

CDC Year in Review

by President Bruce Weeda

Twenty-eighteen saw a fair amount of action for the Wahpeton Community Development Corporation. Here are a few highlights:

We sold 419 Dakota Avenue, formerly the west end of the JC Penney buildings, to Action Realtors. And we completed the task of finding a tenant for the fifth and final open building from the former Penneys' stock at 409 Dakota Avenue. HUB International, an insurance provider, is now renting the building. The building was renovated, inside and out, and it looks great.

We started the process of annexing the land west of the 210 Bypass, known as the Dickerson land, as well as taking on the arduous task of working out water rights for the west side development. And after some consideration, we worked to get an option in place for us to purchase the plot of land west of the bypass owned by Land Resources. That tract completes the area of land in which we hope to see development soon.

We entered into an agreement with an engineering firm to design an updated plan for that west side area after the contract with Land Resources. There will be commercial as well as residential parcels plotted for development in the next five to 10 years.

We learned of the new Southern Valley Economic Development Authority Director, Justin Nepl, and his plans for the future of that office.

And we're learning more about the strengths of our community, such as power supply and rail availability, as well as some things we need to work on in the future. Uninterruptible natural gas is an example of something we still need to get in town for possible future development needs. ■

Westside Development

The Westside Development plan that was in the 2017 annual report has evolved to include land acquired from Land Resources Corporation in the northeast corner of this area. A mix of commercial and residential parcels will be interspersed with green space and ponds. ■



Department of Community Development

1900 4th Street North
Wahpeton, ND 58075
Chris DeVries, Director
Cheryl O'Meara, Assistant
www.wahpeton.com

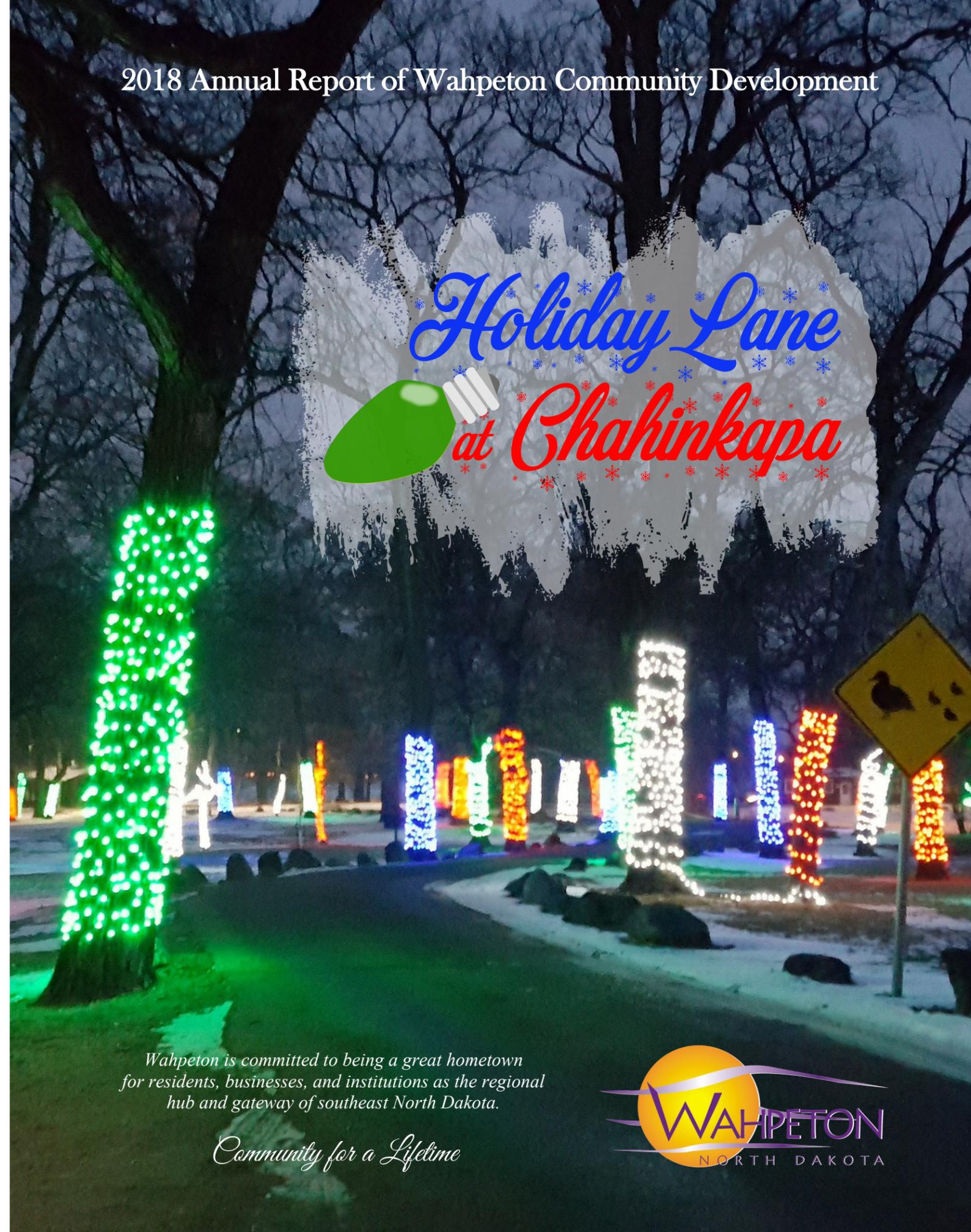
2018 Wahpeton Community Development Corporation Board of Directors

Bruce Weeda, President
Joel Sirek, 1st VP
Brad Odegard, 2nd VP
Brad Pauly, Treasurer
Craig Caspers
Damon DeVillers
Steve Diederick
Victor Klosterman
Perry Miller
Jon Razink
John Richman
Dale Rubish
Rick Steckler
Kurt Wickstrom
Dan Zink

Ex-Officio Members
Chris DeVries, Secretary
Darcie Huwe
Steve Lies
Wanda Seliski
Dennis Miranowski

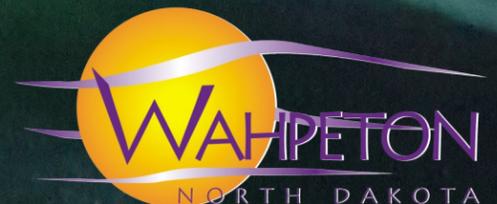
WCDC Support
Cheryl O'Meara
Nadine Julson

2018 Annual Report of Wahpeton Community Development



Wahpeton is committed to being a great hometown for residents, businesses, and institutions as the regional hub and gateway of southeast North Dakota.

Community for a Lifetime



Community Development Tool Box in Action

Revolving Loan Fund

There are 39 accounts in the Wahpeton Revolving Loan Fund: 34 active; 3 past due and 2 in default. There were six loans satisfied in 2018 and three new loans were approved. The starting balance for the year was \$987,575 and the ending balance was \$886,044.

PACE Loans

There are currently 15 active accounts, with two new loans generated in 2018. The starting balance was \$371,692 and the ending balance was \$458,449.

Mini-Match

Mini-Match+ (formerly Mini-Match) is in its 19th year. Businesses that took advantage of this program in 2018 were: Jodi Hendrickson/Edward Jones; Heiden Fitness; Schmitt's Plumbing; St. Aubin Apartments-Central/ & Linda Kocher Investment Services.

In 2018, projects totaled \$72,904 of which \$35,082 was in the form of public funds. In the 19 year span, each public dollar was matched with \$3.34 of private funds.

Visitor Center

The Community Development office also serves as an extension of the Visitor Center, located at the Red Door Art Gallery in Downtown Wahpeton. Sixteen informational brochures were requested throughout the year, and 10 relocation folders were sent out in response to inquiries made on the Wahpeton Welcome and CVB websites.

Manufacturing Day

Two-hundred seventy-five high school seniors from 10 schools toured local production facilities on October 3 to experience modern mfg. firsthand. Students also become more aware of manufacturing careers in their community.

Marketplace for Kids

May 15 was a busy day at NDSCS, as students in grades 3-6 from 19 schools attended classes and displayed projects as they learned about "Success in a Virtual World." ■

Renaissance Zone Program

Activity for 2018

April—Started the process for the Renaissance Zone Extension for an additional 5 years.

May—RZ bus tour to see current and future opportunities in the zone.

June—Discussion held on adding and removing blocks from the zone.

July—Further discussion on block movement in the zone.

August— Discussion on updating blocks in the zone.

September—Removal of blocks 19, 20, 23 and 26-A and adding block 35 to the zone.

October—Discussion of updated Development Plan, public hearing set.

November— Approve residential project at 212 7th St N; City Council Approved a resolution to amend the RZ; added block 36 as a one block island to our zone.

December— Approved rehab project at 1007 21st Ave North, S & S Hospitality; Approved rehab project at 995 21st Ave North, S & S Hospitality.

Since its inception a total of 77 jobs were retained, 48 full-time jobs were created, and 21 part-time jobs were created. There have also been 20 renovation projects that have qualified for property tax exemptions. The increased property tax value of zone properties is just over 4 million (\$4,089,900). The total property taxes exempted for the increased values are \$216,581.81.

Wahpeton Community Development fielded inquiries regarding the Renaissance Zone program, its boundaries, and how to apply. In early 2019, letters were sent to every property owner in the zone to inform them of the zone extension and opportunities that exist.

The Renaissance Zone brochure, application Form B, guidelines and new boundary map are on the City of Wahpeton website at www.wahpeton.com under the tabs: Government, Community Development and Renaissance Zone. ■

Sales Tax Review

SALES TAX FUND ALLOCATIONS

Jan. 1—Dec. 31, 2018 collections totaled	\$2,453,866
37% Flood Mitigation	\$907,931
25% Economic Development	\$613,467
33% Infrastructure/Flood	\$809,776
5% Recreation	\$122,693
Sales tax on purchases is 5% state + 2% local	

Recap of Fund 320 — Expenses 1/1/18—12/31/18

Economic Development Dept. Operating	\$192,310
Bois de Sioux Golf Course - Equip. Grant	\$26,748
400 Block Project Annual Loan Forgiveness	\$84,530
BND PACE Buydown - Phox. Housing (an.)	\$2,686
BND PACE Buydown - WCCO Bldg. Exp.	\$120,908
BND PACE Buydown - City Brew Hall	\$83,357
BND PACE Buydown - WCCO (annual)	\$4,063
Re-capitalized Mini-Match Grant Program	\$75,000
Downtown Environmental Issues	\$2,300
Red Door Art Galley Visitor Center	\$15,000
Chamber Blue Goose Days Support	\$10,000
Chamber Shop Local Promotion Support	\$8,520
Audit Fees	\$5,500
Total	\$630,922

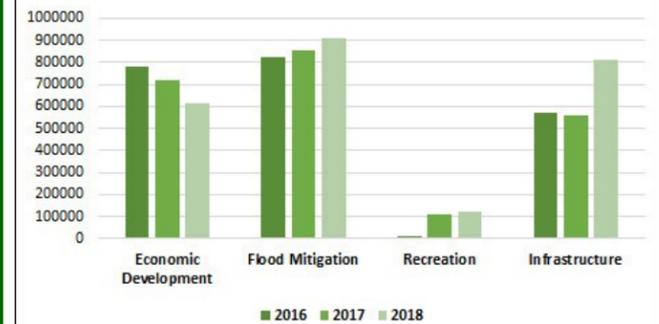
ALLOCATION	2017	2018
Economic Dev.	\$718,234	\$613,467
Flood Mitigation	\$852,903	\$907,931
Recreation	\$112,224	\$122,693
Infrastructure	\$561,121	\$809,776

ACTIVITY	AMOUNT
ED Dept. Operating	\$194,110
Recreation	\$68,900
Flood Project Debt Service	\$635,469
Comm. Promotion/Part.	\$33,520
Flood Protection Levy Ops.	\$248,797
Project Incentives	\$113,578
BND Interest Buydowns/Inc.	\$222,973
Mini-Match Grants/Cap.	\$111,510
Infrastructure Improvements	\$159,430
SVEDA & SBDC Funding	\$65,730
Total	\$1,854,018

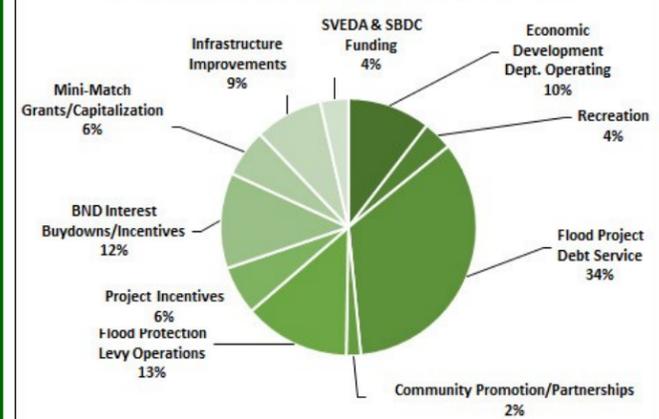
★ Funding for a renovation project at John Randall Field in Chahinkapa Park was approved in 2018 and will be fulfilled in 2019.

* Information provided by Finance Director Darcie Huwe

Sales Tax Allocations 2016-2018



Sales Tax & Community Development Expenses 2018



Holiday Lane

One of our biggest projects in 2018 was the creation of a new attraction called Holiday Lane. The lights went on the weekend after Thanksgiving and ran through December 31. Holiday Lane is located on Laura Hughes Drive in Chahinkapa Park.

Here are some facts about Holiday Lane: There were 53 trees (and one gazebo) lit; there were 21,000 lights; it took 24 work-hours to decorate; Petey the Penguin welcomed visitors to the attraction as the Holiday Lane Ambassador.

We're currently seeking sponsors to make Holiday Lane bigger and better in 2019 by adding fun characters among the lighted trees, as well as a photo area for people to capture a memory.

In addition, we're continuing to review lights at Volunteer Park and the Leach Public Library to ensure those areas continue to add to the community's holiday spirit. ■