

# **STARK**

## **DEVELOPMENT CORPORATION**



*Your Economic Development Office for Dickinson,  
Stark County and the Surrounding Area*

# **PROGRESS REPORT**

## **2015**

# *Message from Stark Development Corporation*



There are only a few places in the entire USA that have experienced the kind of push-and-pull economics we have seen in western North Dakota over the past few years. We have seen the oil industry come and go before. Given our years of experience watching grain and cattle prices rise and fall we were probably better prepared for a plunge in oil prices than we would have been without that storied past. On the whole, I think the oil price collapse created more panic outside of “the patch” than it did here.

A lot of follow-the-money folks had hitched their wagon to the fast moving oil industry. Investors from outside the area kept right on spending, well past the point at which many locals pulled in the reins. Lots of towns on the fringe of the Bakken were clamoring for “oil-impacted” status. Hopefully they are not feeling too much pain now.

Just about everybody in the area has been affected by the change in the flow of money and people. Some employers breathed a sigh of relief now that they find more highly qualified and reliable applicants for open positions. Reduced vehicle traffic is a relief to some, but means less revenue for others. Families that made commitments based on wages earned during the peak of the boom have often found difficulty adjusting. Without question a significant number of workers that were associated with jobs in oil drilling and fracking have relocated again to other parts of the Country.

Thankfully, Stark County’s economy is more diversified than many others who are also dealing with the slide in oil prices. At Stark Development Corporation we have been working for over 20 years at amplifying that diversity. Given our natural surroundings and our mid-continent location, economists are surprised to find successful manufacturers here of wood products (no forests here), baked and par-baked foods (no flour or egg suppliers nearby), water treatment machines (this is one of the driest parts of the US), and steel fabrication (not a foundry in sight). Other companies adding to our diversification, making everything from aerospace components to pre-school curriculum kits are the type that might be located anywhere, but here they are in Stark County. They all contribute to our economic diversity by capitalizing on our biggest assets-innovative thinking, smart competitiveness and local talent.

A number of positive changes over the years have contributed to the resilience and tenacity of the local economy. New additions to our retail, wholesale and business service sectors have sprung up to serve a growing population. Health Care expansions and the introduction of new services and new providers have created a host of good paying jobs. Our concern for success for young people has shown in the expansion of our school systems and in the renewed solidarity for Dickinson State University.

Economic Activity, the short term day-to-day transactions, may be stifled for now. However Economic Development, the long term investment in factories, automated equipment, comfortable housing, recreation facilities, quality education and more will carry us through.

*Gaylon Baker*

Executive Vice President

Stark Development Corporation

# *Stark Development Corporation Board Members*

## **OFFICERS**

**President - T.J. Herauf** - Coca Cola Bottling Company

**Vice President - Ryan Jilek** - Custom Data, Inc.

**Treasurer - Dan Kovash** - Kovash & Dasovick PC

**Secretary - Ron Lisko** - Stark County JDA

## **DIRECTORS**

**Bruce Baer** - City of Belfield

**Bruce Dolezal** - American Bank Center

**Joe Frenzel** - Everett Real Estate

**Ambrose Hoff** - Stone Mill, Inc.

**Floyd Hurt** - Small Communities Representative

**Mary Nordsven** - Legal

**Reed Reyman** - CHI St. Joseph's Health

**Lisa Roers** - Dickinson Area Chamber of Commerce

**Paul Schuetzler** - Consolidated

**Carson Steiner** - Dickinson City Commissioner

**Kirk Wald** - Terrenus Resources LLC

**Ken Zander** - Stark County Commissioner

## **EX-OFFICIO**

**Shawn Kessel** - Dickinson City Administrator

## **STARK DEVELOPMENT CORPORATION STAFF**

**Gaylon Baker** - Executive Vice President

**Danita Tysver** - Administrative Assistant



**"YOUR SUCCESS IS OUR GOAL"**



## Stark Development Corporation Members

- Amber Waves, Inc. \*
  - American Bank Center \*\*
  - Autorama Auto
  - Baker Boy \*\*
  - Beyond Shelter, Inc.
  - Brady Martz & Associates P.C. \*\*
  - Bremer Bank \*\*
  - Border States Electric Supply \*\*
  - Budget Rent-A-Car \*\*
  - City of Belfield \*
  - CHI Joseph's Health \*\*
  - Choice Financial Group \*\*
  - Coca-Cola Bottling Company \*\*
  - Consolidated \*\*
  - CornerStone Bank
  - Custom Data, Inc. \*\*
  - Dacotah Bank \*\*
  - Dakota Community Bank & Trust \*\*
  - Dickinson Area Chamber of Commerce \*\*
  - The Dickinson Press & Advertiser \*\*
  - Dickinson Ready Mix \*\*
  - Dickinson State University \*\*
  - Division of Vocational Rehabilitation \*\*
  - Ebeltoft . Sickler . Lawyers \*\*
  - Everett Real Estate \*\*
  - Feinberg Properties, LLC
  - Fisher Sand & Gravel Company \*\*
  - Floyd Hurt \*\*
  - Funshine Express \*\*
  - Gate City Bank \*\*
  - Home and Land Company \*
  - JLG Architects
  - Job Service North Dakota \*\*
  - Kadrmas, Lee & Jackson \*\*
  - Killdeer Mountain Manufacturing \*\*
  - Kolling & Kolling, Inc. \*\*
  - Kovash & Dasovick PC \*\*
  - Marathon Oil Corporation \*
  - Mary Nordsven \*\*
  - Medora Corporation \*\*
  - Meyer Real Estate, Inc.
  - Midcontinent Communications
  - Montana-Dakota Utilities Company \*\*
  - Pennysaver \*\*
  - Precision Machine & Welding, Inc. \*\*
  - Roers Development, Inc. \*
  - Roughrider Electric Cooperative \*\*
  - Sax Motor Company \*\*
  - Service Printers \*\*
  - Steffes Corporation \*\*
  - Stone Mill, Inc.
  - Terrenus Resources LLC
  - TMI Systems Design \*\*
  - Wells Fargo Bank \*\*
  - Western Cooperative Credit Union \*\*
- \* Member for 5-9 Years  
\*\* Member for 10 Plus Years



# 2015 SDC Projects Approved

Organization	Objective	SDC Cost Share	Total Project Cost
<b>Flex PACE Projects</b>			
Dickinson Lincoln Park III, LLC	Affordable Housing	\$268,303	\$6,806,984
Prairie Winds Apartments, LLC	Affordable Housing	\$105,773	\$12,000,000
ABLE, Inc.	Affordable Housing	\$161,538	\$3,646,560
Sullivan Properties	Affordable Housing	\$121,154	\$4,800,000
Stone Mill, Inc.	Warehouse Construction	\$33,439	\$1,400,000
TMI Corporation	Equipment Purchase	\$27,394	\$964,326
<b>Total Flex PACE Investment</b>		<b>\$717,601</b>	<b>\$29,617,870</b>



Organization	Objective	SDC Cost Share	Total Project Cost
<b>Grants</b>			
Northern Place Apartments	Affordable Housing Grant	\$90,000	\$6,795,000
Dickinson Lincoln Park III, LLC	Affordable Housing Grant	\$135,000	\$6,806,984
Prairie Winds Apartments, LLC	Affordable Housing Grant	\$90,000	\$12,000,000
ABLE, Inc.	Affordable Housing Grant	\$96,000	\$3,646,560
Tot's Landing Child Care	Childcare Group Matching Grant	\$12,400	\$24,800
Sullivan Properties	Affordable Housing Grant	\$40,000	\$4,800,000
<b>Total Grants</b>		<b>\$463,400</b>	<b>\$34,073,344</b>



Tot's Landing Child Care



Organization	Objective	SDC Contribution
<b>Contributions</b>		
Theodore Roosevelt Expressway Association	Membership Dues for US Hwy 85 Corridor Improvements	\$25,000
Ports-to-Plains Alliance	Sponsor	\$5,000
Impact Dakota	Sponsor	\$500
Manufacturer's Round Table	Manufacturing Day	\$1,000
<b>Total Contributions</b>		<b>\$31,500</b>



**Total SDC Projects Approved \$1,212,501**

Thank You to the Dickinson City Commission, the Stark County Commission, the Stark County Jobs Development Authority, and our dues-paying Members for funding to help make our projects possible.

# Dickinson, ND & Stark County Economy at a Glance

## WORKFORCE (Job Service North Dakota)

	December 2013	December 2014	December 2015
Stark County Employment	19,498	21,626	22,221
Stark County Unemployment Rate	1.7 %	1.7 %	2.7 %
ND Unemployment Rate	2.8 %	2.8 %	2.8 %
US Unemployment Rate	6.5 %	5.4 %	4.8 %

## SALES TAX COLLECTIONS (OFFICE OF ND STATE TREASURER)

	2013	2014	2015
Belfield	\$917,894.15	\$711,178.13	\$596,947.17
Dickinson	\$10,952,339.67	\$12,794,129.05	\$10,952,619.95
Richardton	\$134,092.99	\$164,964.38	\$253,887.10
South Heart	\$120,671.03	\$141,381.21	\$102,987.03
Stark County	\$12,124,997.84	\$13,811,652.77	\$11,906,441.25

## TAXABLE SALES & PURCHASES (OFFICE OF ND STATE TAX COMMISSIONER)

(first three quarters of the year only)	2013	2014	2015
Dickinson	\$869,837,771	\$1,049,181,588	\$815,544,047
Stark County	\$946,472,018	\$1,129,034,806	\$878,982,436

## REAL ESTATE (EVERETT REAL ESTATE)

	2013	2014	2015
Dickinson - Residential			
# of MLS Single Units Sold	451	495	412
MLS Average Sale Price - Single Family	\$246,147	\$271,982	\$265,907

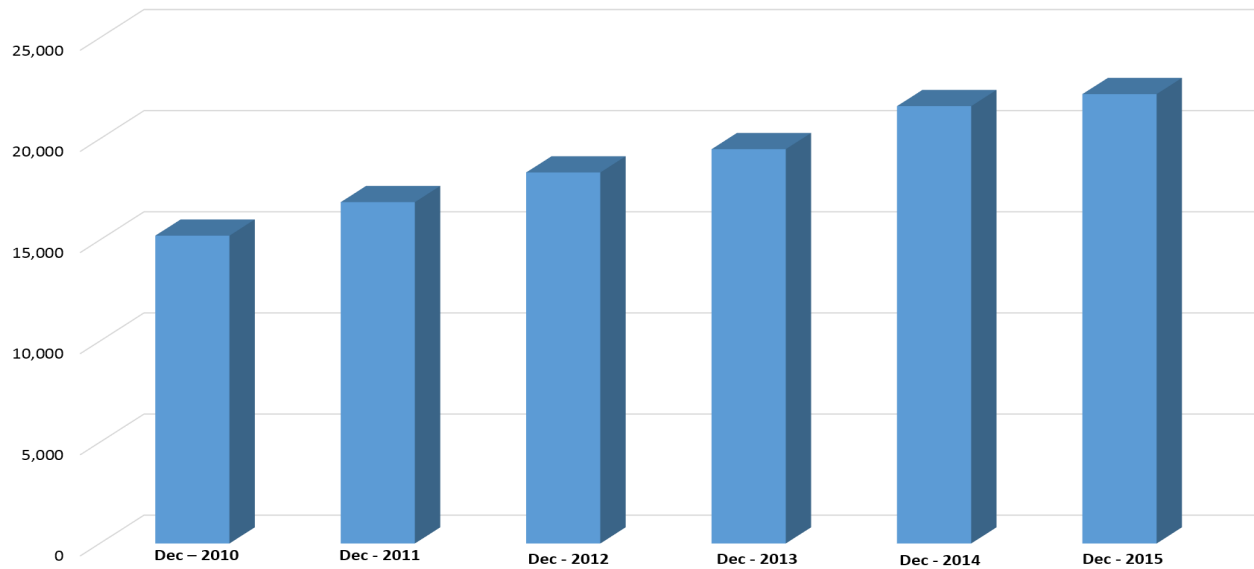
## TRANSPORTATION (DICKINSON THEODORE ROOSEVELT AIRPORT)

	2013	2014	2015
Airport Passenger Boardings	35,125	57,603	41,869

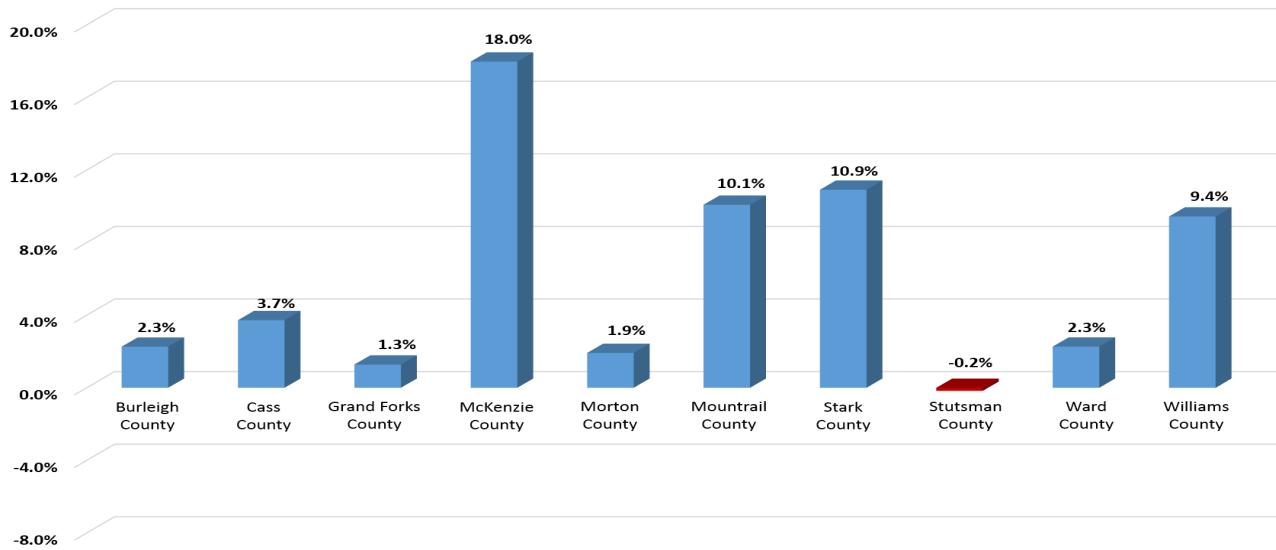
## BUILDING PERMITS (CITY OF DICKINSON)

	2013 Permits/Values	2014 Permits/Values	2015 Permits/Values
Commercial Structures	74/\$176,703,374.41	33/\$69,279,223.73	20/\$59,060,595.80
Public Structures	3/19,425,001.00	5/\$43,117,000.00	2/\$16,790,804.36
Single Family Structures	286/\$70,359,107.61	268/\$60,989,210.75	89/\$24,694,926.24
Multi-Family & Rowhousing	18(554 units)/\$51,768,118.71	10 (288 units)/\$43,500,279.90	2(42 units)/\$7,297,616.61
Alteration/Additions	170/\$42,878,786.86	139/\$17,521,667.92	123/\$38,011,660.96
Misc. Permits/Fees Remitted to the City	2,059/\$1,569,647.50	2,364/\$1,590,787.60	1,083/\$1,219,985.00

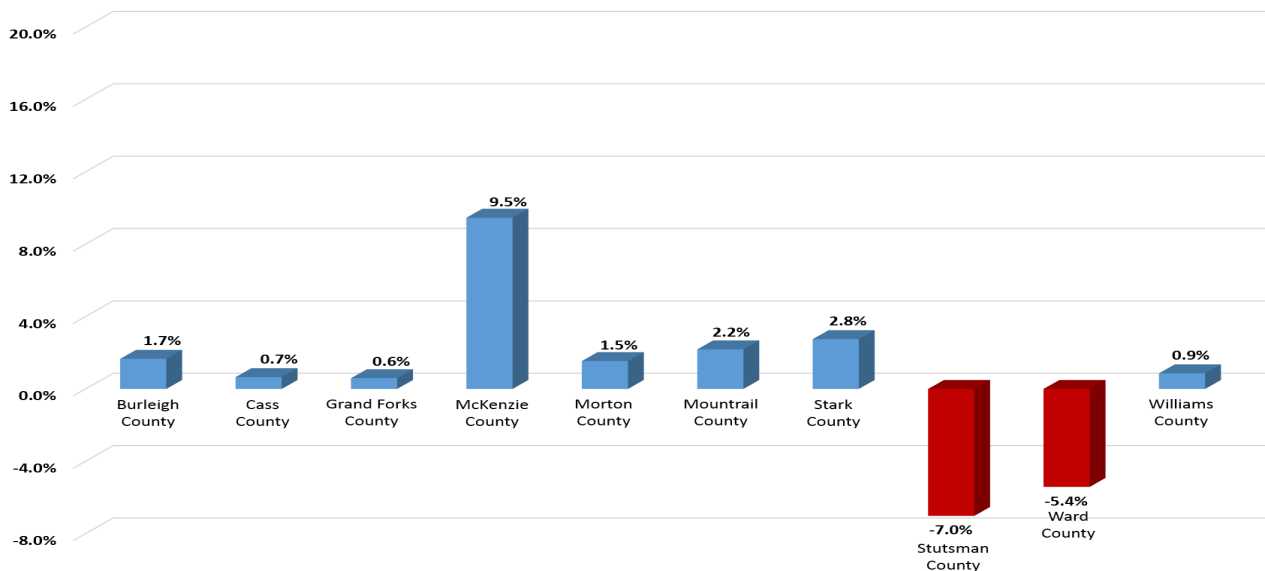
## Stark County Employment



## % Change in Total Employment by County December, 2013 – December, 2014 Top 10 Counties in North Dakota in Total Employment



## % Change in Total Employment by County December, 2014 – December, 2015 Top 10 Counties in North Dakota in Total Employment







## MISSION

To Assist Southwest North Dakota by  
Facilitating Quality Business  
Opportunities and Quality of Place.

"YOUR SUCCESS IS OUR GOAL"

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