



# *BRIDGING STRATEGY AND VISION*

**COMMUNITY ECONOMIC  
DEVELOPMENT &  
PLANNING SUMMIT**



## Summit: Top Level Diplomatic Conference

# *1. CITIZEN SURVEY*

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- ❖ DOCUMENT REVIEWED
- ❖ RESULTS WERE SHARED IN NEWS ARTICLES THROUGHOUT THE YEAR
- ❖ SUMMARY OF COMMENTS PROVIDED IN PURPLE FOLDER

# 2. PARTNERS IN DEVELOPMENT

working to improve the economic well-being of the area

Chamber of Commerce

Regional approach to **promoting Wahpeton and Breckenridge** through community & business growth development. Represents its members & exists to enhance the business climate and quality of life through planning, coordination, collaboration & **implementation of commercial activity, community projects & publications.** 501(c)(6). Includes **Red River Valley Concierge** Program to integrate newcomers into the community quickly.

Community Development Corporation

**Provide strategic leadership** in community and economic development policies, programs, and projects in the greater Wahpeton area. Formed in 1958 and funded projects with private dollars until 1992 when the corporation changed its status to a 501(c)(6) non-profit corporation. **Greater flexibility than public sector** to conduct economic development activities.

Economic Development Commission-Jobs Development Authority

Oversees project application & possible **funding** from Jobs Development funds or Sales Tax as proposed by the EDD. Formed by the City Council in 1991 to review and process applications for the **purpose of making recommendations to the City Council.**

Economic Development Department

Operation of this dept. enables, leverages, & includes leadership support to a broad range of related economic development activity which includes but not limited to: CDC, **loan programs**, other city depts., **housing & community development, marketing & business attraction, commercial & industrial base, workforce training & development, chamber, tourism, county, regional, state & federal matters.** Responsible for gathering appropriate evaluation data on projects.

Planning Commission Renaissance Zone Authority ETZ

Appointed by City Council and whose mission is to review and propose **plans for future activities and developments** in the city, in the Renaissance Zone and in the Extra Territorial Zone [1 mile from city limits]. A much needed **resource for changes in zoning, planned growth patterns, subdivision regulation, comprehensive plan updates, land use opportunities,** and economic development.

Wahpeton City Council

**Primary initiator of economic development** programs through use of local, state, and federal funds. Power to tax, zone, and exercise eminent domain. **Govern livability and competitiveness of the city through representation of all groups in defining and pursuing shared goals.** A city council should have the capacity to fulfill public responsibilities, with knowledge, skills, resources, and procedures that draw on partnerships.



### *3. CDC 2005 STRATEGIC PLAN PROVIDED*

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- ❖ DEVELOP SUSTAINABLE, WORKING STRATEGIC PLAN
- ❖ ESTABLISH INDUSTRIAL PARK
- ❖ INITIATE PHASE II OF ROSEWOOD
- ❖ BUSINESS RETENTION, EXPANSION TRACKING
- ❖ DEVELOP ORIENTATION PLAN FOR NEW BOARD MEMBERS



# *CDC Goal #1: DEVELOP SUSTAINABLE, WORKING STRATEGIC PLAN*

- HELD STRATEGIC PLANNING SESSION OCTOBER 2005
- FACILITATED BY NDSU EXTENSION
- IDENTIFIED 8 KEY AREAS OF INTEREST: HEALTH;  
HOUSING; ECONOMIC DEVELOPMENT; EDUCATION;  
DOWNTOWN; NATURAL RESOURCES; INFRASTRUCTURE;  
PUBLIC SERVICE



# *CDC Goal #2: ESTABLISH INDUSTRIAL PARK*

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- ❖ LOCATION

  - ❖ WEST OF 210 BYPASS

- ❖ INFRASTRUCTURE NEEDS

  - ❖ DISCUSSED PARTNERSHIPS

- ❖ DEVELOP TIMEFRAME

- ❖ SECURE BIG BOX RETAILER TO LOCATE  
ON INDUSTRIAL PARK LAND



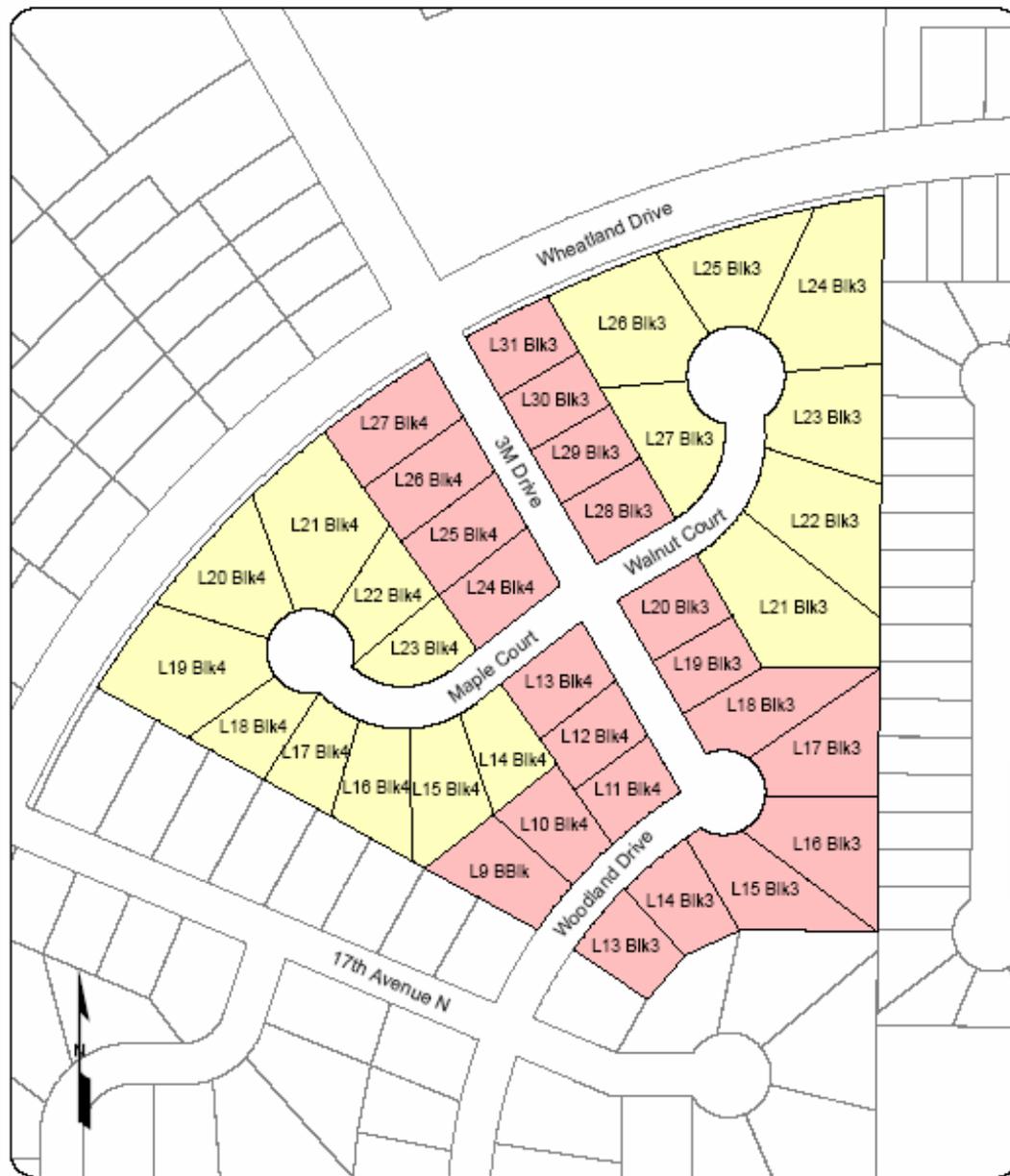
# *CDC Goal #3: ROSEWOOD – PHASE II*

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- ❖ UNDERGROUND FACILITIES STARTED IN FALL, 2005
- ❖ COMPLETION DATE OF 8/15/06
- ❖ DEVELOP MARKETING STRATEGY FOR PHASE II
  - ❖ MET WITH POTENTIAL DEVELOPER
  - ❖ MET WITH REALTORS
  - ❖ MET WITH CONTRACTORS



# Rosewood Addition, Phase 2



0 75 150 300 Feet

LEGEND	
	R-1
	R-2



# *CDC Goal #4: BUSINESS RETENTION, EXPANSION, TRACKING*

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- ❖ DEVELOPED LIST OF KEY BUSINESSES IN WAHPETON AREA
  - ❖ CONDUCTED SURVEY SUMMER, 2005
- ❖ CONTACT ANNUALLY
  - ❖ EXPANSION PLANS & ASSISTANCE NEEDS



# *CDC Goal #5: DEVELOP ORIENTATION PLAN FOR NEW BOARD MEMBERS*

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- ❖ DEVELOPED PLAN IN SPRING, 2005
- ❖ DISTRIBUTED TO BOARD



# *DISCUSSED PROPOSED STRATEGIES*

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- ❖ MEET WITH BRECK PORT AUTHORITY ANNUALLY
- ❖ CANNOT PROMOTE WAHPETON WITHOUT INCLUDING BRECKENRIDGE AMENITIES
- ❖ SUGGESTED SURVEYING ALL BUSINESSES IN BOTH COMMUNITIES
- ❖ ALL GROUPS REALLY NEED TO LOOK AT ACTION PLANS – GOALS ARE SET, BUT NO PLAN TO ACHIEVE
- ❖ LACK OF SHOPPING OPPORTUNITIES
- ❖ 2009 DAKOTA AVENUE RECONSTRUCTION SURFACED
- ❖ HOW IMPORTANT IS THE INDUSTRIAL PARK
- ❖ NEED FOR FULL TIME PERSON TO FOCUS ON GOALS
- ❖ THE FUTURE OF THE SALES TAX FUND
- ❖ “WORD ON THE STREET”



# *2006 CDC GOALS AND OBJECTIVES*

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## 1. CONTINUE WCDC STRATEGIC PLANNING PROCESSES

- ❖ HOLD ANNUAL **COMMUNITY ECONOMIC DEVELOPMENT & PLANNING SUMMIT (CEDDS)**
- ❖ FOCUS ON COMMUNITY WORK PLANS
  - ❖ INDIVIDUAL GROUPS MEET ON AN AS-NEEDED BASIS
  - ❖ QUARTERLY MEETING OF CHAIRS TO DISCUSS PROGRESS



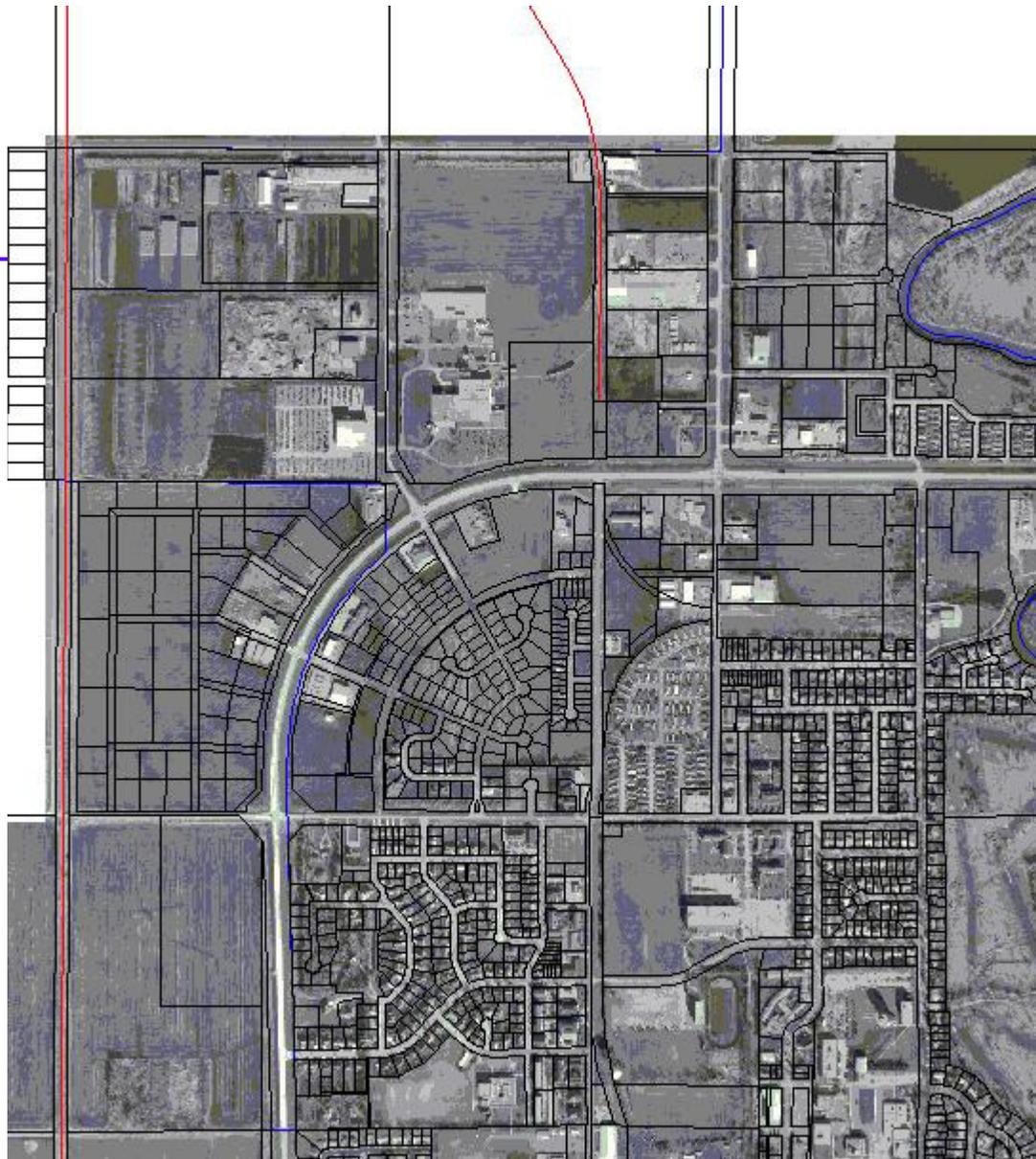
# *2006 CDC GOALS AND OBJECTIVES*

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## 2. CONTINUE INDUSTRIAL PARK CONCEPTS

- ❖ FOLLOW THROUGH ON WESTSIDE INDUSTRIAL PARK
  - ❖ LAND ANNEXED INTO CITY LIMITS – JAN. 2006
- ❖ IDENTIFYING REGIONAL PROPERTIES TAILORED TO THE NEEDS OF TARGETED INDUSTRIES
- ❖ DEVELOPING WORKING RELATIONSHIPS WITH PROPERTY OWNERS





# *2006 CDC GOALS AND OBJECTIVES*

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## 3. ROSEWOOD ADDITION

- ❖ DEVELOP A COMPREHENSIVE MARKETING PLAN FOR PHASE II
- ❖ MEET AUGUST 15, 2006 INFRASTRUCTURE COMPLETION DATE
- ❖ COMPLETE PHASE II COVENANTS BY ABOVE TARGET DATE



# *2006 CDC GOALS AND OBJECTIVES*

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## 4. CONTINUE EVOLVING BUSINESS RETENTION & EXPANSION ACTIVITY

- ❖ CONTACTING KEY BUSINESSES ON AN ANNUAL BASIS
- ❖ EXPLORING AND CREATING RICHLAND/WILKIN INDUSTRIAL LEAGUE
- ❖ RESEARCH ESTABLISHING AN ENTREPRENEURS/INVENTORS FORUM



# *2006 EDD GOALS*

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1. IMPLEMENT E-SYNCHRONIST SYSTEM
2. ESSENTIAL FUNCTION BOND HOUSING
3. TARGET INDUSTRIES FOR INDUSTRIAL PARK
4. COORDINATE STRATEGIC PLANNING EFFORTS OF SMALL WORK GROUPS



# *PARTNER GOALS*

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- Breckenridge Port Authority Plans
- ECI Vision for Old City Hall and Armory
- Area Chamber of Commerce
- In the Works





- *Feedback*
- *Concerns*
- *Wrap up*

**THANKS FOR  
ATTENDING**



<<< Votech house in  
Rosewood

Memory Loss Facility >>>>>



