

ND Agristo

Major Expansion of the ND Value
Added Agriculture & Potato Market

February 19, 2025



NORTHLAND
POTATOES





ND Agristo Overview

Agristo
we love potatoes

Family-Owned from Belgium and expanding to further serve the U.S. frozen retail market

3 Years of test growing (dry and irrigated) in ND of a new yellow potato from Europe

Will be grown on dry and irrigated land

100+ ND farms in 12 counties and 200 miles around Grand Forks; additional 20,000 acres to the estimated 72,000 acres of potatoes in ND



Agristo + ND

Northland Potato Growers
Association + City of Grand Forks
+ State of ND **Collaboration to
grow the ND potato industry**

Potato Industry
Generates Over
\$2 Billion
annually for
ND Economy

WORKFORCE

Agristo is working with
experienced labor recruiters
to source employees.



Agristo Investment

\$450 million

**Direct and Initial
Investment**
in processing facility

=

**Generate est. \$1 Billion
in economic activity
from construction**

\$150 million

Grower Investment
for on-farm and off-farm
grower collaborative
storage.

20% increase
above existing inputs
for area suppliers



Economic Impact

Construction

4,904

CONSTRUCTION JOBS

with \$759M Payroll

+

\$37.9M

STATE SALES TAX

+

\$17M

CITY SALES TAX

+

\$6.1M

**INDIVIDUAL
INCOME TAX**

Economic Impact

Operations

250 DIRECT JOBS

with \$15M Annual Payroll

406 INDIRECT JOBS

with \$26.7M Annual Payroll
(Suppliers, Grower Labor)

\$19.2M
STATE SALES TAX

\$8.6M
CITY SALES TAX
(Annual)

\$813,000
INCOME TAX

\$2.26M
CORPORATE INCOME TAX
(Annual)

+

+

+

+



HOUSE BILL NO. 1332

Agriculture Diversification
and Development Fund

- Up to \$30 million for infrastructure and industrial property
- 9 proposed requirements (Agristo meets/exceeds all)
- Proposed \$30M Grant to be used for land, rail service, and infrastructure special assessments
- Peony/Fufeng site for Agristo (with infrastructure)



City will have invested over \$28 million in infrastructure on industrial ready site and the 20 year/90% property tax incentive is estimated to be \$57 million.

HB 1332 Proposed Requirements

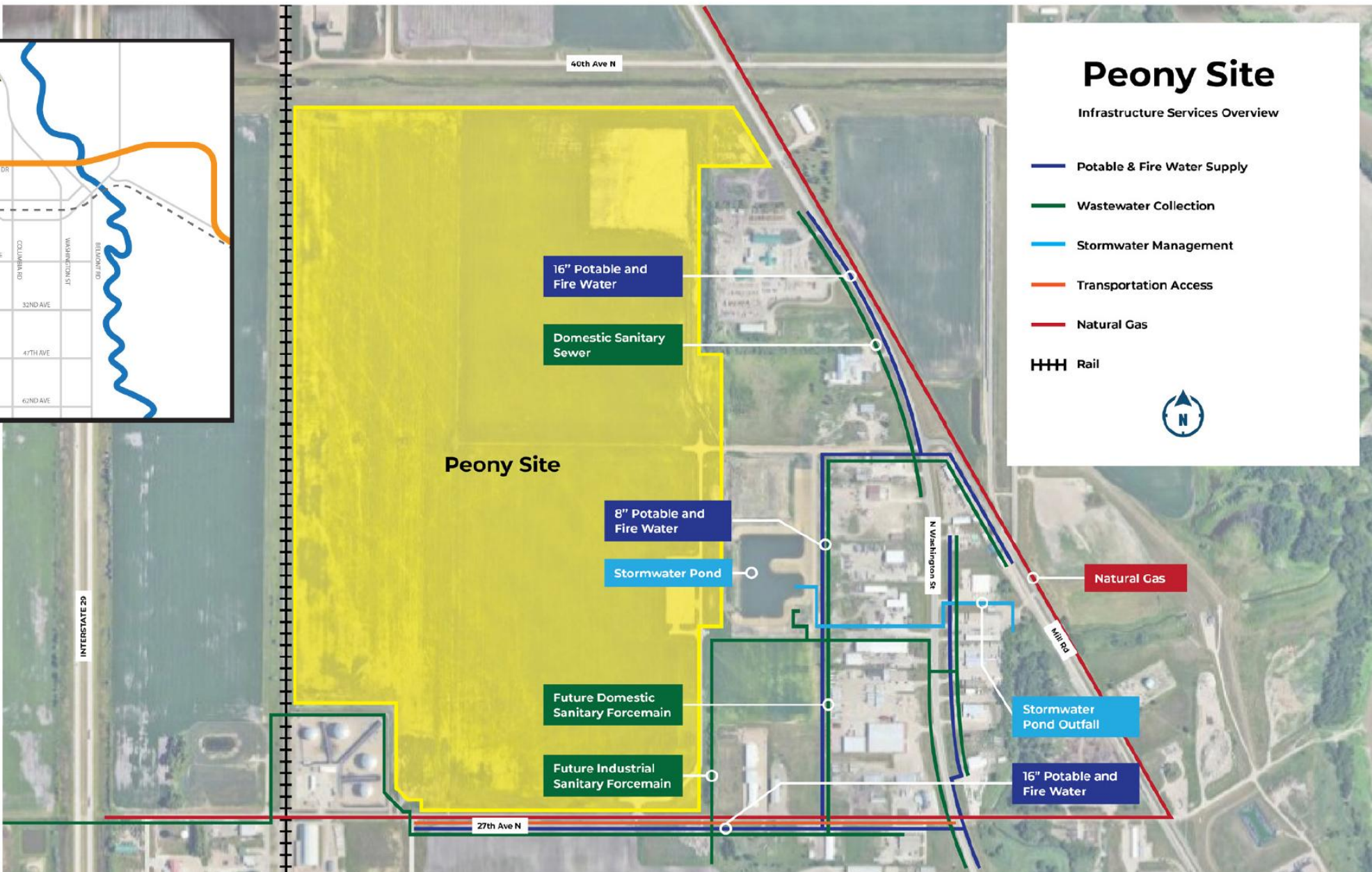
Proposed Requirement	Agristo Facility Details
Located in ND	Facility is proposed to be located on the North End of the City of Grand Forks
New Construction on Industrial-Ready Site	Two industrial ready sites are currently under consideration. The preferred site is the land known as the Peony Site that was proposed for the Fufeng wet corn mill and that is still under private ownership.
Minimum investment of \$350M	Project is currently estimated at \$450M
Leverage Regional Agricultural Producer Capital Investments	Agricultural producers are expected to need approximately \$150M in on-farm investment to support the project.
Have a Competing Offer from at Least One Other Midwestern State	North Dakota/Grand Forks was in Direct Competition with Wisconsin/Stevens Point for this project.
Produce a New Agricultural Product	The Facility will create food products for domestic distribution from a new variety of yellow potato that just completed 2-years of test trials in ND.
Have an Estimated Annual Economic Impact of greater than \$20M	The project is expected to create nearly \$42M in annual wages from direct and induced job creation.

Why are Grant Dollars Necessary?

- More financially feasible site in Wisconsin
- Over \$40M more financially beneficial (Based on life-cycle cost analysis)
- Primarily comprised of land and site access infrastructure & a more robust tax subsidization program
- Logistical costs were significantly less (no freight rail service)

Grand Forks vs. Wisconsin Site

	North Dakota/ Grand Forks Site	Wisconsin/ Stevens Point Site
Tax Exemption	20-year / 90%	20-year / 100%
Taxation of Land Value	Full Value	100% Exempt
Public Infrastructure Assessments	\$6.3M	Negligible / No Cost
Site Land Acquisition	\$14M	Negligible / No Cost
Rail Development	\$8M	Not Applicable



Peony Site

Infrastructure Services Overview

- Potable & Fire Water Supply
- Wastewater Collection
- Stormwater Management
- Transportation Access
- Natural Gas
- Rail



QUESTIONS?