



ELECTED OFFICIALS

Board of City Commissioners



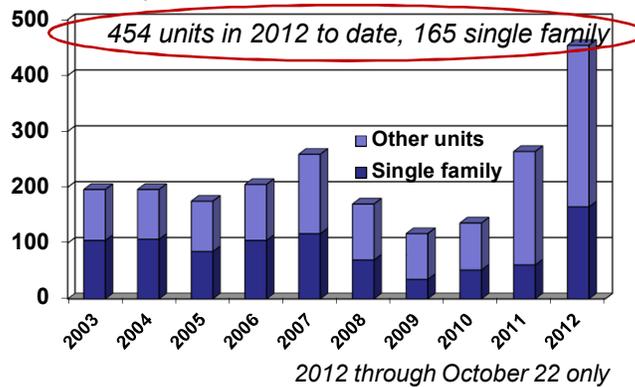
By All Indicators MANDAN IS GROWING

- ~ 2011 Census estimate
 - . 18,507 (up 1% from 2010)
- ~ Population likely above 20,000
 - . Nearly 2,600 new residential units since year 2000
 - ~ Far more than the increase of 1,789 in the Census estimate since the year 2000
- ~ Morton County birth rates
 - . 1998 to 2004: average 302 births
 - . 2005 to 2011: average 368
- ~ Public school enrollment
 - . 93 additional elementary students in 2012



PERMITS FOR NEW RESIDENTIAL UNITS

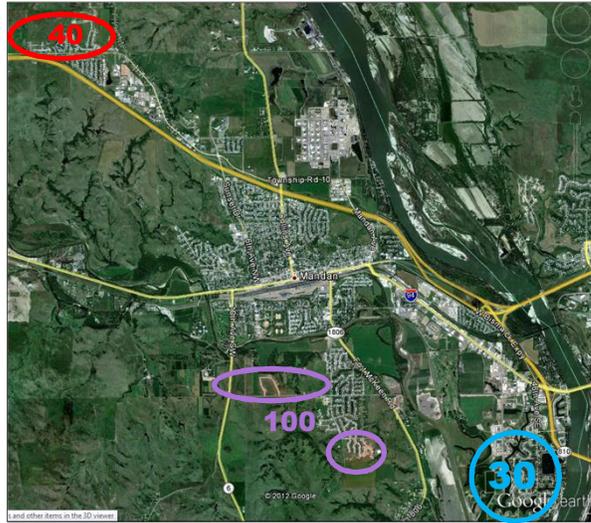
Nearly 2,600 new residential units since 2000



RESIDENTIAL GROWTH AREAS 2012

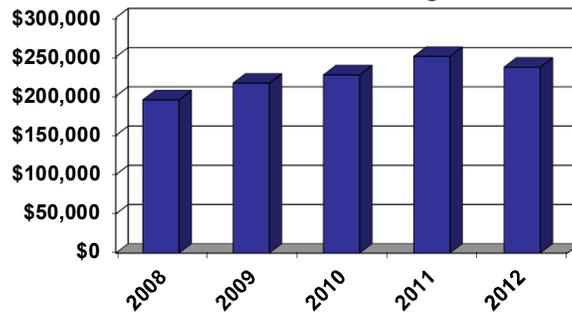
Majority of new single family homes going up in northwest and south

- ~ Northwest
 - o Meadows
 - o Ventures
 - o West Hills
- ~ Southwest & South Central
 - ~ Keidela South Heart Terrace
 - ~ Heart River Ridge
 - ~ Plainview
 - ~ Lincoln Ridge
 - ~ Plainview
- ~ Southeast
 - ~ Lakewood



NEW SINGLE FAMILY HOMES Average Permit Values

\$237,066 average in 2012

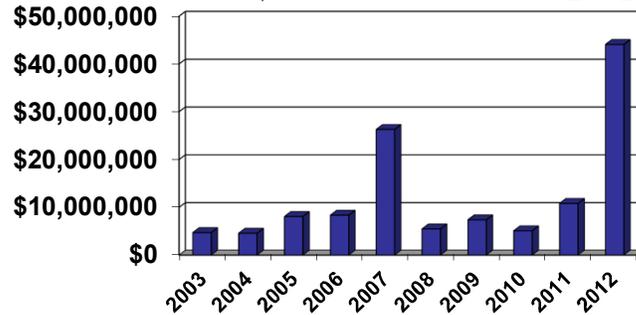


2012 through October 22 only



COMMERCIAL & INDUSTRIAL PERMITS *New, Remodel & Additions*

\$44.1 million so far in 2012

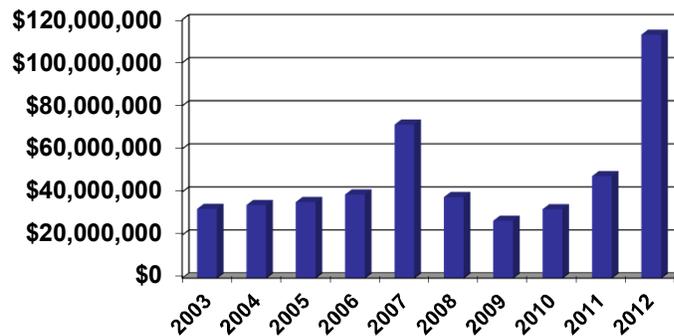


2012 through Oct. 22 only



TOTAL VALUE OF PERMITS ISSUED *Residential, commercial & public buildings*

\$113 million in 2012

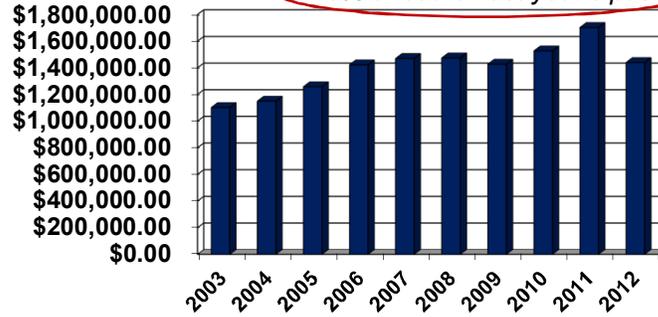


2012 through Oct. 22 only



UPTRENDS FOR 2012 1% Local Sales Tax Collections

*\$1.4 million so far in 2012,
15% ahead of last year's pace*

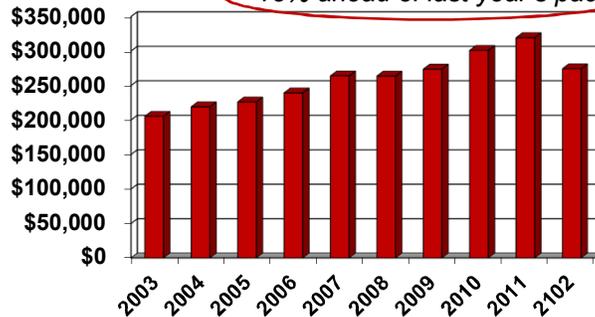


2012 through September only



UPTRENDS FOR 2012 1% Restaurant & Lodging Tax Collections

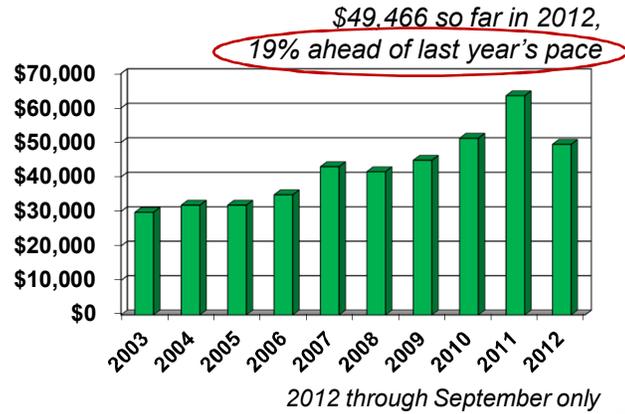
*\$274,366 so far in 2012,
18% ahead of last year's pace*



2012 through September only

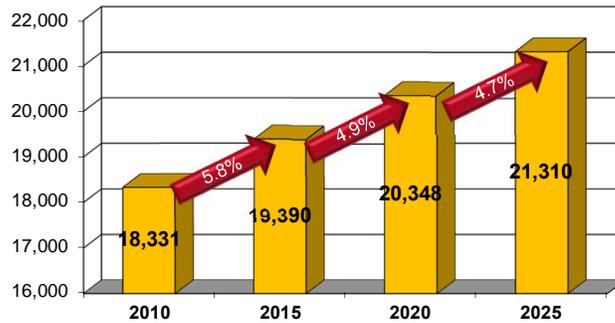


UPTRENDS FOR 2012 2% Hotel Occupancy Tax Collections



POPULATION PROJECTIONS

Mandan's population is expected to increase by 16.3% from 2010 to 2025

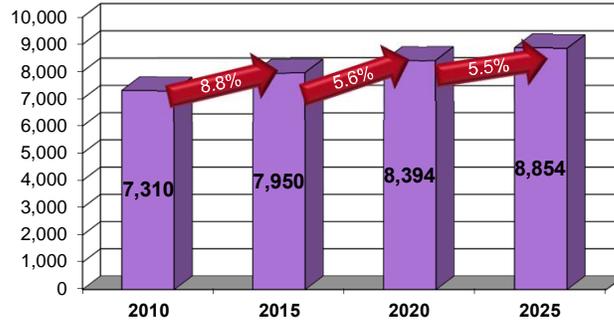


2012 N.D. Statewide Housing Needs Assessment
Sources: U.S. Census Bureau & NDSU Center for Social Research



HOUSING DEMAND PROJECTIONS

Households in Mandan are projected to increase 21.1% from 2010 to 2025

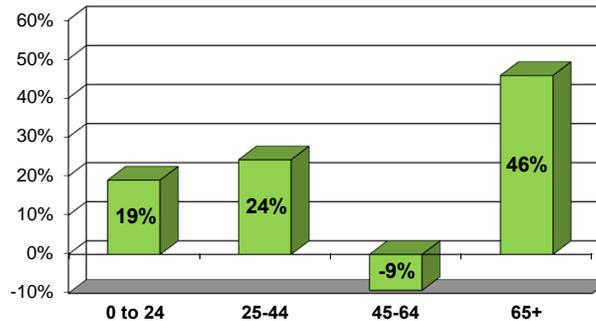


2012 N.D. Statewide Housing Needs Assessment
Sources: U.S. Census Bureau & NDSU Center for Social Research



SHIFTING AGE DISTRIBUTION OF POPULATION

Most growth from 2010 to 2025 predicted among seniors & child-bearing age groups

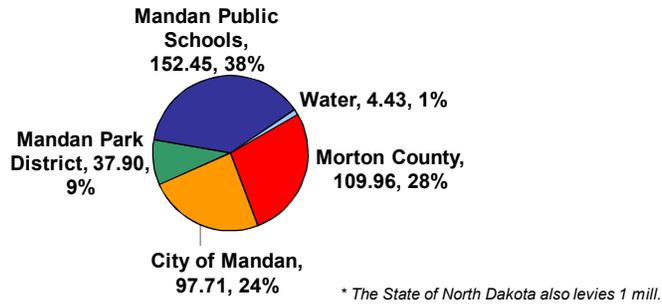


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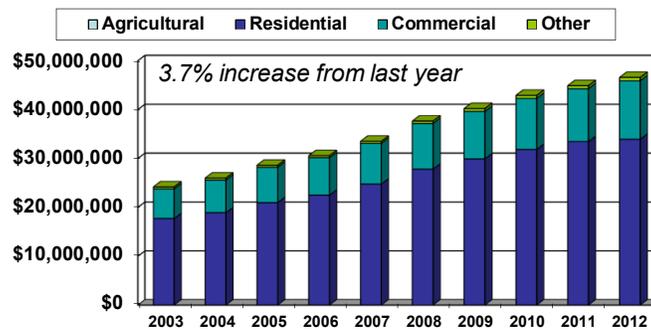


WHERE YOUR TAX DOLLARS GO

2011 mill levy for 2012 budgets = 403 mills



TAXABLE VALUATIONS



True and full value is \$1.002 billion. The taxable valuation is 4.5% of true and full value for residential property and 5% of true and full value for commercial property. Other-consists of railroads, pipelines, heat, light, power & gas utilities.

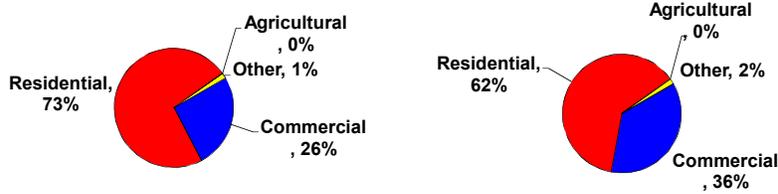


EXPANDING OUR COMMERCIAL PROPERTY BASE

Comparison of estimated 2012 taxable valuations

MANDAN - \$46,569,228

BISMARCK - \$222,686,3046

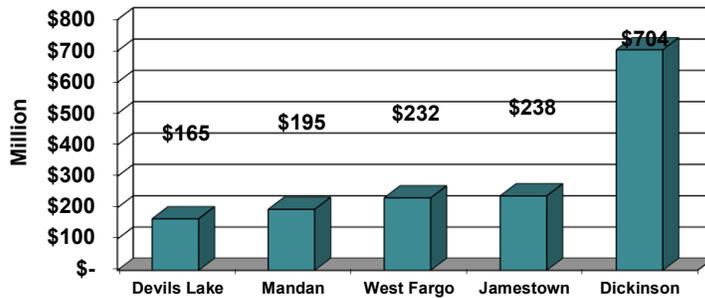


Commercial property accounts for 26% of taxable valuation in Mandan, compared to 36% in Bismarck.



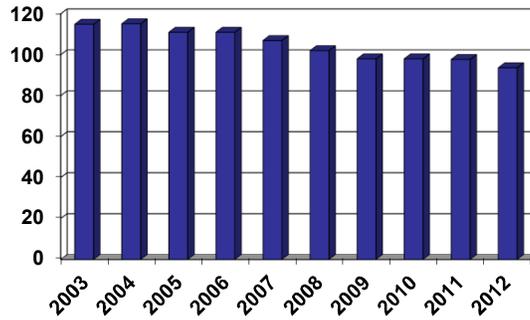
TAXABLE SALES & PURCHASES Key to lowering property taxes

2011 taxable sales & purchases



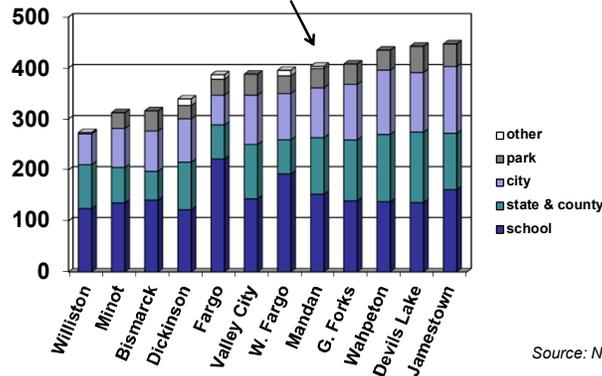
CITY OF MANDAN MILL LEVY

Declining thanks to increased sales tax offset
 93.65 mills for 2012 levy – at midpoint for 11 other largest cities



MILL LEVY COMPARISON AMONG MAJOR CITIES

Mandan ranked 8th among the states 12 largest cities for 2011

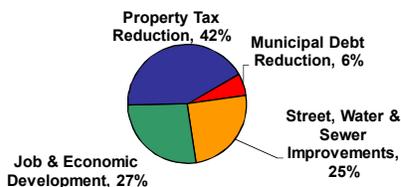


Source: N.D. League of Cities



Sales tax collections help reduce property taxes & pay for infrastructure

Historical expenditures = \$25.7 million



16.56 mills (\$771,250) or 15% of 2012 property tax bill replaced with sales tax



2012-13 CITY PROJECTS

- “ Property re-assessment project completed
- “ Street improvement projects
 - . NW Mandan/Diane Addition (includes roughly 1,000 homes)
 - “ About 75% complete in 2012, to be completed in 2013
 - . Sunset Drive . 2013
- “ Undertaking new comprehensive plan to set context for future growth & development
- “ Waste water outfall pipe lined to maintain discharge of clean water from the plant when river levels rise
- “ Losing stately trees due to Dutch Elm disease
 - . 140 public & private trees diagnosed



KEEPING PACE WITH GROWTH

- ~ New hires in 2013 budget
 - . 7 additional personnel
 - ~ Building inspection
 - . appraiser/inspector
 - ~ Planning & Zoning/Engineering
 - . Planner
 - . Engineering technician
 - ~ Police
 - . School resource officer (75% share school district)
 - ~ Street department
 - . 2 equipment operators
 - ~ Weed control
 - . Part-time grounds maintenance

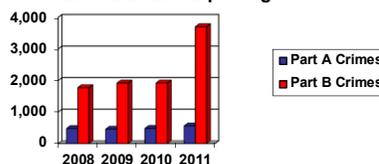


POLICE SERVICES

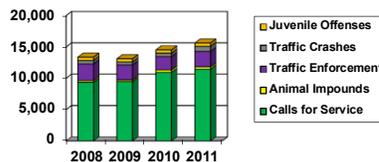
Demand Increasing

- ~ Part A Crimes
 - . Thefts up, other offenses unchanged
- ~ Part B Crimes
 - . Domestic assaults & drug violations up
 - . Vandalism decreased
- ~ Traffic crashes increased by 181
- ~ Employee turnover challenging
 - . To compete with compensation & benefits offered by large cities
- ~ Staffing will likely need to increase in the future

Uniform Crime Reporting



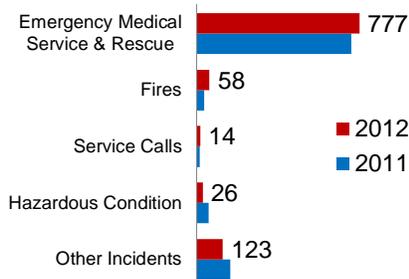
Other Activities



FIRE PROTECTION SERVICES

Demand Generally Stable

998 Incidents Through September – Similar to Last Year



Looking at locations for a north station in the future.



MORTON MANDAN PUBLIC LIBRARY

- “ New bookmobile with ADA-accessible lift
 - Provides service for 35 stops in 7 towns
- “ Downloadable books for e-readers available
 - 700+ checkouts in 1st quarter usage
- “ Technology needs in high demand
 - Transients use free public access computers for job searching & online job applications



Seeking Friends of the Library supporters
Go to: www.mortonmandanlibrary.org



POST FLOOD ACTIVITIES

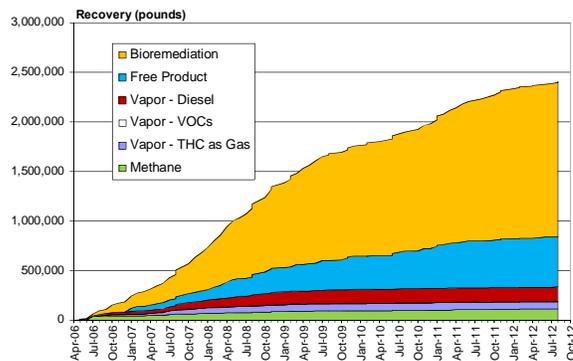


- “ 2012 follow-up
 - . Removal of sandbags, restoration of disposal site
 - . Removal of protective barriers to 4 bays & inlets
 - . Restoring river access
- “ Estimated costs
 - . Total - \$7,785,893
 - “ Federal share (90%) - \$7,007,303
 - “ State share (7%) - \$545,012
 - “ City share (3%) - \$233,577



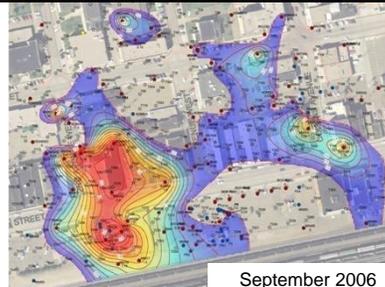
Downtown Rs REMEDIATION

- “ Recovery of hydrocarbons since clean-up system for downtown diesel fuel spill became operational in 2006
 - . 2.4 million pounds (diesel, vapors & methane)
 - . Equal to about 12 railroad tanker cars



Downtown Rs REMEDIATION

- ~ Map shows reduction in extent & thickness of free phase product
- ~ 2011
 - . High water table in prompted system shut-down
- ~ 2012
 - . Focused treatment on a few hot+ spots
 - . Recover levels less as remediation process mature
- ~ De-commissioning in areas where appropriate & approved by N.D. Health Department



September 2006



June 2012



REVITALIZATION & REDEVELOPMENT

- ~ Renaissance Zone
 - . Established in 2005
 - ~ \$12.5 million in private investment committed to 47 projects involving 29 buildings
 - . 7 new businesses
 - . 15 expanded businesses
 - . 6 retained businesses
 - . Many new jobs!



REVITALIZATION & REDEVELOPMENT



Current building

Planned improvements



Former Missouri Valley Grocery Warehouse/Iverson building, 101 E Main, being renovated into a professional office center to be know as Plaza Square



FUTURE PROJECT

- “ Collins & Main site available
 - . 16,250 sf
 - . Seeking proposals for mixed-use development
 - . Responses due Nov. 9



RETAIL & RESTAURANT INCENTIVE PROGRAM



Harvest Brazilian Grill



Brea boutique



Meriwether Trade & Gift Shop

- For businesses that fill a gap in Mandan's market profile
- 3 businesses approved to date



SUPERCENTER TO ANCHOR I-94 CORRIDOR DEVELOPMENT



- Walmart constructing 150,000 sf supercenter
- Anticipate \$400,000+ in annual sales tax revenue
- Stimulating interest in adjacent sites by other commercial developers, retailers & the hospitality industry



Location north of I-94, exit 152
- NE of intersection of Old Red Trail & Sunset Dr



OTHER I-94 CORRIDOR DEVELOPMENT



86-room hotel to be built NW of Sunset Drive & 27th Street NW

- “ City sold 22 acres for development
 - . Riverwest Development
 - “ Office buildings for Keitu Engineers & others
 - “ Sites for coffee shop and/or a restaurant
 - . 5th Addition, LLC
 - “ 86-room hotel w/ pool
 - “ Other possibilities include strip malls, restaurant site and housing
- “ City selling 1-acre former water reservoir site
 - . Structure to be demolished for development by Harmony Properties, which has adjacent acreage



BAKKEN ACTIVITY SPURS GROWTH

- “ Expansions by existing Mandan businesses
 - . Keitu Engineering
 - . Wenck & Associates
 - . Preble Medical Testing
 - . True North Steel
- “ New businesses locating in Mandan
 - . Novasept
 - . BOS Solutions
 - . BKBM Engineers
 - . NorsTek Truck & Trailer Repair
 - . Intertek Industries
 - . Sunde Land Surveyors
 - . Western Sky Drug Testing



MORE BUSINESS GROWTH



- “ Tesoro Refinery
 - 10,000 bpd crude oil expansion in 2012
 - \$35 million/5,000 bpd diesel expansion planned for 2013

- “ Missouri Valley Petroleum
 - “ Constructing new headquarters facility (offices & warehouse)
- “ MDU
 - “ Planning to invest \$85 million in new turbine at Heskett plant



MANDAN AIRPORT GROWING & IMPROVING

- “ Mandan Airport
 - Runway improvements by 2013
 - “ Resurfacing & lighting upgrades
 - “ \$230,000 Federal Aviation Administration grant
 - “ Possible extension in future
 - Recent commitment for \$1.9 million private investment in 24,000 sf, 2-story building
 - “ 3 corporate hangars
 - “ Clear Skies Aviation (FBO)
 - “ Charter plane & helicopter services



HEALTH CARE & SOCIAL ASSISTANCE DEVELOPMENTS



- “ More development adjacent to Sunset Drive & Old Red Trail
 - . HIT, Inc. completes new building for day and support services
 - “ 90 to 100 staff providing services for 115 to 120 individuals
 - . St. Alexius constructing new clinic
 - . Prairie Rose Family Dentistry planning clinic location



NEW ASSISTED LIVING FACILITIES Completing Continuum of Care



- “ Lakewood Living Center
 - . 40 units assisted living
 - . 32 units senior living w/ services
 - . 4401 21st Street SE
- “ Edgewood Vista
 - . 72-units of assisted living
 - . Corner of 39th Ave SE & McKenzie Drive



FUNDING APPROVED FOR BUSINESS LOAN PROGRAM

City of Mandan-led consortium of 38 municipalities received U.S. Treasury approval for a \$9.7 million allocation for a small business lending program

- . Reduces owner equity requirements to facilitate business start-ups & expansions
- . Includes Bismarck, Lincoln, New Salem, Almont, Hebron and Glen Ullin



CITIZENS APPROVE NEW ELEMENTARY SCHOOL

- ~ 78% of voters approve \$12.5 million bond
- ~ Site 2 miles NW of Seven Seas
 - . near Developers West, Meadows, Ventures & West Hills subdivisions
- ~ School district also acquired land in Lakewood area as a future site



EVENTS FLOURISH



Finalist

MOST PATRIOTIC SMALL TOWN IN AMERICA

- “ Rand McNally & USA Today %Best of the Road+contest
- “ Travel team visited July 6-7
- “ Community military appreciation BBQ



Finalist
**MOST PATRIOTIC SMALL TOWN
 IN AMERICA**



- “ Outcomes include positive publicity & boost in community pride
- “ Video showcasing Mandan's patriotism has 1,634 views so far



CITIZENS SAY ...

2012 Household Survey – Key Findings

- “ Small town atmosphere remains favored aspect about living in Mandan (39%)
- “ 48% satisfied with Mandan's direction, 35% neutral
- “ 74% rate their quality of life in Mandan as good to excellent
 - . Up from 58% in 2008 survey





GREAT THINGS
FOR BUSINESSES, RESIDENTS & VISITORS

COMMUNITY • OPPORTUNITY • ADVENTURE
MADE IN MANDAN
ACHIEVEMENT

FOR MORE INFO
WWW.CITYOFMANDAN.COM