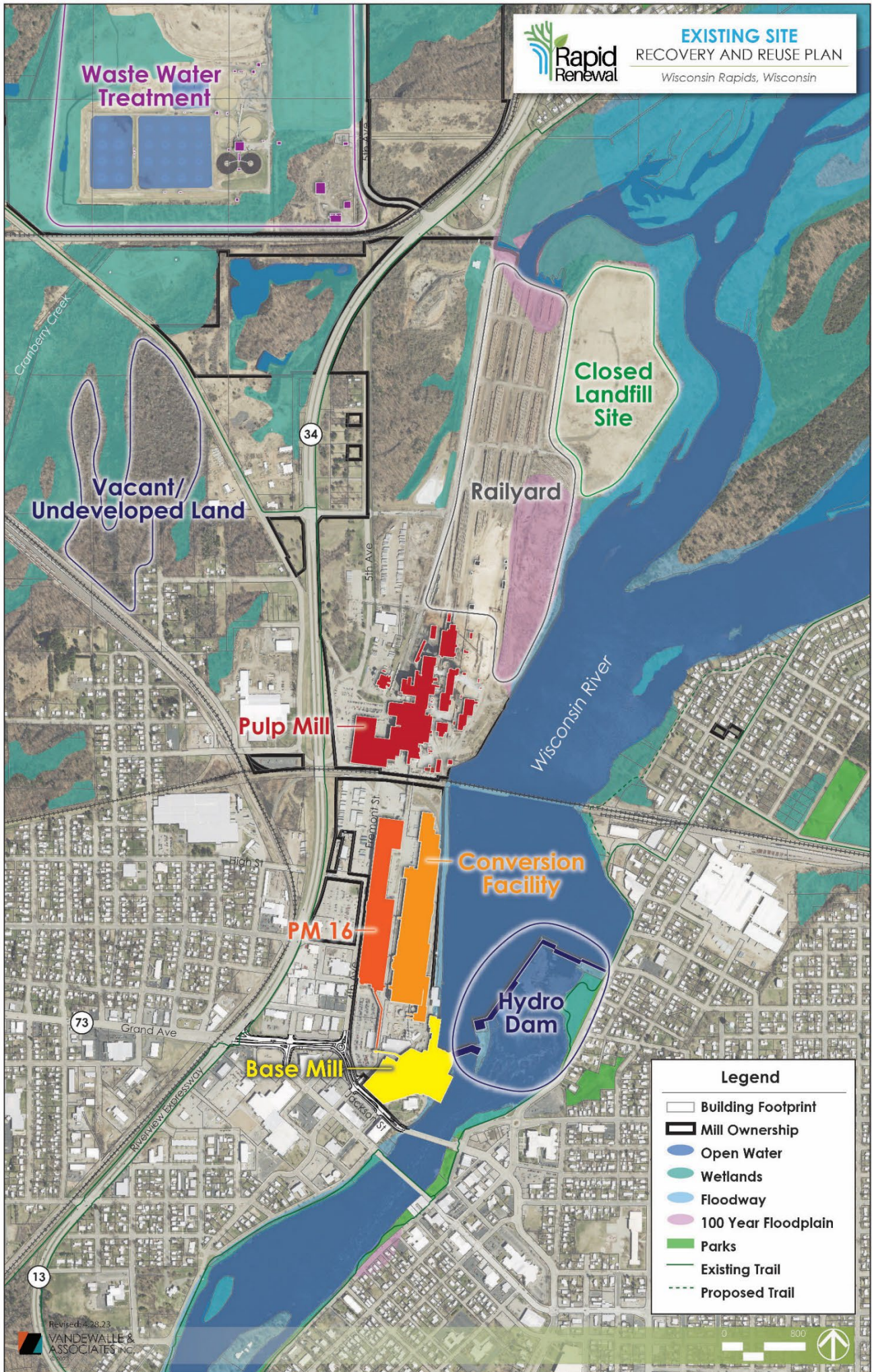
This report contains the following series of maps that analyze existing conditions on the site.

Existing Site Map Shows the key primary existing uses on the Mill property. It contains nine main components including: (1) the industrial wastewater treatment plant, (2) vacant/undeveloped land (3) railyard, (4) closed landfill, (5) pulp mill with large wood yard and rail access, (6) Paper Machine 16 building, (7) conversion facility, (8) base mill, and (9) federally licensed hydro power facility.

Ownership Map Ownership of land around the Mill has changed over the past few years. The ownership map shows the current status of land holdings by paper companies in the area surrounding the Mill. Current owners include Consolidated Water Power Co, Sonoco, Billerud, and Nine Dragons Paper, Inc. The majority of the site is owned by Billerud.

Site Conditions Map The buildings on site are in very different conditions. This map summarizes which buildings are in good condition, fair condition, or poor condition. This categorization was based on a combination of building age, use, and exterior condition based on state assessment records and primary data obtained from Dr. Don Guay, former Verso Operations Manager. Based on this data and site visits, the consultant team determined the exterior condition of each building. The numbers on the map correspond to the building IDs in Appendix A.

Brownfields Map Due to the property's past industrial use, it is important to understand any potential contamination that may be present on the site. This map uses data from the Wisconsin DNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) to see where contamination has occurred. It notes sites that are still open, sites that are closed, and sites that have continuing obligations.



Waste Water Treatment

Closed Landfill Site

Railyard

Vacant/Undeveloped Land

Pulp Mill

Conversion Facility

PM 16

Hydro Dam

Base Mill

Legend

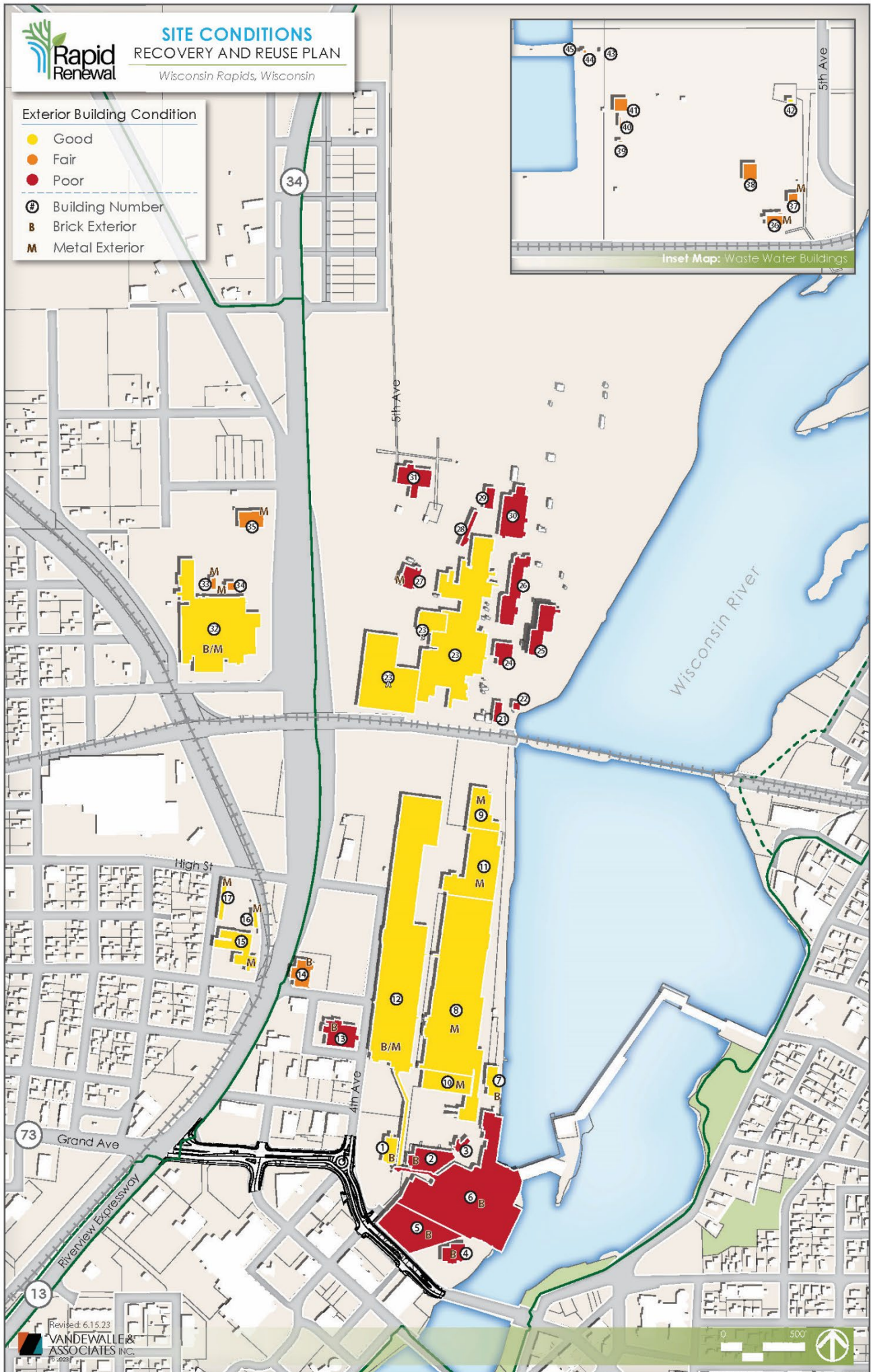
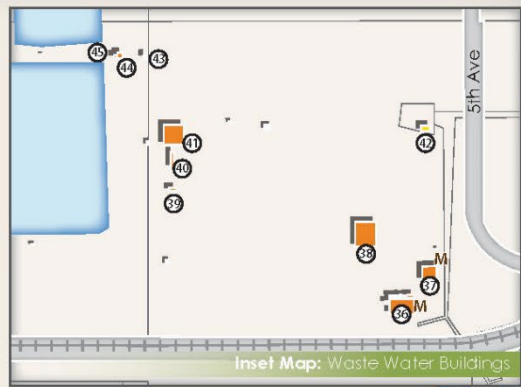
- Building Footprint
- Mill Ownership
- Open Water
- Wetlands
- Floodway
- 100 Year Floodplain
- Parks
- Existing Trail
- Proposed Trail



SITE CONDITIONS
RECOVERY AND REUSE PLAN
Wisconsin Rapids, Wisconsin

Exterior Building Condition

- Good
- Fair
- Poor
- # Building Number
- B Brick Exterior
- M Metal Exterior



Wisconsin Rapids Paper Mill Area Brownfields



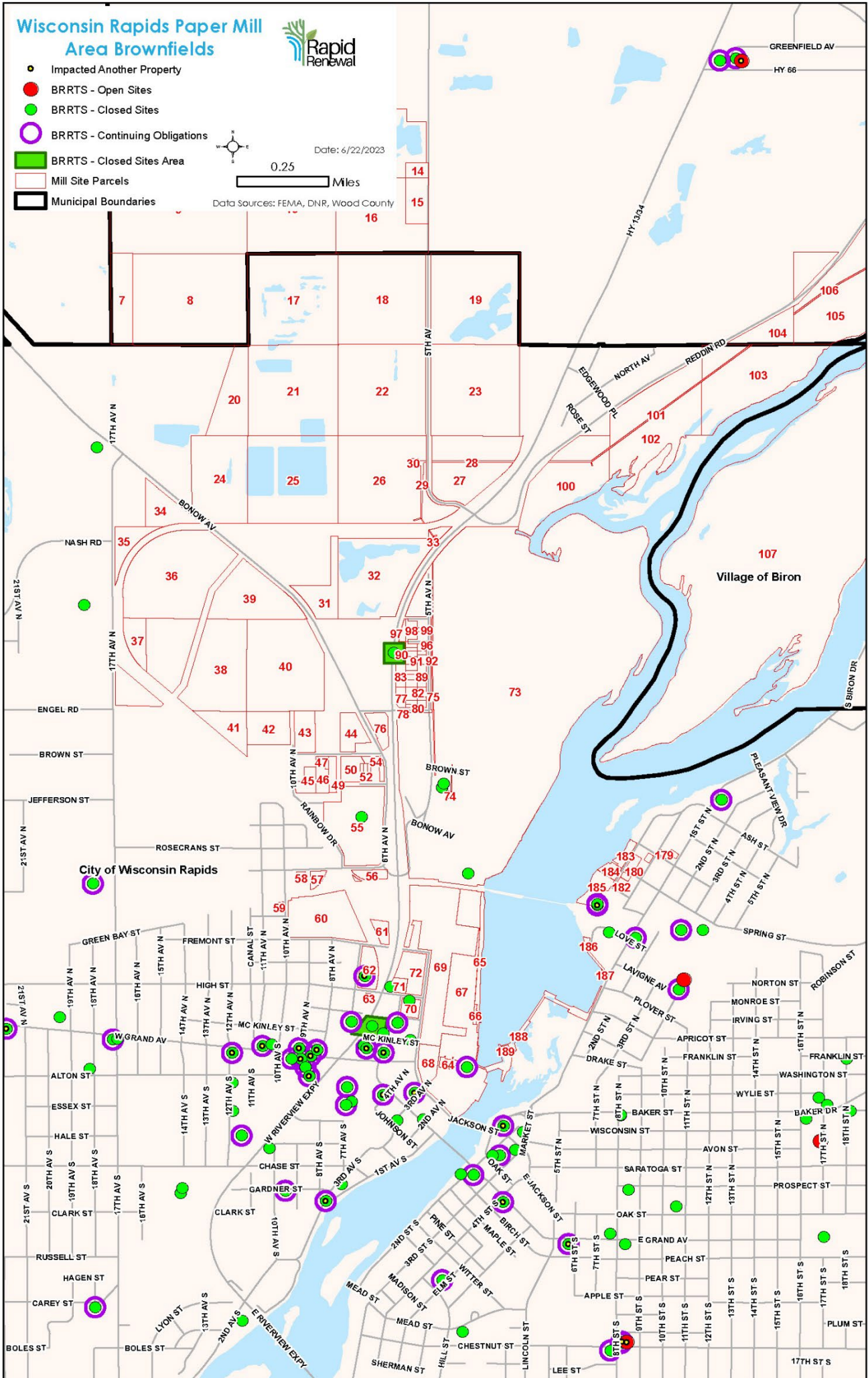
- Impacted Another Property
- BRRTS - Open Sites
- BRRTS - Closed Sites
- BRRTS - Continuing Obligations
- BRRTS - Closed Sites Area
- Mill Site Parcels
- ▭ Municipal Boundaries



Date: 6/22/2023

0.25 Miles

Data Sources: FEMA, DNR, Wood County



PUBLIC INPUT

Through the Recovery and Reuse project, over 650 members of the public, elected, and appointed officials provided their feedback on priorities that should be addressed in future planning processes and activity regarding the Mill site. Input opportunities included specific work sessions with the Common Council and Plan Commission members as well as with the general public. The project team also published an online survey available to the public. Ultimately, these input opportunities sought to hear what community members view to be top priorities in advancing the Wisconsin Rapids Recovery and Redevelopment Program. The primary survey question asked participants to rank five to seven priorities from a large list of possible goals for the redevelopment and reuse of the former Verso Paper Mill Site. Participants were asked to rank priorities based on the ability of each option to meet the needs of the community. Survey results indicate that respondents would like to see the site primarily used to expand, retain, and attract companies to provide new jobs within Wisconsin Rapids. In addition:

- Respondents emphasized the desire for the expansion and attraction of quality jobs to enhance long-term economic sustainability. Capitalizing on the redevelopment opportunity to diversify the community's economic base is advisable.
- At the same time, respondents called for the Mill site to be redeveloped quickly, potentially indicating the need for additional quality jobs or the fear that the site could sit underutilized, vacant, and an eyesore if action isn't taken to redevelop it in the near term.
- Respondents emphasized prioritization of environmentally responsive redevelopment, including the mitigation of environmental pollution and the reuse of existing facilities as much as possible, which would decrease construction costs and mitigate the amount of construction material being consumed in redevelopment and being discarded in landfills.

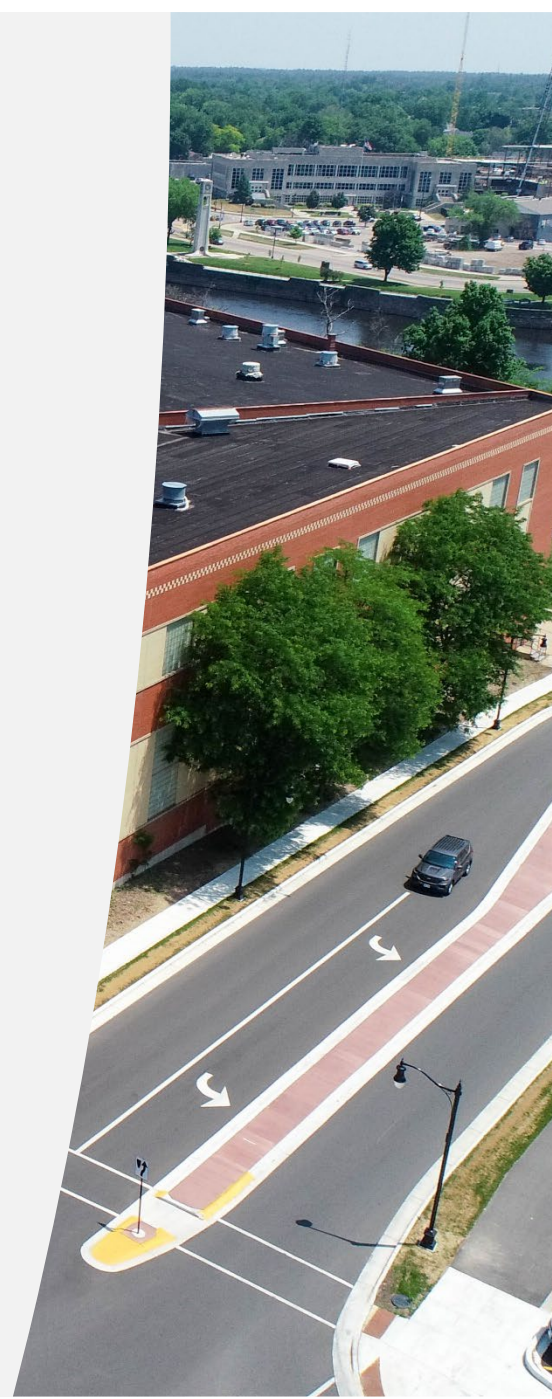
The site reuse opportunities identified later in this report reflect the public input received, as most people want to see the site reused for good-paying manufacturing jobs. The strategies within this report examine and encourage repositioning possibilities that provide for a sustainable economic base with solid jobs that is responsive to changing trends and which capitalize on key regional and site assets.

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RECOVERY AND REUSE PLAN

ECONOMIC
OPPORTUNITIES



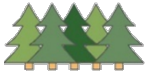
ECONOMIC OPPORTUNITIES

SUMMARY

While the Wisconsin Rapids Mill property is positioned to move forward into new processes and products within the “wood basket” that maintain and strengthen existing assets, supply chains, and workforce, it seems unlikely that a single operator will be able to make use of the entire facility. Consequently, reuse of the property will likely require dividing it into separate parcels and targeting economic opportunities that fit best for each parcel or building. Further, the paper industry continues to be volatile. A new paper-making operation that may be viable today may not be so tomorrow. Thus, diversifying the industries represented on the property will help Wisconsin Rapids be more resilient to economic downturns in any given industry.

Five key economic opportunities were identified in the Economic Opportunities Analysis portion of the [Wisconsin Rapids Recovery and Reuse Plan](#). These opportunities were identified based on a thorough market assessment including a review of economic and workforce impacts of the Mill closure, previous planning studies, and direct engagement with stakeholders and biomass industry experts. These opportunities provide a foundation for future implementation that will lead to a stronger and more diverse economic base for the region. Implementation ultimately will be determined by Billerud’s next steps and what portions of the Mill property they may retain or sell and whom they sell to.





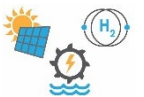
Opportunity #1: Emerging Forest Products Production

There is a growing demand for sustainably produced products to replace those historically made from petroleum products. These include plastics, packaging, fuels, textiles, feed supplements, fertilizer, and filters, to name just a few. One thing these all have in common is that they can be produced from the same timber feedstock historically used by the mill, and many start with the same processing and pulping process used to make paper. Potential uses suitable for the site include cellulosic food packaging, exterior building products, structural building material, and bio-fuels production.



Opportunity #2: Industrial and Logistics Park

The mill site has ample opportunity for evolution towards a leading-edge industrial park, offering unparalleled access to a diverse mix of raw materials like wood and agricultural waste, key infrastructure, and a highly skilled workforce. Many of the surplus buildings and vacant parcels are ideally suited for new and productive industrial uses. The existing railyard is a key asset for industries that require easy rail access and additional storage space.



Opportunity #3: Renewable Energy Park

There are several current and future technologies the Mill could implement for local renewable energy production. Local expertise and wood resources make a biomass gasification system feasible. A biomass gasification system uses waste wood materials and converts it to a biogas that is equivalent to natural gas. The site has an existing hydroelectric dam that can be used to power new uses on the site. Hydropower is particularly attractive to high-energy facilities such as data centers. Closed landfills are not developable land for buildings but are ideal locations for solar energy. The site is also well-suited for hydrogen development given the availability of feedstocks and truck and rail to manage it. The 2022 Inflation Reduction Act can be a key source of funding for renewable energy initiatives.





Opportunity #4: Pulp Facility

Recent industry reports identified opportunities for increased utilization of both the hardwood and softwood resources across the state. There is not enough pulp currently produced in Wisconsin to meet the demand of its paper mills. Based on regional demand for a non-integrated pulp mill, and specifically a non-structural wood composite panel mill, the Rapids mill site could likely accommodate one or both facilities based on the estimated siting requirements for such facilities. A pulp mill would require about 150 acres while a non-structural composite panel mill requires approximately 300 additional acres. A pulp mill on site would be a potential draw to other forest products companies to locate in the area.



Opportunity #5: Value-Added Agricultural Production

The region's agricultural history provides a competitive advantage for expansion of emerging markets and innovation. Because the Wisconsin Rapids mill site is well-suited for biomass processing, opportunities exist to convert the region's agricultural surplus or waste into other value-added products for other industries. For example, waste products from the region's potato crops can be processed and incorporated into animal feed formulations, turned into ethanol, or turned into green hydrogen. Corn stover can also be upcycled into animal feeds, bedding, soil amendments, bioplastics, and for biomass ethanol. Cranberry pomace may be extruded to produce a range of polyphenol-rich ingredients for use in supplements. Cranberry waste has also been considered for production of cellulosic ethanol.





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INDIVIDUAL SITE REUSE OPPORTUNITIES



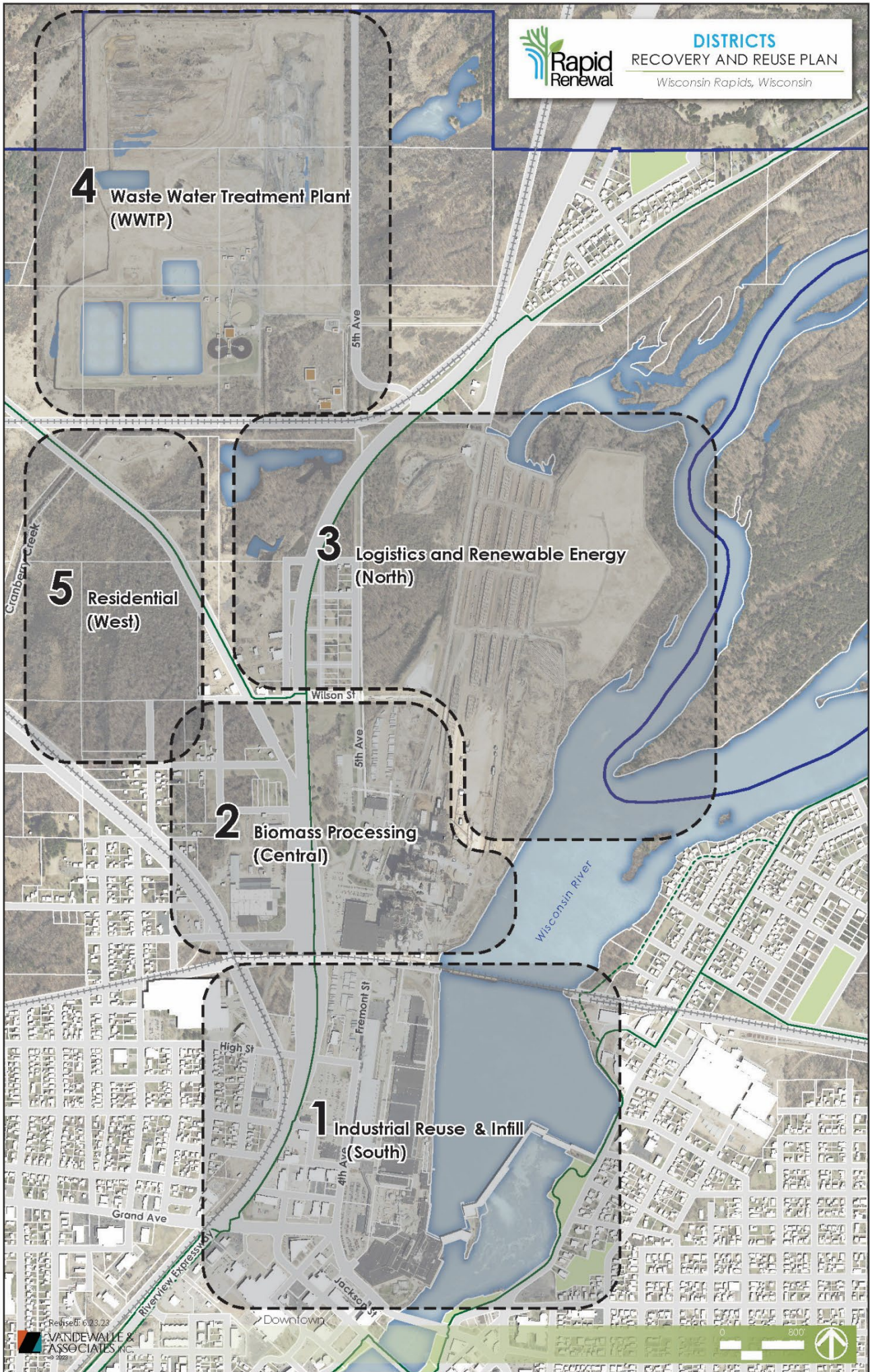
REUSE DISTRICTS

To assist with future implementation efforts, this plan breaks the Mill property into five distinct districts. The boundaries of these districts are displayed on the following map. Although all the districts will be similarly affected by broader regional economic forces, each district presents their own unique challenges and opportunities. These range from rail access, condition of the buildings, floodplain and wetland concerns, and cost to repair/replace existing infrastructure. Each district has been designated with an overarching theme that proposes the optimal use of the district when taking all of the relevant factors into consideration. On the individual site level, each site is assigned to a corresponding economic opportunity identified in the Economic Opportunities Analysis portion of the [Wisconsin Rapids Recovery and Reuse Plan](#). These Economic Opportunities are not meant to be limiting. Other potential uses could happen on the site and should be explored if the opportunity presents itself. However, these opportunities represent the most likely beneficial reuse that can happen at the site level and should serve as a guide for future implementation.

The subsequent section of the report delves into more detail on the following districts:

- District 1: Industrial Reuse and Infill (South)
- District 2: Biomass Processing (Central)
- District 3: Logistics and Renewable Energy (North)
- District 4: Wastewater Treatment Plant (WWTP)
- District 5: Residential (West)





4 Waste Water Treatment Plant (WWTP)

3 Logistics and Renewable Energy (North)

5 Residential (West)

2 Biomass Processing (Central)

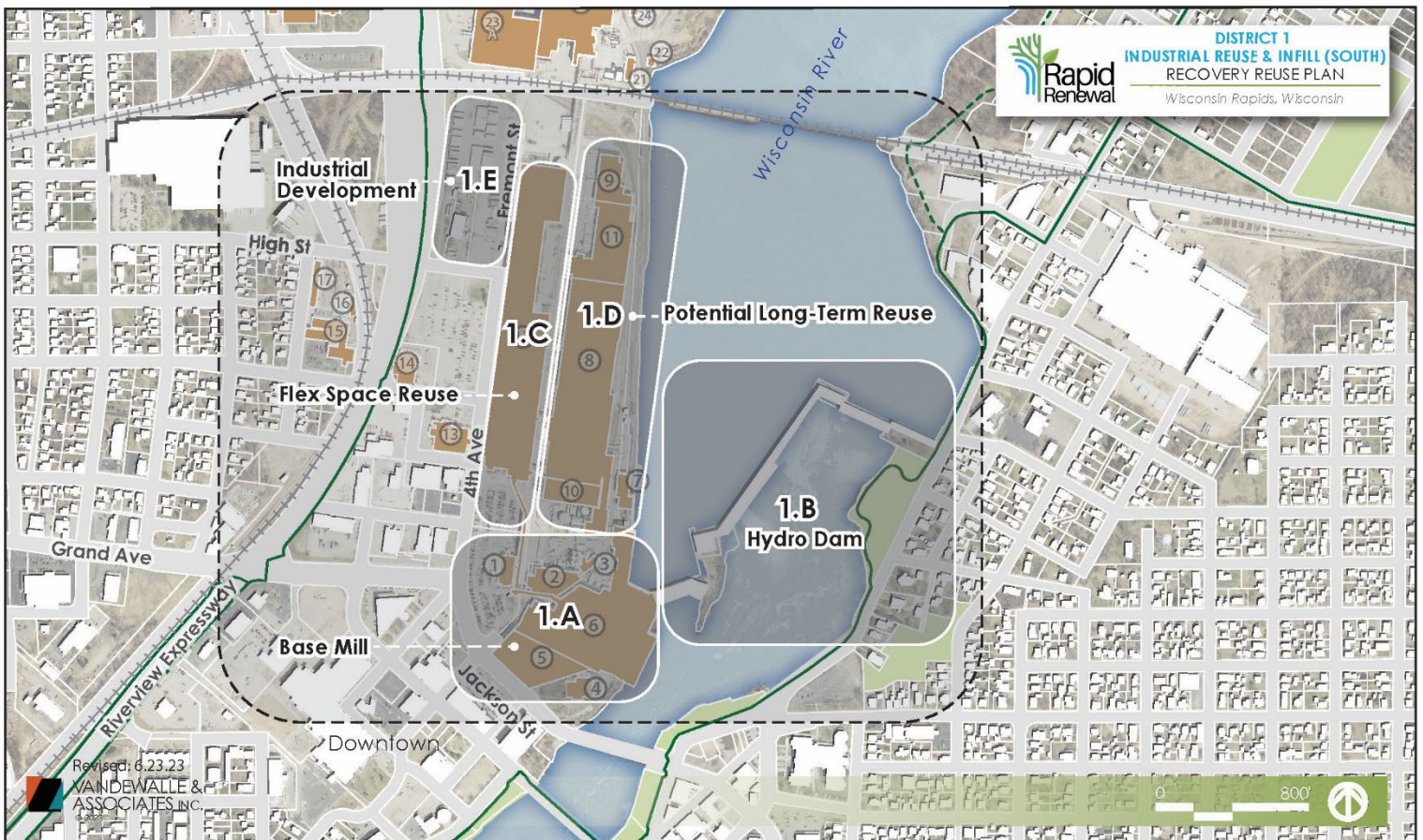
1 Industrial Reuse & Infill (South)

DISTRICT 1: INDUSTRIAL REUSE AND INFILL (SOUTH)

District 1 is composed of five distinct sites in the southernmost portion of the Mill property. The district encompasses buildings #1 - #17 from Appendix A and consists of the largest buildings on the Mill property. Site 1.A is the Base Mill, Site 1.B is the Hydro Dam, Site 1.C is the idled PM-16 building, Site 1.D is the Converting Facility, and Site 1.E is currently used for semi-trailer parking.

The long-term reuse strategies in this district propose potentially dividing the larger buildings into smaller internal components. The exact nature of that will depend on the individual needs of companies that inhabit those buildings. However, particular care should be taken to ensure that none of these partitions result in a lack of access to a separate part of the site. This is particularly true for Site 1.D, which is located along the riverfront and could become inaccessible without proper easements. Dividing parking between multiple tenants will also be an important consideration to take into account within this district.

Additionally, the buildings in this district used to be heated by the base mill. If the base mill changes to a different use, the existing buildings throughout this district, and the rest of the property, will need to be retrofitted with a different heat source.



District 1: Industrial Reuse and Infill Reuse Concept

Site 1.A. Base Mill

Existing Use: Partially occupied by Sonoco for cardboard recycling operation.

Existing Buildings (Appendix A): #1 - #6

Building Condition: Brick building with multiple additions that are in poor condition. Portions of the building are subject to rare flooding and contain mold.

Reuse Opportunity (Immediate): Sonoco may be interested in acquiring the entire building and leasing out surplus space for warehousing or manufacturing. A new source(s) of heating will be required as the building was previously heated by the pulp plant. Sonoco has installed a temporary heating system for only the parts of the building they currently use.

The greenspace in front of the building includes a small, historic, former office building that has been irreparably damaged by past floods. Both Billerud and Sonoco (if they were to become the owner) have indicated their support for any organization that may have an interest in removing and relocating some portion of the building once it is to be demolished. Sonoco further indicated that they would have no use for the driveway that crosses the site, so using the area for some type of community open space is something they would consider (Billerud has not been asked about this possibility). Consideration should be given to identifying one or more community groups that could take this project on and, perhaps, use a portion of the building façade as some type of an historic marker and interpretative feature that could tell the story of the Mill and its importance to the community.

Reuse Opportunity (Long-Term): Long-term use may be limited to industrial or storage uses due to building condition, industrial use to the north, and renovation expense. Redevelopment could also occur to create a clean riverside site. This portion of the Mill property is closest to downtown, which may offer an opportunity for adaptive reuses such as employment/service and residential. Additional environmental and architectural studies would need to be conducted to better understand the feasibility of redevelopment.

Economic Opportunity: Industrial/Logistics



Site 1.B. Hydro Dam

Existing Use: Hydroelectric Dam

Site Condition: Operational

Reuse Opportunity: The hydro dam is owned by Consolidated Water and Power Co., a wholly-owned subsidiary of Billerud. It is an attractive source of off-grid power for energy-intensive industries. Further, the hydro dam creates power in direct current (DC) instead of the alternating current (AC) provided by the grid. This is a great match for industries with significant power needs like data centers that run on DC instead of AC. It can also be converted to AC for other users needing a reliable source of power. Being an older hydroelectric power plant, it is not considered to be “green,” but it is renewable. Buildings 15, 16 and 17 from Appendix A are also owned by Consolidated Water and Power Co and are used to support operation of the hydro dam.

Economic Opportunity: Renewable



Site 1.C. Flex Space Reuse

Existing Use: Idled (Paper Machine 16)

Existing Buildings (Appendix A): #12

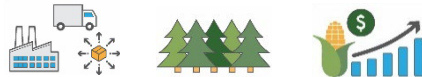
Building Condition: Brick and metal building in good condition built in 1991

Reuse Opportunity (Immediate): This building is the most recently constructed on site. Due to quality interior space, the building may be leased to an operator needing large industrial/manufacturing space in addition to quality office/meeting spaces. The building also can be divided into multiple sections to serve multiple tenants. Specific layouts of how it may be divided will depend on the individual needs of businesses that choose to locate here. If the building is divided for multiple tenants, special consideration should be made to preserve/create access to each newly created space. Prior to reuse, the printing machine will need to be removed and the floor needs to be leveled. A new source of heating will be required as the building was previously heated by the pulp plant.

This building is connected to the Base Mill by an enclosed overhead conveyor and walkway. If those buildings were to be sold and used separately, this conveyor will likely need to be removed.

Reuse Opportunity (Long-Term): This highly visible building may serve as the public image for a future redevelopment project, rebranding the site for future employment.

Economic Opportunity: Forest Products, Industrial/Logistics, Value-Added Agricultural



Site 1.D. Potential Long-Term Reuse

Existing Use: Converting facility used by Billerud and employing about 250 workers

Existing Buildings (Appendix A): #7 - #11

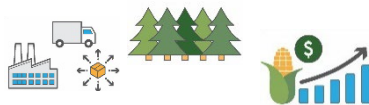
Building Condition: Metal building in good operational condition

Reuse Opportunity (Immediate): Continued operation as a converting plant serving Billerud's paper plants in the Michigan Upper Peninsula (UP).

Reuse Opportunity (Long-Term): Billerud intends to convert its plants in the UP from making graphic paper to brown paper, which may decrease the need for the converting plant. In the event Billerud no longer needs the facility, the building could be used for large scale manufacturing. The building can be divided into multiple sections to serve multiple tenants. Specific layouts of how it may be divided will depend on the individual needs of businesses that choose to locate here. If the building is divided for multiple tenants, special consideration should be made to preserve/create access to each newly created space. Prior to reuse, the printing machine will need to be removed and the floor needs to be leveled.

This is a very large structure that could house a future redevelopment project. Additional loading facilities or parking spaces could be added on the north side of the building.

Economic Opportunity: Forest Products, Industrial/Logistics, Value-Added Agricultural



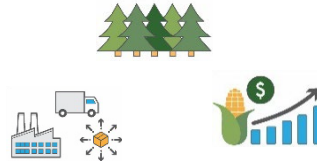
Site 1.E. Industrial Development

Existing Use: Semi trailer parking

Reuse Opportunity (Immediate): This 8.4-acre site is mostly vacant. The site has direct rail and street access. This makes it best suited for industrial development.

Reuse Opportunity (Long-Term): The site may be incorporated into a future redevelopment opportunity with adjacent buildings.

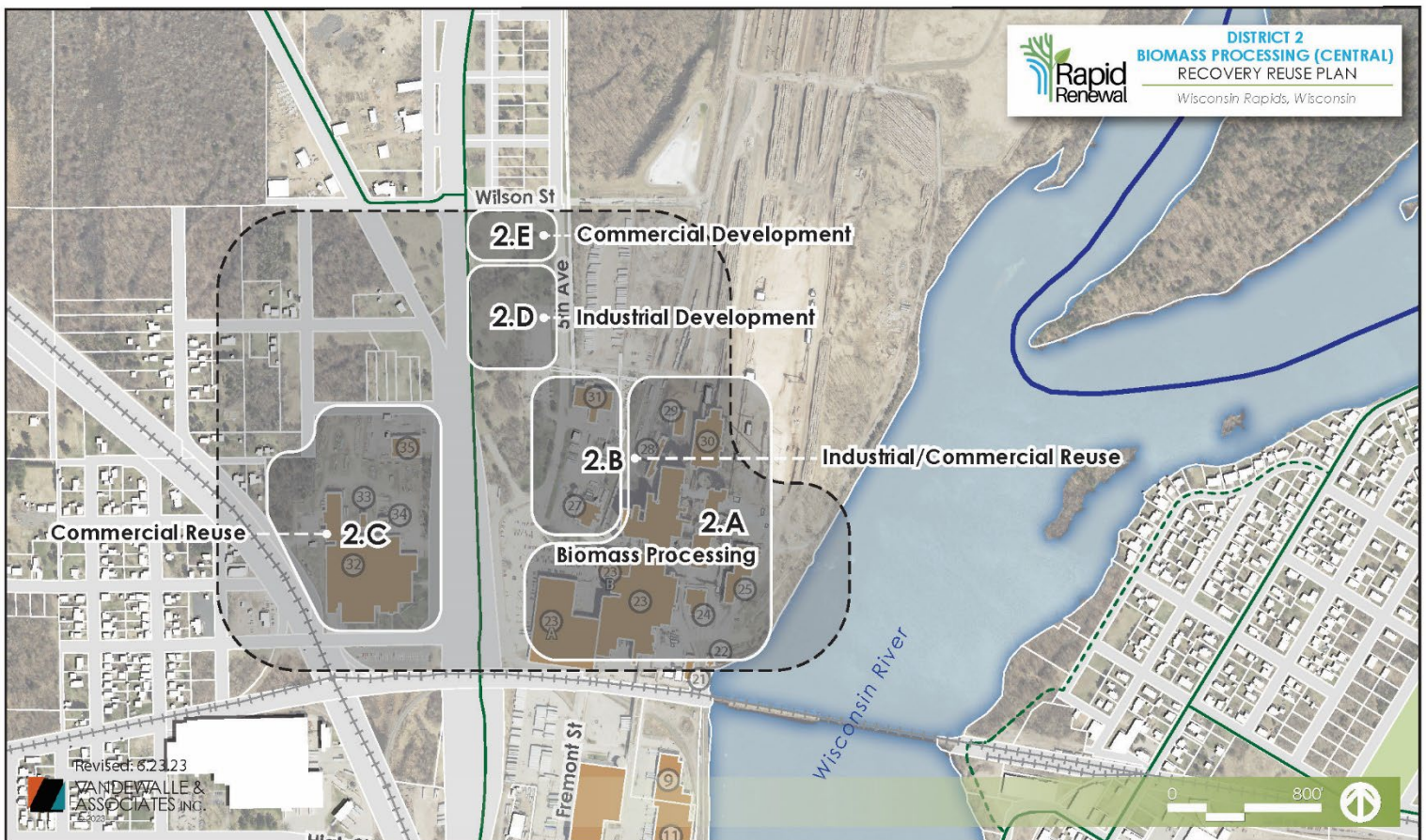
Economic Opportunity: Forest Products,
Industrial/Logistics, Value-Added Agricultural



DISTRICT 2: BIOMASS PROCESSING (CENTRAL)

District 2 is located in the central portion of the Mill property. The district encompasses existing buildings #21 - #35 from Appendix A and is broken into five distinct sites. Site 2.A consists of the former pulp mill. Site 2.B is the truck repair facility and fuel pumps. Site 2.C is a partially occupied building housing Billerud maintenance personnel and equipment. Site 2.D is currently a vacant lot and used for semi-trailer parking. Site 2.E is also a vacant lot and used for semi-trailer parking. Lastly, Site 2.F contains an office and warehouse building.

Whereas District 1 contained mostly long-term reuse opportunities due to the usable condition of the buildings, the same is not true in District 2. Many of the sites, particularly 2.A, have buildings that are inefficient and unlikely to be reused in their current condition. They may still be reused for their current intended purpose in the short term, but many of these buildings will need to be razed in the long term. Based on the regional economic opportunities analysis and the assets adjacent to the site, particularly the rail and wood yards, this district is well suited to support a new biomass processing facility. The buildings in this district that can be reused in their current state would be best utilized as complementary uses to a new biomass processing facility located on Site 2.A. Similar to District 1, special consideration will need to be given to creating the proper easements to ensure continued access to all of the internal parcels if the district is divided up amongst multiple owners.



District 2: Biomass Processing Reuse Concept

Site 2.A. Biomass Processing

Existing Use: Idled former pulp mill and chipping equipment

Existing Buildings (Appendix A): #21 - #26, #28 - #30

Building Condition: Good condition.

Reuse Opportunity (Immediate): The existing buildings can be reused only as a pulp facility or for chipping wood.

Reuse Opportunity (Long-Term): Despite the overall good condition of the exterior of the building, expansions of the pulp mill equipment over the years have rendered the plant inefficient and unlikely to be reused in its current condition. As a result, the buildings may be razed to make space for a new biomass processing facility that could take advantage of the chipping equipment and adjoining wood yard. If redevelopment were to occur, this site could offer as many as 23 acres for the redevelopment. A new rail spur may be installed along the east side to enhance logistics efficiency. Building 23A is in good condition and can be reused as a warehouse to complement surrounding and industrial uses. Building 23B is also in good condition and can be used as stand-alone office space or for offices related to industrial and commercial uses located elsewhere on the site.

Economic Opportunity: Forest Products, Pulp Facility



Site 2.B. Industrial / Commercial Reuse

Existing Use: Truck repair facility and fuel pumps

Existing Buildings (Appendix A): #27, #31

Building Condition: Poor

Reuse Opportunity (Immediate): Building 31 is a truck maintenance facility that is occasionally used by Billerud to serve its maintenance equipment. It can be adaptively reused as a stand-alone vehicle repair facility or one that serves industrial facilities located elsewhere on the site.

Reuse Opportunity (Long-Term): Buildings 31 and 27 are in poor condition and will eventually need to be redeveloped. The site's strategic location near the railyard, future biomass processing facility, and offices lends itself to industrial or commercial reuse.

Economic Opportunity: Industrial/Logistics



Site 2.C. Commercial Reuse

Existing Use: Partially occupied building housing Billerud maintenance personnel and equipment

Existing Buildings (Appendix A): #32 - #35

Building Condition: The main building has a brick exterior, is in good operational condition, and is well maintained. The three additional storage buildings to the north are in fair condition.

Reuse Opportunity (Immediate): The buildings can be used as office space or utilized as loading docks for independent business operations.

Reuse Opportunity (Long-Term): This building is located away from the main Mill campus on the west side of Highway 34 but is connected via a public street under the highway. The building is suitable for a complementary use to the reuse of the pulp mill or a future biomass processing facility to the east. The buildings may also be sold for a non-mill campus use such as general employment, public/private educational or commercial center, or community space.

Economic Opportunity: Forest Products, Value-Added Agricultural, Pulp Facility



Site 2.D. Industrial Development

Existing Use: Vacant lot & semi-trailer parking

Reuse Opportunity: This ~10-acre lot is vacant and suitable for redevelopment. The site lends itself to industrial reuse due to its location near the future biomass storage area and railyard.

Economic Opportunity: Industrial/Logistics



Site 2.E. Commercial Development

Existing Use: Vacant lot/semi-trailer parking

Reuse Opportunity (Immediate): Wilson Street/Highway 34 on the north side of the site is an at-grade road with a controlled intersection. Those transportation improvements make this ~3-acre vacant lot suitable for a commercial redevelopment.

Reuse Opportunity (Long-Term): As the Mill site redevelops in the future, this site could be used for support uses or employee services.

Economic Opportunity: Industrial/Logistics



DISTRICT 3: LOGISTICS AND RENEWABLE ENERGY (NORTH)

District 3 is located in the northeast portion of the Mill property. The district consists of three distinct sites. Site 3.A is the existing vacant rail and wood yard. Site 3.B is a vacant woodland and fill area. Site 3.C is a closed landfill. Unlike Districts 1 and 2, District 3 does not have any existing buildings.

This district has been a logistics hub for the property in the past and will likely continue to serve in a similar capacity into the future. Rail is expensive to remove and replace with other uses. There is increasing demand for storage a railyard like this can provide due to rapidly shifting preferences from companies that are looking to create a more resilient supply chain. This can be seen in nearby railyards that are operating at full capacity. A review of Wisconsin DNR Bureau for Remediation and Redevelopment Tracking System did not show any open cases in this district. However, there is always a risk of contamination on former industrial and outdoor storage sites like this one that would need to be verified with soil samples prior to any development.

Neighboring the railyard and storage area on Site 3.A is a vacant woodland (Site 3.B) and closed landfill (Site 3.C). Site 3.B is suitable for development to a complementary use to the rail yard. However, Site 3.C is undevelopable due to being a former landfill. It can house a solar panel installation or alternatively could be utilized as open space.



District 3: Logistics and Renewable Energy Reuse Concept

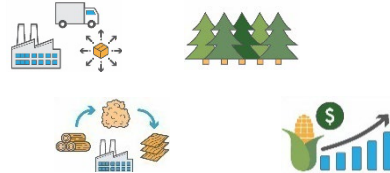
Site 3.A. Biomass Storage / Railyard

Existing Use: Vacant rail and wood yard

Building Condition: This site offers approximately 39 acres of railyard and outdoor storage. Most of the 14 rail spurs were in use prior to the Mill’s closure, but the lack of use since then will likely result in needed maintenance and improvements to meet federal rail standards.

Reuse Opportunity: This site currently serves as a railyard and woodyard. The direct rail access to the site makes it ideal as an industrial supply storage area. Moving forward, this could expand beyond wood storage to include other forms of biomass storage or other types of storage needs for future industry on the site or in the area. It could also function as a stand-alone railyard providing car storage and perhaps intermodal transfers.

Economic Opportunity: Forest Products, Industrial/Logistics, Value-Added Agricultural, Pulp Facility



Site 3.B. Industrial Development

Existing Use: Vacant woodland and fill area

Reuse Opportunity: The site offers 34 acres of land suitable for industrial development. Its location next to site 3.A could make for a great complementary use to the future storage capabilities on that site.

Economic Opportunity: Forest Products, Industrial/Logistics, Value-Added Agricultural



Site 3.C. Solar Opportunity

Existing Use: Closed landfill

Reuse Opportunity: The site offers 41 acres of land that is a closed landfill. Closed landfills cannot support the weight of large buildings. The top of the landfill is relatively flat, making it an excellent opportunity to house a solar installation that could be associated with another on-site use or as a separate installation. Depending on the number and types of panels, the site could produce as much as 7 megawatts of electricity.

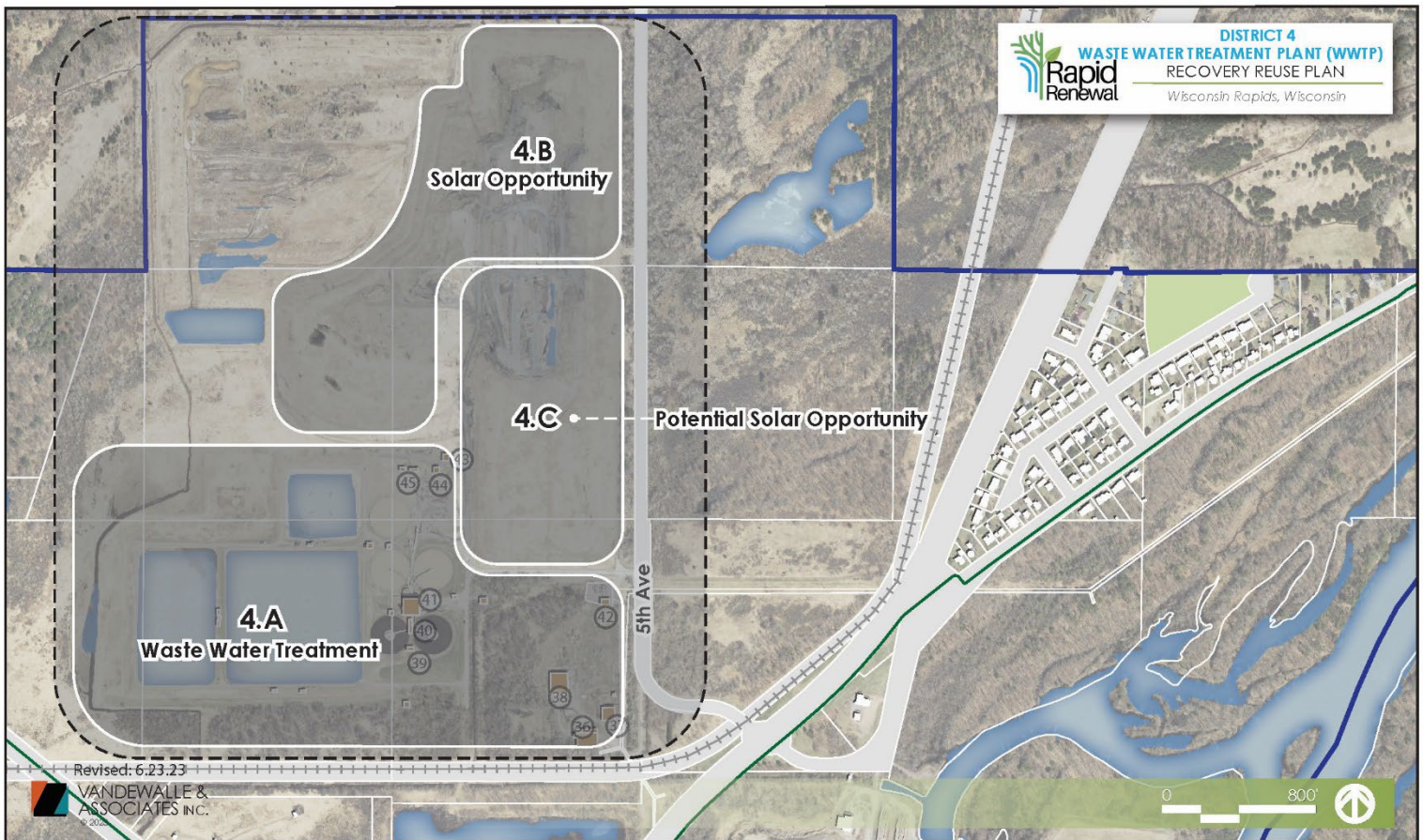
Economic Opportunity: Renewable



DISTRICT 4: WASTEWATER TREATMENT PLANT (WWTP)

District 4 is located in the northwest portion of the Mill property. It consists of three distinct sites. Site 4.A is the existing wastewater treatment plant and complementary buildings (Buildings 36-45 in Appendix A). Site 4.B is a closed landfill and Site 4.C is an active landfill.

The wastewater treatment plant has excess capacity to handle increased industrial waste throughout the rest of the Mill property. It will likely continue to operate as such for the foreseeable future. The two landfill sites present an ideal opportunity for a solar panel installation. However, Site 4.B will require a wetland delineation to determine the extent that the site can be used for solar panels.



District 4: Wastewater Treatment Plant Reuse Concept


Site 4.A. Wastewater Treatment

Existing Use: Industrial wastewater treatment facility

Existing Buildings (Appendix A): #36 - #45

Building Condition: Operational


Reuse Opportunity: The wastewater treatment facility is owned by Billerud but continues to treat industrial waste from the Nine Dragons Paper mill in Biron. The two mills were formerly under the same ownership with the treatment plant serving both. As a result, it is likely to remain in operation and has surplus capacity to serve additional industrial uses on the Rapids Mill site.

Economic Opportunity: Industrial 

Site 4.B. Potential Solar Opportunity

Existing Use: Closed landfill

Reuse Opportunity (Long-Term): The site offers 26.3 acres of land that is a closed landfill. Closed landfills cannot support the weight of large buildings but can also be repurposed for other uses. Depending on site conditions, this area could house a solar installation. An alternative option is to utilize it as open space. Most of the landfill has been closed, which provides an excellent opportunity to house a solar installation that could produce as much as 4.6 megawatts of electricity. Unlike the other landfills on the Mill property, this parcel will need further investigation to delineate the wetlands and determine the total developable area.


Economic Opportunity: Renewable 

Site 4.C. Solar Opportunity

Existing Use: Active landfill

Reuse Opportunity (Immediate): This landfill is still open and serves the adjoining wastewater treatment plant.

Reuse Opportunity (Long-Term): In total, the site offers 78 acres of land. Just like with other landfills on the property, this space cannot be developed with heavy buildings but can house either a solar installation or open space. As portions of the landfill are closed, the site offers an excellent opportunity to house a solar installation that could produce as much as 8.6 megawatts of electricity.

Economic Opportunity: Renewable 

DISTRICT 5: RESIDENTIAL (WEST)

District 5 consists of a single site, Site 5.A, that is suitable for residential development. Unlike the other districts on the property, this area does not have any previous industrial uses. The key constraint here is the surrounding wetlands. The site will require a wetland delineation to determine the full extent of the developable area on site.



District 5: Residential Reuse Concept

Site 5.A. Single Family Development

Existing Use: Vacant woodland and grassland

Building Condition: N/A

Reuse Opportunity: Located between Bonow Avenue and the rail line and west of an existing neighborhood, the land is separated from the main Mill site and is suitable only for long-term residential or greenspace. A portion of the site is in a floodplain and a wetland delineation will be required to determine the full extent of developable land. When accounting for the known floodplain and wetlands, this site offers approximately 12 acres of land suitable for residential development. Street layout and utility extension will need to be responsive to a developer's proposal for the site, but can likely be extended beginning at the intersection of 10th Ave N and Brown Street that is currently a dead end.

Economic Opportunity: Residential Development

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WISCONSIN RAPIDS
RECOVERY AND REUSE PLAN
IMPLEMENTATION



IMPLEMENTATION

Implementation activities are broken into three sequential phases driven by awaiting Billerud’s ultimate decision on the disposition of the Mill Property, assisting Billerud with either developing its own reuse plans or in seeking a buyer, and working with either Billerud and/or a buyer in carrying out their reuse plans.

The full reuse of a property of this size and its diversity of facilities will be a long and challenging process that will require involvement and cooperation among several entities. Those that will need to play key roles include the following:

- Billerud and the ultimate buyer(s)
- Sonoco – currently a tenant on the property
- The City’s economic development partners – Heart of Wisconsin Chamber of Commerce, Wood County, North Central Wisconsin Regional Planning Commission , Centergy Inc., Wisconsin Economic Development Corporation, and the US Economic Development Administration
- State elected officials

Within each phase are recommended activities involving these entities. Other governmental agencies, non-profits, and private organizations also will undoubtedly play roles at various points in the reuse process, but those listed above will need to be engaged throughout the entire course of transforming the property into new, productive uses.

1. Short Term Actions (until Billerud announces plans for property disposition)

Although Billerud acquired the Mill property with the purchase of Verso in 2022, the company has yet to announce its long-term plans for the property. They continue to operate the converting facility for paper produced by their plants in the Upper Peninsula of Michigan and to provide basic maintenance of the rest of the facilities and grounds. Consolidated Water and Power (CWPCo), a wholly owned subsidiary of Billerud, also continues to operate as a regulated public utility providing electric power to the Mill property and four other sites in communities to the north along the Wisconsin River. Until Billerud shares its long-term plans, the City and its partners are limited as to which specific actions they can take to implement the reuse concepts described in this Plan and its companion *Economic Opportunity Analysis*. However, it is important that the City maintain and encourage communication with Billerud to be prepared for moving ahead with the activities described in the next phases.

During this period, the City needs to ensure its demolition ordinance is up to date and gives the City as much control as possible over any potential salvage/scraping operations a future buyer might propose. This is a critical element to prevent the Mill property from simply being stripped of value and then left with no plan for future reuse and redevelopment as has happened with other closed Mills and other industrial properties across the state.

- a. Billerud
 - i. Communications – Until Billerud makes its plans known, the City needs to maintain open lines of communication with the company and make itself available to assist in providing information and assistance to facilitate Billerud’s decision-making as expeditiously as possible. Leaving the bulk of the Mill property idle is not advantageous for either the company or the City, so both share a similar goal and should work together to advance a long-term reuse plan. This should start by sharing and reviewing this Reuse Plan and the *Economic Opportunity Analysis* with the company as representing the City’s interest and vision for the property. Following that, a regular series of calls/meetings with Billerud should be established to occur on a monthly or quarterly basis.
 - ii. Property Maintenance – The City should work with Billerud to ensure the property is maintained consistent with all local codes. This includes controlling vegetation and correcting any deterioration

to facilities. Also included is ensuring adequate fire flows are maintained and that public safety personnel and vehicles have adequate access to the property.

b. Sonoco

Sonoco wishes to purchase the entire Base Mill that includes the space they currently lease as well as additional area it could use for storage and/or lease others. Sonoco already has made major investments in the facility, but the building is in need of significant repairs and upgrades. To date, Sonoco and Billerud have been unable to come to an agreement over the terms of a sale. Sonoco's lease remains in effect until 2027, and the operation involves about 90 good paying jobs that are vital to retain in the community. If Sonoco is unable to acquire the building within the next couple of years, it will need to make a decision whether to renew the lease (assuming Billerud or a future owner will agree to a new lease) or seek another location. While the terms of sale are a matter between the two companies, the City should continue to maintain contact with Sonoco to understand its needs and identify programs and potential funding sources to assist Sonoco with the needed upgrades should they be successful in obtaining the property.

c. Economic Development Partners

The City's economic development partners each have played a critical role in this Recovery and Reuse Planning project, whether by providing funding or contributing ideas and guidance. Once Billerud announces its plans, it is highly likely these partners will be called upon again to assist with executing them. As a result, it is important the City keep these partners engaged and informed regarding communications with Billerud, discussion of strategies for expediting the company's decision making, and helping to steer the direction of the reuse plan to align with community, regional, and state goals. Accordingly, a series of quarterly calls should be set up to keep these partners engaged.

d. State Elected Officials

Shortly after the Mill closure was announced, a local state representative and senator convened and led a task force to develop strategies for quantifying the local and statewide economic impacts of the closure, assisting displaced workers find new employment, assisting a potential buyer with financing, and assisting Verso with financing to keep the boilers in the pulp plant operational. Further, the state elected officials also attempted to engage with Verso, and later Billerud, to identify other forms of assistance the state could provide to facilitate resuming operations or another use for the property. While the legislature and governor ultimately were unable to come to terms over the source of funds to be provided to the potential buyer and assistance in maintaining the boilers, the representative and senator continue to have a great interest in the reuse of the site and have offered to pursue additional legislation as may be needed to facilitate that. Accordingly, the City should continue to keep its local and regional legislative delegations informed of any new developments and discuss potential roles and strategies the state could employ to help facilitate reuse.

2. Medium Term Actions (following Billerud's announcement of property disposition)

As noted throughout this Plan, it is highly likely that Billerud will seek to sell all or most of the property, and it is unlikely that a single entity would acquire the property and attempt to either restart the prior operations or use the entire property for another, singular operation. As a result, the property is likely to be broken up and resold or leased in pieces to several different users. The reuse of a site of this size is a complicated and capital-intensive undertaking, so potential buyers are likely to be national firms that specialize in this type of redevelopment. Prior to being acquired by Billerud, Verso had started a process to solicit purchase offers from such firms. While the current state of that process is unknown, it is likely Billerud will move ahead with it if it hasn't already. Often, such sales are contingent upon the buyer being able to obtain property entitlements (such as zoning, subdivision, etc.) as well as one or more forms of financial assistance (such as tax increment financing and grants). Accordingly, the City and its partners need to work

with Billerud to accurately represent the programs that may be available to a buyer, and to engage with potential buyers to answer their questions and describe the City's vision for the property. In the event Billerud decides to retain a portion or all of the site, then the implementation actions would shift to the long-term phase in working with them to execute on their reuse and redevelopment program.

a. Billerud

Assuming that Billerud decides to sell all or most of the property, the City should offer to assist in providing information to include in a prospectus advertising its availability. This could include information on zoning, utility capabilities, financial assistance programs, and the City's vision for the site. Further, the City needs to gain a complete understanding of Billerud's solicitation and sales process and expected timing. In addition, the City also should articulate any specific issues and expectations that Billerud needs to address prior to or as part of a sale (such as dedicating needed utility easements or rights-of-way, addressing code violations, preserving materials and artifacts of historic value, etc.)

b. Sonoco

Depending on how Billerud decides to make the property available, it may be possible for Sonoco to make an offer on just the Base Mill. If that is the case, the City should make itself available to Sonoco to discuss specific assistance programs that may be available to assist with the acquisition and needed improvements to the building.

c. Economic Development Partners

As part of offering information for Billerud's property prospectus, the City should consult with its economic development partners as to potential assistance programs they may be able to offer to a buyer. Further, the partners also can play a role in disseminating the prospectus to potential buyers that they believe could be a good fit for the property.

d. State Elected Officials

The City should keep its legislative delegation informed as to Billerud's process and timing for a sale and potential legislative action that may be needed to help facilitate a sale.

3. Long Term Actions (following Billerud's selection of one or more buyers)

Once a buyer comes forward, the real work of implementation begins. Reuse and redevelopment will be a multi-year process, so the City needs to engage with the buyer as a partner to develop and execute strategies for returning the property to productive use. Doing so will require overcoming several significant challenges such as addressing environmental contamination, subdividing the property while accommodating shared common areas like parking and access, reconfiguring utilities to separately serve each new lot, adding new sources of heat to the buildings previously served by steam from the pulp mill, reconfiguring the larger buildings for use by multiple tenants, retaining Sonoco on site, obtaining regulatory approvals, etc. All of these are very capital intensive on the front end before the new owner begins to see revenue from sales and leases, so financing will be a key component of all of these and an area the City can look to its economic development partners to potentially assist with.

a. Buyer(s)

i. Pre-sale Due Diligence – Sales of property like this are often contingent upon the buyer being able to obtain approvals and assurances from the City and other regulatory agencies that they will be able to move ahead with their plans. Accordingly, the City needs to be prepared to engage with the selected buyer to explain its vision for the property, its regulatory and economic assistance requirements and processes, and then act upon applications in a timely manner. Further, if a buyer's proposed reuse plans are not acceptable to the City, City staff needs to clearly articulate its concerns and make suggestions on how to improve the plans. While the buyer retains the right to pursue

various approvals from the Plan Commission and City Council, it's vital the buyer be made aware of staff's concerns as early in the process as possible so the buyer can make an informed decision as to whether and how to proceed.

- ii. Post-Sale Project Execution – Reuse and redevelopment of the site will take several years with lots of complications to overcome. The City's approach to working with the buyer(s) should be one of a partnership as both stand to benefit greatly from returning the property to productive use. To facilitate this, both the City and the buyer should appoint a primary contact that will lead the partnership and work collaboratively to develop and execute strategies for overcoming obstacles, recruiting new businesses, pursuing funding, and addressing regulatory issues such as environmental contamination, wetlands and floodplains, air emissions, and water quality.

b. Sonoco

Assuming the buyer is a real estate development firm versus a manufacturer/end user, there should be significant interest on their part to sell the Base Mill to Sonoco since they already are a tenant and would generate immediate revenue for the buyer. The City should make its support for this known to the buyer as early as possible, and continue to work with Sonoco to determine the forms of assistance that would help facilitate the sale. This may include finding tenants that would lease the surplus space, helping to find a local property manager, identifying potential grant funding sources and making applications for those that align with the project.

c. Economic Development Partners

The capital-intensive nature of reuse and redevelopment will likely lead the buyer to pursue all available funding sources. By and large, assistance that can be provided by municipalities in Wisconsin is primarily limited to tax increment financing. While that can be an important part of the financial strategy, it may not be enough for a project of this magnitude and one that will take years to execute and generate significant new taxes. As a result, the City and buyer will need to work closely with the economic development partners to identify and procure other sources of assistance. This also will apply to potential needs to support new tenant businesses on the property.

d. State Elected Officials

State legislative assistance, if provided, will likely be directed toward new end-users of the Mill property versus the initial redevelopment firm. As described throughout this Plan, the property aligns well with many emerging economic sectors including sustainable forestry, alternatives to fossil fuel-based products, waste reduction, and renewable energy, to name a few. Other Midwestern states have developed specific programs to attract and support such uses or target specific regions of the state that have been hard hit by economic restructuring (such as Michigan's Renaissance Zones and Minnesota's Iron Range Resources and Rehabilitation program). Wisconsin's forestry resources and bio-mass processing industries have long been core foundations of the state's economy. While legacy industries such as papermaking continue to shrink, there is growing interest in developing new products from forest and other biomass resources that will accelerate greatly over the next decade and beyond. State programs targeted to attracting and growing these industries, and the regions where they are located, could go a long way to helping the state transform and accelerate growth in its economy. As implementation efforts begins to shift toward new business/tenant attraction, the City and its economic development partners should open a dialogue with state agencies and elected officials about the potential to create new programs to support these growing sectors.

IMPLEMENTATION TASKS SUMMARY TABLE

Action	Timeline	Partner Organization
Create open lines of communication with Billerud about future plans for the property	Short Term	Billerud
Maintain property consistent with all local codes	Short Term	Billerud
Maintain contact with Sonoco about future plans to buy the Base Mill	Short Term	Sonoco
Identify programs and funding sources to assist Sonoco with acquiring and upgrading the Base Mill	Short/Medium /Long Term	Sonoco
Make quarterly calls to remain engaged and informed of latest updates with the property	Short Term	Economic Development Partners
Continue to keep state elected officials informed of new developments and potential roles in the future	Short/Medium Term	State Elected Officials
Assist Billerud with developing prospectus of the property	Medium Term	Billerud
Articulate expectations for Billerud to address prior to or as part of a sale	Medium Term	Billerud
Explore potential assistance programs to offer to a new buyer	Medium/Long Term	Economic Development Partners
Disseminate the prospectus to potential buyers	Medium Term	Economic Development Partners
Engage with future buyer(s) for pre-sale due dilligence	Long Term	Buyer(s)
Appoint primary contacts to post-sale project execution	Long Term	Buyer(s)
Explore creating new programs to support WI forestry resources and bio-mass processing industries	Long Term	State Elected Officials

POTENTIAL FUNDING SOURCES

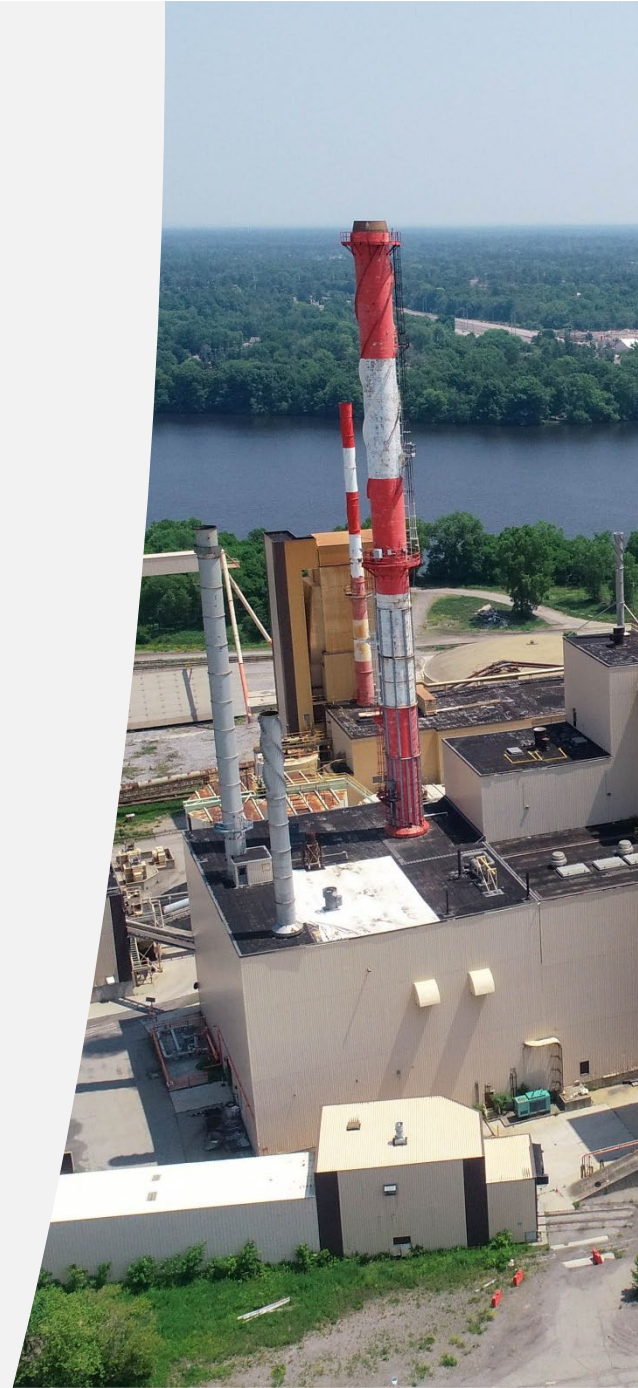
Funding Opportunity	Agency	Purpose	Award Range
Energy Innovation Grant Program (EIGP)	WI PSC	To support a wide variety of energy projects related to energy efficiency, renewable energy, energy storage, energy planning, and more.	not listed
Knowles-Nelson Outdoor Recreation Legacy Program	WI DNR	To fund outdoor recreational opportunities in urban areas.	not listed
Brownfield Assessment Grant	WI DNR	To address specific brownfields sites where potential or known contamination is acting as an impediment to economic redevelopment.	Up to \$75,000
Idle Sites Redevelopment Program	WEDC	To help Wisconsin communities implement redevelopment plans for large commercial, institutional or industrial sites that have been idle, abandoned or underutilized for a period of at least five years.	not listed
Community Development Investment Grant (CDI)	WEDC	To support urban, small city and rural community (re)development efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community-driven efforts.	up to \$250,000
Rural Business Development Grants (RBDG)	USDA	To promote economic development and job creation projects in two separate categories, business opportunity grants and business enterprise grants, for use in rural areas	not listed
Rural Innovation Stronger Economy (RISE) Grant Program	USDA	To create and augment high-wage jobs, accelerate the formation of new businesses, support industry clusters and maximize the use of local productive assets in eligible low-income rural areas.	\$500,000 to \$2 million
Climate Pollution Reduction Grants (CPRG)	EPA	To develop and implement plans for reducing greenhouse gas emissions and other harmful air pollution.	not listed
Brownfields Grants	EPA	For assessment, cleanup, and revolving loan funds	\$10 million to \$60 million
Energy Efficiency and Conservation Block Grant Program (EECBG)	DOE	To support community based clean energy programming	not listed

Buildings Upgrade Prize	DOE	Supports actionable and scalable solutions to advance energy efficiency and efficient electrification upgrades in existing U.S. buildings.	\$5,000 to \$400,000
Historic tax credits here?			



WISCONSIN RAPIDS
RECOVERY AND REUSE PLAN

APPENDIX



APPENDIX A. VERSO SITE BUILDING INVENTORY

District Site	Building ID	Parcel No	Primary Use	Notes	Assessed Improvement Square Feet*	GIS Estimated Ground-Level Square Feet	Year Built	State Assessed**	Assessed Improvement Value 2021***	Exterior Building Condition
1.A	1	3402526	Office	Baldwin Building, includes 312 sf addition from 1990	11,752	12,312	1970	Yes	\$470,300	good
1.A	2	3402441	Manufacturing	Jackson Mill	35,767	28,162	1904	Yes	\$598,700	poor
1.A	3	3402440	Manufacturing	1991 Blower Room		3,968	1991	Yes	\$8,108,400	poor
1.A	4	3402440	Office			13,661		Yes	\$8,108,400	poor
1.A	5	3402440	Manufacturing	PM 14	121,916	71,600	1968	Yes	\$8,108,400	poor
1.A	6	3402440	Manufacturing	Sonoco Board Machine. Many additions built over subsequent years		266,151	1904	Yes	\$8,108,400	poor
1.D	7	3402440	Manufacturing	Equipment Building: Wood Room, Meter and Paint Shop	13,100	12,744	1920	Yes	\$8,108,400	good
1.D	8	3402440	Manufacturing	Converting Operations. Portions of building that extend into other parcels are assessed separately. Numerous additions in subsequent years		338,983	1937	Yes	\$8,108,400	good
1.D	9	3402440	Manufacturing	Storage and Distribution Warehouse and Equipment Building	31,000	34,346	1998	Yes	\$8,108,400	good
1.D	10	3402445	Manufacturing	Roll Goods Automated Supply and Retrieval System	33,744	34,422	1990	Yes	\$18,422,100	good
1.D	11	3402445	Manufacturing	Truck Shipping and Finished Goods Addition	92,725	92,558	1990	Yes	\$18,422,100	good
1.C	12	3402445	Manufacturing	PM 16	668,934	368,648	1991	Yes	\$18,422,100	good
n/a	13	3401855	Manufacturing	Woodworking and Health Services	24,341	25,723	1966	Yes	\$721,000	poor
n/a	14	3401752	Office	Professional Services Center. County records refer to as "New Page Service Center" with use listed as Industrial Engineering/Light Manufacturing flex	17,130	17,622	1916	No	\$472,900	fair
n/a	15	3401748		Exempt, Garage/Office. Additions in 1940 (5250 sf Warehouse) and 1982 (672 sf Office)	35,886	33,503	1910	No		good
n/a	16	3401748		Exempt, Garage	2,600	2,989	2001	No		good
n/a	17	3401748		Exempt, Storage	8,000	7,400	1950	No		good
n/a	18	3401820	Manufacturing	Corenso Storage Warehouse	4,100	4,444	1945	Yes	\$2,016,900	n/a
n/a	19	3401820	Manufacturing	Corenso/Sonoco Industrial Light Manufacturing	5,398	5,429	1947	Yes	\$2,016,900	n/a
n/a	20	3401820	Manufacturing	Corenso/Sonoco Industrial Light Manufacturing. Many Additions constructed over many years	293,825	295,341	1930	Yes	\$2,016,900	n/a

District Site	Building ID	Parcel No	Primary Use	Notes	Assessed Improvement Square Feet*	GIS Estimated Ground-Level Square Feet	Year Built	State Assessed**	Assessed Improvement Value 2021***	Exterior Building Condition
2.A	21	3402435	Manufacturing	Storage Warehouse	4,800	5,031	1987	Yes	\$8,863,700	poor
2.A	22	3402435	Manufacturing	Storage Warehouse	1,600	1,661	1989	Yes	\$8,863,700	poor
2.A	23	3402435	Manufacturing			386,980		Yes	\$8,863,700	good
2.A	24	3402435	Manufacturing	Light Industrial and Warehouse, 2438 sf is Office. 2720 sf Warehouse addition in 1979	11,533	11,324	1958	Yes	\$8,863,700	poor
2.A	25	3402435	Manufacturing	Actual sf appears to be much larger than DOR assessed	12,006	24,667	1966	Yes	\$8,863,700	poor
2.A	26	3402435				34,119		Yes	\$8,863,700	poor
2.B	27	3402435		Specialty Minerals		12,650		Yes	\$8,863,700	poor
2.A	28	3402435	Manufacturing	CH4 Building. Storage Warehouse	5,352	5,912	1968	Yes	\$8,863,700	poor
2.A	29	3402435	Manufacturing	North Warehouse	10,150	6,269	1968	Yes	\$8,863,700	poor
2.A	30	3402435	Manufacturing	Woodroom, Addition in 1989	23,996	39,739	1968	Yes	\$8,863,700	poor
2.B	31	3402435		CPI Transportation Center		24,399		Yes	\$8,863,700	poor
2.C	32	3401451	Manufacturing	Emergency Operations Center. Support Services. Many additions built over subsequent years	197,633	197,031	1954	Yes	\$2,313,500	good
2.C	33	3401451	Manufacturing	Storage Warehouse	2,100	2,181	1997	Yes	\$2,313,500	fair
2.C	34	3401451	Manufacturing		2,500	2,676	1973	Yes	\$2,313,500	fair
2.C	35	3401451	Manufacturing		17,500	15,152	1997	Yes	\$2,313,500	fair
4.A	36	3400310	Other	Storage Warehouse	6,000	7,411	1981	Yes	\$187,500	fair
4.A	37	3400310	Other			3,522		Yes	\$187,500	fair
4.A	38	3400310	Other	Storage Warehouse	6,000	8,507	1976	Yes	\$187,500	fair
4.A	39	3400310	Other			423		Yes	\$187,500	fair
4.A	40	3400310	Other			732		Yes	\$187,500	fair
4.A	41	3400310	Other	Water Quality Center		6,445	1974	Yes	\$187,500	fair
4.A	42	3400447A	Other	Electric Substation, exempt		851		No		good
4.A	43	3400311	Other	Exempt Waste Treatment Facility		194		Yes, but Exempt		fair
4.A	44	3400311	Other	Exempt Waste Treatment Facility		478		Yes, but Exempt		fair
4.A	45	3400311	Other	Exempt Waste Treatment Facility		54		Yes, but Exempt		fair

*Provided where available and discernable

**If 'No' and not tax exempt, assessed improvement value provided by Wood County

***DOR Values were provided aggregated by entire parcel