

HOUSING—WHERE TO NEXT?

Two housing subdivisions were completely sold out in 2012—Elm Court and Rosewood. A housing task force was formed and began considering other areas within the city's interior and just west of the 210 bypass for the next newest subdivision. Twin home development was key to NorthPark moving closer to being completely filled. There are 6 buildable lots left in NorthPark.

ROSEWOOD QUICK FACTS.....

Total acreage purchased by CDC 2003:	27.29
Income & Interest 2012:	\$ 16,277
Cost of Lots Sold 2012:	\$ (13,434)
Expenses as of 12-31-12:	\$ (4,162)
Net Income 2012:	\$ (1,319)
Specials-Phs I vacant & reserve lots \$	599
Phs II Taxes & Specials Annl Total: \$	69,360

Total CDC owned lots in Phase I:	35
Lots sold in Phase I:	35
Total lots in Phase II:	36
Lots sold Aug 2006-Oct 2012:	36
Lots set aside for Park Area in 2010:	2
Twin homes built in Phase I:	4
Twin homes built in Phase II:	0
Combined lots in Phase II:	4
Single Family homes built in Phase I:	26
Single Family homes built in Phase II:	33

Value of real property 2013:	\$ 16,991,000
Value with current exemptions:	\$ 14,376,000
Taxes Generated [est. 2013 mill]:	\$ 274,695
City share of new taxes 2005:	\$ 15,794
City share of new taxes 2006:	\$ 22,105
City share of new taxes 2007:	\$ 39,971
City share of new taxes 2008:	\$ 38,247
City share of new taxes 2009:	\$ 43,010
City share of new taxes 2010:	\$ 54,629
City share of new taxes 2011:	\$ 62,229
City share of new taxes 2012:	\$ 66,592
City share of new taxes 2013:	\$ 76,293

Property info provided by Carla Broadland, Assessor

NORTHPARK QUICK FACTS.....

Covenants Established December 7, 1998

Number of lots [original plan]:	31
Number of lots post-plan:	28
Number of SF homes built:	18
Number of Twin homes built:	1
Lots for sale at \$5,000 each:	6

ALL FILLED UP:

What began in 2003 as a way to increase the tax base ended up doing that and more. All lots were sold in Rosewood Addition and the subdivision is scheduled to be completely filled within the next 24 months. An initial investment of \$354,000 in the form of a zero interest sales tax loan to the Wahpeton Community Development Corporation [WCDC] to purchase the property was paid back by the non-profit organization 9 years later. On paper the direct cost to the city to fill the subdivision was roughly \$100,000. Indirect benefits came in the form of additional sales tax collections, added value of higher end homes, increase in property tax collections for all taxing authorities, and more housing options for resident consumers.

A housing task force formed late in 2011 began meeting frequently in 2012 to act on the recommendations of the 2030 Comprehensive Plan and have since sought and identified new areas for residential development. Successful components of the Rosewood model [favorable lot pricing; reasonable special assessments] will hopefully be duplicated elsewhere but the task force is finding it difficult to make an exact copy. Infrastructure costs and off site improvements can eat up profits in a major development and developers and landowners rely on the City or WCDC to take the most risk. **Land Elements** was hired to assist the city in a major street and land use plan west of the bypass.

to effectively balance the risk factor, more public-private partnerships are being formed. Also, scarce public resources are being leveraged so that many, not just a few, quality buildable lots can be available for future growth sooner rather than later.



The Bois de Sioux Public Golf Course, the only course facility in two states, exceeded expectations in 2012 with better than average conditions and high quality play.

Local Sales Tax Fund Report—Year 3 for 2%

2012 marked the first year when more than two million dollars [\$2,048,029.81] in sales tax were collected, an 11.46% increase! Allocations remained locked in: Economic Development 27%; Flood 45%; Recreation 3% and Infrastructure/Flood 25% [fixed]. Collected in 2012:

Economic Development: \$552,968.05

Flood Mitigation:	\$921,613.40
Recreation:	\$ 61,440.88
Infrastructure/Flood:	\$512,007.47

Sales tax on purchases in the city is 7% [5% state; 2% local]. Total Income received for Economic Development in 2012 totaled: \$595,347.

Funds available for Economic Development Projects balance increased to \$1,519,961 on 12-31-12, however, large project commitments scheduled for 2013 will reduce that amount to around \$500,000.

The Recreation Set Aside [Fund 321] ended the year with an available balance for projects of \$354,075.

Expenses in Fund 320 for the year totaled \$569,976:

Dept. Expense:	\$ 169,626
Mini-Match:	\$ 50,000
SBDC:	\$ 10,000
Dak. Ave. Appearance Grant:	\$ 179,647
Digital Mapping:	\$ 42,158
Marketing Campaign:	\$ 35,680
Chamber of Commerce:	\$ 2,025
Bank of ND PACE:	\$ 78,417
Misc. Expense:	\$ 2,423

Mini-Match, a 12 year old program, provided funding for 6 businesses in 2012. The EDC reallocated \$50,000 and guidelines were improved in March. A total of \$4,828.10 Mini-Match dollars were expended. That amounted to 32% of the project costs [\$15,087] for those businesses that participated.



\$10.5 million Bisek Hall expansion on the college campus. **“When somebody in the world says diesel, the next word out of their mouth is Wahpeton”.** NDCS Pres. John Richman referring to Diesel Technology Program Chair, Terry Marohl's Goal

From the Economic Development Office

Measurable activity tracked during 2012 totaled **985 points of contact**. This compared to 507 in 2011 and 505 in 2010. Inquiries and requests totaled 213 for business start up & expansion, housing info, and program/grant information over a 12 month period. RLF loan inquiries increased by 66% over last year.

The office tracks Revolving Loan Fund loans, Sales Tax loans and HELP [Housing-Entry Level Program] activity all year. The Loans Receivable balance at the start of 2011 was \$873,752 reporting 35 accounts: 31 active, 3 past due and 1 in default. This compares to the end of the year showing \$947,354 in principal remaining, 42 accounts: 37 active, 3 past due & 2 in default. **Five loans were satisfied & eleven new loans were made.**

Keeping Track 2006 [INCLUDES WAL-MART]: \$12,261,629
2007 BUILDING PERMIT VALUATION: \$4,208,294

2008 BUILDING PERMIT VALUATION:	\$ 7,049,648
2009 BUILDING PERMIT VALUATION:	\$ 7,799,735
2010 BUILDING PERMIT VALUATION:	\$ 5,930,557
2011 BUILDING PERMIT VALUATION:	\$ 9,298,175
2012 BUILDING PERMIT VALUATION:	\$13,590,315

Feb—Adjustment to Mini-Match Grant Program & allocating \$50K; deferred CDC Loan on Clean-up of Building 20 hoping to settle; \$10,000 grant for Smith Motors

May—SBDC quarterly report; Chamber request of \$7,000/month. EDC needs to see operating budget; WCCO Press 14 PACE approved; Appearance Grant reallocated \$150,000/funds awarded by end of budget year; Additional \$12,500 for aerial GIS project

May 16 2012 EDC Commissioner, Arden C. Anderson, dies

Jul—Crazy Day Request for \$2,025 approved; Motion made to advertise in paper to fill EDC vacancy

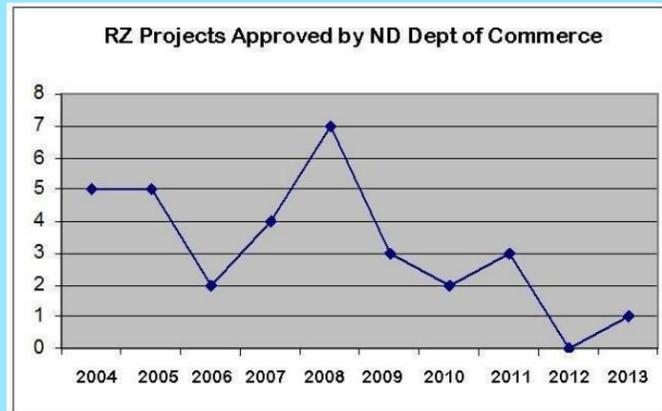
Oct—Glen Tollefson signs Oath of Office/replaces vacancy left by Arden Anderson; Golf Board Request of \$23,117.84 approved; Chamber Holiday Request of \$10,000 approved; PACE Buy down Policy to be reviewed and reworked; Restaurant Tax to go into effect January 1, 2013

Dec—William Grosz tenders resignation; PACE buy down of \$14,827.70 for Heartland Precision Expansion approved; Golf Board request to balance budget approved up to \$11,500; Grant not to exceed \$150,000 made available to Wahpeton CDC for JC Penney storefront improvements in 2013; PACE & FLEX PACE policies reviewed, amended and approved. Effective date: January 1, 2013.

CITY OF WAHPETON RENAISSANCE ZONE PROGRAM

Year 9 of 15
 RZ activity in the City for 2012:
May—2011 RZ Monitoring Report approved.

SNAPSHOT: The Renaissance Zone Authority met once in 2012. No projects were approved but one was reviewed at the end of the year, approved Jan. 2013 [POETS]. There were numerous development projects throughout 2012, however, for this program those applicants were either outside district boundaries or did not meet zone program qualifiers.



STOREFRONT IMPROVEMENT PROJECTS ABOUND

Multiple projects in 2012 helped to create a new look for Dakota Avenue streetscape and enhance private properties within the historic central business district. A revamping of the Mini-Match and Appearance Grant Programs resulted in leveraging \$188,000 into 15 projects improving the Dakota Avenue corridor over a 36 month period.

Below: New owners of 720 Dakota Avenue took advantage of the Appearance Grant and Revolving Loan Fund Programs to renovate the former Wahpeton hospital, listed on the National Register of Historic Places. Exterior improvements include: new windows, awnings, paint, and iron railings.



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CITY OF WAHPETON NORTH DAKOTA



2012 Economic Development Commission

- Alisa Mitskog, Chairman
- Glen Tollefson replaced Arden Anderson in October
- Tiana Bohn
- William Grosz resigned in December

- Randy Pope
- Roger Richels
- Dan Zink

2012 Wahpeton Community Development Corporation

- Rick Steckler, President
- Victor Klosterman, 1st VP
- Randy Pope, 2nd VP
- Brad Pauly, Treasurer
- Craig Caspers
- Ron Cizek
- Geri Coyne
- Steve Diederick
- Perry Miller
- Patrick Pithey
- John Richman
- David Roche
- Joel Sirek
- Bruce Weeda
- Dan Zink



2012 Annual Report

- Retention
- Expansion
- Housing
- Marketing
- Projects
- Programs

Waste Water Reuse Study: November 2012

A WCDC led project initiated in 2010, funded in 2011 and completed in 2012 engaged Interstate Engineering to review the quantity and quality of existing treated waste water discharges which could be tapped to supply future high water users within the industrial corridor north of Wahpeton's city limits. Three entities, the City of Wahpeton, Minn-Dak Farmers Co-op and Cargill, the focus of the study, have significant discharges of treated wastewater and are not opposed to diverting a portion of this to a new industry [more information on the type of industry prior to any commitment would be needed]. In addition to data on flows and quality of treated wastewater, jurisdictional and permitting issues were explored and considered.

Six partners financed the study: WCDC, City of Wahpeton EDC, ND State Water Commission, Cargill, Minn-Dak, and Richland County Jobs Development Authority.

It was determined to update information every 5 years.