



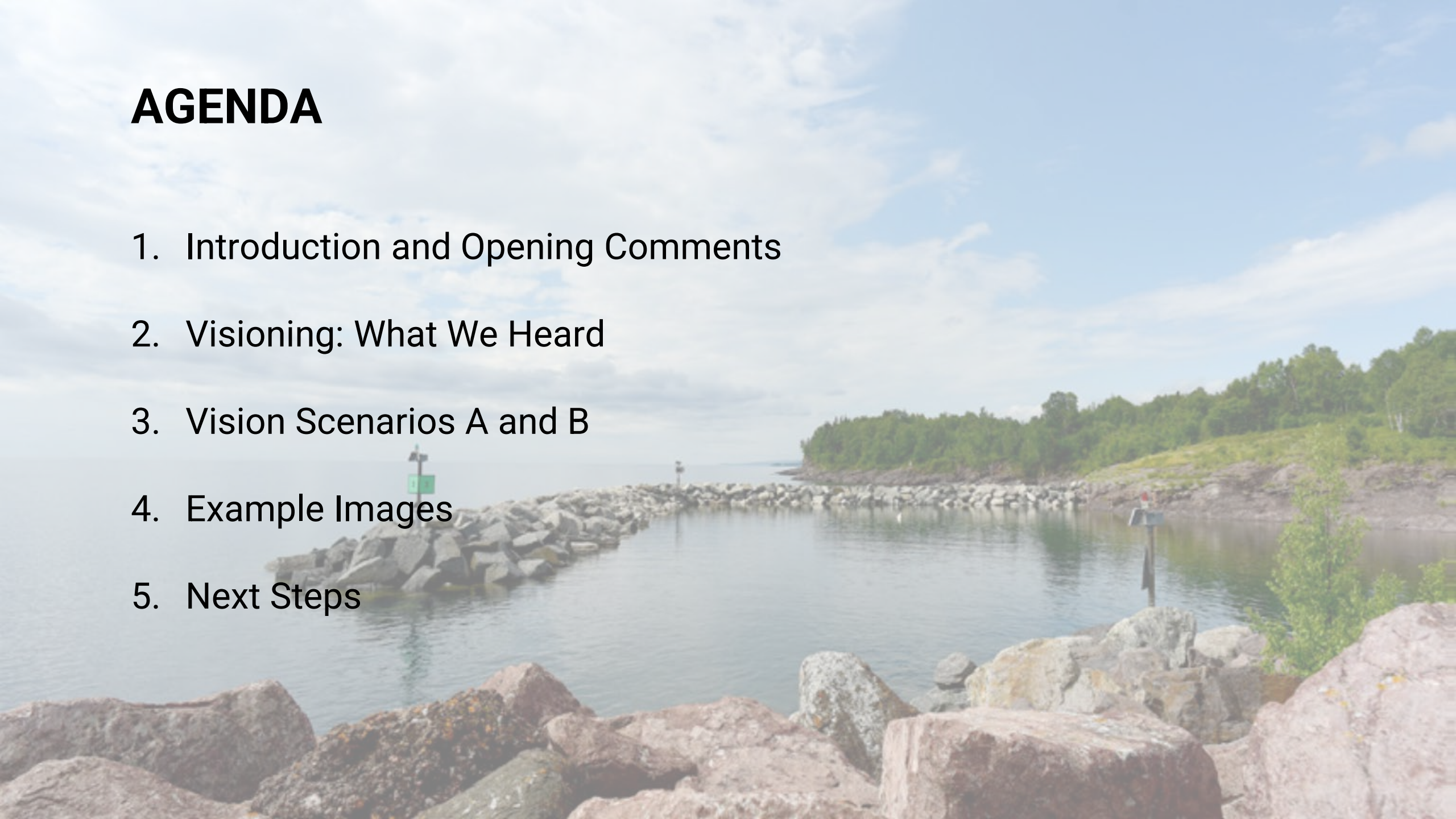
Taconite Harbor Advisory Committee Scenario Development



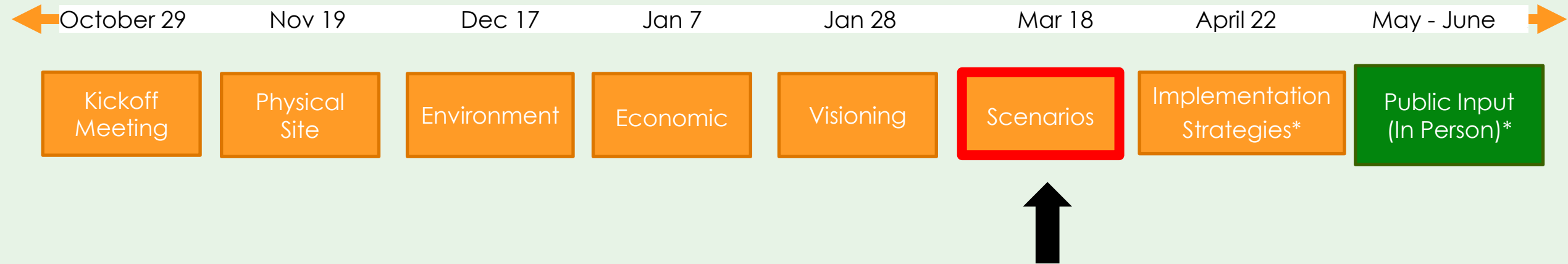
March 18, 2026

AGENDA

1. Introduction and Opening Comments
2. Visioning: What We Heard
3. Vision Scenarios A and B
4. Example Images
5. Next Steps



INTRODUCTION



*Tentative Schedule

INTRODUCTION

- Minnesota Power owns this land
- It has been used for industrial purposes for a very long time
- The land is zoned Heavy Industrial
- Cleveland Cliffs owns the adjoining land and they chose not to participate in this process and they retain the zoning and permits for their property
- Any future use of this land that includes residential and similar land uses will require a higher level of remediation and a comprehensive plan amendment, rezoning, environmental review and approval and likely complicated financing
- The ultimate reuse of this land may be phased and interim uses may be part of that overall strategy

A scenic view of a rocky shoreline with a breakwater extending into a calm body of water under a blue sky with scattered clouds. The foreground is filled with large, reddish-brown rocks. A long breakwater of grey rocks extends from the left side into the water. The water is calm and reflects the sky. In the background, there is a line of green trees on a slight rise. The sky is bright blue with soft, white clouds.

Visioning: What We Heard

Priority Outcomes for Reuse

Guiding Question: Recognizing that many factors are important and that identifying something as a higher priority than another does not mean that they are not both essential to a successful outcome, please rank the following in order of their relative importance - most important to least important. You will have an opportunity to expand on these priorities in subsequent questions.



*Based on Advisory Committee Input

Greatest Assets

Guiding Question: When you think about the Taconite Harbor Coal Burning Plant site and its immediate surroundings, what do you think are its greatest assets? What are the characteristics that you believe to be the most important that should be protected and enhanced?



*Based on Advisory Committee Input

Why is this Opportunity Unique

Guiding Question: The North Shore is a special place, and it is often said that they aren't making any more Lake Superior shoreland. To have a property of this size with its attributes become available for potential reuse is a rare opportunity. How do you describe those opportunities?



*Based on Advisory Committee Input

A scenic view of a rocky coastline. In the foreground, large, reddish-brown rocks are scattered across the bottom. A breakwater made of grey rocks extends from the left side into the calm, blue water. On the right, a forested hillside with green trees and shrubs meets the water's edge. The sky is filled with soft, white clouds, and the overall atmosphere is peaceful and natural.

Vision Scenarios

VISION SCENARIOS

VISION A: INDUSTRIAL, ENERGY AND SERVICE HUB

Leverage the site's rare industrial zoning, deep-water protected working harbor, existing energy and transportation infrastructure, and Highway 61 visibility to establish a resilient **industrial, service, and energy** hub that supports high-quality jobs, long-term tax base growth, and regional economic diversification on the North Shore. The redevelopment will prioritize **light and modern industrial uses, port-dependent and logistics activities, green industrial**, and clean energy and grid-support functions - such as energy storage, renewable generation, and utility service - while retaining the harbor's capacity for shipping and marine operations that cannot be replicated elsewhere in the region. Development may include **workforce-oriented housing or lodging** and **supportive commercial development** tied directly to employment needs, located and designed to avoid conflicts with industrial operations. By balancing working-waterfront functions with carefully selected complementary uses, the site will remain a productive industrial asset while contributing meaningfully to the economic stability, energy resilience, and quality of life for Cook County and the broader North Shore community.

VISION A: INDUSTRIAL, ENERGY AND SERVICE HUB

- Light Industrial
- Green Industrial
- Port and Logistics
- Marina Amenities & Services
- Housing



VISION SCENARIOS

VISION B: MIXED-USE DEVELOPMENT

Leverage the site's exceptional natural assets, deep-water protected harbor, and Highway 61 visibility to **create a compact, walkable, mixed-use development** that serves North Shore travelers and residents year-round. The redevelopment will blend a **recreational harbor and marina, destination hospitality** (resort/hotel and event center), a **mix of higher density housing** (workforce and/or senior), **coastal restaurants and retail**, and **boardwalk-oriented public shoreline access**, supported by **mixed use services** (community spaces, fuel, convenience, outfitters, art galleries) and a **pedestrian-scaled street grid**. Development will be designed to protect water quality and shoreline character, honor the site's history through interpretation and placemaking, and remain adaptable so that adjacent working waterfront and compatible industrial/shipping uses can coexist as market needs and technology evolve.

VISION B: MIXED-USE DEVELOPMENT

- Marina
- Park / Recreation
- Resort / Event Venue
- Retail / Mixed Use
- Housing



Example Images

A scenic landscape photograph of a rocky coastline. In the foreground, large, grey, angular rocks are scattered across the bottom. A breakwater made of similar rocks extends from the left side into the calm, greyish-blue water. On the breakwater, there are several navigational markers, including one with a green square. To the right, a forested hillside with green trees and shrubs meets the water's edge. The sky is filled with soft, white clouds, and the overall lighting is diffused, suggesting an overcast day.

VISION A: INDUSTRIAL

- Light Industrial
- Green Industrial
- Port and Logistics
- Marina Amenities & Services
- Housing



MARINA / PORT IMAGES

These example images are from different places and contexts, may have a larger/smaller scale for the subject property, and are not represented as directly relevant



Marina

Commercial

Restaurant



Port and Logistics

Boat Repair



INDUSTRIAL IMAGES

These example images are from different places and contexts, may have a larger/smaller scale for the subject property, and are not represented as directly relevant



BIOCHAR 

Light
Manufacturing

Green
Industrial



Flex Industrial

Small Business



HOUSING IMAGES

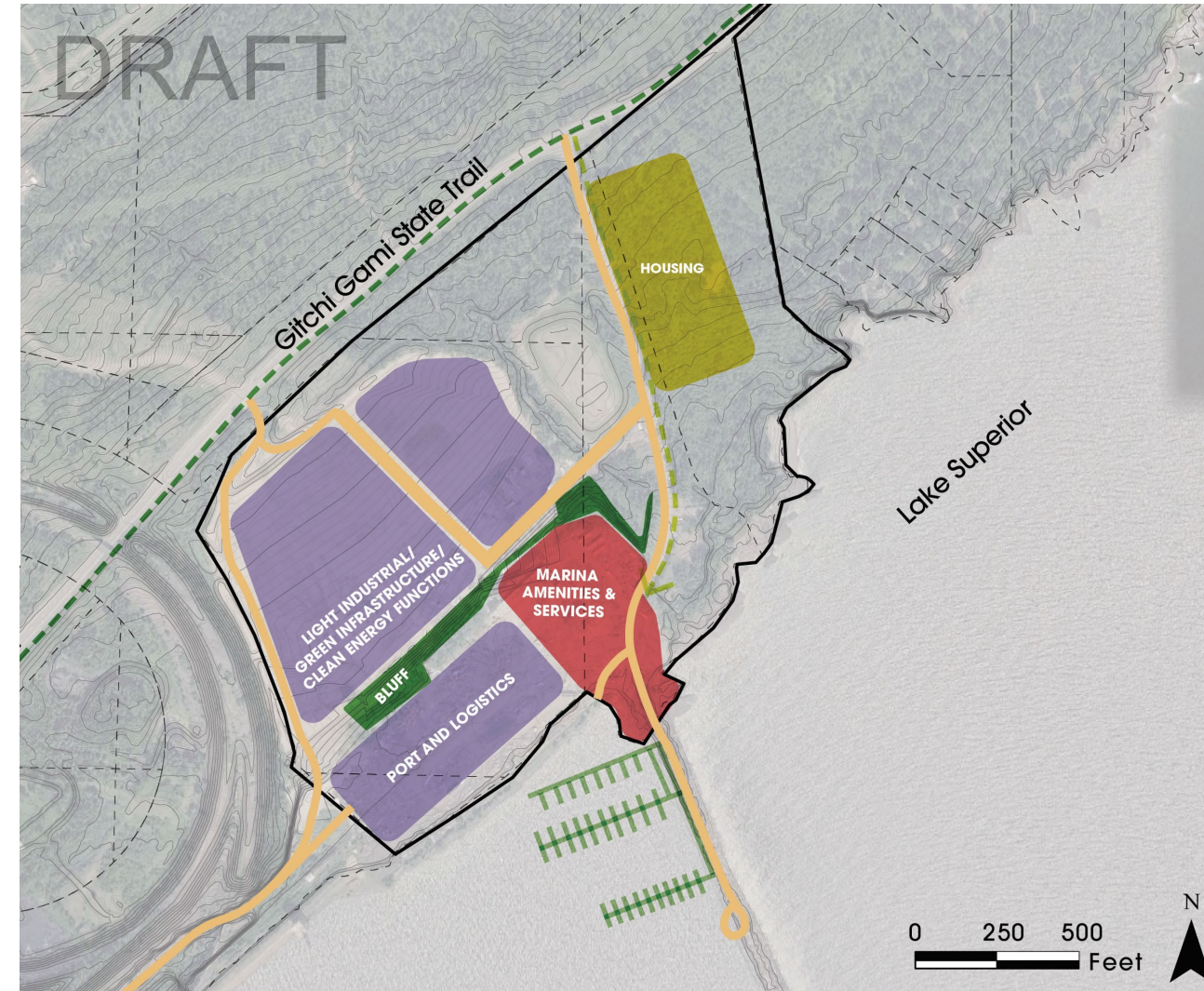
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Workforce Housing

VISION A – KEY TAKEAWAYS

- **Reminder:** The preceding images are **examples** from other locations and contexts. They are presented for discussion purposes.
- This scenario aligns with the site's industrial history, condition **and heavy industrial zoning.**
- Coexists more easily with **Cleveland Cliffs'** adjacent industrial operations.
- Any housing would require **higher remediation** and added approvals, so would likely be limited or phased.
- Most feasible for **early or interim reuse**, with flexibility for long-term evolution.



VISION B: MIXED-USE DEVELOPMENT



Marina

Park / Recreation

Resort / Event Venue

Retail / Mixed Use

Housing

MARINA IMAGES

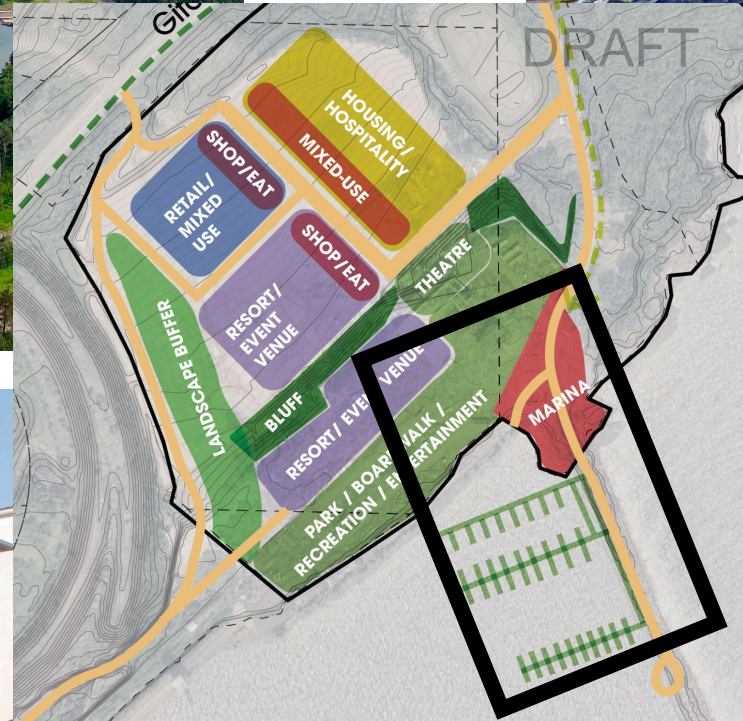
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Marina
Commercial



Restaurant
Boat Storage



PARK/ RECREATION IMAGES

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All Season
Parks
Amphitheater



Boardwalk
Recreation
Entertainment



RESORT/ HOTEL IMAGES

These example images are from different places and contexts, may have a larger/smaller scale for the subject property, and are not represented as directly relevant



Resort
Event Venue



Vacation
Rental Units
Recreation



RETAIL / MIXED USE IMAGES

These example images are from different places and contexts, may have a larger/smaller scale for the subject property, and are not represented as directly relevant



Outfitters
Art Galleries
Restaurant



Community Spaces
Fuel



Convenience

HOUSING IMAGES

These example images are from different places and contexts, may have a larger/smaller scale for the subject property, and are not represented as directly relevant



Multifamily
Workforce

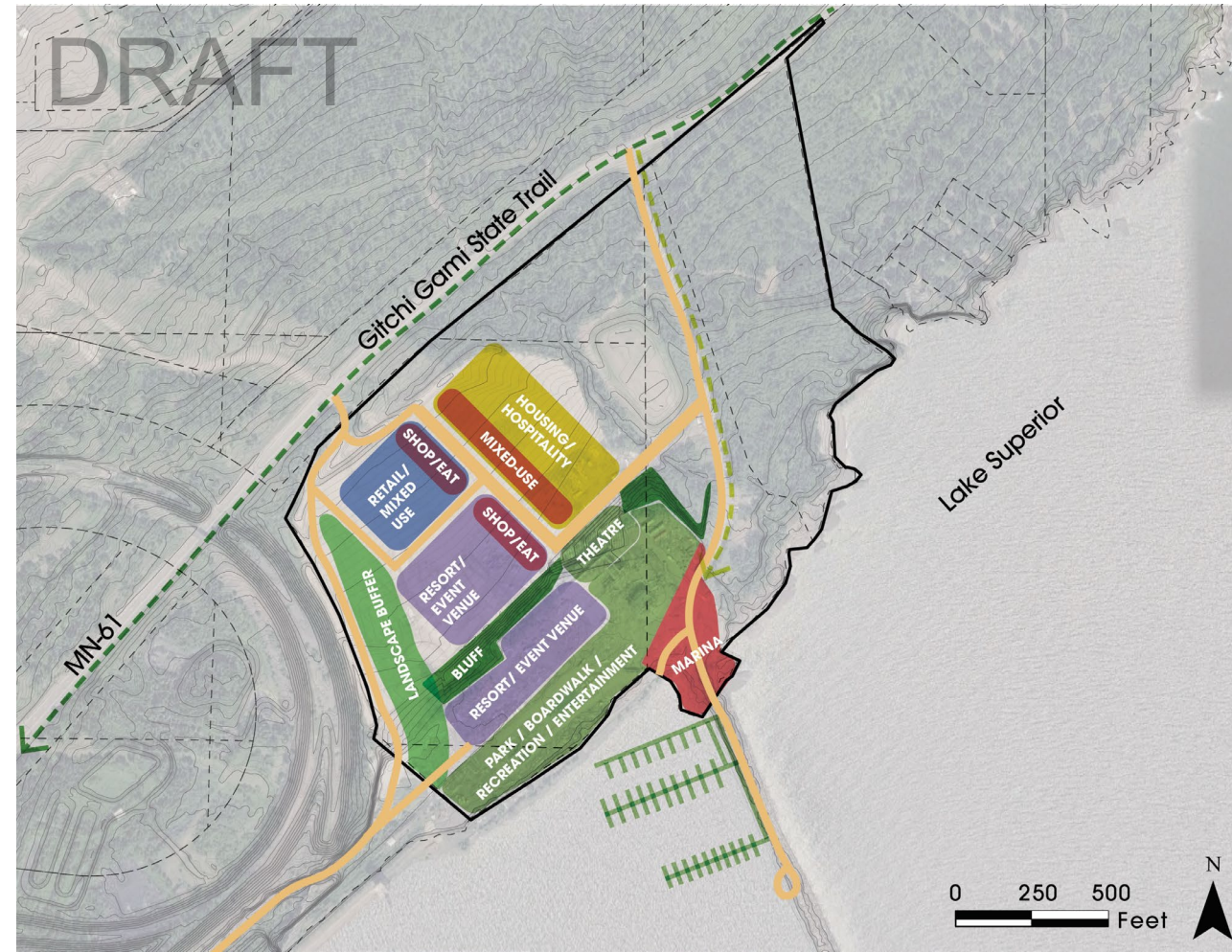


Senior
Housing
Assisted Living



VISION B – KEY TAKEAWAYS

- **Reminder:** The preceding images are **examples** from other locations and contexts. They are presented for discussion purposes.
- This scenario introduces housing, hospitality, parks, and retail on land currently zoned heavy industrial, **requiring major regulatory and cleanup steps.**
- Dependent on **higher level remediation**, a Comprehensive Plan amendment, rezoning, environmental review, and complex financing.
- Faces potential compatibility challenges with **Cleveland Cliffs'** industrial property.
- Represents a **long term, transformational scenario**, likely achievable only through **phased redevelopment.**



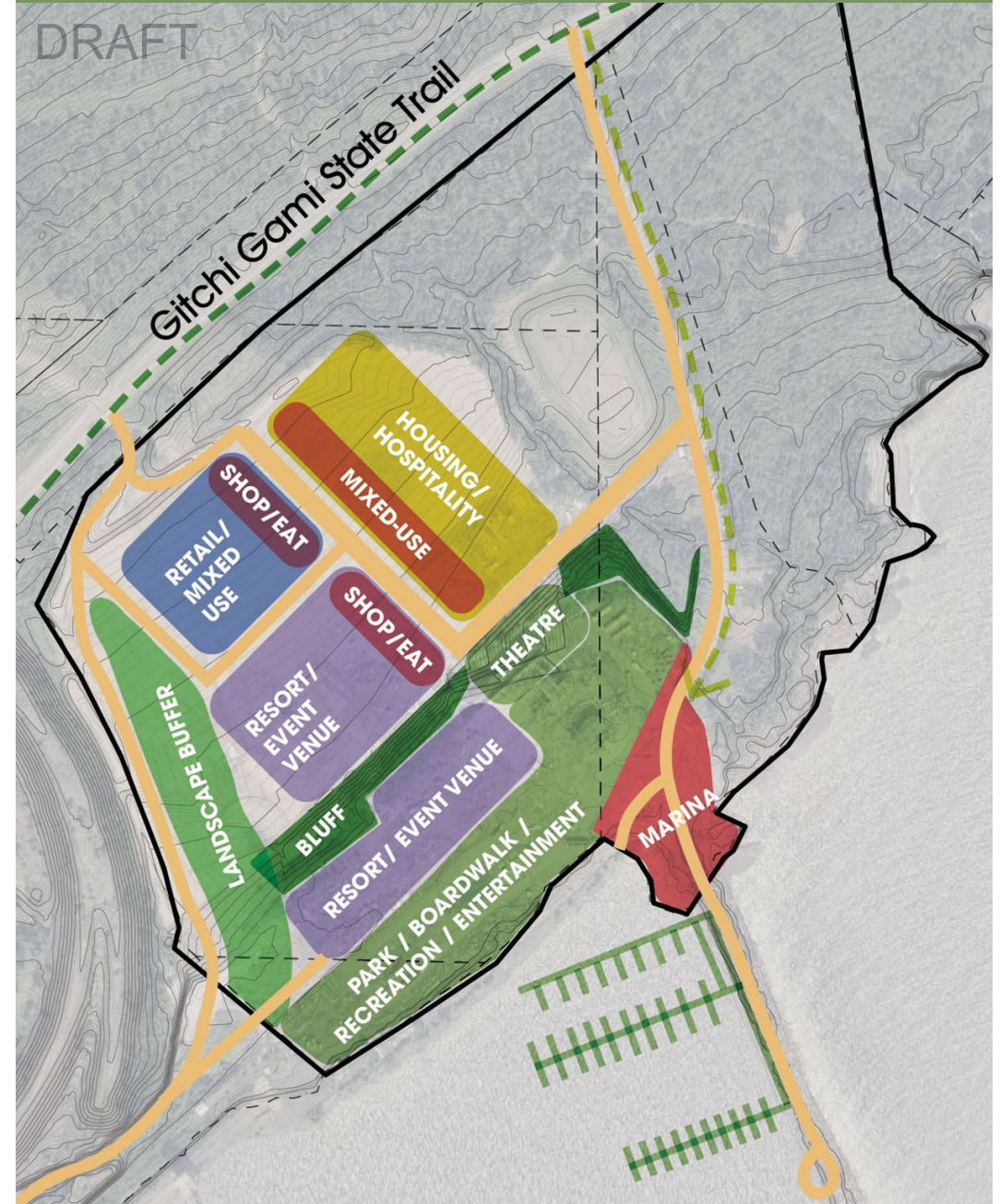
Next Steps

A scenic view of a rocky coastline. In the foreground, large, grey, angular rocks are scattered across the bottom. The middle ground shows a calm body of water with a long, narrow breakwater made of similar rocks extending from the left towards the center. A small green buoy is visible on the breakwater. To the right, a forested hillside rises from the water's edge. The sky is filled with soft, white clouds, and the overall lighting is diffused, suggesting an overcast day.

VISION A: INDUSTRIAL

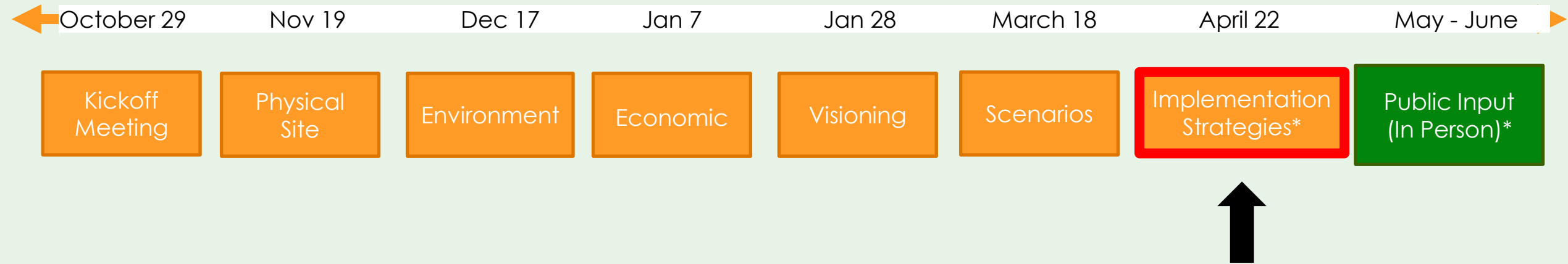


VISION B: MIXED-USE



NEXT STEPS

Comments/Questions?



THANK YOU!!!

*Tentative Schedule