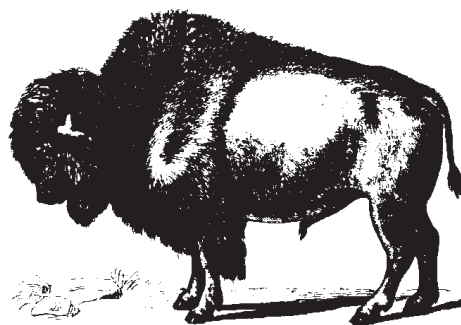


COMMUNITY DATA

JAMESTOWN

North Dakota

Stutsman County



“WORLD’S LARGEST BUFFALO”

PUBLISHED BY MONTANA-DAKOTA UTILITIES CO.

COMPILED BY JAMESTOWN/STUTSMAN DEVELOPMENT CORPORATION

MAY 2007

PROXIMITY TO MARKETS

City	Distance in Miles
Bismarck.....	101
Chicago	740
Denver	860
Fargo	93
Kansas City	690
Los Angeles.....	1,709
Minneapolis	340
New York.....	1,560
Seattle	1,338
Winnipeg.....	270

POPULATION

2005 Census Estimate

City	14,826
County	21,908
Trade Area	61,454

CLIMATE

Annual Average Temperature: 40.4° F.

Monthly Average High Temperature:

January: 7° F.

July: 70° F.

Annual Average Precipitation: 18.12 Inches

Prevailing Winds: Northwest

COMMUNITY FACILITIES

Christian Denomination Churches: 30

Number of Motels: 10

Total Rooms: 504

Bed and Breakfast: 1

Housing Facilities:

Average Monthly Rental	Average Purchase Price
2 Bedroom: \$405	\$85,000
3 Bedroom: \$495	

Conventional, FmHA, FHA and VA financing available.

EDUCATION

	Number of Schools	Number of Teachers	Grades	Number Enrolled
Public:				
• Elementary	5	77	K-5	866
• Middle School	1	39	6-8	566
• High School	1	55	9-12	799

7th Day Advents:

1 FTE, 2 Aides, 1 PE/Music • 14 Students • Grades 1-8

St. John's Academy

14 Teachers • 210 Students • Preschool - 6th Grade

Our Saviors Lutheran:

1 FTE • 12 Students • Grades 1-8

Buffalo Valley Special Ed. Unit:

10 Teachers • Grades K-12

State Hospital:

5 Teachers • 20 Students • Grades 1-12

Vo-Tech:

9 Teachers • 355 Students • Grades 10-12

School for Handicapped (Anne Carlsen Center For Children)

25 Teachers • 54 Resident plus 8 Day Students • Grades preK-12

Jamestown College:

59 Teachers • 1,068 Students

Graduation Rate: 97% (City)

High School Graduates Attending Post-Secondary Education: 68%

Libraries: 3 Total Volumes: 200,000

Jamestown College: more than 125,000

Stutsman County: 30,000

Alfred Dickey Public: 50,535

MEDICAL

Hospital: 1 Total Beds: 56

Nursing Homes: 2 Total Beds: 241

Clinics: 3

Human Service Center: 1

State Hospital: 1 Total Beds: 256

Medical Director: 1; Psychiatrists: 10; Psychologists: 7

Number of Medical Personnel (Public Health):

M.D.: 26 (full-time) Chiropractors: 8 Dentists: 8

Optometrists: 7 Podiatrists: 1 Orthodontist: 2

Pharmacies: 4 Dental Labs: 1

Assisted Living/Basic Care Facilities: 4 – 130 beds/units

Residential Medical Care for Children with Special Needs,

Age: Birth - 21 – Beds: 54

RECREATION FACILITIES (Public)

Auto Race Track: 1
Bowling: 1
Indoor Movies: 2 (Twin)
Soccer Complex: 8 fields
YMCA: 1
Ice Skating Rinks: 6
(4 outdoor, 2 indoor)
Swimming Pools: 3
(1 outdoor, 2 indoor)
Number of Parks: 10 — 250 Acres
(3 large parks, 7 neighborhood parks)
Hiking/Mountain Bike Trails:
2-mile, 5-mile, 8-mile, 10-mile trails
6-mile cross-country ski trail
Archery range, track
Other Recreation Facilities:
Jamestown Country Club (18 holes), Jamestown Dam & Reservoir, Pipestem Dam & Reservoir, Trapshooting Range, BMX Bicycle Moto-cross, Horseshoe Complex (16 courts), Frontier Village “World’s Largest Buffalo”

COMMUNICATIONS

Cable Television: Cable Services, Inc.
Economy Reception (10 channels)
Classic Cable Service (70 channels)
Digital Television: Dakota Central Telecommunications
150 channels plus optional movie packages
Internet:
Cable Services, Inc.
Dakota Central Telecommunications
Newspapers:
Jamestown Sun: Daily - 6,800
Prairie Post: Weekly - 18,000
Sun Country: Weekly - 20,000
Post Office: 1st Class
Radio Stations (Call Letters):
KQDJ-AM; KYNU-FM; KSJZ-FM; KSJB-AM;
KXGT-FM; KPRJ-FM; KRVX-FM
Telegraph Service: Western Union
Telephone Service:
Qwest; Dakota Central Telecommunications; McLeodUSA

GOVERNMENT

Type of Government: Modern Council
Police Department:
Total Personnel: 28 Officers, 4 Civilian
Type of Patrol Service Provided: All
Areas Beyond Corporate Limits: County Sheriff
Fire Department:
Number of Personnel: 5 Full-Time; 33 Volunteers
Also Provided: Rescue Service & Rescue Divers
Fire Loss – Jan. - Dec. 2006: \$98,500
Type of Fire Service Provided Industrial Areas
Beyond Corporate Limits: Volunteer Rural Fire
Dept., with cooperative agreement with City
Fire Insurance Classification: In City: 4 – Adjacent: 9
Zoning:
Territory Covered by Zoning Ordinances:
Municipality and 1 Mile Beyond
Act Administered by: Planning Commission
Industry Regulated By: Classification Listing
Streets: 80 miles (Paved 91%, Otherwise Improved 9%)

FINANCIAL INSTITUTIONS

Banks: 5
Credit Union: 1
Total Deposits: \$449,983,235.00

UTILITIES AND SERVICES

Natural Gas:

Gas Supplier: Montana-Dakota Utilities Co.
For Further Information Contact:
Gary Spiedel, District Manager
Montana-Dakota Utilities Co.
324 2nd Ave. S.W.
P.O. Box 2216
Jamestown, ND 58402
Phone: (701) 252-4959

Electricity:

Power Suppliers:
• Otter Tail Power Company (City)
• Northern Plains Electric Cooperative, Inc. (Rural)
For Further Information Contact:
Leon Kremer, Operations Manager
Otter Tail Power Company
315 2nd Street S.E.
P.O. Box 2220
Jamestown, ND 58402
Phone: (701) 252-0540

Bob Spencer, District Manager
Northern Plains Electric Cooperative, Inc.
1515 W. Main
P.O. Box 180
Carrington, ND 58421
Phone: 1-800-882-2500

Water:

Name of Supplier: City of Jamestown
Source: Wells
Volume available for industrial expansion:
Capacity of Plant: 12,000,000 gallons
Capacity of Wells: 4,608,000 gallons
Average Daily Consumption: 4.0 million gallons/day
Peak Consumption: 4.6 million gallons

Sanitation:

Method of Garbage Disposal:
Sanitary Landfill
Sewer Use Charge:
Based on water used
Lift Station & Wastewater System:
Type: Mechanical & Lagoon
Capacity: 4.5 million gallons/day
Present Load: 3.5 million gallons/day - average
20 Lift Stations

TAX STRUCTURE

Taxable Value, 2006

Real Property (City):
 True & Full Value: \$509,388,600
 Assessed Value: \$254,694,300
 Taxable Value: \$24,231,610

2006 Tax Rate (Mills)

City	133.85
School District	237.40
County	105.73
State	1.00
Park	<u>43.62</u>
TOTAL	521.60

Bonded Indebtedness

General Obligation: \$0.00
 Refunding Improvement: \$8,835,000
 Revenue Bonds: \$16,425,000

Tax Example

Assuming that a new 20,000 square foot building has been erected for industrial purposes which costs \$500,000 to build and is placed on five acres which cost \$20,000, the real estate taxes would be computed as follows:

\$500,000.00 = Cost of Building
 + 20,000.00 = Cost of Land
 \$520,000.00 = Cost-Market Value
 50% = Tax Factor
 \$260,000.00 = Assessed Value
 10% = Assessment Rate
 \$26,000.00 = Taxable Value
 521.60 = Mill Levy 2006
 \$13,561.60 = Tax
 x .05 = Discount for Early Payment
 (Prior to Feb. 15)
 \$12,883.52 = Total Tax

TAX EXEMPTIONS AND TAX CREDITS

New business and industry in North Dakota may negotiate with the City of Jamestown or the County of Stutsman for up to five years partial or full exemption from local real property taxes. If a processor utilizes North Dakota grown agricultural products in their production they may qualify for a full exemption for a second five years. Payment in lieu of property taxes may be used in place of or in combination with property tax exemptions for up to 20 years for qualifying projects that begin construction after June 30, 1994. There is no sales tax levied on manufacturing equipment in North Dakota. Primary sector and tourism enterprises may also qualify for a five-year state income tax exemption.

Corporations not claiming the income tax deduction may claim a state income tax credit equivalent to one percent of the firm's expenditure of North Dakota wages and salaries the first three years and one-half percent the fourth and fifth years of its operation. Renovations and improvements are eligible for exemption for up to three years from real property taxes.

Over and above the local and state tax exemptions and tax credits are the Workforce 2000 and New Jobs Training programs, which are administered through Job Service North Dakota.

The City of Jamestown offers a two-year tax exemption on the first \$75,000 value of a new single-family home.

STATE TAXES

Corporate Income Tax:
 Minimum rate: 2.6%
 Maximum rate: 10.5%
 Retail Sales: 5%
 Individual Income:
 Minimum Rate: 2.1%
 Maximum Rate: \$5,335 + 12% over \$50,000
 Gasoline Tax: 20¢

WAGE RATES (Job Service North Dakota - January 2007)

	Avg. Wage Per Hour
Administrative Assistant	\$ 14.86
Automobile Mechanic	12.39
Certified Nursing Assistant	9.00
Chef and Head Cook	13.90
Computer Programmer	19.54
Computer Support Specialist	16.80
Construction Laborer	10.61
Customer Service Rep.	13.74
Data Entry Keyers	10.22
Diesel Mechanic	14.54
Heavy Equipment Operator	14.72
HVAC Technician	17.54
Licensed Practical Nurse	14.80
Machinist	15.62
Registered Nurse	21.46
Sales Clerk	9.97
Secretary	11.59
Truck Driver (CDL)	15.64
Welder	13.38

LABOR MARKET

Jamestown's 2006 Area Profile indicates a total of 9,789 annual average employment.

Factors unique to the area that affect the quality or quantity of labor available: Agricultural background of most workers creates increased mechanical ability, excellent trainability, positive motivation toward work, superior productivity, high degree of self-reliance and low turnover and absenteeism. Workers generally have a high average educational level.

RESOURCES IN COUNTY

Stutsman Co. (2004)

<i>Cropland Production</i>	<i>Acres Planted</i>	<i>Rank of ND Counties</i>
Soybeans	349,000	2
Spring Wheat	150,000	21
Corn	75,000	7
Barley	38,000	9
Sunflowers	29,700	8
Alfalfa Hay	46,000	8
Dry Edible Beans	10,600	14
Oats	8,500	16
Canola	4,900	26
Total Farmland-2003	1,215,200	2
Total Number of Farms-2003.	988	1

Livestock

Milk Cows	1,700	6
Cattle (All)	55,000	8
Hogs	800	23
Sheep	3,400	8

INDUSTRY*	2005		2005	
	Annual Average		Worksites	% Change
	Employees	% Change		
PRIVATE				
Agriculture, Forestry, Fishing, and Hunting	64	-5.9%	7	-30.0%
Mining/Utilities	51	+8.5%	4	0.0%
Construction	303	+7.4%	76	+2.7%
Manufacturing	1,281	+6.8%	30	+11.1%
Wholesale Trade	376	+3.6%	56	+19.1%
Retail Trade	1,343	+2.6%	123	+8.8%
Transportation and Warehousing	382	-1.5%	39	+8.3%
Information	176	+5.4%	16	+23.1%
Finance and Insurance	382	+3.0%	49	-7.5%
Real Estate and Rental and Leasing	94	-3.1%	30	+11.1%
Professional, Scientific and Technical Services/ Management of Companies	342	-3.1%	35	0%
Administrative and Support and Waste Management and Remediation Services	194	+0.05%	32	+18.5%
Educational Services (Private)	435	-0.05%	5	0%
Health Care and Social Assistance	1,276	-1.7%	51	+4.1%
Arts, Entertainment and Recreation	60	-1.6%	9	0%
Accommodation and Food Services	828	+1.6%	54	+5.9%
Other Services (Except Public Administration)	519	-7.2%	76	-5.0%
GOVERNMENT				
Federal	235	+2.6%	12	-7.7%
State	604	-1.3%	11	0%
Local	802	+1.9%	9	0%
Total	9,789	+1.1%	726	+4.5%

* Data Collected from Job Service ND

TRANSPORTATION

Highways Serving Area:
Federal: I-94, 281, 52, 10
State: 20

Railroads:

Name: Burlington Northern Railroad
Red River Valley and Western Railroad
Trains Per Day: 16

Motor Freight Carriers:

Charles Davis Trucking
Cross Country Courier
Davis Freight
Dockter's Trucking
Mayer Truckline
Prairieland Express
Wiest Truckline

Air:

Nearest Airport: Jamestown Regional Airport
(2 miles NE of city)
Runway 13/31:
Length: 6,500 x 100; Surface: Asphalt - Grvd.
Runway 04/22:
Length: 5,749 x 75; Surface: Asphalt - Grvd.
Commercial Service:
Passenger: Northwest AirlinK/Mesaba Aviation
Cargo: UPS/Bemidji Aviation
Air Taxi Ambulance: Meritcare LifeFlight
Aircraft services available: Maintenance,
aircraft rental, flight instruction, fuel, hanger,
charter service, and pilot's lounge

Bus Service:

Rimrock Stages: 2 Buses Daily
Parcel Service:
UPS; Fed Ex; US Postal Service

*** TOP MAJOR EMPLOYERS**

Rank**	Name	Industry
1	North Dakota State Hospital	State Government Psychiatric Care
2	Goodrich Corporation	Other Aircraft Parts & Equipment
3	Jamestown Public School District #1 . .	Elementary & Secondary School
4	Jamestown Hospital	General Medical and Surgical Hospital
5	Anne Carlsen Center for Children	Elementary & Secondary School
6	Cavendish Farms Inc.	Frozen Fruit & Vegetable Manufacturing
7	Health & Care Management Ltd.	Nursing Care Facilities
9	Stutsman County	Executive & Legislative Offices Combined
10	Jamestown College	College & Universities
11	Sisters of Mary of the Presentation . . .	Nursing Care Facilities
12	Newman Signs	Signs
13	Alpha Opportunities, Inc.	Residential Facilities for Develop. Disabled
14	City of Jamestown	Executive & Legislative Offices Combined
15	DuraTech Industries International, Inc. .	Farm Machinery & Equipment Manufacturing
16	ND Department of Human Services . . .	Other Individual and Family Services
17	Hugo's	Supermarket and Other Grocery Stores
18	Wedgcor Inc.	Prefabricated Metal Buildings and Components
19	Agri-Cover Inc.	Canvas and Related Product Mills
20	U.S. Postal Service	Postal Service
21	Leever's Food Inc.	Supermarket and Other Grocery Store
23	Wiest Truck Line, Inc.	General Freight Trucking, Long-Distance TL
24	James River Family YMCA	Civic and Social Organizations
25	Dynamics Marketing, Inc.	Telemarketing Bureau

** All Breaks in Numbering Indicate An Undisclosed Business.

FOR ADDITIONAL INFORMATION CONTACT

Connie Ova, CEO
Jamestown/Stutsman Development Corp.
P.O. Box 293
Jamestown, ND 58402-0293 • Phone: (701) 252-6861 • FAX: (701) 252-5907
or
Kevin Magstadt, Community Development Manager
Montana-Dakota Utilities Co.
400 N. 4th Street
Bismarck, ND 58501 • Phone: (701) 222-7772