

# Housing Starts Slow Down As New Subdivision Opens

By: Gene Prim

One barometer for a community’s health is the demand for housing, both new and existing within the municipality.

Nobody really expected that the new housing market could or would continue to be as strong as it was in 2016. Nobody really expected that it would slow down as much as it did either. Construction year 2017 did not produce anywhere near the housing starts as the year before or what had been hoped for a number of reasons.

The new home starts in 2016 were a tough act to follow. Scattered all over town were 17 new residential housing starts. That total included 12 new single family residences and a five-unit condominium type structure on Third Street near the downtown business area.

The 2016 new single family construction occurred in all three of the existing subdivisions in Barnesville. The start of two new homes in the Heartland Addition sold the last two remaining homes in that sub-division. The two new homes were built on speculation by Dabbert Construction of Fargo anticipating a



New home construction slowed down a little bit during 2017 but there were still four new homes started in the DelAcres/Gilbertson Addition during the past construction season.



The kids using Blue Eagle for cooling off during the summer got an additional piece of equipment during the summer of 2017. After an absence of a year, a new raft was purchased which saw a great deal of activity for the “twens” in the age group between teenagers and little kids.

future demand. Both homes were sold in very early 2017, shortly after construction was completed.

The addition with the most activity in 2016 was the Stoneridge Subdivision. That addition has now sold out except for one remaining single family lot adjacent to the northeast corner of the Clay County Fairgrounds.

The new DelAcres/Gilbertson Addition Phase I also saw the last of the single family lots in that development sell. All that remained there for sale were twin home lots on the north end of the development. While all of the lots in DelAcres Phase I have not been built out, they have all now been sold with some slated for later construction.

The five-plex Townhomes On Third had construction begin in late 2016 that was completed over the winter months of 2017. The interior work on the homes continued through the early summer. Also being completed in 2017 was the exterior concrete work on the driveways into garages on the west and patios and sidewalks on the east and south sides of the homes. Three

of the five units have sold and been occupied while two remain for sale to be finished to the customer’s specifications.

Townhomes On Third was constructed by Jared Peterson and Philip Rogers. The homes are located only a half block from the grocery store and about a block from the Post Office on Barnesville’s Front Street. The homes were constructed on land that had been cleared by the Barnesville Economic Development Authority. After acquiring titles to the trio of sites, the EDA demolished an old church and two deteriorating homes on the block to free up space for the new five-plex.

While 2016 was a banner year for construction in Barnesville, some of that activity stretched out well into 2017. The new construction year followed with completion on a great deal of work that was begun the year before.

Construction in 2017 saw only five new housing starts . . . four if you want to be nit-picky about it. One of the homes had an excavation done in late November of 2016 with all of the actual construction work done in

2017 and occupied by summer. The other four homes were all begun in 2017 with two now occupied and a third home nearing completion. The fourth has been framed and will be completed over the winter, ready for occupancy in the spring of 2018.

All of the new home construction begun in 2017 was done by Kim Peterson Construction of Barnesville. He had three new housing starts in the new DelAcres/Gilbertson Phase II development. The fourth home is under construction in DelAcres/Gilbertson Phase I where a single family residence is being built on two twin home lots.

In addition to the construction work that has been completed in the major sub-divisions within the city, two in-fill lots along Highway 9 West were sold late in 2017. Construction on a single family home is slated to begin on that property in the spring of 2018.

The crystal ball becomes very hazy when one tries to look forward to see what the new construction season will bring. The demand is certainly there for housing in Barnesville. The existing home market is extremely strong with homes priced correctly selling very quickly. Spec homes that have been built have moved as soon as they neared completion.

There is currently a developer that is interested in specing half of a twin home in the new DelAcres/Gilbertson Development if he can get half of it pre-sold before construction begins. There are early stage contacts being made between contractors and prospective home builders during the winter months. Some of those contacts will develop into actual building projects over the coming months.

But the new housing industry is in a bit of a hazy state right now due to hurricanes Harvey and Emily. One would not think that hurricanes in the Atlantic Ocean half a year ago would have an effect on future home construction in Barnesville now but they do. All of the damage done by the massive storms has created a huge demand for building supplies. Until that huge demand for materials subsides, homes will be priced accordingly and right now building

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CITY OF

BARNESVILLE

2018 CALENDAR OF EVENTS

APRIL

5 Barnesville Lions Sportsman Stag

13-14 Suz Dance Spring Dance Show

15 St. John's Spring Pork Dinner

18-20 Spring Clean-up Week

20 Thursday Nite Lions Ladies Fun Nite

MAY

4-5 Spring Area-Wide Rummage Sales

4-6 Alice In Wonderland Play

10 Show 'n Shine Car Show

17 VFW Auxiliary Syttende Mai Dinner

26 BHS Graduation

JUNE

1-2 Summer Recreation Play

8 Clay County Relay for Life

12 Main Street Annual Golf Tournament

14 Show 'n Shine Car Show

JULY

12 Show 'n Shine Car Show

12-15 Clay County Fair

26 Barnesville Community Picnic

26 80th Miss Barnesville Crowning

AUGUST

9 Show 'n Shine Car Show

18 Rod-N-Gun Summer Picnic

24-25 Potato Days Festival

SEPTEMBER

13 Show 'n Shine Car Show

22 Fall Rummage Sales/Farmer's Market

26 VFW Annual Membership Supper

OCTOBER

22 VFW Auxiliary Octoberfest Supper

26 Baker/Downer Church Fish Dinner

27 Rod-N-Gun Fall Banquet

NOVEMBER

15 Our Savior's Lutefisk Dinner

22 St. James UCC Thanksgiving Dinner

DECEMBER

5 City Tree Lighting Ceremony

5 Our Savior's Church Advent Program

8 Breakfast w/Santa



Main Street

BARNESVILLE

compiled by

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Main Street Program

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tjstokka@gmail.com



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bfield@bvillemn.net