

# STARK

## ***DEVELOPMENT CORPORATION***

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# Stark County-An Economic Melting Pot

Diversification as Insurance Against  
Changing Revenue Streams

# Change in Dickinson

## 2010

- Issued \$75M Build Permits
- Flat Staffing Model
- City Budget \$21M (\$19m Op)
- Sales Tax Revenue \$3M
- Hospitality Tax Rev. \$650K
- Average 2-bedroom rent \$600
- 854 Hotel Rooms, 16 Hotels
- Stark County 10,063 Jobs (2000)
- Landfill tonnage 40,582.

## 2012

- Issued \$408M +
- Authorized 29 FTE's (155)
- \$73.4M (\$38.5m Op) **232%**
- Budgeted for \$8.6M (2013)
- Ave. 2-bedroom rent \$1,500 to 1,800
- 3,161 Built/Planned **216%** (+17)
- Stark County 20,053 Jobs (2012)
- Landfill Tonnage 55,168 – 36%

# Public Infrastructure Investments

Planning Period	Recommended Cap. Improvements
Phase 1: 2013-2014	\$183,091,000
Phase 2: 2015-2016	\$104,034,000
Phase 3: 2017-2035	\$238,610,000
Total All Phases	\$525,735,000

# City of Dickinson/Public is building or planning to build...

## – Transportation Projects

- \$32+M Overpass
- \$20+M Truck By-Pass/Reliever
- \$20+M Interstate Intersection

## – Building Projects

- \$18M Public Works Building
- \$12M Public Safety Center
- ✓ \$1M Transit Building
- \$750k Animal Shelter
- ✓ \$500k City Hall Reno/Expansion
- ✓ Airport Renovations (Terminal, Hanger, parking lot)
- ✓ \$22+M Community Center Expansion

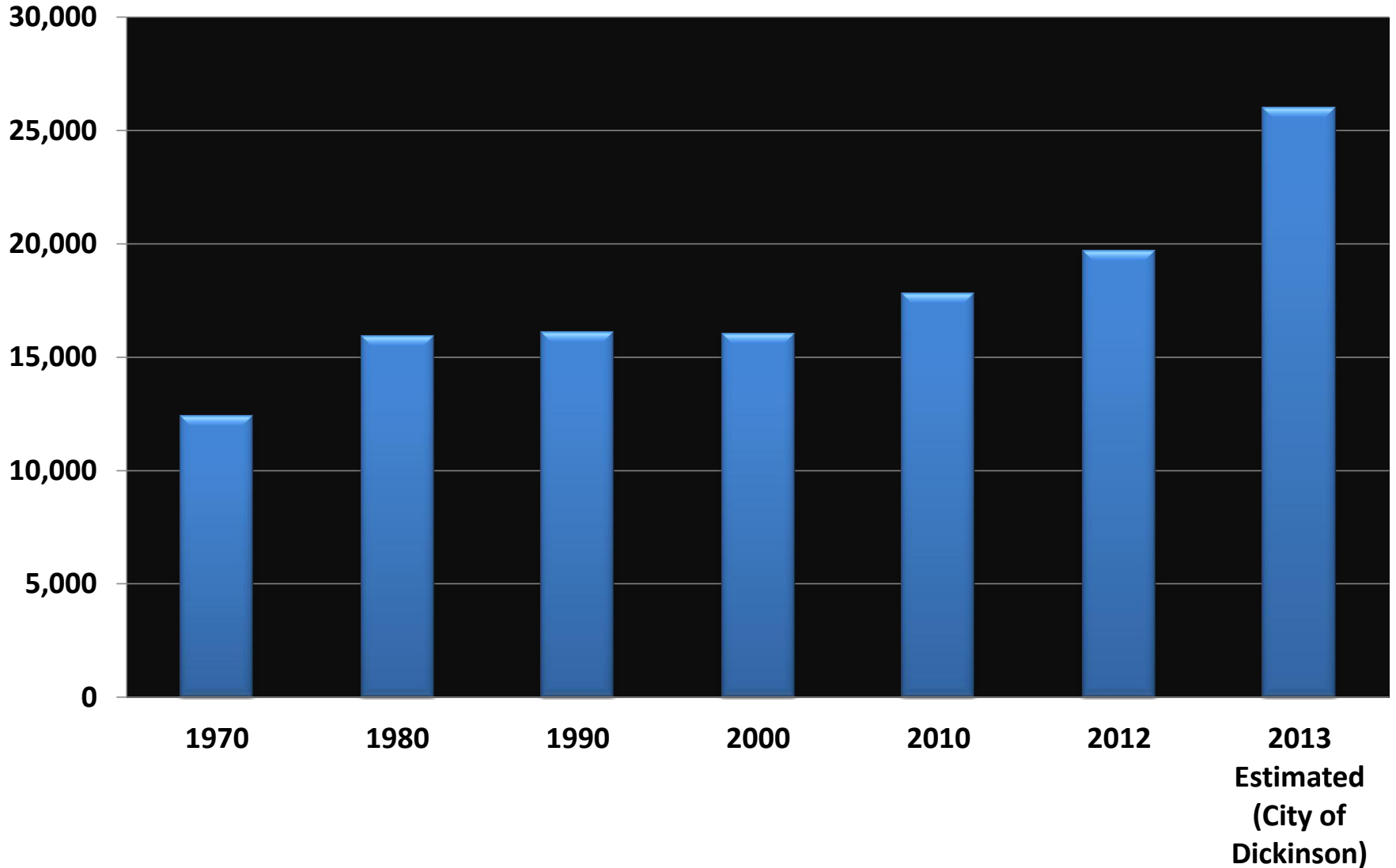
## • Waste Water Projects

- \$25+M Waste Water Reclamation Facility (WWRF)
- \$11M Pump station to serve WWRF
- \$30+M New Lift Stations

## ✓ Water Projects

- \$50+M Water Treatment Plant
- ✓ \$16+M Water Storage Tanks
- \$44+M New/Replace Lines
- \$3+M Finish Water Pump Station

# Dickinson, ND Population



Source: US Census Bureau Decennial Population Data in Stark County, ND

# Private Projects in Dickinson Area...

## **\$100 million + Projects**

- ⦿ MDU/Calumet Diesel topping
- ⦿ Bakken Oil Express Crude Oil Transload (Expanding)
- ⦿ South Heart Coal Mine (Announced)
- ⦿ St. Joseph's Hospital
- ⦿ Allete Wind Farm (Announced)

## **\$20 million + Projects**

- Whiting NGL Plant (done)
- Great Northern Transload (Done)
- Sanford Medical Clinic
- Halliburton (done)
- Baker Hughes (done)
- Watco Rail Yard (Approved)
- Menards, TSC, Grocery
- Airport Improvements

## **\$10 million + Projects**

- 5 Diamond Industrial Park
- County Line Industrial Park
- Lufkin
- Koch Meadow Hills (residential)
- Creekside (residential)
- Blue Hawk Square (residential)
- Baker Boy Expansion (manufacturing)

















## Bully Pulpit Golf Course (Hole #6)

*Come to Dickinson because of the opportunities and you will stay because you love it!*











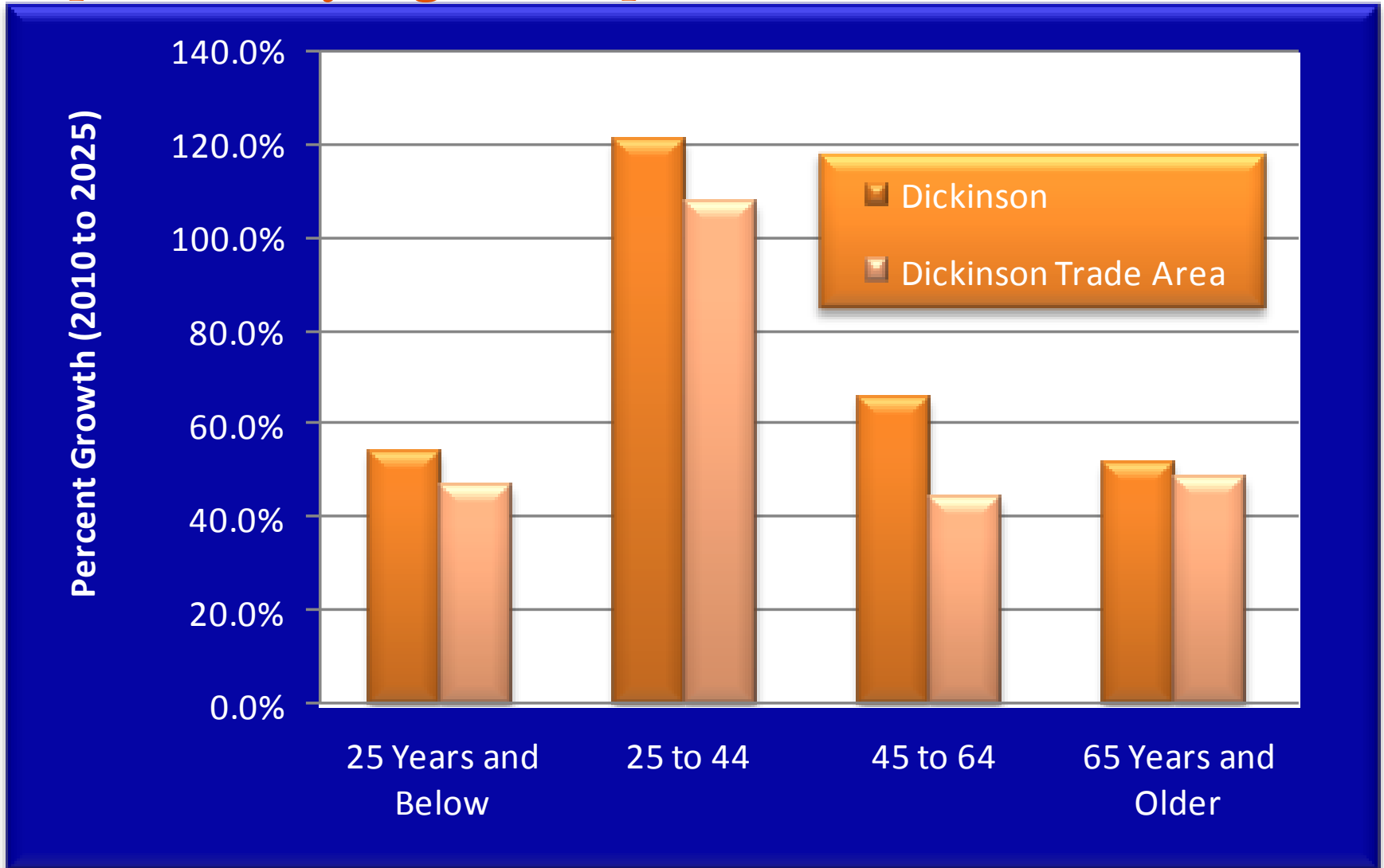
# The Future

- Overall Younger Demographics
  - Year-Round Ice Arena
  - Larger Airport with New Terminal and Jet Service
  - More Entertainment Offerings Including Theatre's
  - More Cultural Diversity
  - Significantly Expanded Medical Services
- Headline "Oil is Found Where Oil Has Been Found Before"



# The Future

## Population by Age Group, Percent Growth, 2010-2025



# The Future

- Ample Motel and Convention Meeting Space
- More Retail and Restaurant Businesses
- Sustained High Household Incomes
- More Housing Choices



**THE SHOPPES AT  
PINECREST COMMONS**  
Commercial/Retail – 80 Acres  
Hospitality – 4-10 Acres  
Medical/Office – 70,000sf  
Available 2014



# The Future

- New Venues for Large-Scale Public Events
- Significantly Upgraded Transportation System Including Second Railroad Over/Under Pass
- Improved Fire Protection

