

HOUSING—NEW & NEWER

Shortly after Elm Court & Rosewood Subdivisions sold out in 2012, two more came online in 2013: **Oakwood Court and Rosewood II.** Roads & underground took up the majority of time to get Oakwood ready. Re-platting, design and street vacations slowed down a quick start for Rosewood II until Spring 2014.

The remaining city-owned housing area, **NorthPark Addition**, has only 1 lot left for sale. In 2013 most remaining lots were sold for twin home development.

ROSEWOOD QUICK FACTS.....

Total acreage purchased by CDC 2003:	27.29
Income & Interest 2013:	\$ 0.00
Cost of Lots Sold 2013:	\$ 0.00
Expenses as of 12-31-13:	\$ (187.19)
Net Income 2013:	\$ (187.19)

No Specials, all lots sold

Reserve Lots B&C Taxes	\$ 44.90
Reserve Lots D,E,F	\$ 3.45

City to take over care and maintenance of Reserve Lots in 2014

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

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:	19
Number of Twin homes built:	3
Lots for sale at \$5,000 each :	1

STOREFRONT IMPROVEMENT PROJECTS 2013

JCPenney - Nail Design - KayAnn Meyer -

Globe Gazette/Heiser - Chisholm Law -

Oasis Bar - Corner Drug - Frame Shop -

Heartland Insurance - Two Ladies Crafting



HIP TO BE SQUARE: TOWN CENTRE GETS FACELIFT



A focal point of the Central Business District since its creation in 1985, Town Centre Square at 5th and Dakota received a remarkable transformation in 2013. A test project for the newly created CEO

[Community Enhancement Organization) funded by a 1% Restaurant Tax, the TCS project included removal of overgrown trees, decorative poles & street lighting, new underground and electrical, and colored concrete to name a few. Project costs totaled \$217,293 and included legal fees, locates, engineering expenses, and construction.



Restaurant Tax collections totaled \$91,853.57 in 2013 with an average monthly collection of \$9,185. The CEO met a total of 9 times. The TCS Plaza project culminated with a Christmas tree lighting ceremony [pictured above] held November 26th, just before Thanksgiving.



Local Sales Tax Fund Report—Year 4 for 2%

2013 marked the first year when more than 2.1 million dollars [\$2,138,510.87] sales tax were collected, a 4.42% increase. Allocations remained locked in: Economic Development 27%; Flood 45%; Recreation 3% and Infrastructure/Flood 25% [fixed]. New percentages will kick in 2014 [see Meetings in 2013 Report/August].

Economic Development: \$577,397.93

Flood Mitigation: \$962,329.88

Recreation: \$ 64,155.32

Infrastructure/Flood: \$534,627.74

Sales tax on purchases in the city is 7% [5% state; 2% local]. Total Income received for Economic Development in 2013 totaled: \$613,493.

Funds available for Economic Development Projects balance decreased to \$673,308 on 12-31-13. The 400 Block Project closed in March of 2014 and required a large commitment of \$1,127,500 in Economic Development. The Recreation Set Aside [Fund 321] ended the year with an available balance for projects of \$130,623.50, down 63% due to a robust series of projects that were funded like Safe Routes to Schools, TRAC, 3 Rivers Gymnastics and BDS Golf.

Expenses in Fund 320 for the year totaled \$895,435:

Dept. Expense:	\$ 157,567
Oakwood Project:	\$ 339,000
JCP & Smith Motors:	\$ 136,000
SBDC Support	\$ 10,000
Dak. Ave. Appearance Grant:	\$ 104,340
Tublicks Loan Write-off:	\$ 23,319
Marketing Campaign:	\$ 3,913
Chamber of Commerce:	\$ 21,500
Bank of ND PACE:	\$ 91,796
Valley Prosperity Partnership	\$ 5,000
Misc. Expense/Hotel Study	\$ 3,000

Mini-Match, a 13 year old program, provided funding for 8 businesses in 2013. A total of \$22,283.46 Mini-Match dollars were expended. That amounted to 33% of the project costs [\$66,602.28] for those businesses that participated.

From the Economic Development Office

Measurable activity tracked during 2013 totaled **997 points of contact**. This compared to 985 in 2012 and 670 in 2011. Inquiries and requests totaled 196 for business start up & expansion, housing info, and program/grant information over a 12 month period. RLF loan inquiries increased by 9% 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 for the Revolving Loan Fund at the start of 2013 was \$878,825.47 reporting 35 accounts: 33 active, 2 past due and 1 in default. This compares to the end of the year showing \$920,417.31 in principal remaining, 36 accounts: 32 active, 4 past due & 0 in default. **10 loans were satisfied & the office closed 11 new loans.**

Feb—Welcomed Laurie Straus to EDC (replaced Bill Grosz); wrote off Tublicks Loan; Approved \$10,000 ask from SBDC office for support of 2013 operations; Approved \$5K to Valley Prosperity Partnership (John Richman, representative); Approved \$35K grant and \$25K-1% line of credit loan to Golf Board for 2013.

Mar—3 Rivers Gymnastics—Approved \$40K RLF loan-deferred 2 years & a \$63,782 grant for renovations contingent on regular reporting activity, capital campaign development, and working with SBDC.

Apr—Chamber “Sale in the Park” event approved for \$1,500 grant.

May—Received unused balance of funds totaling \$2,377.60 for Biodiesel Task Force; Recommend approving \$700,000 forgivable sales tax loan, a \$240K term loan for acquisition & up to \$70,000 in Flex PACE dollars contingent on conditions being met as outlined in the Developer’s Agreement for the 400 Block Project [downtown revitalization proposal from Phoenix Housing].

Aug—Belated Thank You for Bill Grosz for years of service on EDC; New allocations presented for 2013: 34% Econ Dev; 36% Flood; 25% Infrastructure; and 5% for Recreation; EDC shares cost of new Hotel Feasibility Study with BriMark Builders in the amount of \$3,000; Storm damage reported at 400 Block, but buyer & seller still working together.

Sep—Dan Reilly announces resignation as local SBDC consultant effective October 4th, EDC & CDC Exec Committees meet to discuss SBDC Funding for 2014.

Oct—Chamber Holiday Promotion approved for a \$10,000 grant; Three Rivers Arts Council supported with \$56,235 grant [\$33,475 to pay off RLF loan obligation and the balance to be used to remodel the basement of the Art Gallery]; Elections held—Alisa Mitskog to remain as Chairman until July 2014 and Glen Tollefson to serve as Vice-Chairman; as the JDA: approved modifying PACE to FLEX PACE and a dollar amount from \$7,571 to \$12,504.99 for Amy Green and Rodney Church who are new owners of the Frontier, Inc. business; \$60,000 reallocated to Dak Ave Appearance Grant Program; Approved up to \$25,000 for a Life Safety Study (Part A) by Helenske Design Group for the 400 Block project.

Nov—Finance committee makes up to \$21,000 available to Golf Course Board of Directors from Sales Tax for Rec to cover shortfall.

Dec—Pictured at right: First ever Holiday Social at the Art Gallery, a leadership networking opportunity.



CITY OF WAHPETON RENAISSANCE ZONE PROGRAM

Year 10 of 15

RZ activity in the City for 2013:

Jan—Purchase RZ approved at 511 Dakota Avenue

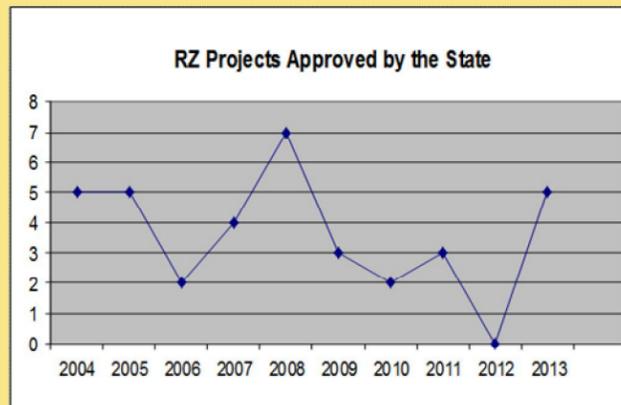
Jun—Purchase with Major Improvements and Lease RZ approved at 290 11th St S

Jul—Purchase and Lease RZ approved at 619 Dakota Avenue

Aug—Purchase RZ approved at 520/522 and 516 Dakota Avenue, applicant never completed the application process for the state

Oct—Lease RZ approved at 511 Dakota Avenue

Nov—Lease RZ approved at Dakota Avenue



SNAPSHOT: The Renaissance Zone Authority met 6 times and approved 8 projects in 2013.

\$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”.**
Goal of Terry Marohl, Diesel Tech Program Chair



New Hotel - Conference Center?

Alex Chaput of BriMark Builders [now of Cobblestone Inn & Suites] made contact April 2013 with a proposal for a new 40+ room hotel/500 person conference center. The time something like this was proposed was in 1998.

Some existing properties are showing their age and Wahpeton is losing its share of events. Presentations were made followed by a request for a feasibility study with the cost shared

between Chaput and the EDC. Results of the study delivered in October by Core Distinction Group, LLC in the Cities came with mixed reviews: a 44 unit/200 person banquet space.

More interviews followed with churches and caterers, discussions with the college & their future plans for the culinary arts, and talks with local hotel managers. It was decided that for now the private sector will be left to determine supply, demand, financing, location, and potential Public/Private partnerships.

Keeping Track OF BUILDING ACTIVITY

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
2013 BUILDING PERMIT VALUATION:	\$ 7,258,938

Department of Economic Development
1900 4th Street North
Wahpeton, ND 58075
701-642-8559
Jane P. Priebe, CECD, Director
Shari Hetland, Assistant

Prepared March 2014
Printed April 2014

CITY OF WAHPETON NORTH DAKOTA



2013 Economic Development Commission

- Alisa Mitskog, Chairman
- Glen Tollefson, Vice-Chairman
- Tiana Bohn
- Laurie Straus
- Randy Pope
- Roger Richels
- Dan Zink

2013 Wahpeton Community Development Corporation

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

2013 Annual Report

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

