

GREAT THINGS
FOR BUSINESSES, RESIDENTS & VISITORS



**CITY OF
MANDAN**

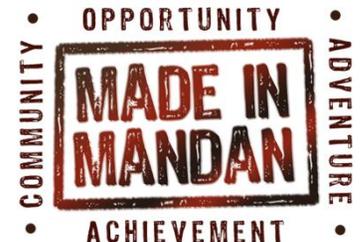
"WHERE THE WEST BEGINS"

DRIVERS OF THE MANDAN ECONOMY **Planning for Now & the Future**

Bismarck-Mandan Chamber Growth Summit - October 24, 2012

MANDAN'S ECONOMIC DRIVERS

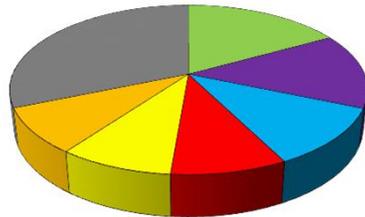
- “ Agriculture & Agribusiness
 - . Morton County #1 in state for cattle numbers (beef & dairy)
- “ Energy
- “ Healthcare & Social Assistance
- “ Manufacturing
- “ Information Technology
- “ Tourism
- “ Government



MORTON COUNTY

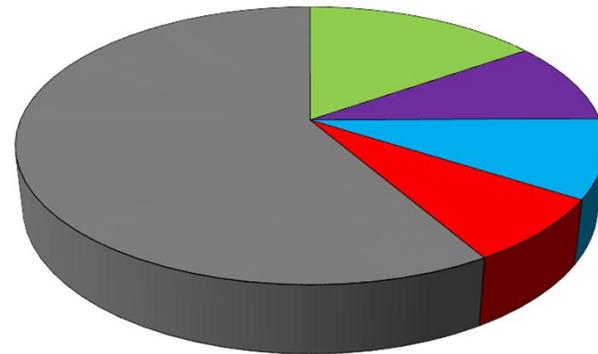
Employment & Work Sites

2011 Average Annual Employment
9,740 - Up 4% from 2010



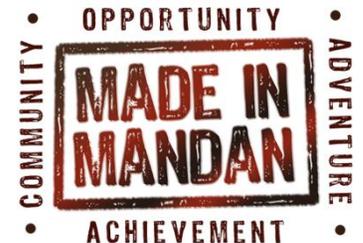
- Government - 17%
- Health Care & Social Assistance - 14%
- Retail Trade - 11%
- Construction - 9%
- Manufacturing - 9%
- Accommodation & Food Services - 9%
- Remaining Industries - 31%

2011 Business Establishments - 926



- Construction - 15%
- Retail Trade - 9.5%
- Wholesale Trade - 9%
- Professional & Technical Services - 7.5%
- Remaining Industries - 58%

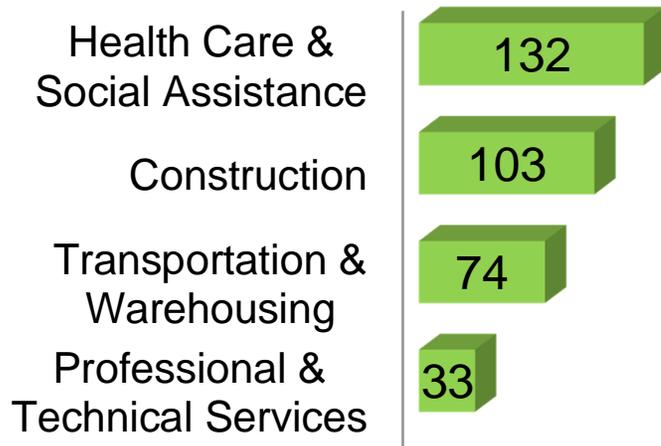
Source: Job Service North Dakota Labor Market Information Center



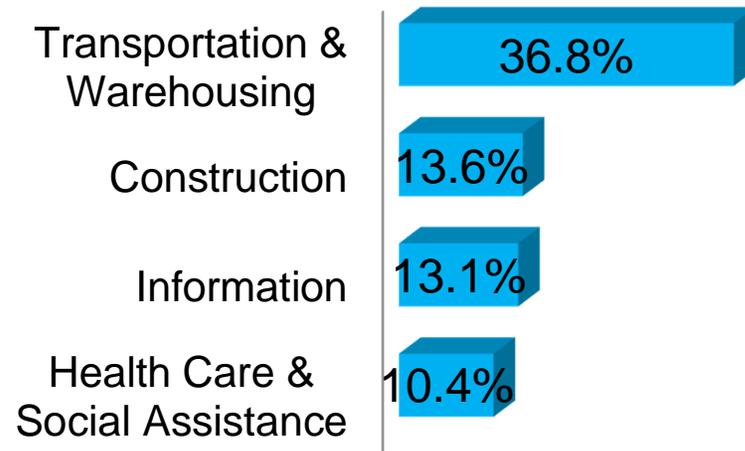
MORTON COUNTY

Employment Growth

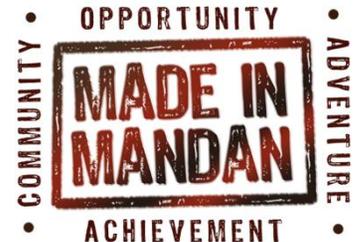
Largest Employment Growth: 2010 to 2011



Fastest Employment Growth: 2010 to 2011

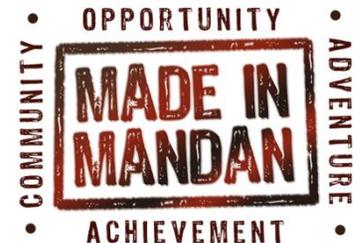


Source: Job Service North Dakota Labor Market Information Center



MANDAN'S LARGEST EMPLOYERS

- " Burlington Northern Santa Fe Railway
- " Mandan Public School District
- " HIT, Inc.
- " National Information Solutions Cooperative
- " Sanford Health Systems
- " Tesoro Refinery
- " Cloverdale Refinery
- " Laducer & Associates Information Services
- " Central Market
- " Dan's Supermarket
- " Seven Seas Inn
- " THV Compozit Windows
- " L&H Manufacturing/Metal Arts



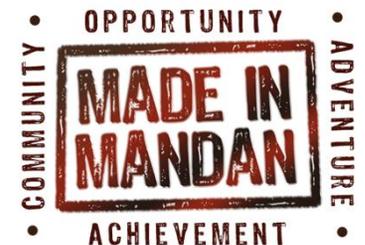
BAKKEN ACTIVITY SPURS GROWTH

“ 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

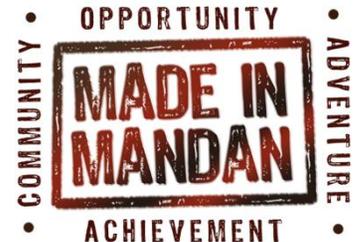
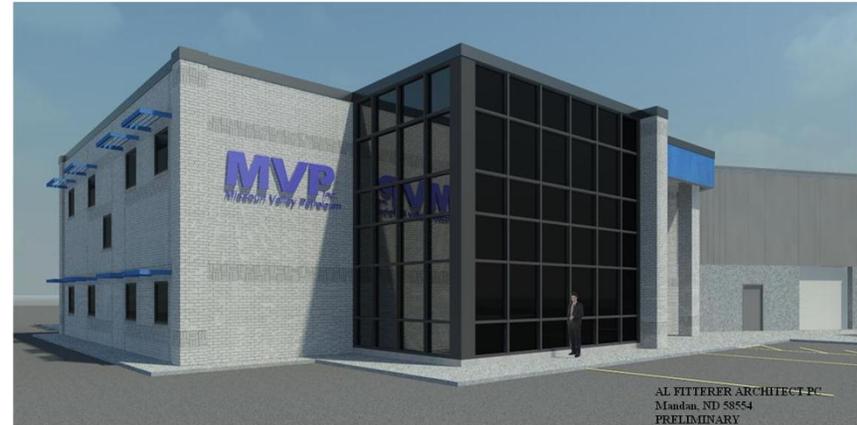


MORE BUSINESS GROWTH



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

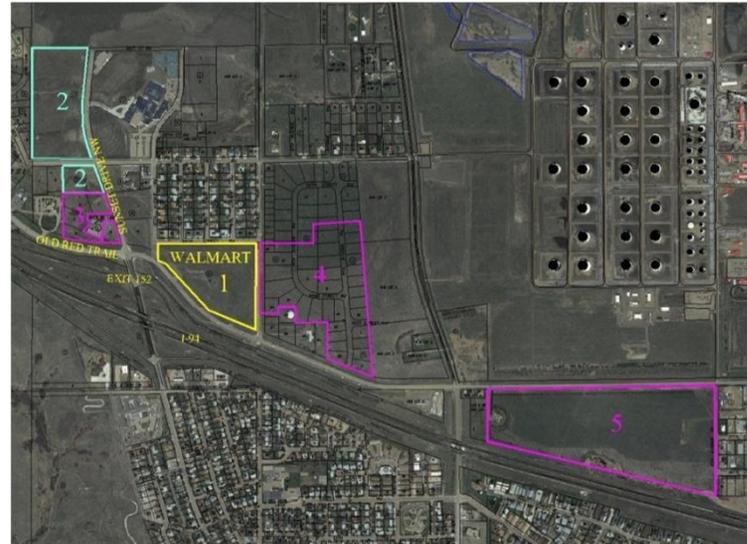
- “ Missouri Valley Petroleum
 - “ Constructing new headquarters facility (offices & warehouse)
- “ MDU
 - “ Planning to invest \$85 million in new turbine at Heskett plant



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*

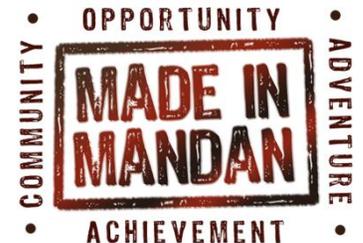


• OPPORTUNITY •
• COMMUNITY •
MADE IN MANDAN
• ACHIEVEMENT •
• ADVENTURE •

HEALTH CARE & SOCIAL ASSISTANCE DEVELOPMENTS

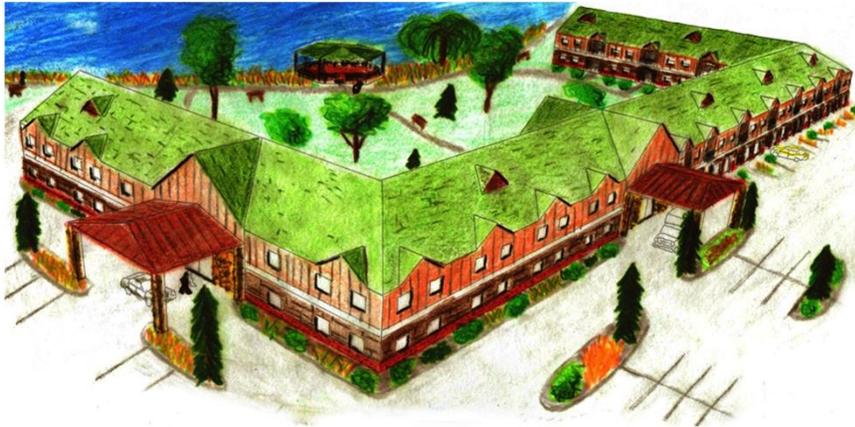


- ” More development adjacent to Sunset Drive & Old Red Trail
 - HIT, Inc. completes new building for day and support services
 - ” 90 to 100 staff providing services for 115 to 120 individuals
 - St. Alexis constructing new clinic
 - Prairie Rose Family Dentistry planning clinic location



NEW ASSISTED LIVING FACILITIES

Completing Continuum of Care

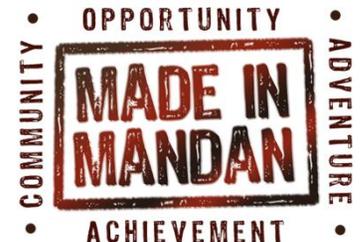


” Lakewood Living Center

- . 40 units assisted living
- . 32 units senior living w/ services
- . 4401 21st Street SE

” Edgewood Vista

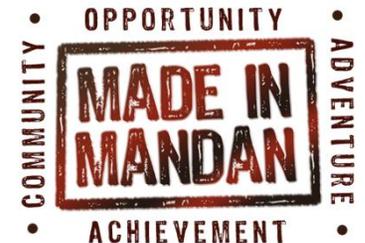
- . 72-units of assisted living
- . Corner of 39th Ave SE & McKenzie Drive



By All Indicators

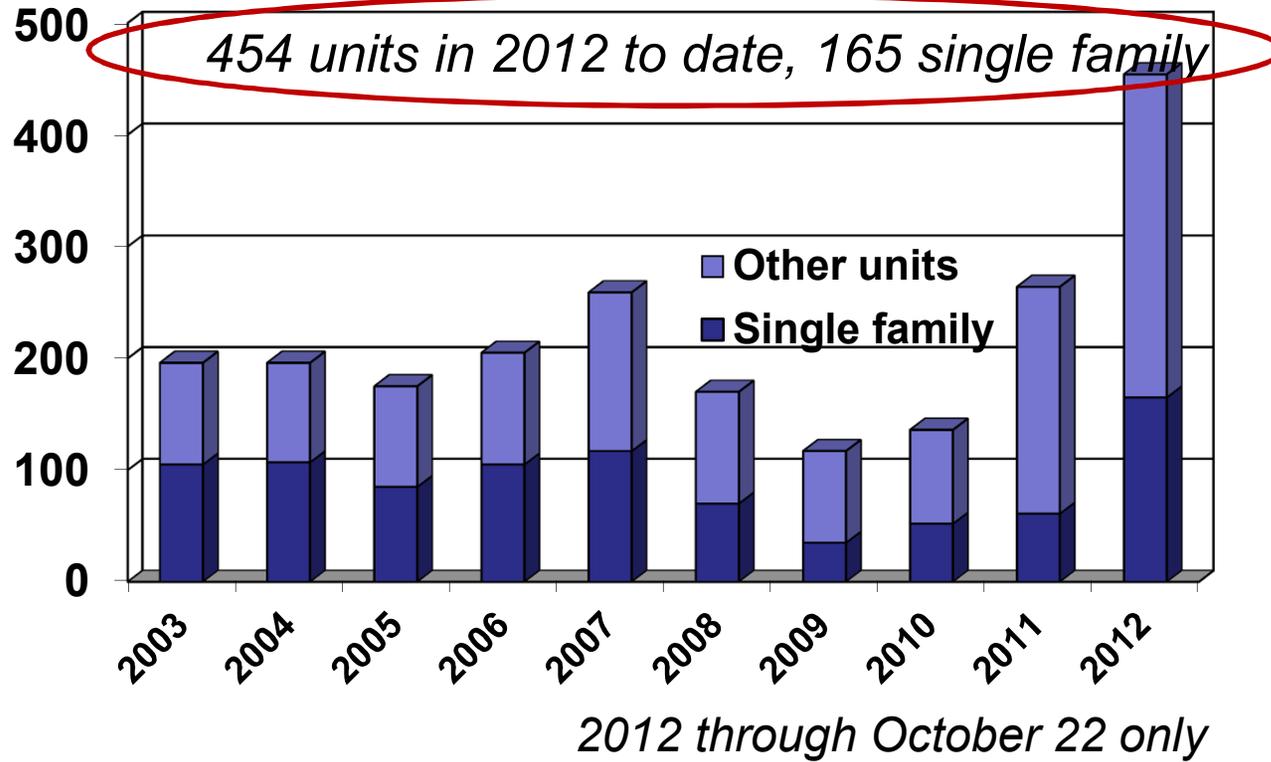
MANDAN IS GROWING

- “ 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

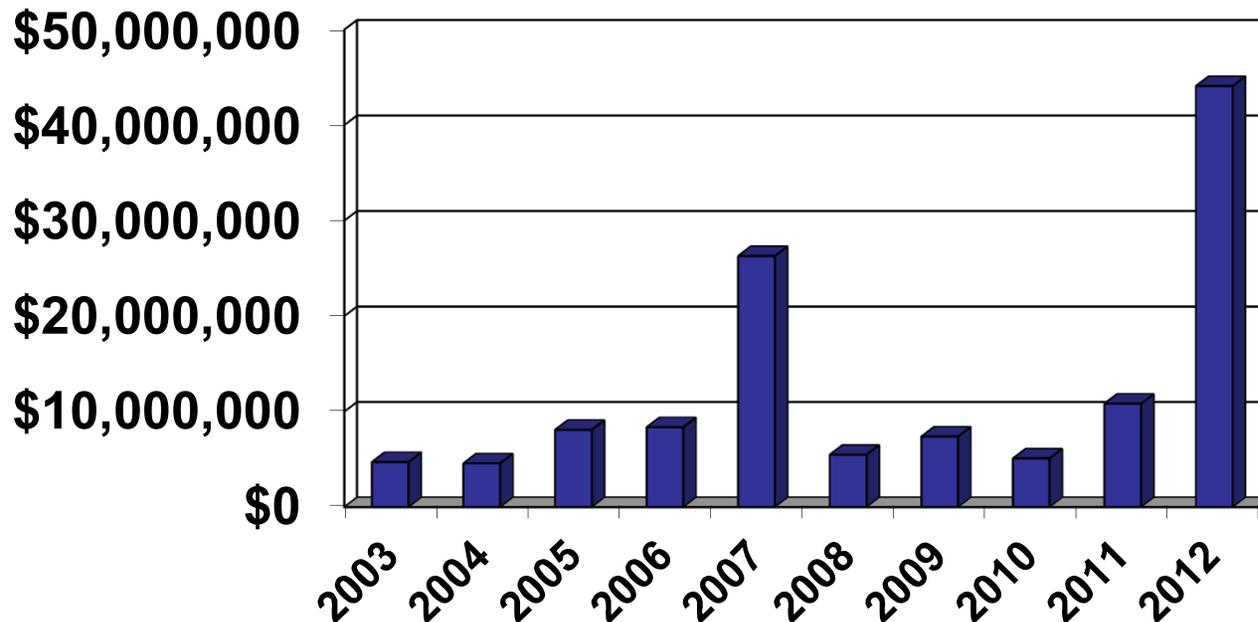


• OPPORTUNITY •
MADE IN MANDAN
 • COMMUNITY •
 • ACHIEVEMENT •
 • ADVENTURE •

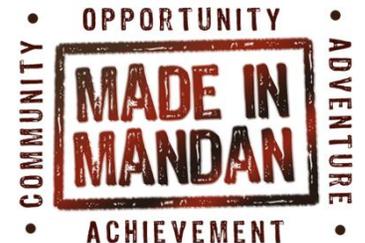
COMMERCIAL & INDUSTRIAL PERMITS

New, Remodel & Additions

\$44.1 million so far in 2012



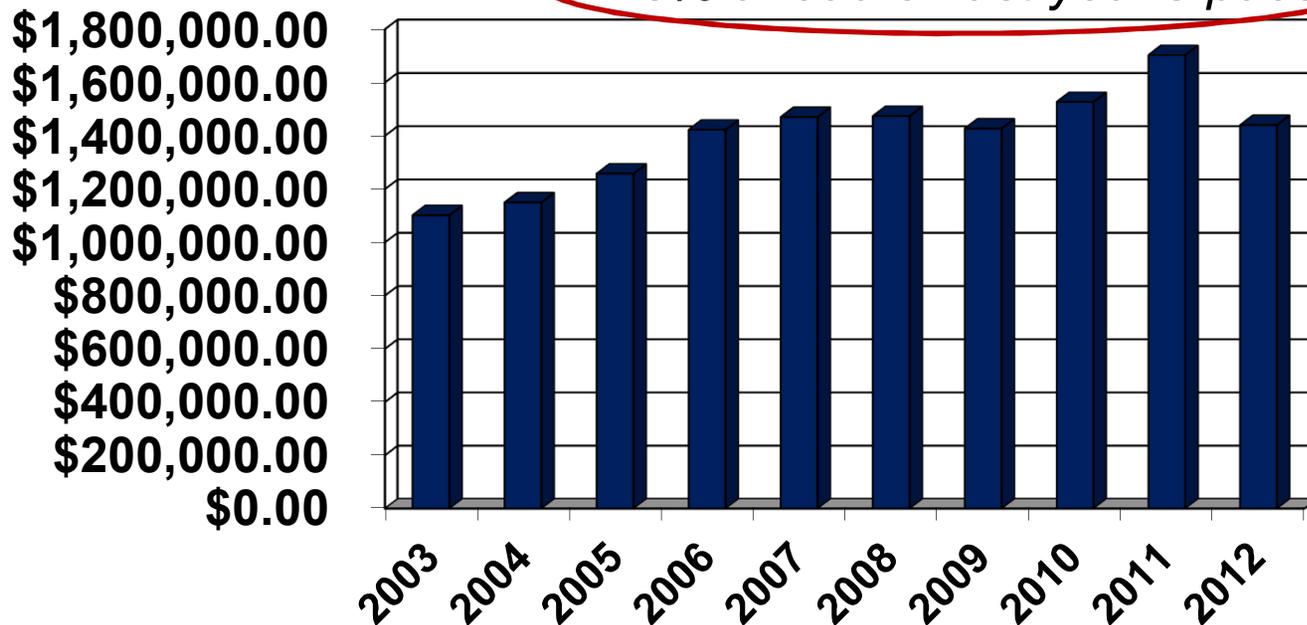
2012 through Oct. 22 only



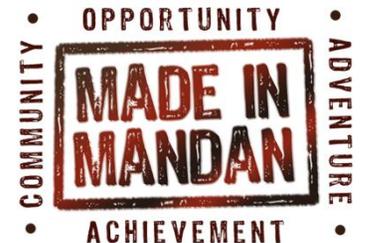
UPTRENDS FOR 2012

1% Local Sales Tax Collections

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



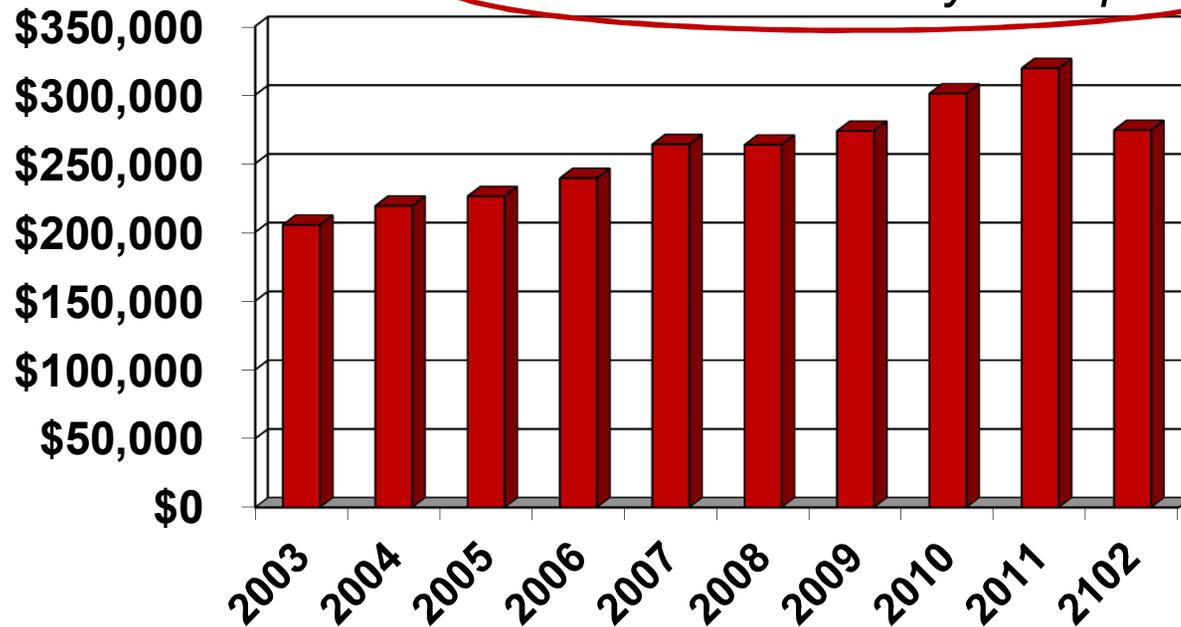
2012 through September only



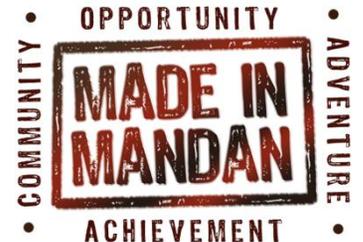
UPTRENDS FOR 2012

1% Restaurant & Lodging Tax Collections

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

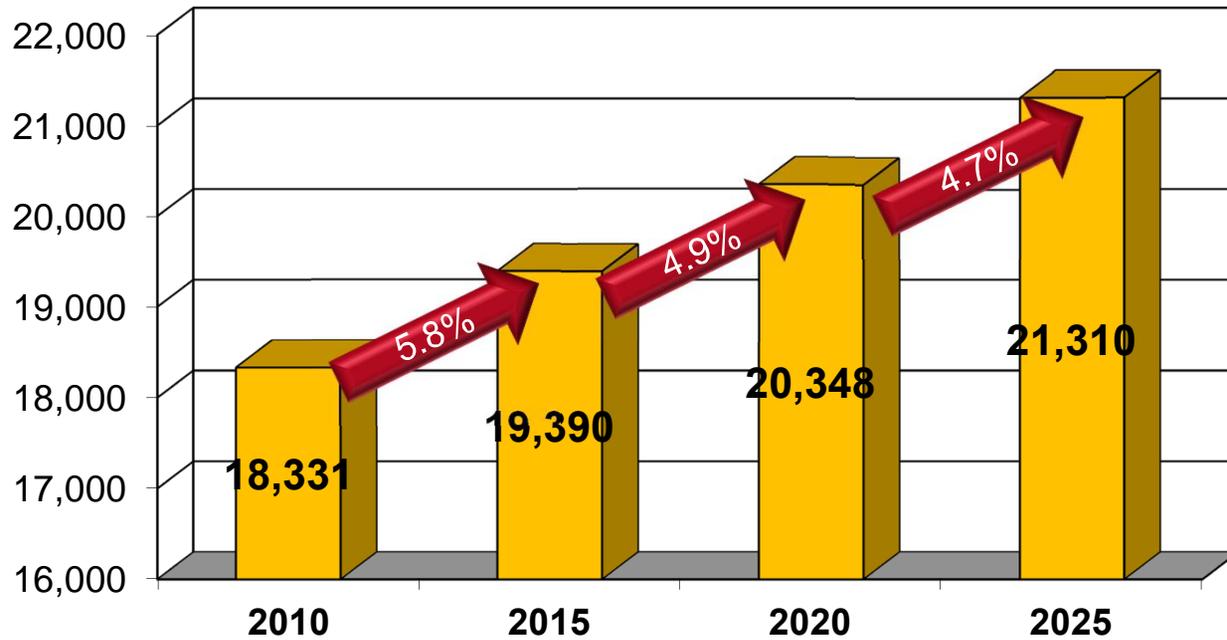


2012 through September only



POPULATION PROJECTIONS

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



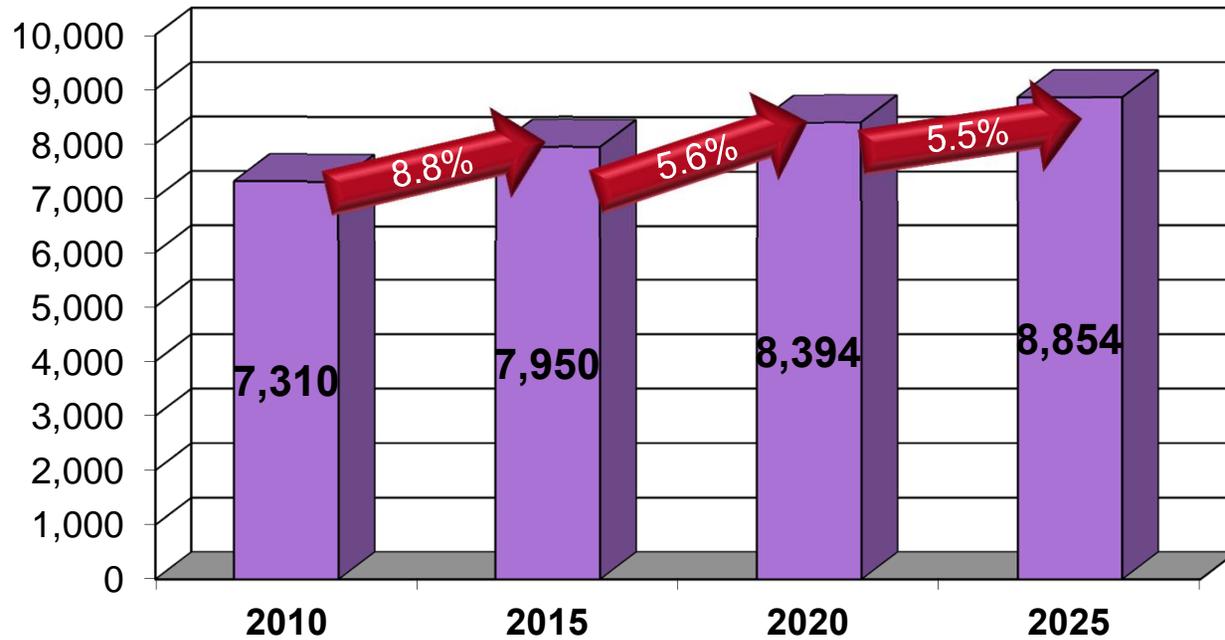
2012 N.D. Statewide Housing Needs Assessment
Sources: U.S. Census Bureau & NDSU Center for Social Research



• OPPORTUNITY •
• COMMUNITY •
MADE IN MANDAN
• ACHIEVEMENT •
• ADVENTURE •

HOUSING DEMAND PROJECTIONS

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



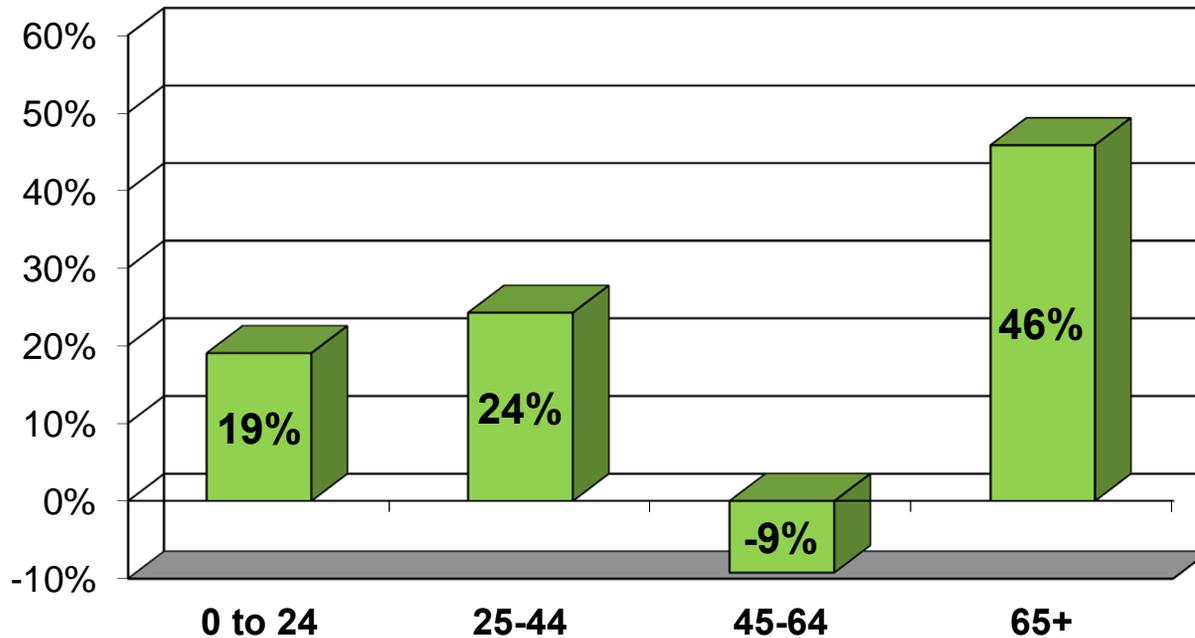
2012 N.D. Statewide Housing Needs Assessment
Sources: U.S. Census Bureau & NDSU Center for Social Research



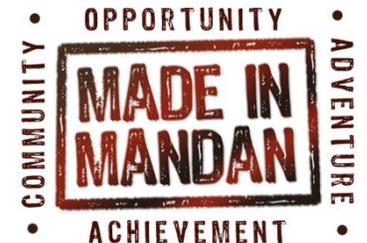
• OPPORTUNITY •
• COMMUNITY •
MADE IN MANDAN
• ACHIEVEMENT •
• ADVENTURE •

SHIFTING AGE DISTRIBUTION OF POPULATION

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

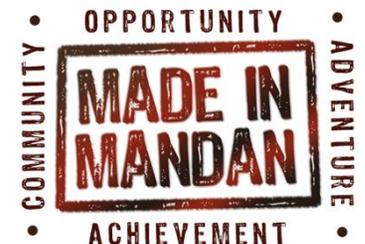


2012 N.D. Statewide Housing Needs Assessment
Sources: U.S. Census Bureau & NDSU Center for Social Research



KEEPING PACE WITH GROWTH

- “ Undertaking new comprehensive plan to set context for future growth & development
- “ Core infrastructure
 - . Water Treatment Plant - average 23% of maximum capacity, peak has been 60%
 - . Waste Water Treatment Plant - 73% of design capacity & 32% of max
- “ 7 additional personnel to be hired in 2013
 - . 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



PUBLIC SAFETY

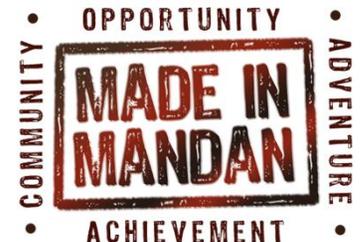
Needs & Challenges

” Police

- . Increased demand for services
- . Employee turnover a challenge
 - ” Competing with compensation & pensions offered by larger cities
- . Working on staffing study, likely a need for more personnel

” Fire

- . A north side location will be needed in the future



NEW RESIDENTIAL SUBDIVISIONS & AREAS FOR NEW HOME GROWTH

“ South

- . Lakewood
- . Heart River Ridge - north of Ft. Lincoln Elementary
- . Keidel & South Heart Terrace
- . north of 19th Street, east of Hwy 6
- . Lincoln Ridge
- . Plainview

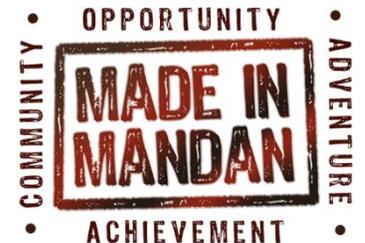


“ North

- . Meadows
- . Ventures
- . West Hills



“ Multi-family projects by Shorestone Development, Infinity Ventures, Jessara Properties, MTP Holdings

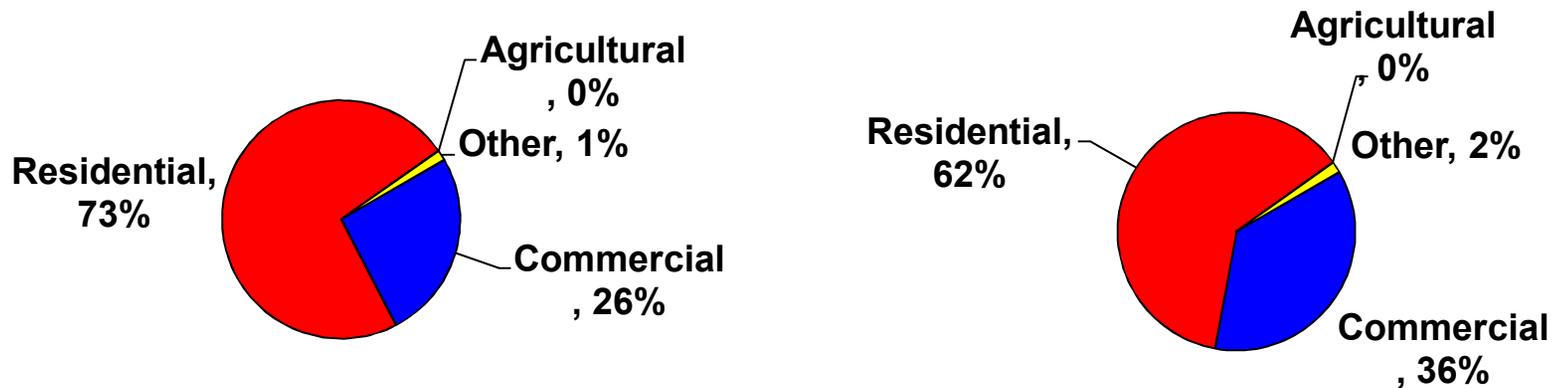


EXPANDING OUR COMMERCIAL PROPERTY BASE

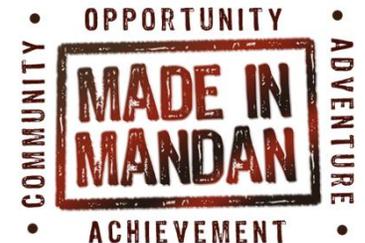
Comparison of estimated 2012 taxable valuations

MANDAN - \$46,569,228

BISMARCK - \$222.,686,3046



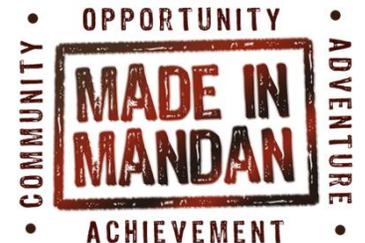
Commercial property accounts for 26% of taxable valuation in Mandan, compared to 36% in Bismarck.



TAXABLE SALES & PURCHASES

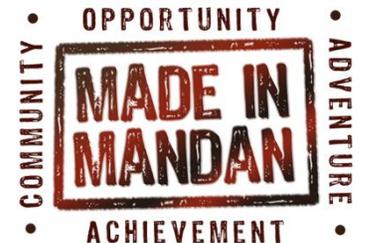
Key to lowering property taxes

2011 taxable sales & purchases



CITIZENS APPROVE NEW ELEMENTARY SCHOOL

- “ 78% of voters approve \$12.5 million bond
- “ Site is about 2 miles northwest of the Seven Seas near the Developers West, Meadows, Ventures & West Hills subdivisions



OPTIMISM



Questions & Comments