



# 2023 Progress Report



**STARK**  
DEVELOPMENT CORPORATION

WHERE BUSINESS GOES TO GROW

# MESSAGE FROM SDC

On behalf of Stark Development Corporation, we are pleased to present to you the 2023 Annual Progress Report. We have worked hard alongside our business partners, members and communities to create opportunity in a year that has been challenged with high interest rates and workforce concerns. Over 35 members of SDC were directly supported by our efforts in 2023.

We invite you to take a closer look at many of the projects and developments we have been a part of enclosed in this report. With the rise in interest rates, we set a new record for investment in interest buydown with PACE and Flex PACE this year through partnerships with the Bank of North Dakota.

We are excited to collaborate with the region on a workforce recruitment campaign. Funded in part by a grant from the ND Department of Commerce and local funds from counties in Region 8, we are launching an aggressive workforce recruitment and regional marketing campaign. The campaign is targeting employment opportunities along with highlighting tourism and community assets in our region.

2024 is unfolding fast. With the assistance of our partners, members and communities, we look forward to the new relationships we will make, the long standing relationships we will continue to foster and new developments and ideas that will emerge!



## SDC STAFF

Ryan Jilek, Executive Vice President  
Danita Tysver, Associate Vice President  
Matt Ellerkamp, SBDC Business Advisor

Friendship Park is pictured on the front cover, SDC awarded \$50,000 in 2019 towards the project which was completed in 2023.

## MESSAGE FROM SDC PRESIDENT



Throughout the past year, Stark Development Corporation has impacted the City of Dickinson and the surrounding communities in Stark County by demonstrating the crucial and vital role we play in the support, growth and expansion of existing businesses, the start-up and attraction of new businesses, the broadening of education opportunities, and quality of life issues that promote a strong and promising future for coming generations.

As we consider the role of Stark Development Corporation, we are excited and encouraged, but we also acknowledge the challenges we all face. Working together with you, our members and stakeholders, we will continue to face those challenges, initiate solutions and ultimately contribute to the success of our communities by furthering the mission of Stark Development Corporation; to promote economic development, innovation and entrepreneurship making southwest North Dakota a great place to live, work and grow.

“Someone is sitting in the shade today because someone planted a tree a long time ago.” Warren Buffet



## SDC 2023 BOARD OF DIRECTORS

### PRESIDENT

Peggy Thomas O'Brien, Prairie Hills Mall/GPCME LLC

### VICE PRESIDENT

Mary Urlacher, Job Service North Dakota

### TREASURER

Chris Johnson, TMI Systems Corporation

### SECRETARY

Lisa Roers, Roers

### Emeritus Directors

Joe Frenzel

T.J. Herauf

Ron Lisko

### Ex-Officio

Dustin Dassinger, City of Dickinson

### DIRECTORS

Scott Decker, City of Dickinson

Steve Easton, Dickinson State University

Carole Enderle, CHI St. Alexius Health

Tom Fath, Foremost Well Service LLC

David Greef, ConocoPhillips

Aaron Grinsteinner, Venture Commercial

Ambrose Hoff, City of Richardton

Jason Hopfauf, Dakota Community Bank & Trust

Floyd Hurt, City of South Heart

Jon Leadbetter, City of Belfield

Neal Messer, Stark County

Bryan Personne, Consolidated

Jordan Selinger, Kubik, Bogner, Ridl & Selinger, P.L.L.P.

# FORGIVABLE LOANS

	CHILD CARE PROGRAM	FACADE IMPROVEMENT PROGRAM
PROGRAM PURPOSE	Supports development of child care facilities by providing matching funds to new or expanding center or group facilities throughout communities in Stark County.	Encourages business owners to improve the exterior of their buildings and storefronts to attract new customers and promote expansion of commercial and retail sectors throughout communities in Stark County.
ELIGIBILITY	<p>Must be a good standing member of SDC.</p> <p>Property must be in Stark County and zoned adequately. Property must be in good standing and free of outstanding code violations with current taxes and assessments paid.</p>	<p>Must be a good standing member of SDC.</p> <p>Property must be in Stark County, zoned adequately, property must be in good standing and free of outstanding code violations with current taxes and assessments paid. Building owner or store tenant with owner authorization may apply.</p>
PARTICIPATION REQUIREMENTS	The applicant must leverage a minimum of \$1.00 of private funds for every \$1.00 of program funds requested. Applicants shall obtain a letter of support from the Stark County Child Care Licenser indicating the level of childcare license obtained.	The applicant must leverage a minimum of \$1.00 of private funds for every \$1.00 of program funds requested.
USE OF PROCEEDS	Facility purchase, facility expansion, equipment purchase including safety and security.	<p>Street facing improvements could include; signage, awnings, exterior lighting, exterior painting, siding, masonry and/or structural or design changes of storefront.</p> <p>Other improvements to facilities providing significant economic benefit may be considered. Standard maintenance items not eligible.</p>
PROGRAM AMOUNT/ TERMS	<p>Up to \$1,000 per child in matching funds not to exceed \$30,000 for group and \$100,000 for center.</p> <p>The interest-free loan will be pro-rated and forgiven over the course of 5 years contingent upon project completion. Applicant must also maintain a valid license for the number of children or greater specified at the time of application approval. Funds will be paid in a lump sum at the end of the project as a reimbursement of costs incurred.</p>	<p>Up to \$25,000 in matching funds per street facing view (max of \$50,000) or up to \$10,000 in matching funds per multi-tenant store front.</p> <p>The interest-free loan will be pro-rated and forgiven over the course of 5 years contingent upon project completion and approved improvements in the application remaining intact during this period. Funds will be paid in a lump sum at the end of the project as a reimbursement of costs incurred.</p>

Childcare Openings Created **74** in 2023  
 SDC Investment **\$70,000**  
 Total Project Investment **\$266,925**

**9** Facade Improvement Projects in 2023  
 SDC Investment **\$213,639**  
 Total Project Investment **\$3,462,064**



# SDC CHILD CARE PROGRAM



“Our Program is incredibly grateful to Stark Development Corporation, thanks to you and the different resources you offer to our Community. Bright Start is licensed to operate a Child Care Group Home for a maximum of 30 Children.” *Marta Munoz*

## FACADE IMPROVEMENT PROGRAM



“We can always count on Stark Development to be there when we start new business projects. They are easy to work with and know how to make things happen!”

*Jody Hoff*

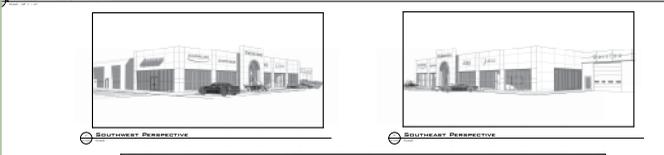
- Angel Advocates LLC
- AWI Properties LLC - Amber Waves Inc/Signum LLC
- Charbonneau Car Center
- Coca Cola Bottling Co. of Dickinson
- Millco Dickinson LLC
- Rare Earth Rock Shop & Holistic Wellness Center
- Royal Blue Fashion Boutique
- State Avenue Office Condos



WHERE BUSINESS GOES TO GROW

# GRANTS

## BUILDING REVITALIZATION PROGRAM

<p><b>PROGRAM PURPOSE</b></p>	<p>Assists property owners bringing commercial buildings into compliance with local and national building codes to provide new commercial, retail and restaurant opportunities throughout communities in Stark County.</p>	 <p><b>Bright Start Daycare</b></p>
<p><b>ELIGIBILITY</b></p>	<p>Must be a good standing member of SDC.  Property must be in Stark County and zoned adequately. Property must be in good standing and free of outstanding code violations with current taxes and assessments paid. Must be a for-profit business.</p>	
<p><b>PARTICIPATION REQUIREMENTS</b></p>	<p>The applicant must leverage a minimum of \$1.00 of private funds for every \$1.00 of program funds requested. Applicants must be opening a new business or significantly expanding their business ultimately increasing the tax base in Stark County.</p>	 <p><b>SOUTH BUILDING ELEVATION</b></p> <p>⊖ <b>SOUTHWEST PERSPECTIVE</b>      ⊖ <b>SOUTHEAST PERSPECTIVE</b></p>
<p><b>USE OF PROCEEDS</b></p>	<p>Capital improvements increasing the life expectancy of the property. Improvements could include, but are not limited to, accessibility and ADA improvements, fire suppression, hazardous materials abatement, structural issues, plumbing and HVAC updates as required by building code.</p>	
<p><b>PROGRAM AMOUNT/ TERMS</b></p>	<p>Up to \$50,000 in matching funds at the discretion of the review committee. Applications are reviewed and scored quarterly and awarded based on funds available.  Funds will be paid in a lump sum at the end of the project as a reimbursement of costs incurred.</p>	 <p><b>Millco Investments</b></p>

### 3 Building Revitalization Projects in 2023

SDC Investment **\$150,000**

Total Project Investment **\$7,454,473**



# PARTNERSHIP PROJECTS



Stark Development Corporation pays **\$25,000** in membership dues to support the efforts in creating improvements and opportunities to Highway 85's corridor to help ensure complete system continuity with the rest of the Ports-to-Plains Alliance and provide capabilities to handle increased traffic demands. The **2024 Ports-to-Plains Alliance Conference**, a significant gathering aimed at bolstering regional connectivity and economic collaboration, is scheduled to take place in Dickinson, ND, from **September 10th to 12th, 2024**. Hosted primarily at the esteemed **Astoria Hotel & Event Center**, this pivotal event will also feature engagements and tours in Medora, ND, amplifying the scope of discussions and opportunities for participants.

## \$15,000 MATCH FUNDING - REGIONAL TALENT ATTRACTION MARKETING CAMPAIGN



Southwest North Dakota is a safe place to live, work, and raise a family. This is the main focus of the Regional Talent Attraction Campaign. The overall goal of the campaign is to raise awareness and recruit employees to in-demand jobs in Southwest North Dakota. This will be done through display ads and a regional campaign website. Ads will drive people to the website to learn more about

Southwest North Dakota and ultimately view job opportunities in the area and make the move. We see the ability to create tourism assets on this regional website when built and be ready for presidential library traffic.

Through a \$278,000 budget (\$238,000 RWIP, \$40,000 county match) and support from Stark, Bowman, Dunn, and Adams Counties, this campaign includes a regional photo library, over 95 video features of Southwest North Dakota, a campaign logo and brand guide, regional website, social media accounts, and targeted media buys through social and display advertising. The counties that financially supported the campaign will also receive a video specific to their county to be used on the regional website and in targeted recruitment efforts.



**\$2,500 SPONSORSHIP**

**\$1,000 CORNERSTONE TRADITION  
CAMPAIGN SCHOLARSHIP  
MAJOR IN BUSINESS OR ENTREPRENEURSHIP**



**\$600 SPONSORSHIP**



Stark Development Corporation pays **\$1,600** in membership dues to Vision West ND. The Consortium is a collaborative team of representatives from western North Dakota counties, cities, economic development organizations, universities, businesses and business organizations, associations, state organizations, and others who are interested in sustainability for western North Dakota.



# INTEREST BUYDOWN PROGRAMS

	PACE PROGRAM	FLEX PACE PROGRAM																																																									
<b>PROGRAM PURPOSE</b>	Expands communities economic base by creating new jobs. The business must create new wealth, defined as revenues generated through the sale of products or services to customers outside of ND or customers in ND if the products or services were previously unavailable or difficult to obtain from a business in the state.	Supports community-based economic growth with the community determining it needs. Flex PACE provides assistance to businesses that do not meet the primary sector requirements of PACE.																																																									
<b>ELIGIBILITY</b>	Must be a good standing member of SDC.  Must be a primary sector business as defined by NDCC 1-01-49 and certified by the ND Dept. of Commerce Division of Economic Development.	Must be a good standing member of SDC.  Project supporting community needs, licensed child care operations and affordable housing projects.																																																									
<b>PARTICIPATION REQUIREMENTS</b>	SDC, Local Lender & BND participation required.	SDC, Local Lender & BND participation required.																																																									
<b>USE OF PROCEEDS</b>	A ND primary sector business may use this to purchase real property, equipment or term working capital.	A ND business that meets a community need may use this to purchase real property or equipment, permanent financing of costs associated with establishing or expanding a child care or affordable housing project.																																																									
<b>PROGRAM AMOUNT/TERMS</b>	<p>Interest rate of loan may be reduced by up to 5% below yield rate and not less than 5% below prime with a floor of 1% (yield rate is set by local lender)</p> <p>Length of term, amortization, personal guarantees, and loan-to-value percentages will be negotiated between the lead lender and BND on a case-by-case basis.</p> <table border="1"> <thead> <tr> <th colspan="6">Maximum Interest Buydown</th> </tr> <tr> <th></th> <th>Jobs Created</th> <th></th> <th>Minimum Investment</th> <th>SDC Buydown</th> <th>BND Buydown</th> </tr> </thead> <tbody> <tr> <td><b>Tier One</b></td> <td>2-5</td> <td>or</td> <td>\$750,000 - \$1,200,000</td> <td>\$53,846</td> <td>\$100,000</td> </tr> <tr> <td><b>Tier Two</b></td> <td>6-10</td> <td>or</td> <td>\$1,200,001 - \$2,200,000</td> <td>\$107,692</td> <td>\$200,000</td> </tr> <tr> <td><b>Tier Three</b></td> <td>11-15</td> <td>or</td> <td>\$2,200,001 - \$3,500,000</td> <td>\$161,538</td> <td>\$300,000</td> </tr> <tr> <td><b>Tier Four</b></td> <td>16-20</td> <td>or</td> <td>\$3,500,001 - \$4,500,000</td> <td>\$215,384</td> <td>\$400,000</td> </tr> <tr> <td><b>Tier Five</b></td> <td>20 +</td> <td>or</td> <td>\$4,500,000 +</td> <td>\$269,230</td> <td>\$500,000</td> </tr> </tbody> </table> <p>SDC share of interest buydown funds are required to be paid back commencing the close out of the loan.</p>	Maximum Interest Buydown							Jobs Created		Minimum Investment	SDC Buydown	BND Buydown	<b>Tier One</b>	2-5	or	\$750,000 - \$1,200,000	\$53,846	\$100,000	<b>Tier Two</b>	6-10	or	\$1,200,001 - \$2,200,000	\$107,692	\$200,000	<b>Tier Three</b>	11-15	or	\$2,200,001 - \$3,500,000	\$161,538	\$300,000	<b>Tier Four</b>	16-20	or	\$3,500,001 - \$4,500,000	\$215,384	\$400,000	<b>Tier Five</b>	20 +	or	\$4,500,000 +	\$269,230	\$500,000	<p>Interest rate of loan may be reduced by up to 5% below yield rate and not less than 5% below prime with a floor of 1% (yield rate is set by local lender)</p> <p>Length of term, amortization, personal guarantees, and loan-to-value percentages will be negotiated between the lead lender and BND on a case-by-case basis.</p> <table border="1"> <thead> <tr> <th colspan="3">Maximum Interest Buydown</th> </tr> <tr> <th></th> <th>SDC Buydown</th> <th>BND Buydown</th> </tr> </thead> <tbody> <tr> <td><b>Business</b></td> <td>\$107,692</td> <td>\$200,000</td> </tr> <tr> <td><b>Child Care</b></td> <td>\$161,538</td> <td>\$300,000</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>\$269,230</td> <td>\$500,000</td> </tr> </tbody> </table> <p>SDC share of interest buydown funds are required to be paid back commencing the close out of the loan.</p>	Maximum Interest Buydown				SDC Buydown	BND Buydown	<b>Business</b>	\$107,692	\$200,000	<b>Child Care</b>	\$161,538	\$300,000	<b>Affordable Housing</b>	\$269,230	\$500,000
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**29** PACE/Flex PACE Loans in 2023

**15** Outside the City of Dickinson





## NEW STARK COUNTY BUSINESSES

3PE LLC - Service Pro  
 Badlands Gasket  
 D & J Eats and Treats - Big Sky Donuts  
 Millco Dickinson LLC



## EQUIPMENT PURCHASE

Contracting Unlimited - Baranko Brothers Inc.\*  
 Martin Construction/KBN Equipment LLC\*  
 SEHC LLC - Steffes  
 Signum LLC  
 Thomski Services LLC - F&F Services LLC  
 TMI Systems Corporation  
 \* Equipment also benefits students at the Southwest Area CTE Academy



## BUILDING PURCHASE/EXPANSION

4C Rentals - Badlands Auto and Diesel LLC  
 Apex Wireline LLC  
 Black Clover Properties LLC - Town & Country Liquor  
 Happy Rock Farm LLC  
 E J Services  
 HND Properties LLC - Body Lift Fitness  
 HighShine Auto Detail LLC  
 Kickback Properties LLC- Creative Cards & Gifts/RLK Enterprises  
 Nelson Family Investments - Red Rock Ford  
 Stradling Construction  
 Wahoo Properties LLC - Ironworks/ND Energy



## NEW OWNERSHIP

Black Clover LLC - Town & Country Liquor  
 MKL Properties LLC - Dakota Diner



**18** First Time Clients  
**1,251** Jobs Retained  
**123** Jobs Created  
 Cost Per Job **\$1,242**

SDC Interest Buydown Share **\$1,706,270**  
 BND Interest Buydown Grant **\$3,034,665**  
 Total Project Investment in the Area **\$32,074,429**

WHERE BUSINESS GOES TO GROW

## SDC MEMBERS

3rd Avenue Floral  
4C Rentals LLC  
4L Management LLC  
701 Meats  
A Better Place, LLC  
A.R.M. Construction Service LLC  
A&F Fehr Properties, LLP  
ABC Fencing & Oilfield Services, LLC  
ABLE  
Advanced Business Methods  
Adventure Academy Cubs  
Affordable Housing Developers, Inc.  
Amber Waves, Inc.  
Angel Advocates  
Apex Engineering Group, Inc.  
August House Venue LLC  
Aurora Properties LLC  
Autorama Auto  
AWI Properties, LLC  
B & B Fong LLC  
Badlands Board of Realtors, Inc.  
Badlands Feeds LLC  
Badlands Gasket  
Badlands Music, Inc.  
Baker Boy  
Beyond Shelter, Inc.  
Black Clover LLC  
Blue Hawk Holdings, LLC  
Bodylift Fitness LLC  
Boomers Boarding  
Brady, Martz & Associates, P.C.  
Bravera Bank  
Bright Start  
Charbonneau Car Center  
Chatter LLC  
CHI St. Alexius Health  
Choice Bank  
Circle C Veterinary Service PLLC  
City of Belfield  
City of South Heart  
City of Taylor  
Coca-Cola Bottling Company  
Community Action Partnership  
ConocoPhillips  
Consolidated  
Continental Management  
Contracting Unlimited, Inc.

Cornerstone Bank  
Creedence Energy Services  
D & J Eats and Treats LLC  
Dacotah Bank  
Daily Perks  
Dakota Community Bank & Trust  
Dakota Diner  
Dakota Filter Supply LLC  
Dakota Stone Fabricators  
DC Energy Services, LLC  
Dickinson Area Chamber of Commerce  
Dickinson Convention & Visitors Bureau  
Dickinson Municipal Airport Authority  
Dickinson Parks and Recreation  
Dickinson Public Schools  
Dickinson Ready Mix  
Dickinson State University  
DLN Consulting, Inc.  
Doohen Property Management, LLC  
Driscoll Services LLC  
E J Services  
E Services LLC  
Early Learning Express  
East End Auto and Truck Parts  
Ebeltoft . Sickler . Lawyers . PLLC  
Eberts Properties, PLLC  
Edward Jones - Marlene Bradbury  
F & F Services LLC  
Fisher Industries  
Foremost Well Service, LLC  
Four Seasons Car Wash  
Gate City Bank  
Gordon Rees Scully Mansukhani LLP  
Happy Campers Daycare LLC  
Happy Rock Farm  
Haynes Melbye Law Office, PLLC  
Heart River Properties, Inc.  
Heart River Voice  
HighShine Auto Detail LLC  
Home and Land Company  
Infinity Real Estate Group LLC  
Irene Schafer  
Ironworks Welding Inc.  
Island Cuisine LLC  
J and J Operating LLC  
J.O.B. Interests, LLC  
J's Muffler Shop & Hitches



## SDC MEMBERS

JE Customs LLC  
JE Dunn Construction  
JK3S, LLC  
JLG Architects  
JMI Studio, LLC  
Job Service North Dakota  
JP Frameshop & Western Gallery  
K.Schwartz Properties LLC  
KBN Equipment LLC  
Kickback Properties LLC  
Killdeer Mountain Manufacturing  
Kirkwood Bank & Trust  
Kolling & Kolling, Inc  
Kovash & Dasovick PC  
La Cocina d'Monica LLC  
LA Liquors, LLC  
Learning Ladder Early Childhood Center, LLC  
Lucky's  
M Squared LLC  
Marathon Oil Company  
Marathon Petroleum Company  
Market Press Coffee Co  
Martin Construction Inc  
Martin's Welding & Refrigeration Inc.  
Mellmer Tools LLC  
Men's Den Salon  
MFCF Trucking LLC  
Midco  
Millco Dickinson LLC  
Montana-Dakota Utilities  
ND Vocational Rehabilitation  
North Dakota Community Foundation  
Onyx + Ivory LLC  
Pathfinder Properties, LLC  
Peace Property Rentals LLC  
Phat Fish Brewing LLC  
Plaza Dental  
Ponderosa Liquor  
Prairie Hills Mall/GPCME LLC  
Precision Machine & Welding, Inc.  
Quality Quick Print  
R Kilen Consulting, LLC  
Rare Earth Rock Shop and Holistic Wellness Center  
Ray's Auto Electric  
RDO Truck Center  
Red Rock Ford of Dickinson  
Robertson Metal Recycling LLC  
Roers  
Roughrider Electric Cooperative  
Royal Blue Fashion Boutique  
Sax Motor Co.  
Scull Construction  
Serenity Bodywork, Inc  
Service Printers  
Service Pro Express Lube  
Signarama Dickinson  
Signum LLC  
Simnioniw Family Chiropractic  
Simply Flowers & Gifts  
SJ Peterson Properties LLC  
Southwest Art Gallery and Science Center  
St. Joe's Plaza  
State Avenue Office Condos  
Steffes Corporation  
Steffes Group, Inc.  
Stone Mill, LLC  
Stradling Construction, Inc.  
Suzy's Stash  
The Dickinson Press  
The Inspiration Station LLC  
The Pet Effect  
The Real Estate Co.  
The Saucy Blonde Boutique  
Therapy Solutions  
TMI Systems Corporation  
Todd Schweitzer Agency Inc  
Tooz Construction  
Top Tier Real Estate, LLC  
Town & Country Liquor  
Tysver's Tacking LLC  
Ukrainian Cultural Institute  
Urban Unwind  
Venture Commercial LLC  
Visionary Eye Care  
Vizion Signs  
Wahoo Properties, LLP  
West Dakota Oil  
West Dakota Veterinary  
Western Cooperative Credit Union  
Willett Martial Arts Academy  
Xtreme Installation LLC

***Thank you to our dues-paying members for  
helping to make our projects possible!***

WHERE BUSINESS GOES TO GROW



# BUYlocal & WIN

## STARK STRONG



**24**  
Winners



**40**

Sponsors

### THANK YOU TO OUR 2023 STARK STRONG SPONSORS

3rd Avenue Floral  
701 Meats

B and B Fong LLC  
Blue 42

Braun Distributing  
Chambre Boutique

Chasing Horses  
Consolidated

CQ Engraving & Gifts  
Creative Cards & Gifts

Dacotah Bank  
Dakota Sew & So

Dickinson Area Concert Association  
Dickinson Museum Center

Dickinson Parks & Recreation  
Edward Jones - Marlene Bradbury

Faith Expressions  
Faithful Blend

High Plains Dental  
JP Frame Shop

Mainstream Boutique  
Market Press

Maurices

Maverick's Saloon & Casino  
Nitro-Green

Ponderosa Liquor

Precision Underground  
Quality Quick Print

Rare Earth Rock Shop & Holistic Wellness Center  
RLK Appliances

Salt Kitchen & Co  
Service Printers

SJ Peterson Properties LLC  
Starboard

Steffen Saw & Bike  
Suzy's Stash

Todds Honey Farm LLC  
Town & Country Liquor

Ukrainian Cultural Institute  
WINN Construction, Inc.



**4-Week**  
Campaign

**1,658** Entries \*

**\$147,399** Purchases in Stark County

**\$10,153** Sales Tax Collected



Together we are building a stronger  
community by supporting  
our local businesses and buying local.

**\$1,850** Cash Donations

**\$7,239** Gift Card Donations

**\$6,989** SDC Gift Card Contributions

**\$3,149** Marketing/Promotion

**\$14,228**  
Prizes

# STARK COUNTY ECONOMY AT A GLANCE

## POPULATION

(Job Service North Dakota)	2022	2021
Stark County	32,803	33,046
Dickinson	24,979	25,167
North Dakota	778,912	777,934

## TRANSPORTATION

Airport Boardings (Dickinson Theodore Roosevelt Airport)	2023	2022
Airport Passenger Enplanements	24,152	21,606
Airport Passenger Deplanements	24,994	22,394

## WORKFORCE

(Job Service North Dakota)	Dec 2023	Dec 2022
Stark County Labor Force	18,875	18,087
Stark County Unemployment	1.4%	1.7%
Dickinson Unemployment	1.4%	1.7%
ND Unemployment	1.7%	2.0%
US Unemployment	3.5%	3.3%

## TAXABLE SALES & PURCHASES

(Office of State Tax Commissioner)	3rd Qtr 2023	3rd Qtr 2022
Belfield	\$11,460,386	\$7,988,032
Dickinson	\$264,667,631	\$243,330,408
Stark County	\$281,699,488	\$255,910,920

## BIRTH RATES

(CHI St. Alexius Health Dickinson)	2023	2022
Live Births	600	656

## EDUCATION

K-12 Fall Enrollment (Dept. of Public Instruction)	2023-2024	2022-2023
Belfield	266	251
Dickinson Public Schools	3,977	3,875
Dickinson Trinity Catholic Schools	617	587
Hope Christian Academy	156	136
Richardton-Taylor	312	297
South Heart	397	388
Stark County Home Education	304	269

Higher Education Fall Enrollment (DSU)	2023-2023	2022-2023
Dickinson State University	1,453	1,473

## OIL PRICES

(NDIC Dept. of Mineral Resources)	Dec 2023	Dec 2022
West Texas Intermediate Oil (Price/Barrel)	\$72.12	\$76.52
North Dakota Light Sweet (Price/Barrel)	\$61.46	\$73.89

## TOP 10 LARGEST EMPLOYERS

(Job Service North Dakota)	
1	Dickinson Public School District
2	Walmart
3	Killdeer Mountain Manufacturing
4	CHI St Alexius Health - Dickinson
5	Steffes Solutions
6	Helmerich & Payne, Inc.
7	Sanford Health
8	TMI Systems Corporation
9	Baker Boy Inc
10	City of Dickinson

Median Household Income: \$78,734

Housing Units: 15,528

Average Commute Time to Work: 17.1 Minutes

Median Age: 34.4

Largest City: Dickinson

To receive the monthly Economy at a Glance subscribe to our mailing list [www.starkdev.com](http://www.starkdev.com)

# STARK COUNTY ECONOMY AT A GLANCE

## TAX COLLECTIONS

City Sales Tax (Office of ND State Treasurer)		2023	2022
Belfield		\$611,143.49	\$488,209.34
Dickinson		\$11,186,875.33	\$10,124,789.54
Richardton		\$249,294.78	\$306,389.32
South Heart		\$78,052.42	\$71,631.95
<b>Stark County Total</b>		<b>\$12,125,366.22</b>	<b>\$10,991,020.15</b>
City Occupancy Tax (Office of ND State Treasurer)		2023	2022
Belfield		\$13,233.40	\$14,139.18
Dickinson		\$438,046.81	\$368,115.78
<b>Stark County Total</b>		<b>\$451,280.21</b>	<b>\$382,254.96</b>
City Restaurant/Lodging (Office of ND State Treasurer)		2023	2022
Dickinson		\$1,144,425.20	\$991,629.72

## REAL ESTATE

(Badlands Board of Realtors, Inc.)		2023	2022
Dickinson # of MLS Units Sold (Does not include "for sale by owner" transactions)		358	416
Dickinson MLS Average Sale Price - Single Family		\$288,475	\$266,793
Stark County # of MLS Units Sold (Does not include "for sale by owner" transactions)		399	462
Stark County MLS Average Sale Price - Single Family		\$277,408	\$258,434

## BUILDING PERMITS

Stark County/ Dickinson (City of Dickinson)	2023		2022	
	Permits	Total Value	Permits	Total Value
Commercial	19	\$54,785,046	13	\$13,019,478
Public	1	\$109,983	4	\$15,050,000
Single Family	54	\$30,680,603	58	\$28,954,192
Duplex	6	\$2,950,479	0	\$0
Multi-Family	1	\$910,656	1	\$1,014,510
Alteration/Additions	96	\$17,274,594	93	\$14,442,491
Misc. Permits/Fees	521	\$1,025,582	509	\$676,482

## HOUSING RENTAL RATES

(ACS U.S. Census Bureau, American Community Survey)	
Stark County Rental Vacancy Rate (ACS 2018-22)	9.4%
Stark County Median Rent (ACS 2018-22)	\$988

## LODGING

(Dickinson Convention & Visitors Bureau)	2023	2022
Occupancy Rate	51.8%	48.4%
Average Daily Rate	\$93.71	\$85.58

## FARMERS PRICE INDEX

(US Dept. of Agriculture)	Dec 2023	Dec 2022
Farmers Prices Received	113.5%	137.8%
Farmers Prices Paid	137.6%	138.4%

WHERE BUSINESS GOES TO GROW



# DICKINSON

## 2023 IMPACTS



**15**

New Businesses Created



**196**

Jobs Supported



**131**

Individual Clients Advised



**1,062**

Hours of Advising



**\$2,380,490**

Client Capital Formation

## 2023 COUNTY BREAKDOWN

The Dickinson Region SBDC office serves Billings, Dunn, Golden Valley, Hettinger, and Stark counties.

	TOTAL CLIENTS ADVISED	HOURS OF ADVISING	NEW BUSINESSES CREATED	JOBS SUPPORTED	CAPITAL FORMATION
<b>STARK</b>	119	871	12	132	\$1,885,750
<b>DUNN</b>	11	72.5	1	66	\$32,560
<b>BILLINGS</b>	1	14.25	0	0	0
<b>GOLDEN VALLEY</b>	5	44.50	1	6	\$90,000
<b>HETTINGER</b>	4	66.25	1	4	\$209,500



### MATT ELLERKAMP

BUSINESS ADVISOR

Serving the Dickinson region, is our advisor, Matt Ellerkamp. Matt is a business owner himself, has a background in banking, an MBA from the University of Mary, and brings significant professional experience to our team.





# CLIENT TESTIMONIALS



Matt Ellerkamp was very helpful and really took my business as his own and worked hard to help me find better opportunities

## MARVIN EBERTS

Aspire Health Aspire Health Chiropractic, PLLC  
Dickinson

Matt was great, and I really appreciated his help and diligence. He went above and beyond to make sure he understood what my business needed and helped us efficiently even though we were on a tight timeline. I'd highly recommend Matt and the SBDC to any small business owner trying to get off the ground.

## BENJAMIN BOYLL

The Boom Closet LLC, Mott

I appreciate your assistance; thanks to you I will be expanding my small business and I will be able to offer my Daycare services to more families in our community.

## MARTA MUNOZ

Bright Start, Dickinson

ND SBDC service is incomparable. No amount of money can pay for my experience with the Dickinson Center.

## ALICE

Aleezah Enterprises, Dickinson



## SBDC PROGRAM INFO



As the state's largest and most impactful small business development organization, the ND SBDC is the catalyst for business development and growth. Our team of credentialed advisors serves small business owners and entrepreneurs across the state, providing expertise, insights, and connecting and leveraging resources to ensure client success, resulting in economic impacts that strengthen local communities. We are your small business resource partner. When small businesses thrive, communities thrive, North Dakota thrives.



Funded in part through a cooperative agreement with the U.S. Small Business Administration.

**ND SBDC LEAD CENTER**  
 University of North Dakota, Nistler Hall Room 322  
 3125 University Ave, Stop 7308, Grand Forks, ND 58202

[f](#) [t](#) [in](#) [v](#) [@](#) [ndsfdc.org](https://ndsfdc.org)

# SDC COMMUNITY TRANSFORMATION AWARD

Qualifications: The Stark Development Corporation's Community Transformation Award is one that has truly transformed the community by utilizing our program to enhance the appearance of their building, property or establishment. The project shows vision and the ability to bring life and vibrancy to their community. Consideration will be given for leveraging our grant dollars against other public or private funds as well as their ability to further diversify our economy or add new economic growth.

## 2023 Community Transformation Award Nominees:

Amber Waves  
Angel Advocates LLC  
Coca Cola Bottling Co. Of Dickinson  
Prairie Hills Mall

Quality Quick Print  
Rare Earth Rock Shop & Holistic Wellness Center  
Royal Blue Fashion Boutique  
State Avenue Office Buildings



## 2023 Community Transformation Award Winner



# SDC PROJECT OF THE YEAR AWARD

Qualifications: The Stark Development Corporation's Project of the Year Award is one that exemplifies economic development. This project provides a balance between innovation to an industry, commitment to the community, workforce creation, retention and efficiencies as well as a consideration for generating new wealth for the community, region and industry. Projects utilizing a diverse set of resources to accomplish their goals also demonstrate the ability to leverage resources to maximize their ability to grow.

## 2023 Project of the Year Nominees:

- |   |  |
|---|--|
| Adventure Academy Cubs                  | Happy Rock Farm LLC                      |
| Apex Wireline LLC                       | HighShine Auto Detail LLC                |
| Badlands Auto and Diesel LLC            | Ironworks/ND Energy Services             |
| Badlands Gasket                         | Martin Construction/ KBN Equipment LLC   |
| Baranko Brothers                        | Millco Dickinson LLC (North Family Fare) |
| Body Lift Fitness                       | Red Rock Ford                            |
| Bright Start                            | Service Pro Express Lube                 |
| Creative Cards & Gifts/RLK Appliances   | Signum LLC                               |
| D & J Eats and Treats LLC               | Steffes LLC                              |
| DSU - Cornerstone Tradition Scholarship | Stradling Construction                   |
| Dakota Diner                            | TMI Corporation                          |
| E J Services                            | Town and Country Liquor                  |
| F & F Services LLC                      |  |



## 2023 SDC Project of the Year Winner



WHERE BUSINESS GOES TO GROW



# STARK

**DEVELOPMENT CORPORATION**

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WHERE BUSINESS **GOES TO GROW**