

Spotlight on Business - LOCAL

LOCAL FINANCIAL INCENTIVES

by Tana Larsen, Economic Development & Marketing Director, WAEDA

The City of Washburn and the Washburn Area Economic Development Association (WAEDA) offer financial incentives to new and expanding businesses and residents and partners with the many state sponsored incentive programs to help Washburn to continue to be a progressive and forward moving community.

Below is a brief look at a few programs we offer or participate in locally:

Store Front Grant

The Store Front Improvement Grant was created to improve the image and appearance of shopping districts along Main Street and Highway 83 and to encourage the occupancy and renovation of vacant and dilapidated buildings within the Washburn community. The grant must have a fifty percent private match up to \$5000. WAEDA will match the other fifty percent up to a maximum of \$5000. For example, on a \$10,000 project, \$5,000 is paid by the owner, \$5,000 paid by WAEDA.

Eligible projects must be within the Washburn community and be directly related to a business or future business. Only physical improvement projects will be eligible. Farm, ranch and home-based business projects do not qualify. Following grant application and approval, projects may be started, no prior projects will be considered.

For Program and Small Business Information:

Washburn Area Economic Development Association - WAEDA

@WAEDAND



Residential and Commercial Tax Abatement

New single-family, townhome, and condominium residential construction may receive up to 2 years of property tax abatement on the first \$150,000 of the true and full value of the home.

New and existing buildings, structures, and improvements owned or leased by a qualifying project may qualify for property tax abatement for up to 5 years

New buildings, structures, and improvements constructed and owned by a local development corporation may receive a partial or complete exemption from ad valorem taxation while unoccupied.

A qualifying project which locates in a building owned by a local development corporation qualifies for the property tax incentives, provided application is made and granted prior to occupancy.

Revolving Loan Fund

The Revolving Loan Fund was created to help business start-ups and expansions within the community of Washburn. Funds are generally used to generate operating discretion of the WAEDA Board of Directors. Applications can be obtained from the WAEDA Director. Upon receipt of the completed application the WAEDA Director will then forward to designated representatives from the local banks, Farm Credit of Mandan, and Hetletved CPA for review. The WAEDA Director will relay the decision to the applicant after determination has been made by the representatives

Housing Incentive Program

The excellent quality of life in Washburn is why people choose to live here. Many things contribute to our quality of life including the excellent school system and health care facilities, affordable housing, churches, excellent job opportunities and numerous recreational opportunities.

Renaissance Zone

The Renaissance Zone is a tax incentive program governed by the State of North Dakota's Department 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. The applications must be approved by the local City of Washburn Planning & Zoning committee prior to the start of construction.

Should you have any questions regarding one of the programs, please contact:

Tana R. Larsen

Economic Development & Marketing Director

Washburn Area Economic Development Association

P.O. Box 608

Washburn, ND 58577

O: 701-462-3801 | C: 701-737-9106

E: tlarsen@waedand.com

ND Economic Development NEWS



Single Family Housing Repair Loans & Grants

What does this program do?

Also known as the Section 504 Home Repair program, this provides loans to very-low-income homeowners to repair, improve, or modernize their homes or provides grants to elderly very-low-income homeowners to remove health and safety hazards.

Who may apply for this program?

To qualify, you must:

- Be the homeowner and occupy the house
- Have a family income below 50 percent of the area median income
- Be unable to obtain affordable credit elsewhere
- For grants, be age 62 or older and not be able to repay a repair loan

What is an eligible area?

Generally, rural areas with a population less than 35,000 are eligible. Applicants may **check the address** of their home to determine eligibility online.

How may funds be used?

- Loans may be used to repair, improve, or modernize homes or to remove health and safety hazards.
- Grants must be used to remove health and safety hazards.

How much money can I get?

- Maximum loan is \$20,000.
- Maximum grant is \$7,500.
- Loans and grants can be combined for up to \$27,500 in assistance.

Is there a deadline to apply?

Applications are available year round as long as funding is available, and are processed in the order they are received.

How long does an application take?

Approval times depend on funding availability in your area. Talk to a **USDA home loan specialist** in your area for help with the application.

How do I get started?

Contact a **USDA home loan specialist** in your area.

USDA Rural Development

- Grants & loans for non-profits
- Homeownership
- Home Repair
- Serve rural areas

Home Repair Loans & Grants

701-539-2037

info@usda.gov

<http://www.rd.usda.gov/nd>

Washburn MEDIA Citing's



Washburn and Burlington partner to look at assets, opportunities | News, Sports, Jobs - Minot Daily News

Submitted photo Workers erect a digital community sign in Washburn. The recently erected sign was the project of the economic development group and a number of...

MINOTDAILYNEWS.COM

The communities of Washburn and Burlington expect to have some advice for each other when they get together later this year.

The cities are participating in Community Impressions, an exchange program in which a team of residents visit each other's town to evaluate the community's vibe and identify its assets and opportunities. The concept of the program is to bring a fresh, outside perspective to a community as it looks to develop a vision for its future.



Tait & Kate added 2 new photos.

June 21 · ⚙

"When people talk #community happens" - Love that **Becky McCray** quote!

Washburn Area Economic Development Association - WAEDA has got it together- these Community Roundtables are informative and fun and most importantly give voice to the locals to help shape the future. Thanks Tana for all you do!

You, Jamie Nelson and 2 others 1 Comment

Like Comment Share



Washburn Area Economic Development Association - WAEDA

June 5 · ⚙

The Hometown Improvement contest that WAEDA sponsored with the goal of providing our community members places to "gather", a place to sit and enjoy their community and an opportunity to freshen up the appearance of our community ended on 5/31/2017.

With the entries that we received, a winner has been selected based on the requirements noted to win the \$100 WASHBURN BUCKS prize.

The WINNER WAS:

INDUSTRIAL LUBRICANT COMPANY

Thank you Angela Hovdenes for submitting your photo and for providing a place to gather in our community.

Also a shout out to the City of Washburn and Farmers Security Bank for their submissions also as their efforts were also VERY much appreciated!



Tait & Kate

May 12 · ⚙

#Awesome!!! Tana the #economicdevelopment director for #Washburn asked a 6th grade class to write what they Loved and what they did NOT like about town. The answers were surprise in some ways... #involveyouth they are a significant part of our #smalltowns futures. #growandthrive #taitandkate #smalltowns #ruralroots



AGWEEK



to welcome new people, new ideas

By Annette Tait & Katy "Kate" Kassian on Apr 8, 2017 at 7:30 a.m.



Welcome to Our Town

The Situation

Rural communities struggle to capture revenue from every avenue. There is a correlation between better service and increased revenue generated through sales. This in turn boosts the sales tax in communities to be used for various projects such as the baseball program, parks system, jobs development authority ext.

Feedback

"Every employee of every business should be required to attend this program." -program participant.

- "Good program – dollar impact statistics were beneficial." – program participant.

Public Value Statement

Great customer service leads to more dollars spent locally which is good for our local businesses but also leads to more sales tax revenue in local communities which impacts everyone in the community.

Note: The next step for our community once our marketing materials are finalized is to roll out the program and to engage in the WELCOME TO OUR TOWN program developed by NDSU Extension. *MORE INFO TO COME.*



Calla Edwards, Mclean County Extension agent updated the Washburn City Council in a special meeting on the plans developed from the Marketing Hometown America program.

This Extension program is a guided discussion around community assets and how and to whom should you be marketing your community to.



Community Impressions

Background

During MHA we discussed the next step to learning about our community is to visit another community to assess what they are doing and for that community to come survey ours. The blinders come off when you visit a new community and as such we may find out something we didn't happen to think about during our program or the visitors may support our conclusions that we presented to the community. Either way, it's time to start planning this next step. Below you will find a few details about this next step – once you read through it and check dates – if you are interested in taking a day to drive to Burlington to be part of the survey team that goes there.....please email me back and let me know and we'll move forward with our planning.

Moving Forward

- We have paired with Burlington, ND.
- An orientation will be held for 6 Washburn community members – *time to be determined.*
- The group of members will drive to Burlington to visit their community to assess what is working and what could be improved from an "outsiders" perspective – leave Washburn at 6:30 am and get back later that evening.
- Our Feedback will be presented at a Burlington community meeting – *to be scheduled.*

This is a terrific opportunity to be part of this next step of learning about our community of Washburn. Are you interested in participating in this program?

If so, call 701/462-3801 or email tlarsen@waedand.com.



MAKING A DIFFERENCE

Moving Notice:

The WAEDA office will be moving effective August 1, 2017 to the following address:

611 Main Avenue
Washburn, ND
58577

Upcoming Meetings

Washburn Area Economic Development Association - WAEDA

NEXT MEETING: Monday, August 21st, 2017

3:30 pm

Meeting will be at the NEW WAEDA office:

611 Main Street
Washburn, ND 58577

The Public is Welcome to attend.

MONTHLY COMMUNITY ROUNDTABLE

Representative(s) from businesses, organizations, clubs, extension services, etc. are invited to come together to discuss what they have going on and what is being planned in 2017.

The information is gathered and then disseminated through various communication tools: WAEDA newsletter, WAEDA Facebook page, Community Digital Communication Sign (once installed), etc.

We are striving to share community information placing people "in the know" of "What's Happening in Washburn".

NEXT MEETING:

July 26th, 2017 at 8:30 am
at
Lewis & Clark Interpretive Center
Washburn, ND

WAEDA Board Members:

President, Newly Voigt

Vice President, Paul Sannes

Secretary, Keith Jacobson

Treasurer, Donna Sommer

Director, Rachel Retterath

