



**Future Editors**

**July 15**

Matt Watne

**July 22**

Tom Wentz Jr.

**July 29**

Richard White

**Greeters**

**July 12**

Dan Albertson  
Terri Aldrich

**July 19**

Richard Anderson  
Reed Argent

**July 26**

No Greeters

**Upcoming Programs**

**July 12**

Club Assembly

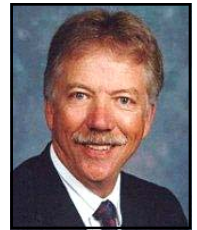
**July 19**

Kevin Johnson  
FBI

**July 26**

ND State Fair Meeting  
(See page 2)

**Minot Real Estate, Etc.** by Bruce Walker



I am going to stray a little from my normal Housing Report for Minot. But first I want to say that the housing market in the Minot area is doing well. The interest rates are wonderful at somewhat less than 5% on a 30 year mortgage.

The demand for housing is driven by a number of factors including but not limited to the expansion of the Minot Air Force Base, the energy activity in western North Dakota and other positive economics related to the North Dakota economy.

A few weeks ago we heard the city assessor comment on the 10-13% increase per year in housing values the past few years. That is really non sustainable over the long run.

The good news may be that so far in 2010 the average price of a single family house in Minot is \$164,101. This compares to last year the average for the year was \$166,091 and to 2005 at \$116,222. Values may be leveling off.

I wanted to spend a minute talking about apartments. We have had a shortage. In fact the Minot Air Force Base last fall actually reduced the rate of incoming families because of a shortage of available apartments.

Currently there are more being built and, if history repeats itself, apartments will be built until there is a surplus then it will take a few years to absorb the vacancy.

You often hear the term affordable housing and in doing some of my research I discovered why Minot may not have many affordable apartments.

Look at the chart below. This is the history of Low Income Housing Tax Credit (LIHTC) projects in North Dakota since the program started in 1987. This program provided the developer tax credits for constructing affordable apartments for a community. These Federal Tax Credits enabled the developer to provide housing at below market rents.

Minot did not take advantage of this program like many communities in North Dakota and other States did.

During the past 12 years, Fargo had 43 projects while Minot had five. If you take the population of the communities and the number of apartments they built, then

*cont'd page 2*

**LIHTF Projects Since 1987 in North Dakota**

City	Number of Units	Number of Projects	July 2008 Estimated Population	What Minot Should Have Built as Compared to Other Cities
Fargo	1,667	43	93,531	632
Bismarck	763	24	60,389	448
Grand Forks	727	18	51,313	499
West Fargo	446	18	23,708	668
Ft. Yates	276	11	N/A	
Devils Lake	269	10	6,708	1,417
Jamestown	259	6	14,630	632
Dickinson	253	7	16,035	562
Mandan	198	5	18,091	389
Minot	187	5	35,419	
Wahpeton	162	5	7,585	754
Grafton	118	4	3,978	1,042
Williston	111	3	12,641	311

## Minot Real Estate, Etc. *cont'd from page 1*

compare it to Minot's size, the far right number is what Minot should have built to provide similar housing for the size of our community. You can see why we lack affordable apartments today.

Recently developers have asked the City of Minot to consider Tax Increment Financing (TIF) to assist in the development of housing. To the best of my understanding the City has not been receptive or at least have not said "We want to help in a big way."

This mindset may be why Minot did not take advantage of the LIHTC program in the past. The bottom line is any public participation will assist the families who need affordable housing.

Often I think some believe these programs only put more dollars in the developer pockets. This is far from the truth. We really need to thank those who, over the years, have been willing to take a risk.

The National Association of Home Builders in conjunction with the Minot Association of Builders

provided a great report demonstrating that the construction of homes and apartments provides a great financial return to the community through property taxes, sales tax, etc.

So let's encourage our city leaders to promote ways to make more housing available in Minot and in turn a better place for all to live. This can be done by working with developers rather than developing roadblocks.

### SHA Park Volunteers

5:30-9:00 p.m.

Wednesday, July 14

Milton Rolle

Stephan Podrygula

Wednesday, July 21

Kathy Holte

### **District Governor Visit & ND State Fair Meeting on July 26th**

District Governor Roly Turner will be visiting with the Board of Directors and other interested members at 9:30 a.m. at the Grand International. He will then join us on our outing to the fair.

If you plan to attend the meeting at the fair, please meet at the Minot Public Schools Administration building (215 2nd St. SE) at 11:30 a.m. BUS LEAVES AT 11:45! We will return shortly after 1:00 p.m.

**The Prairie Flower** is the official publication of Rotary Club of Minot, Minot, North Dakota. It is published every Thursday. Annual membership dues for the year 2009-2010 in the Rotary Club of Minot, ND are \$588. 6/28/09 Om Madhok, Secretary.

**Kalyan Banerjee** of Gujarat, India— President, Rotary Int'l  
**Roly Turner** of Thunder Bay, Ontario, Canada—Governor District 5580

The Rotary Club of Minot meets 12:00 to 1:10 p.m. every Monday at the Grand International of Minot.

**Board of Directors:** Teal Myre, President; Ron Merritt, President-Elect; Dusty Zimmerman, Vice-President; Om Madhok, Secretary; Dave Lehner, Treasurer; Reed Argent, Past President.

**Directors:** 2011—Mike Berg and Tom Will; 2012—Jen Guidinger and Peter Hankla; 2013—Jo Khalifa and Roscoe Streyle

**Standing Members:** Peter Hankla, Exchange Students, Ken Kitzman, Scholarship Fund; John MacMartin, Rotary Foundation.

## Birthdays

July 13

Wally Berning\*

July 15

Doug Panchot



## Anniversaries

July 12

Dean & Diana Somerville

July 14

Daryl & Pam Hodnefield



## SUNRISE ROTARY

THURSDAY, 7:00 AM

Grand International

## Makeups

June 30, 2010

D. White, T. Myre,  
J. Guidinger, D. Zimmerman  
Rotary Website Meeting

July 6, 2010

W. Hankla, D. Langemo,  
R. Horne, M. Berg, T. Zeltinger,  
Darrell Olson, W. Magaster,  
A. Krause, P. Smith, R. Streyle,  
B. Walker, J. MacMartin,  
T. Hinzpeter, J. Khalifa,  
K. Holte, A. Estvold,  
K. Kitzman, J. Coughlin.  
Joint Service Club Meeting



**MINOT AREA  
COMMUNITY  
FOUNDATION**  
*center for community giving*  
**10th ANNIVERSARY**

The Minot Area Community Foundation is celebrating their 10th Anniversary year and you are invited to join in on the celebration. The dedication of the Magic Smiles Playground—a new all-abilities inclusive playground in Oak Park—will take place on Thursday, July 8th with a ribbon cutting and news conference at 2:00 p.m.

The evening will follow-up with a community celebration from 5:00-6:30 p.m. with free food, pop, ice cream, jumping castles, kid's game and more.

Thursday, July 8th will kick off ten days of family fun around town! The full listing of events can be found below or check the schedule at [www.CenterForCommunityGiving.com](http://www.CenterForCommunityGiving.com).

At each event you will have the opportunity to register to win a Delta Vacations trip, courtesy of MLT Vacations.

*Thank you to the Rotarians who helped with the Magic Smiles Playground project!*



The Minot Area Community Foundation is celebrating our 10th anniversary year. Help us celebrate with the dedication of Magic Smiles Playground, a new all-abilities inclusive playground in Oak Park — kicking off ten full days of family fun around town! Check out the schedule at [www.CenterForCommunityGiving.com](http://www.CenterForCommunityGiving.com).

#### **Schedule of Events**

- July 8 Celebration at Magic Smiles Playground, Oak Park**  
News conference, 2pm. Community celebration, 5pm – 6:30pm, with free hot dogs, pop, ice cream, jumping castle, kids' games and clowns.
- July 9 Free Skating at Maysa Arena**  
Free ice skating and rentals, 6pm – 8pm. Free in-line skating and rentals, 6pm – 10pm.
- July 10 Free Golf at Jack Hoeven Wee Links**  
Everyone golfs free all day.
- July 11 Tours and Family Fun at Scandinavian Heritage Park**  
Guided park tours throughout the day, ice cream sundaes & kids story time, 3 pm, free will donation family picnic, 5 pm, music and family entertainment 5-10pm, bonfire, 10pm
- July 12 Kids' Day at Roosevelt Park Zoo**  
Kids 12 & under free with paid adult, 4pm – 6pm. Face painting, giraffe castle, live animal encounters and kids' specials at concessions.
- July 13 Carnival, Picnic and Free Day Pass at YMCA**  
Free day pass all day. Carnival, 2pm – 7pm, with outdoor playground, pool and gym open, dodge ball tournament, climbing wall, carnival games, balloon castle. Family picnic, 5pm – 7pm.
- July 14 Children's Artist, Dennis Warner at Oak Park**  
Minot Public Library hosts nationally known children's artist Dennis Warner for a family oriented concert, 7pm.
- July 15 Fishing at ND State Fairgrounds**  
Catch and release fishing for all ages, 6pm – 8pm, at ND Game & Fish Conservation Park by All Seasons Arena. Equipment and bait provided, or bring yours. Game & Fish staff available to answer questions about Minot area outdoors.
- July 16 Free admission and Children's Program at Dakota Territory Air Museum**  
Free museum admission & children's program "History of Flight," 5:30pm – 7:30pm.
- July 17 Free Swimming at Roosevelt Park Pool**  
Everyone swims free, 6:30pm – 8:30pm.

#### **Register at all events to win a vacation with hotel and airfare!**

Win a Delta Vacations trip certificate, courtesy of MLT Vacations including two (2) roundtrip air seats to anywhere in the US 48, Mexico or the Caribbean up to \$800 total, plus a hotel credit of up to \$800 to be used at a Delta Vacations hotel in your choice of destination. Total package value of up to \$1,600. Valid for travel through 8/31/2011.

