



2013 annual report

Our mission is to encourage and assist in the development of employment, industry, tourism and economic attributes within Bowman County.

OFFICE STAFF

Teran Doerr *Executive Director*
Laura Weber *Business Assistant*
Cathy Hedge *Executive Secretary*

GAMING MANAGEMENT

Debbie Bucholz
Tom Sedevie

2013 BOARD OF DIRECTORS

Justin Wolbaum *President 2015*
Duane Bowman *Vice President 2016*
Kevin Bucholz *Treasurer 2014*
Julie Lockert *Secretary 2016*
Karen Feist *Director 2015*
Scott Hardy *Director 2014*
Mark Ballard *Director 2015*
Lyn James *City of Bowman Representative*
OPEN *City of Scranton Representative*
Rick Braaten *Bowman County Representative*
Josh Lindstrom *Bowman Chamber Representative*

STAY INFORMED

- Growing Bowman County on KPOK (9am Friday mornings)
- Growing Bowman County E-Newsletter
- Growing Bowman County on Facebook

2013'S MAJOR PROJECTS

TAX INCREMENT FINANCING

The BCDC worked with the City of Bowman in creating the option for Tax Increment Financing. This tool uses property taxes collected from the named district to pay for outlined improvements such as infrastructure. This option requires no new taxes and no existing taxes are used for financing. Infrastructure costs are a major deterrent for developers. This tool can be used to offset those costs. The City of Scranton passed a similar resolution in 2013 and has already created a district.

VACANT HOMES INITIATIVE

The Housing Authority finalized the Vacant Homes Initiative and approved a \$75,000 budget to begin the program. Homeowners of vacant or unlivable homes may apply to the Housing Authority to have their lot purchased and structure removed. The lot would then be available for purchase by a new applicant. Qualified projects must end in a new home. Benefits of this program include new construction savings due to already existing infrastructure as well as community beautification. A complete list of program guidelines or application may be picked up at the BCDC.

NETWORKING & BUSINESS DEVELOPMENT

With continued success, the Bowman County Development Corporation hosted two Eggs & Issues events, as well as Lunch & Learns featuring QR Code Training and information on the Affordable Care Act and its effect on business owners.

OTHER PROJECTS OF INTEREST IN 2013

- Creation of Visitor and Developer Packets with community, quality of life and economic data
- Marketing Materials – Submitted a Partners in Marketing Grant Application for the upgrade of our existing website. The new website would allow for more maintenance capabilities as well as a fresh look with mobile formatting.
- Economy at a Glance Data Tracker for distribution
- Redevelopment of the Growing Bowman County Newsletter – Goal is to continue quarterly publication
- Social media focus for promotion of our community
- Continued awareness of legislative measures that affect our community and state
- Approval of the City of Bowman Comprehensive Plan

VISION WEST STRATEGIC PLAN

In May, a group of 21 Bowman County residents gathered to form a strategic plan for our communities' futures. The Bowman County plan, encompassing Gascoyne, Scranton, Bowman & Rhame, will also be used to form a regional plan that represents western North Dakota through Vision West. One highlight from the meeting showed not only our County's past success in implementing strategic initiatives but our great ability to ensure their success in the future.


INITIATIVES INCLUDED:

Selected Strategies

- Attracting Government Funding
- Bedroom Community
- Business Retention and Expansion
- Downtown Development
- Energy Development
- Entrepreneurial Development
- Health Care
- Infrastructure Development
- Local Regional Tourism
- Pass Through Visitor Services
- Value Added Agriculture

Quality of Life Initiatives

- Volunteering Initiative
- Housing
- Community Foundation
- Leadership Sustainability
- Recreation Center Expansion



"The BCDC was very instrumental in identifying the needs of the community and coordinating an effort to bring all parties together to make this project happen. ABLE, Inc. believes it is the collaborative relationships that have made and will continue to make this a successful project well into the future. We have great support from our BCDC...Teran while at the SBDC and Ashley at the BCDC really made a difference in what we did to make this project come alive. No barriers type of personalities work well with our company!"

– Mary Anderson, Director of ABLE, Inc.

Photos courtesy Katie Dilse and ND Department of Tourism

PARTNERS' REPORTS

SMALL BUSINESS DEVELOPMENT CENTER

43 local clients were supported through the SBDC and BCDC including:

- 8 new starts
- 1 expansion
- 34 various assistance projects (business plans, financial pro formas, funding application assistance, technical assistance, relocation/expansion information, marketing)

In addition to these numbers, the Development Corporation worked on 33 other leads, recruitments, requests and business development opportunities.

The SBDC contracts the BCDC to provide business consultations for southwest North Dakota. The BCDC is better able to serve the community with this partnership as it leverages funds into our community, creates a greater network of resources and allows us to provide a higher level of service to business clients.

CHAMBER OF COMMERCE

The Bowman Area Chamber of Commerce is a volunteer organization dedicated to actively developing the economic climate and promoting commerce through a variety of events and projects. The BACC is made up of 141 members and is overseen by its Executive Secretary and a nine-person Board of Directors.

The BACC rents office space from the BCDC and co-employs the Executive Secretary. Beginning in 2014 the Executive Secretary will become 100% employed by the BCDC and will be contracted out to the Chamber.

Visit bowmannd.com/chamber for more information on events or benefits of becoming a Chamber member.

"We really can't say enough about the help the EDC gave us – there were, literally, INCHES thick of paperwork that had to be read and filled out by us all. We have also always gotten great support from our local community as well. Case in point, all the wonderful businesses and individuals who sponsor our movies to help us defray the costs of replacing the roof and the ongoing expenses."

– Melissa Case, Executive Director of Bowman Family Entertainment, Inc.

TAX & TOURISM

Committee Members: Kevin Bucholz, Lyn James, Jamie Svihovec, Joyce Hestekin and Teran Doerr

Monies Spent in 2013 - \$72,898 (Funds are generated via a hospitality and lodging tax for the City of Bowman.)

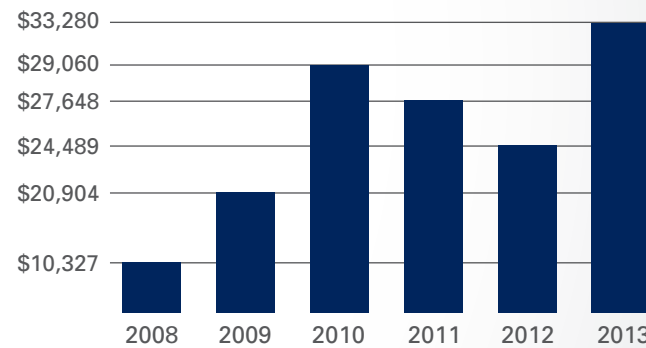
Capital Improvement Projects Supported: All Seasons Arena, Fairgrounds Improvements, the Amidon Centennial, Main Street benches and trash cans, payments for the Welcome to Bowman signs, Museum improvements and a match for the Bowman Theater grant

Promotional Funds Supported: Rural Women in America, Chamber events, the PRCA Rodeo, several barrel races, and the Oilfield Appreciation Golf Tournament

ALL SEASONS ARENA

2013 was a good year for the All Seasons Arena with the highest income generated yet. Major events held included: Headless Horsemen, Triple Turn Classic, PRCA Rodeo, and Start-to-Finish Motocross.

RENTAL INCOME COMPARISON BY YEAR



2014 GOALS

- Continue to encourage new housing development to provide more and better options
- Focus on workforce retention and labor recruitment to meet area business needs
- Actively support and assist small businesses through our SBDC
- Further develop and promote our tourism capabilities
- Promote civic engagement and leadership development
- Enhance our online presence through our website and explore more options for promoting jobs, property, business opportunities and quality of life via social media
- Encourage and support our agricultural and energy industries

BOWMAN COUNTY DEVELOPMENT FINANCIAL STATEMENTS

	2013	2012	2011	Total
Revenue				
Bowman County	\$51,715	\$49,275	\$48,500	\$149,490
Bowman City	\$38,716	\$35,854	\$35,500	\$110,070
City of Rhame	\$2,500	\$2,500	\$2,500	\$7,500
City of Scranton	\$5,000	\$5,000	\$5,000	\$15,000
Gaming Proceeds	\$42,124	\$51,674	\$60,699	\$154,497
SBDC	\$18,903	\$14,658	\$13,799	\$47,359
Other	\$16,135	\$10,923	\$13,609	\$40,668
Total Revenue	\$175,093	\$169,884	\$179,607	\$524,584
Expenditures				
Salaries & Benefits	\$106,756	\$109,984	\$106,086	\$322,826
General	\$45,164	\$42,852	\$38,800	\$126,816
Interest Buy-Downs	\$19,690	\$6,267	\$43,200	\$69,157
Total Expenditures	\$171,610	\$159,102	\$188,086	\$518,799
Net	\$3,484	\$10,781	-\$8,479	\$5,786

Verified BCDC Economic Impacts	2013	2012	2011	Total
PACE - Community	\$19,690	\$6,267	\$43,200	\$69,157
PACE - BND Portion	\$36,095	\$14,634	\$75,242	\$125,971
SW REAP	\$75,157	\$25,300	\$53,150	\$153,607
Micro Loan	\$2,000	\$0	\$3,000	\$5,000
Main St. Loan	\$0	\$0	\$24,999	\$24,999
Other Loan Sources	\$327,000	\$2,674,000	\$828,943	\$3,829,943
Personal Equity	\$201,969	\$725,861	\$35,188	\$963,018
Grant Funds	\$78,967	\$2,028,615	\$1,694	\$2,109,276
Total	\$740,878	\$5,474,677	\$1,065,416	\$7,280,971

These numbers demonstrate investment into our business community through a variety of programs, commercial and private investments.





2013 BUSINESS SUCCESS STORIES

THE LANDING

This project was made possible through a collaborative effort of the Bowman County Development Corporation, ABLE, Inc. and Lutheran Social Services. Funding sources for this project included: Housing Incentive Funds as well as federal, state and private investments. In 2013, the BCDC participated in transferring the property ownership from ABLE, Inc. to Lutheran Social Services. The land value will now qualify as in-kind match for a Flex-Pace buy-down upon building completion. Construction completion and move-in is slated for spring of 2014. LSS is dedicating 10 apartments for ABLE, Inc.'s use to support people with disabilities. 16 apartments will be available for rent to the public.



BALANCED EQUINE

Cindy Hestekin started the Balanced Equine in 2009, focusing on equine massage. She saw an opportunity in 2013 to expand her business and further pursue her design and creation of custom leather tack. The BCDC and SW REAP assisted with financing the purchase of a laser leather engraver to assist with The Balanced Equine's expansion.



TONY'S TACO TRUCK

Tony Chavez brought a little of the South to the north with Tony's Authentic Mexican. His food truck, known as Tony's Taco Truck to most locals, was parked at Newby's Ace Hardware and featured authentic Mexican fare. While they have shut down for the winter months, they are looking forward to opening back up in the spring. Tony was a client of the SBDC.



PRAIRIE FITNESS

Jennifer Wade is the new owner of Prairie Fitness, previously known as Fit in 15. Jen offers personal training in a 15-minute workout regimen, as well as consultations. Jen received SBDC services including business planning and financial packaging.



SW AUTO SUPPLY

SW Auto Supply is a new business located on Bowman's Main Street, owned and operated by Stuart Sather. Stuart offers small-town service and auto knowledge to the community. This project was supported by the SBDC and received a Flex Pace Buy-Down from the BCDC.



BOWMAN THEATER

The Bowman Theater completed their upgrade to new state of the art digital equipment with the help of a USDA RBEG Grant creating a clearer picture and sharper sound. The BCDC assisted in applying for the grant and distributing the received funds. Bowman Theater is excited to continue to be an entertainment option for the area.



NEWBY'S ACE HARDWARE

Newby's Ace Hardware completed construction and opened its doors in the Spring of 2013. They are able to provide needed products and services for the Bowman area.



FROM THE DIRECTOR

First, thank you to my Board of Directors and the citizens of Bowman County for giving me the opportunity to do a job that I love. Bowman County continues to be a standout in our region and a community to be proud of.

2013 was an active year for our community, with our hospital expansion project, airport progress and new business development. Bowman County also continues to be of interest in oil development and our agricultural industry is strong.

As we look to 2014, we have more potential for success. We hope to help foster new leadership, more business growth opportunities and focus on the strategic initiatives laid out for us. Over the last year, our office was able to continue our forward momentum while enhancing and growing our services and programs. In the coming year, we hope to sustain this trend and encourage more businesses to utilize our services.

Our office aspires to remain dynamic and adaptive as we move in to the future. If you have any questions or comments, please don't hesitate to contact us.

Sincerely,
Teran Doerr

RELOCATION & VISITORS PACKETS

In 2013, **49** information packets were sent out for relocation information, hunting or to potential visitors. Requests came from **32** states and provinces, with the majority coming from Minnesota, Nebraska, Colorado, Montana and South Dakota. Other locations included Wisconsin, Arizona, Utah, South Carolina, Oklahoma, Mississippi, Iowa and Kentucky.

2013 FUNDING PROGRAMS

SW REAP (Rural Economic Area Partnership)

Balanced Equine (Micro-Loan Fund) – \$3,757
SW REAP Plan B – \$71,400

BCDC Store Front Grants:

\$1,950 approved in applications for 2013

(\$1,000 maximum match)

Scranton Pre-School
The Trail Motel

Bank of ND-PACE/Flex PACE Continued

Community Match Funding in 2013: \$17,590.27

Erickson's Meat Market
LD Paulson Enterprises
Crossroads RV & Marine Repair
Olson-Geyerman, LLP – Paid in Full
Dales Clothing
Bottom Line Aviation – Paid in Full
Dr. Jennifer Sarsland

2013 BND-Flex PACE Approved Buy-Downs:

Guidelines Update: BCDC will now require community portion to be paid back at the end of the buy-down period.

Bowman Subway
BCDC Match \$12,130 – Bank of ND \$22,362
SW Auto Supply
BCDC Match \$7,890 – Bank of ND \$14,653

Renaissance Zone – City of Bowman

Purchase of Windy's Bar & Grill

BCDC Micro-Loan Fund (Requires a 1:1 Match)

Balanced Equine – \$2,000