

Honorable Representative Headland and committee members.

I am Brian Vculek from Crete ND. I am a fourth generation Sargent County farmer. I currently produce corn and potatoes.

I support SB 2041.

My family purchased two of the four potato warehouses you see in this picture in late in the 1980's.

We installed railroad siding and a truck scale. We later added two more buildings. We approached all of these new projects full well knowing that we would be paying extra property tax as opposed to building across the road on land not in the city limits. But we felt the efficiencies of being near the original investment overruled leaving this site. Thirty-five percent of my potato storage is out of city limits and I pay less than \$100 on that. Last year I paid \$22,700 property tax for the site pictured in the Oakes industrial park. It just happened that the business leaders of Oakes ND years ago had the foresight to annex this property to the city to keep property available for manufacturing. That can still happen, but in the mean time I am paying more tax on an agricultural asset than the most of my fellow growers. Keep in mind all I do with these facilities is store potatoes until the processor is ready to turn them into french fries.

The current law pertains to not only potato warehouses but also grain facilities. About five years ago my wife and I decided to construct new grain bins and a new dryer for our corn production. We considered building near our potato warehouses since we already had a truck scale and rail access there. We chose instead to locate near Crete ND. This site will require building more railroad, but it is not on platted property. By the map you can see the installation of the rail will cut through some agricultural properties that are already quite small to farm. This reduces its value. Also keep in mind all the platted property in these small disappearing villages across North Dakota. Think of all the possible start-up family businesses that will not want to locate on these small platted tracts just because of future tax commitments.

In my opinion our current law is anti-renaissance for rural North Dakota. It certainly has forced me to reconsider the sites I choose to build on.

Please support SB 2041.

Thankyou Chairman Headland and Committee members.

I stand for questions.

Aerial Map



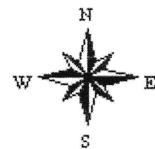
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Map Center: 46° 8' 52.04, -98° 4' 28.91

0ft 424ft 847ft

Maps Provided By:
 **surety**
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21-131N-59W
Dickey County
North Dakota



3/1/2021

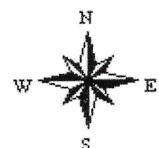
Aerial Map



Map Center: 46° 11' 58.01, -97° 57' 25.69

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33-132N-58W
Sargent County
North Dakota



3/1/2021