

Spotlight on Business - WASHBURN

241 Ink Productions

by Jeremy Olson, Owner/Producer,
241 ink productions

241 Ink Productions is a business that has quietly been around town for over 9 years. Owned and operated by Jeremy Olson, 241 Ink is North Dakota's only full service production company. Founded in 1998, they have provided the highest quality product for their customers, focusing on the message you have to share. They can handle your next project whether it's content for your website, promotional materials for your business, a video production or live event regardless of the size or scope.

A desire drives them to share your message in an environment where your audience can see, hear, and experience your message. They achieve this with the highest quality equipment that provides clean, understandable audio and bright, clear images with creative lighting and scenery. Their crews provide decades of experience and take pride in producing the highest quality finished product within your budget. They are committed to providing you with a product that reflects your mission and message.

It's hard to understand from just words what this small Washburn company is capable of, but a picture is worth a thousand words.

As an example of their work, In 2008, 241 Ink Productions oversaw the lighting and set implementation at the Republican National Convention Ag Night in Minneapolis, MN.



For assistance with your next project – work locally:

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241inkproductions.com

COMMUNITY DIGITAL COMMUNICATION SIGN PROJECT

WAEDA, the Washburn Public School, and the City of Washburn have collaborated to support a community digital sign to be located on the corner of Border Lane and 7th Street; adjacent to US Highway 83 on property owned by the Washburn Public School.

The sign will support the community in the following ways:

- Communicate and promote community and school events.
- Communicate important announcements and recognition of community members.
- Advertise local businesses in general messaging.
- Advertise specific local businesses via logo.

A THANK YOU goes out to the following businesses for their sponsorship of the sign. Without their support, this sign would not have been possible for the community of Washburn.

- Farmers Security Bank
- ADM
- GRE
- AE2S



WORKSHOP OPPORTUNITY

Small Business Administration

January 23, 2017 at 6:00 pm
at
Farm Credit Services
1157 Border Lane,
Washburn, ND

- Deb Eslinger, Executive Director- Center for Technology & Business
- Daryl Hill, Chapter Chair, Bismarck / Mandan SCORE
- David Martin, State Director – Small Business Development Centers
- Dale Van Eckhout, Senior Area Manager – Small Business Administration

The U.S. Small Business Administration (SBA) and its resource partners, the North Dakota Small Business Development Center, SCORE Mentors, and the Center for Technology & Business, invite you and other Washburn community and business leaders to discuss how we can work with you to enhance small business opportunities in Washburn.

- What business resources are available
- Business mentoring
- New business planning
- Financing programs
- Ways to connect with new and existing customers
- Marketing
- Social Media
- Succession planning - how to make a smooth transition to new business owners.

Renaissance Zone - Washburn

Information excerpt from:
www.washburnnd.com

Businesses and individuals may qualify for one or more tax incentives for purchasing, leasing, or making improvements to real property located in a North Dakota renaissance zone. A renaissance zone is a designated area within a city that is approved by the Department of Commerce Division of Community Services. The tax incentives consist of a variety of state income and financial institution tax exemptions and credits, and local property tax exemptions.

Community Renaissance Zone Tax Incentives

Residential property

- Property may not have been part of a previous zone project
- Project must bring property into compliance with all current building codes
- Property owner must make all necessary improvements to eliminate any and all deteriorated condition that are visible on the exterior of the building
- Property owner must make capital improvements equal to the greatest of the following:

** 20% of the true and full value of the property prior to improvements*

- Proposed capital improvements must substantially improve the life expectancy of the property. Capital improvements include, but are not limited to, replacement or updating of roof, foundation, structure, siding, windows, and doors as well as electrical, plumbing, heating and cooling systems. Capital improvements do not include new floor covering, window treatments, wall coverings or furnishings

New residential construction

- Property must be consistent with visions and goals of the City of Washburn

Current commercial property

- Property ownership must be transferred after the state authorization of the zone to be eligible for both real estate and income tax exemptions
- Property may not have been part of a previous zone project
- Project must bring property into compliance with all current building codes and all deteriorated conditions that are visible on the exterior of the building.
- Property owner must make capital improvements equal to the greatest of the following

** 50% of the true and full value of the property prior to improvements*

- Proposed capital improvements must substantially improve the life expectancy of the property. Capital improvements include, but are not limited to, replacement or updating of roof, foundation, structure, siding, windows, and doors as well as electrical, plumbing, heating and cooling systems. Capital improvements do not include new floor covering, window treatments, wall coverings, or furnishings

New commercial construction or additions

- Tenant must be leasing space in a building that has been approved as a zone project for current or new commercial property
- Building has been determined by Zone Authority to have been restored or rehabilitated prior to the establishing of the zone meeting all require criteria and now need additional incentives to bring building to full occupancy

Vacant lots

- Vacant lots that have never been developed or built on will not receive Renaissance Zone approval per state requirements (Said lots would be lots that do not have or ever had services ex. Water, sewer, road, etc.)
- Properties with a history of long term vacancies may be given special consideration by waiving some of the above-mentioned requirement

Relocation of commercial businesses

- Commercial tenants that are relocating within the zone are not eligible for tax incentives without special approval from the Zone Authority
- Commercial tenants that are relocating from another North Dakota community to Washburn are not eligible for tax incentives without special approval from the Zone Authority

Percentage of exemption

- Property that is targeted for demolition in the Renaissance Zone plan shall be eligible for 100% exemption from property taxes if the existing property is demolished and replaced by a new structure. Property taxes on land are not exempt
- Single family property tax exemption - renovation. The city may grant up to a 100% exemption from ad-valorem taxation for up to five (5) taxable years on the improvements to a single-family residential property that is rehabilitated by an individual for use as the individual's primary residence.
- Single family property tax exemption – construction. The city may grant up to a 100% exemption from ad-valorem taxation for up to 5 years on the construction of a single-family residential property built by an individual for use as the individual's primary residence.
- Business investment property tax exemption – renovation. The city may grant up to 100% exemption from ad valorem taxation for up to 5 years on the improvements on any property rehabilitated as an approved Zone project for any business for investment purpose.
- Business investment property tax exemption – construction. The city may grant up to 100% exemption from ad valorem taxation for up to 5 years on any property newly constructed as an approved Zone project for any business purpose.
- Property meeting the criteria of the Renaissance Zone shall be eligible for 100% property tax exemption on improvements or new construction
- Income tax exemptions are available for income generated in the Renaissance Zone of businesses operating in an approved project
- Tenants leasing space in an approved Renaissance Zone Project are eligible for 100% income tax exemption for the business operating in the approved project.

WAEDA Contact Information:

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ND Economic Development NEWS

Why Invest in Economic Development?

Diversifying the Economy

Diversification is critical to make sure North Dakota does not become economically dependent upon one or two industry sectors. With tight competition for capital, human, and other resources, it is important to focus on investments that diversify our economy so that the state realizes the benefits of the current activity for generations.

Increasing Our Competitiveness

North Dakota is no longer just competing with other states, but rather competing on a global scale. Companies are under increasing pressure to automate and streamline processes to lower costs. North Dakota's business climate and primary sector support programs must meet the current challenges facing existing companies and be attractive to companies seeking expansion into the state.

Growing from Within

Motivating individuals to engage in innovation and entrepreneurship is important for business development at the local and state level. Equal opportunities for successful entrepreneurial business development exist statewide regardless if you are a rural community or an urban center. Supporting an attractive and vibrant entrepreneurial ecosystem is key to realizing the economic benefits of homegrown innovation.

Meeting Growing Needs

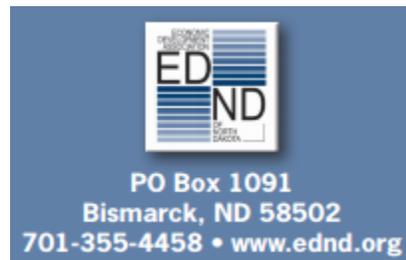
A growing economy requires investment in essential community needs such as workforce, housing, childcare, community services, and quality of life amenities. In this time of unprecedented growth, it is critical that professional economic developers serve as the bridge between the economic development and community development needs of the state.

Linking Industry and Education

Economic developers convene leaders and facilitate necessary discussions to make things happen. With today's growing workforce needs, economic development professionals serve a critical role of linking growing companies to education resources and research and development capacity. Investing in education creates an essential bond between industry and North Dakota's educational institutions.

Enhancing Quality of Life

North Dakota has unmatched economic opportunity for industry and individuals. The state must support a quality of life that attracts and retains talent to maximize its growth potential.



Rehab Assistance

Existing housing is revitalized for many reasons in North Dakota.

Vacant or underutilized buildings may be transformed into safe, decent and affordable multi-family housing for moderate-wage earners. These converted properties provide affordable housing that contributes to neighborhood redevelopment and community renewal.

When a first-time homebuyer is searching for a home, sometimes their best option is a place that needs some work. That's why NDHFA offers assistance updating existing single-family homes.

And, homeowners may find it more affordable or they may just prefer to make changes to their current residence to accommodate special needs.

The rehab programs offered by North Dakota Housing Finance Agency allow communities to meet the needs of their people, households to remain in a familiar place, and homeownership dreams to be realized.

Development

NDHFA supports the development of new single- and multi-family housing units statewide by providing technical assistance, grants and low-cost financing. The agency also offers affordable financing for land development and it can guarantee construction loans in rural areas.

NDHFA encourages a development strategy that takes into consideration the housing needs of all members of a community including those of modest means, the elderly and households with special needs.

Parties seeking development assistance from NDHFA should:

- Provide evidence of the need for the proposed housing and community support.
- Review financial feasibility - a project should cash flow with appropriate rent restrictions and estimated expenses.
- Consider the development costs and what other funding sources are available as NDHFA's support is limited to what is needed to make a project viable.

FOR MORE INFORMATION:

NORTH DAKOTA housing
FINANCE AGENCY

North Dakota Housing Finance Agency	701/ 328-8080
2624 Vermont Avenue	800/292-8621
PO Box 1535	Fax 701/328-8090
Bismarck, ND 58502-1535	TTY 800/366-6888

REVIVE, RESTORE, and RECONNECT at the **Statewide Housing CONFERENCE**
February 7 and 8, 2017
Ramkota Hotel, Bismarck, ND

Join the North Dakota Housing Finance Agency for nationally recognized speakers, educational sessions, and networking opportunities.

Register Online at www.ndhfa.org.
Early Bird Deadline is Jan. 27, 2017.

WAEDA Board Members:

President, Newly Voigt

Vice President, Paul Sannes

Secretary, Keith Jacobson

Treasurer, Donna Sommer

Director, Rachel Retterath

The WAEDA Board meets the third Monday of every month in the library at the Lewis & Clark Interpretive Center

2576 8th St. SW,

Washburn, ND 58577

at 3:30 pm

The Public is Welcome to attend.



Welcome to **WASHBURN**
North Dakota

Washburn is a quality place to Live, Work, Gather & Do Business





Come and Enjoy Our Area Attractions:

- Missouri River, public boat landing & fishing docks
- Paved walking trails, Sloux Ferry & Riverside Park
- 18 hole Painted Woods Golf Course
- Swimming, Hiking, Biking & Blding
- Fishing, Hunting, Canoeing
- Lewis & Clark Interpretive Center and Fort Mandan
- McLean County Museum & Joe Taylor's Cabin
- Cross Ranch State Park & RV Camping

Don't forget to join us for:

- Duelling Planos - April
- Memorial Day Celebration - May
- Riverboat Days - June
- Halloween Dance - October
- Taste of Washburn - January




Washburn businesses are happy to accommodate your year round shopping, dining, fuel and other needs.

Check us out at www.washburnnd.com or call 701-462-3801 

For Program and Small Business Information:



Washburn Area Economic Development Association - WAEDA