

DEVELOPMENT  
JAMESTOWN/STUTSMAN COUNTY

[growingjamestown.com](http://growingjamestown.com)



JAMESTOWN/STUTSMAN DEVELOPMENT CORPORATION

# 2014 ANNUAL REPORT



## JSDC BOARD MEMBERS

**Gary Riffe****President**

JSDC Executive Committee

**Bob Toso****Vice President**

JSDC Executive Committee

**Chris Rathjen****Secretary/Treasurer**

JSDC Executive Committee

**Dennis Ellefson****Past President**

JSDC Executive Committee

**Commissioner Mark Klose****At-Large Member**

JSDC Executive Committee  
Stutsman County Commission

**Mayor Katie Andersen****At-Large Member**

JSDC Executive Committee  
Jamestown City Council

**Gerald Horner**

Northland Financial

**Lorrie Pavlicek**

Upper Midwest Investments, Inc.

**Bill Lytle**

RTS Shearing

**Brent Harris**

UTC Aerospace Systems

**Kelly Rachel**

Unison Bank

**Eric Tuchscher**

Edward Jones

**Ramone Gumke****At-Large Member**

Jamestown City Council

**Dale Marks****At-Large Member**

Stutsman County Commission

## JSDC EX-OFFICIO BOARD MEMBERS

**Casey Bradley****Stutsman County**

Chief Operations Officer/Auditor

**Lisa Hicks****Becky Thatcher-Keller****Chamber of Commerce**

Executive Director

**Marlee Siewart****Chamber of Commerce**

Vice Chairman

**Jeff Fuchs****City of Jamestown**

City Administrator

**Searle Swedlund****Jamestown Tourism**

Executive Director

## JSDC STAFF

**Connie Ova**

Chief Executive Officer

**Beth Blumhardt**

Administrative Assistant

**Theresa Heier**

University of Jamestown Intern

**Holly Miller**

Vice President of Economic  
Development

**Kaitlin Dillard**

Office Assistant

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DAKOTA SPIRIT AGENERGY



# JSDC 2014-2016 STRATEGIES



## Priority 1: JSDC Governance

**Goal:** JSDC Board of Directors will analyze, organize and amend JSDC policies and procedures by reviewing original intent, current and past practices, City and County contracts, articles of incorporation and JSDC bylaws by December 2014.

**Goal:** JSDC Board of Directors will define the structure of the Board, review roles and responsibility of Board members and establish engagement and response mechanisms by March 31, 2014.

## JSDC MISSION

Jamestown/Stutsman Development Corporation (JSDC) is dedicated to area economic development, growth and diversification.

## Priority 2: Staff

**Goal:** Retain current staff and invest in their expertise to enhance professionalism and maintain a positive first impression. This is accomplished by ensuring adequate compensation and training opportunities by December 2014.

## Priority 3: Allocation of Resources

**Goal:** Align future JSDC business development decisions with JSDC asset priorities in order to effectively allocate resources by December 2015.

## Priority 4: Workforce

**Goal:** Implement ACT workforce program to accelerate placing appropriate skill sets in the right jobs and measure program success by December 31, 2016.

**Goal:** Recruitment and retention of a skilled workforce is needed for current and future businesses; therefore, a legislative strategy related to a local workforce training in Jamestown will need to be developed by December 2016.

**Goal:** Develop STEM programs in Stutsman County Public School Systems by June 2015 to educate students, parents, counselors and teachers on the need for area industry-based skills and education in order to “grow our own” and retain employees in Stutsman County.

## Priority 5: Public Engagement

**Goal:** Educate current business stakeholders of JSDC resources, which will assist businesses with retention and expansion by June 2016.

**Goal:** Enhance Public Communication by evaluating the most successful mediums by May 2015.

## JSDC VISION

To be the premier catalyst in economic development and growing our community.

# FROM THE PRESIDENT



Greetings:

It has been my honor and privilege to serve as Chairman for the Jamestown Stutsman Development Corporation for the past two years. We have seen the completion of the rail loop in the Spiritwood Energy Park (SEPA), the new road to service Dakota Spirit AgEnergy (DSA), the full operation of Spiritwood Station and this spring the startup and production of DSA's 65 Million Gallon Ethanol Plant. The partnership with Great River Energy (GRE) has been a wonderful relationship. DSA and Spiritwood Station have provided over 100, new, good paying jobs, to the Jamestown/Stutsman County area and economy. The SEPA Industrial Park is one of the finest industrial parks in the upper Midwest that has water, rail, natural gas, steam power for electricity and land which is shovel ready to build more industrial businesses.



During this past year the Board of Directors have adopted a new Strategic Plan, updated the Policy and Procedure Manual and has provided many flex/pace loans to local businesses in our community. We have seen a number of our Business Park lots sold this year which has been great to see. Jamestown and the surrounding community can be proud of the new growth in our community.

I want to give a special "Thank You" to Connie Ova and our staff for the great work they have accomplished and the many meetings they have attended this past year. We are truly blessed with the very competent staff. Also a big "Thank You" to our board members for the many hours of time they have given to make this a successful year.

I look forward to serving as the Past Chair.

**Gary M. Riffe**

President, Board of Directors

## FROM THE CEO

JSDC continues its focus on long range growth. We worked diligently to finalize the Spiritwood Energy Park Association (SEPA) rail loop and are proud to announce that the final connection to the BNSF rail will be completed in time for the Dakota Spirit Ag Energy (DSA) start-up in spring of 2015. Dakota Spirit Ag Energy is the JSDC 2014 Business of the Year. Coming together is a beginning, keeping together is progress, and working together is success. Congratulations DSA!! We are very happy to have such excellent partners as Great River Energy (GRE) to continue to work with on other projects.

JSDC invested in 320 acres of real estate directly to the south of SEPA. There is a rail spur in the WSW corner of the SEPA rail for future connection to the southern property. JSDC has committed 30-40 acres of this acreage as a possible location for a crew camp facility.

We were able to grow the Jamestown and Stutsman County area in 2014 by providing business re-location, business expansion, business start-up, business retention and community enhancement opportunities. These are told in this JSDC 2014 Annual Report. Please review the report and share it with others! Also included is the JSDC Yearly Project report for the years 1988-2014. These are available online at [www.growingjamestown.com](http://www.growingjamestown.com) under "Reports".



*"Growth is never by mere chance; it is the result of forces working together."*

*James Cash Penney*



As we look forward to 2015, please give some thought to the following questions we will be asking of ourselves and the community:

- How can we unify our community's definition of economic development and help residents understand the role of JSDC?
- How can we better leverage our education assets to help attract, retain and grow businesses?
- What can we do to help students pursue degrees that will lead them into high demand occupations?
- How does our community's quality of life affect economic development? What is JSDC's role in quality of life improvements?
- How can we expand our use of technology in community engagement and marketing?
- Should job creation continue to be our primary performance metric? How can we re-think the measures of our community's well-being?
- What should we do to empower the next generation of leaders in our community?

The JSDC Board of Directors and JSDC Staff continue to strive for growth and prosperity for the people and businesses of Jamestown and Stutsman County.

We thank the community for ongoing support. Thank you to the JSDC Board of Directors both present and past for your guidance, expertise, attention to detail and cheerfully providing all of this free of charge! A special thank you to Holly, Beth, Kaitlin, Tracey, Theresa, and Corry for their remarkable work ethic, optimistic outlook, cheerful attitudes and constant commitment to doing things better and helping to grow Jamestown and Stutsman County.

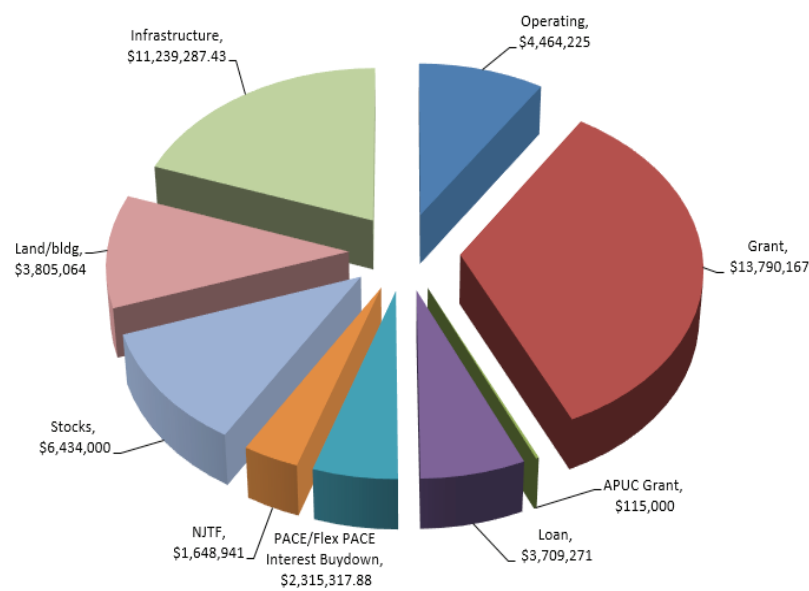
**Connie Ova**

JSDC Chief Executive Officer

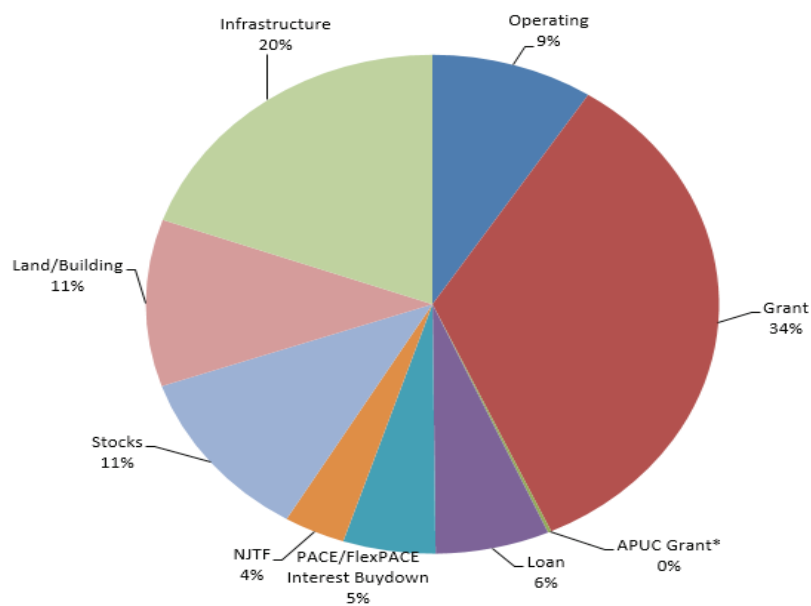
# FINANCIAL OVERVIEW

Funding Allocation			Funding Distribution									
	County	City	Operating	Grant	APUC Grant*	Loan	PACE/Flex PACE Interest Buydown	NJTF	Stocks	Land/Building	Infrastructure	Jobs
Totals	\$5,815,057.45	\$42,005,943.75	\$5,268,225.00	\$19,617,625.87	\$110,000.00	\$3,709,271.14	\$3,003,276.13	\$1,991,941.24	\$6,434,000.00	\$6,233,592.98	\$11,239,287.43	2681
Total Funds Used		\$47,821,001.20										

**Cumulative Projects Expenditures**



**Cumulative Project Expenditures**





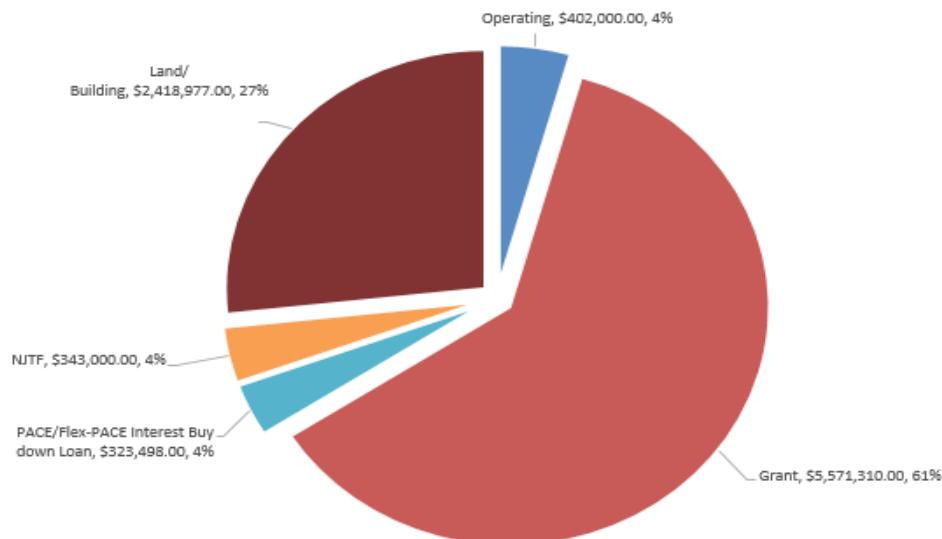
# PROJECT FUNDING OVERVIEW

Funding Allocation			Funding Distribution										Impact	
2014 Projects	County	City	Operating	Grant	APUC Grant	Loan	PACE/Flex-PACE Interest Buy down Loan	NJTF	Stocks	Land/ Building	Infrastructure	Jobs	Payroll	Leverage
JSDC Operation	\$82,000.00	\$320,000.00	\$402,000.00											
JSDC/Chamber Building Roof Replacement	\$8,826.70	\$79,440.30								\$88,267.00				
JSDC/Chamber Building Elevator Replacement	\$5,000.00	\$45,000.00								\$50,000.00				
JSDC Partners in Marketing	\$2,500.00	\$22,500.00		\$25,000.00										
JSDC Purchase of Klose Property 320A	\$193,500.00	\$1,741,500.00								\$1,935,000.00				
JSDC Purchase Patel Lot 194	\$3,711.00	\$119,999.00								\$123,710.00				
JSDC Purchase SCDRC Share of Building	\$12,500.00	\$112,500.00								\$125,000.00				
Buchanan Ag	\$8,800.00	\$2,200.00					\$11,000.00					2	\$41,000.00	\$172,000.00
Buffalo City Diesel	\$8,600.00	\$34,400.00					\$43,000.00					5	\$165,000.00	\$353,000.00
CHS, Inc.*	\$4,230,000.00	\$470,000.00		\$4,700,000.00								177	\$19,488,475.00	\$3,000,000,000.00
Custom Contracting-4 Guys	\$32,000.00	\$8,000.00					\$40,000.00							\$452,000.00
DSA - NJTF	\$34,300.00	\$308,700.00						\$343,000.00						
DSA - Jobs Incentive Grant	\$68,250.00	\$614,250.00		\$682,500.00								39	\$2,100,000.00	\$155,000,000.00
D&B Portables	\$2,808.60	\$11,234.40					\$14,043.00					3	\$162,000.00	\$285,957.00
Jamestown Regional Airport Authority	\$8,600.00	\$34,400.00					\$43,000.00							\$492,000.00
Jamestown Row Homes (MetroPlains)	\$8,600.00	\$34,400.00					\$43,000.00					1	\$40,000.00	\$5,000,000.00
Jamestown Tourism Operation	\$11,000.00	\$44,000.00		\$55,000.00										\$695,858.00
Jamestown Tourism Grant Fund	\$15,000.00	\$60,000.00		\$75,000.00										\$227,181.00
Marvel Homes	\$34,255.20	\$8,563.80					\$42,819.00					5	\$200,000.00	\$653,000.00
Pesek (Ben) Properties	\$8,600.00	\$34,400.00					\$43,000.00					1	\$30,000.00	
SCDRC Dues	\$12,509.70	\$21,300.30		\$33,810.00										
SEPA-Rail Spur to South JSDC	\$9,700.00	\$87,300.00								\$97,000.00				
Witts End LLC (Real Truck)	\$8,727.20	\$34,908.80					\$43,636.00							\$1,031,364.00
<b>Totals</b>	<b>\$4,809,788.40</b>	<b>\$4,248,996.60</b>	<b>\$402,000.00</b>	<b>\$5,571,310.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$323,498.00</b>	<b>\$343,000.00</b>	<b>\$0.00</b>	<b>\$2,418,977.00</b>	<b>\$0.00</b>	<b>233</b>	<b>\$22,226,475.00</b>	<b>\$3,164,362,360.00</b>
<b>Project Totals</b>	<b>\$9,058,785.00</b>													

\*CHS, Inc. project funding 2019-2039 = \$235,000 annually

JSDC Real Estate Sales		Allocation	
2014 Sales	Sale Price	City	County
Nilil Construction Lot 8, Block 1	\$68,171.00	\$66,126.00	\$2,045.00
Kal Patel Lot 1, Block 3 & portion of Lot 2, Block 3	\$123,710.00	\$119,999.00	\$3,711.00
<b>Total</b>	<b>\$191,881.00</b>	<b>\$186,125.00</b>	<b>\$5,756.00</b>

Total Funding Use 2014



# 2014 PROJECT REVIEW DETAILS

Locally owned full-service farm, ranch and agricultural input supplier, **BUCHANAN AG, LLC**, opened in October 2012 and has experienced tremendous growth. Buchanan Ag received a Flex PACE loan in the amount of \$11,000 to build a new warehouse that will allow them to carry greater inventory and better serve their customers. They will also gain a heated warehouse and shop space, which will allow them to expand their range of services and hire one full-time employee in year one and one to two full-time employees in year two.

## **CUSTOM CONTRACTING SOLUTIONS, LLC**

received a Flex PACE Interest buy down in the amount of \$40,000 to help with the construction of a steel building that will allow them to continue to operate at their current rate and meet the growing demand. They employ nine full-time employees and one part-time employee.



**D&B PORTABLES, LLC** received a Flex PACE Interest buy down in the amount of \$42,823.12 to open a portable restroom service business. This new venture will create two new full-time positions. In addition to their two positions, they plan to hire two full-time employees within the initial 12 months.

**JAMESTOWN REGIONAL AIRPORT** received a Flex PACE Interest buy down for up to \$43,000 to construct an airport hangar. The hangar will have eighteen bays and will be rented out to individuals for aircraft storage.



**REALTRUCK.COM** received a Flex Pace Interest buy down for \$43,636 to support their ongoing growth. RealTruck.com purchased the building they are in currently, to be able to occupy more of the space.

**JAMESTOWN ROW HOMES** received a Flex PACE Interest buy down for \$43,000. The company, Metroplains, purchased the former Essentia Health clinic and plans to build affordable housing units in its place.

To assist in the construction of their office, **MARVEL HOMES** received a Flex PACE Interest buy down for up to \$43,000. The company will have four full-time employees in year one, potentially expanding to five or six employees in year two. Marvel Homes will assist the region by providing modular home options.





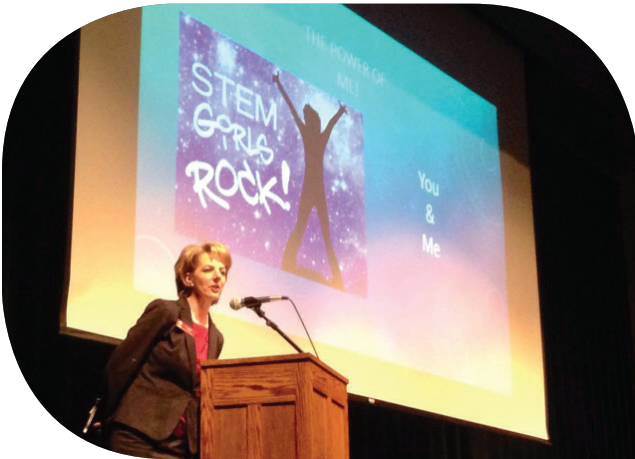
# WHAT'S HAPPENING IN STUTSMAN COUNTY



The Spiritwood Energy Park Association held a Golden Spike Ceremony on October 30th to celebrate a significant milestone for the SEPA rail loop and project development for the Spiritwood Energy Park. SEPA is co-owned by the Jamestown/Stutsman Development Corporation and Great River Energy. The full SEPA rail loop has east and west access and daily service from Jamestown built directly off the BNSF mainline.



Dual science, technology, engineering, and math committees were formed in May to create two STEM events for middle school boys and girls in the region. STEMtastic! and TechSavvy events were held on January 5th, 2015 to increase awareness and build interest in STEM careers.



CHS held an open house on October 21st for local officials to learn more about the project development and ask a CHS panel questions regarding the Stutsman County CHS fertilizer plant development.



Jamestown Regional Airport held a ribbon-cutting ceremony on June 20th to commemorate the return of regular commercial passenger airline service to the airport. Twelve people spoke at the event including North Dakota Governor Jack Dalrymple, Senator John Hoeven, JRA Chairman Jim Boyd, Stutsman County Commission Chairman Mark Klose, Jamestown Mayor Katie Andersen and JSDC CEO Connie Ova.



## **NEW BUSINESSES** THAT OPENED THEIR DOORS IN 2014

**Body Bliss Aesthetics**

**Brown & Saenger**

**Cash Wise**

**Caribou Coffee**

**Cornerstone Nutrition**

**D & B Portables**

**Dacotah Bank**

**Erin Lamp – State Farm**

**Flower Power**

**High Plains Water**

**Home of Economy**

**Lion's Club Receptacle**

**Los Molcajetes**

**Skintastic Lazer Hair Removal**

**SkyWest Airlines**

## **RIBBON CUTTING EVENTS**

FOR NEW OWNERSHIP/GRAND RE-OPENING OR REMODEL

**Anytime Fitness – REMODEL**

**Ave Maria Village – REMODEL**

**Express Tech – NEW OWNERSHIP**

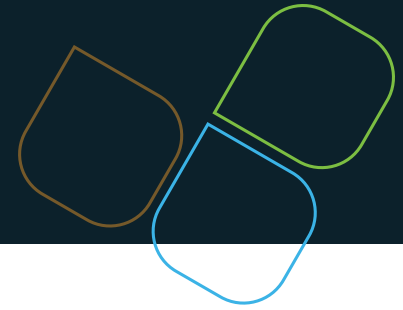
**Ostlie Insurance Agency – NEW LOCATION**

**Papa Murphy's – NEW MANAGEMENT**





# ECONOMY AT A GLANCE



## POPULATION

Stutsman County		Jamestown	
Population		Population	
2013	2014	2013	2014
20934	21120	15323	15440

Source: 2012 Census

## WORKFORCE 2010-2014

Workforce	2010	2011	2012	2013	2014
Total Employment	10876	10681	10754	9642	11274
Unemployment rate	4.60%	3.90%	4.10%	3.00%	2.80%
ND Unemployment rate	4.20%	3.90%	3.30%	2.70%	2.80%
US Unemployment	9.00%	8.30%	8.30%	7.80%	6.29%

Source: ND Job Service

## COST OF LIVING

Our cost of living index is based on a US average of 100. An amount below 100 means Jamestown is cheaper than the US average. A cost of living index above 100 means Jamestown is more expensive.

Cost Of Living	Jamestown	United States
Overall	88	100
Food	100	100
Utilities	81	100
Miscellaneous	103	100

\*The cost index of those goods and services not included in other cost of living categories, including clothing, restaurants, repairs, entertainment, and other services.

Source: Sperling's Best Places 2014

## BUILDING PERMITS: CITY OF JAMESTOWN

Building Permits	2011		2012		2013		2014	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value
Single Family	10	\$2,643,316	9	\$1,911,431.30	21	\$4,260,344.50	35	\$7,584,605.25
Other Residential	0	\$0	0	\$0	23	\$1,255,648.50	32	\$17,884,171
Commercial	5	\$1,472,518	8	\$15,760,500	5	\$537,030	10	\$15,132,253
Public	3	\$2,119,009	1	\$4,436,000	0	\$0	6	\$4,662,439
Industrial	0	\$0	0	\$0	2	\$801,774.00	0	\$0
Home Alterations	26	\$413,432	17	\$498,657.80	24	\$1,033,975	23	\$205,174.50
Commercial Alterations	12	\$1,740,011	18	\$4,223,664.10	18	\$2,865,733	39	\$7,910,614.82
Industrial Alterations	0	\$0	0	\$0	0	\$0	1	\$11,000
<b>Total</b>		\$8,388,286		\$26,830,253.20		\$10,754,505.00		\$53,390,257.07

Year	City Residential	City Commercial	County Less City	County Less City	Total County	Total County
2010	\$413,979,700.00	\$181,996,400.00	\$146,142,400.00	\$68,235,615.00	\$560,122,100.00	\$250,232,015.00
2011	\$415,449,200.00	\$185,661,500.00	\$152,468,500.00	\$81,315,100.00	\$567,917,700.00	\$266,976,600.00
2012	\$419,767,300.00	\$189,732,600.00	\$156,392,380.00	\$84,957,500.00	\$576,159,680.00	\$274,690,100.00
2013	\$441,767,300.00	\$207,687,400.00	\$164,199,080.00	\$87,639,625.00	\$605,719,980.00	\$295,327,025.00
2014	\$485,384,272.00	\$221,029,102.00	\$204,740,943.00	\$89,036,275.00	\$690,125,225.00	\$310,065,377.00

## TAXABLE SALES AND PURCHASES

Taxable Sales and Purchases				
	3rd Qtr. 2011	3rd Qtr. 2012	3rd Qtr. 2013	3rd Qtr. 2014
City of Jamestown	\$127,085,816.00	\$195,898,389.00	\$199,463,440.00	\$191,018,834.00
Stutsman County	\$131,626,657.00	\$203,123,628.00	\$207,028,522.00	\$196,614,268.00

\*up to & including the 3rd quarter

## STATE TAXES

State Taxes	
Corporate Income Tax (min)	1.70%
Corporate Income Tax (max)	5.20%
Retail Sales	5%
Individual Income Tax (min)	1.22%
Individual Income Tax (max)	3.22%

## SALES TAX COLLECTION

State Tax Collection				
	2011	2012	2013	2014
City Of Jamestown	\$2,148,899.85	\$2,349,387.00	\$2,469,605.01	\$2,437,794.00

## LODGING & RESTAURANT TAX COLLECTION: CITY OF JAMESTOWN

Lodging & Restaurant Tax Collection: City Of Jamestown				
	2011	2012	2013	2014
Hotel Occupancy	\$152,227.58	\$153,754.56	\$169,000.44	\$182,570.81
Restaurant Tax	\$349,082.25	\$364,449.67	\$376,791.77	\$399,346.35

## TRANSPORTATION: JAMESTOWN REGIONAL AIRPORT

Total Passenger Departures	2011	2012	2013	2014
Total Departures	5609	3861	2672	3109

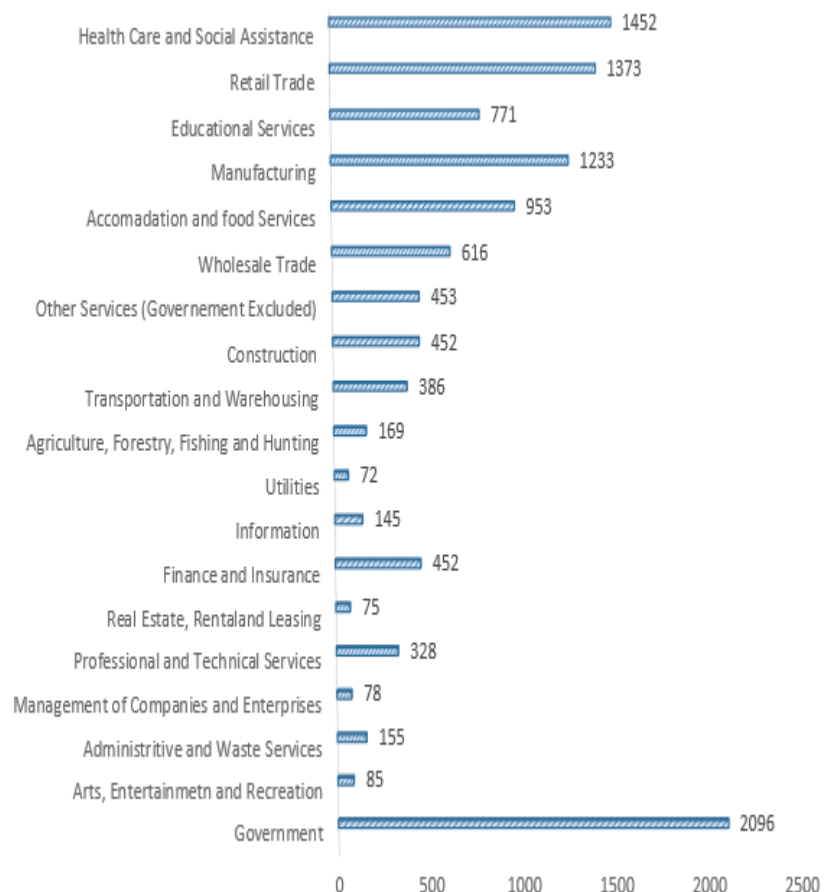
## 2014 TAX RATE (MILLS)

<b>City</b>	<b>110.22</b>
General	84.4
Public Building Site	4.97
City Share Specials	0
Library	15
Airport	5.35
Animal Shelter	0.5
<b>County</b>	<b>107.92</b>
General	15.49
Road & Bridge	6.47
Correctional Center	9.55
Senior Citizens	1.2
Matching Federal Aid	5
County Park	1.16
Veteran Service	1.15
Jobs Development	3.82
Airport	0.95
Social Security	16.33
Water Resources	0.34
Poor Relief	20
County Library	3.81
Emergency Human Services	0.67
County Historical	0.17
Weed Control	3.03
County Agent	2.22
County Fair	0.48
Central Valley Health	4.78
Comp Health Insurance	3.82
Automation	1.62
Emergency	3.82
County Advertising	0.04

<b>Jamestown Park Board</b>	<b>43.95</b>
General	34.6
Special Assessment	5.54
Social Security	2.3
Retirement	1.51
<b>Jamestown School District</b>	<b>115.97</b>
General & Other	84.57
Bond Sink. & Int.	21.4
Building Fund	10
<b>State</b>	<b>1</b>
<b>Total</b>	<b>373.35</b>

## INDUSTRY SECTOR CHART

Number of employees in each industry



# JSDC BUSINESS PARTNERS



Jamestown/Stutsman County Development Corporation is proud to have partnered with the following businesses:

AgCountry Farm Credit Services

Agri-Cover, Inc.

Allied Agronomy

Alpha Opportunities, Inc.

Anne Carlsen Center

Birding Drives Dakota

Bison Inn/Econo Lodge

Browning Honey

Buchanan Ag

Buffalo City Diesel

Buffalo City Wood Products

Buffalo City Rotisserie Grill

Carrington Area CDC

Cavendish Farms

Central Grassland Research Center

Champ Industries USA Inc.

Cherrington

Cherry Berry/Fast Break

CHS, Inc.

City of Jamestown, ND

City of Napoleon, ND

Custom Contracting Solutions

Dakota Brands International, Inc.

Dakota Crop Services

Dakota Growers Pasta Company

Dakota Spirit AgEnergy

Dan Poland Machine, Inc.

D&B Portables

DuraTech Industries

Dynamics Marketing

Edgeley Development Corporation

Eldermark

Endless Harvest

E-Nugget/Carbontec

Eventide

Farm Rescue

Fort Seward

Frontier Village

Gavilon

Great Plains STEM Education Center-VCSU

Great River Energy

ICS FARRMS

Infinity Building Services

Jamestown Ambulance

Jamestown Avionics

Jamestown Chamber of Commerce

Jamestown Livestock Auction

Jamestown Marble

Jamestown Public School System

Jamestown Regional Airport

Jamestown Regional Medical Center

Jamestown Row Homes

Jamestown Tourism

Job Service North Dakota

Lakeview Meadow Resort/Dunwoodie Properties





SPIRITWOOD STATION

Lehr EDC

Lunde Properties II

Mainstreet Downtown Association

Martinizing Dry Cleaners

Marvel Homes

Midwestern Machine

NDSU Central Grasslands Research Extension Service

Newman Signs

Nordian

North Dakota State College of Science

North Dakota Workforce Training

Precision Results

RealTruck.com

Reister's Meat

RTS Shearing

Small Business Development Center

South Central Dakota Regional Council

SRF Consulting, Inc.

Stoudt Ford Quick Lane

Stutsman County, ND

Stutsman Harley-Davidson

Super 8 Motel

Thomas Motors

ToMarket/Orriginals

UTC Aerospace Systems

University of Jamestown

Wal-Mart

Weist Truckline

Westward Products

# TOOLS FOR ECONOMIC DEVELOPMENT



The City of Jamestown and Stutsman County have a combined Economic Development Fund, which is a multi-million dollar economic development program available to assist with expanding or relocating business. As part of financial packages, JSDC makes direct loans, equity investments and interest buy-downs to businesses.

For detailed information on the programs listed below, visit [www.growingjamestown.com/business/financial-incentives/](http://www.growingjamestown.com/business/financial-incentives/).

Agricultural Products Utilization Commission (APUC)

Bank of North Dakota

City/County Property Tax Exemption

Community Development Block Grant

Dakota CDC

EB-5

Economic Development Fund

Flex PACE Affordable Housing Program

Flex PACE Program

ND Tax Incentives for Business

ND New Jobs Training Program

North Dakota Development Fund

North Dakota USDA Rural Development

Northern Plains Electric Revolving Loan Fund PACE Loan

PACE Program

Red River Corridor Fund

Small Business Development Center (SBDC)

South Central Dakota Regional Council

Step ND

Work Opportunity Tax Credit (WOTC)

Workforce 20/20



**AGRI-COVER, INC**

# IN THE NEWS



## CHS

In September 2014, the CHS Board of Directors approved the construction of a multi-billion-dollar nitrogen fertilizer manufacturing plant to be built in Spiritwood, ND. This plant will supply the region's farmers with enhanced supplies of crop nutrients essential to growing corn, wheat and other crops. As a good corporate citizen with a heritage of stewardship in North Dakota, CHS is pursuing this project with a strong focus on safety, environmental stewardship and community investment.

Fertilizer plays a key role in helping to feed the world's growing population. There is significant need for nitrogen fertilizers within a 200-mile radius of the plant site. That need continues to grow as US corn production moves northward. Having a local, domestic supplier will reduce dependence on imported fertilizer and provide farmers in this region with a reliable supply of fertilizer when they need it most. In addition to helping area farmers, the plant will help strengthen the regional economy.

The CHS fertilizer plant at Spiritwood will employ state-of-the-art safety and operation technologies, including features that

will help reduce emissions, and will be a leader in process efficiency. The plant will employ approximately 160-180 full-time employees and will spur new, local spending for workers' food, lodging, clothing, entertainment, and other items.

The CHS plant will produce three types of fertilizers: anhydrous ammonia, urea, and urea ammonia nitrate (UAN). The plant will produce diesel exhaust fluid (DEF), used by the automotive industry as an additive to reduce NOx emissions. CHS is committed to world class safety in both construction and operation of the plant. It will also follow the OSHA Voluntary Protection Program, which recognizes excellence in worker protection and safety.

Located 10 miles northeast of Jamestown, this strategic location has ample market, abundant natural gas supply, and close proximity to Interstate 94 and the BNSF railway. The majority of production will be used within a 200-mile radius of the facility, serving retailers and farmers in the Dakotas and parts of Minnesota, Montana and Canada.

## Dakota Spirit AgEnergy

Dakota Spirit AgEnergy, a new ethanol biorefinery co-located with Great River Energy's Spiritwood Station combined heat and power plant near Spiritwood, N.D., experienced significant construction progress in 2014.

"Our contractors have performed very well and have responded to all challenges presented to them, including weather conditions ranging from an extremely cold winter to an unusually wet spring. They continue to meet schedule objectives and are working in a safe manner," said Jeff Zueger, chief operating officer, Midwest AgEnergy Group.

Construction activities began in January with site preparation, underground utility infrastructure and subgrade piling work. Work progressed through bitter cold conditions. By spring, most of the subgrade support infrastructure was in place. Building and equipment foundations were established with structural steel and major equipment installation occurring during the summer months.

By fall, most of the major equipment was set and buildings

were enclosed with resources transitioned to a significant focus on piping and electrical installation. The project, which has averaged about 180 contractors on site for most of the year, was about 70 percent complete – and on schedule – by the end of 2014.

Additional activities at Spiritwood included the completion of a road upgrade, a rail loop and utilities to serve the site including steam, natural gas, electrical, and water.

Also, DSA began purchasing corn in the fall from area farmers, with storage at Wimbledon Grain. Corn deliveries to the plant will begin in April 2015, just prior to plant startup in May 2015.

DSA will utilize steam from Spiritwood Station to help produce 65 million gallons of ethanol per year, distillers grains and distillers corn oil. Because it will produce a low carbon fuel, Dakota Spirit AgEnergy achieved its renewable fuels certification (RFS2) through the U.S. Environmental Protection Agency.

The ethanol biorefinery will create 36 new jobs.



# BUSINESS SPOTLIGHT

The Jamestown/Stutsman Development Corporation (JSDC) honors local businesses every year with our Growing Jamestown Award. When choosing a business to receive this award, JSDC looks at two specific criteria: the business must be currently working with the JSDC or have done so in the past, and the business must have a positive influence on our local economy. This year, the JSDC Board of Directors would like to honor **Dakota Spirit AgEnergy**.



*"We are looking forward to the startup of operations of the Dakota Spirit AgEnergy ethanol biorefinery this spring. The realization of this project is a joint result of industry, local leadership, and strong partnerships with the City of Jamestown, Jamestown Stutsman Development Corporation, Stutsman County and the Stutsman Rural Water District. We are proud to be a part of the Jamestown/Spiritwood community and plan to make a long term positive contribution to the city and county, and of course agricultural producers" says Greg Ridderbusch, president, Midwest AgEnergy Group.*

# PARTNERS REPORT



## CHAMBER OF COMMERCE

The Jamestown Area Chamber of Commerce is a voluntary organization of business and professional people dedicated to promoting the civic and economic vitality of Jamestown and the surrounding communities. The Chamber has 395 members and is comprised of five committees that focus on several different areas. This focus provides improved business recognition and addresses quality of life issues for the community residents. The Chamber hosts or sponsors a variety of events that help promote the local community and the region. The Chamber accomplishes collectively what individual businesses or professionals are unable to do alone.

The Jamestown Area Chamber of Commerce is co-located with the Jamestown-Stutsman Development Corporation at 120 2nd Street SE.

The Chamber committees include Ag and Energy; Ambassadors, City Beautification, Local Regional Affairs and the Young Professionals of Jamestown.

The Chamber events include the Energy Luncheon; Farmer's Appreciation Banquet; Annual Awards Banquet; Ag Week Luncheon; Home and Garden Show; Legislative Public Forums; Business Training and Educational Forums; White Cloud Parade; 4-H Breakfast; YPJ 5k Walk/Run and more.

## COLLEGE COMMUNITY CONNECTION

The College Community Connection committee was initiated by JSDC board members as an effort to work with University of Jamestown to develop programs that would bring the university and community closer with the goal of finding ways to retain graduates in Jamestown.

In 2014, the Community Block Party had 175 vendors and an attendance of over 4,000 people.

## Spiritwood Energy Park Association

Spiritwood Energy Park is a premier destination for energy and agricultural-related companies that wish to take advantage of a location with strong energy and transportation infrastructure. Located near Jamestown, North Dakota on 551 acres, Spiritwood Energy Park is managed by the Spiritwood Energy Park Association which consists of two member owners: Jamestown Stutsman Development Corporation (JSDC) and Great River Energy. SEPA will benefit economic development in the region by investing in common-use infrastructure, creating development lots, and providing property management and other value-added services on a fee-for-service basis to its tenants.

The governing members of Spiritwood Energy Park consist of representation from JSDC and Great River Energy. Ownership shares are based on proportional ownership in the Spiritwood Energy Park Association. As land within the energy park is leased rather than sold, it is important that the tenants of Spiritwood Energy Park have a voice in how it is managed and operated. Tenants are represented in a separate group that interacts directly with Spiritwood Energy Park Association. Interested parties should prepare and submit the Tenant Interest Form found on [www.growingjamestown.com](http://www.growingjamestown.com) or by contacting the JSDC office.



## Jamestown Tourism

In 2014, Jamestown Tourism changed its name, adopted a new brand identity and introduced three target visitor profiles. This evolution has defined its work and will allow Jamestown Tourism to focus resources to attract the best visitors to the Jamestown area.

The dollars provided by the Jamestown/Stutsman Development Corporation were reinvested throughout the area. Sixteen entities utilized the \$150,000 in grant dollars available to run their historical site, host their event, enhance marketing, and provide new and exciting programming to visitors.

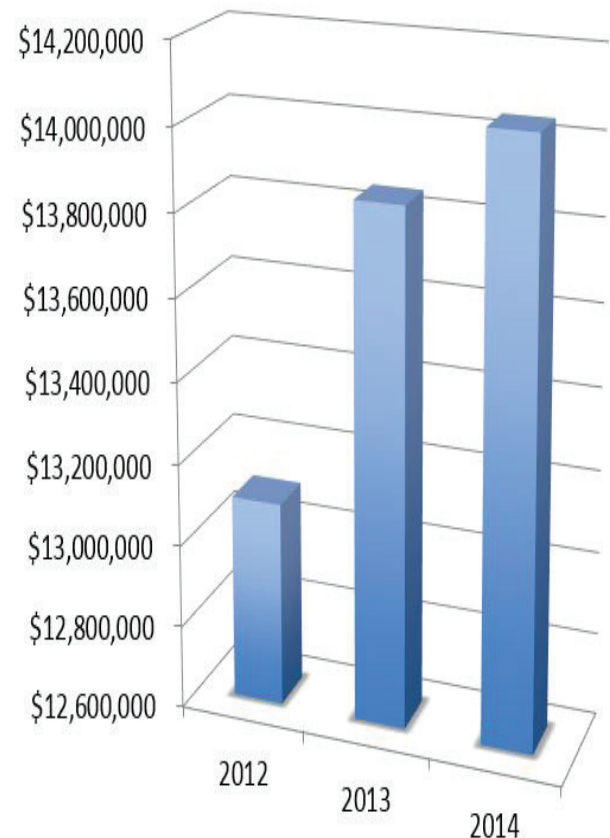
The results for 2014 were positive. Hotel hospitality tax revenues were up 8% over 2013, and restaurant tax receipts were up 6%. Calculations from Jamestown Tourism show an increase in economic impact to Jamestown for the tourism related events up 1.9% for 2014.

The people in Jamestown are proud of its history. The stories and people influenced by the James River, the railroad and the roaming buffalo are alive and well through the historical sites throughout the area.

### 2014 Jamestown Tourism Board of Directors:

Alden Kollman, President  
Scott Hare, President Elect  
Beth Dewald, Treasurer  
Tena Clocksene  
Mitzi Hager  
Dave Smetter  
Lisa Barnick  
Paul Butenhoff  
Rory Hoffman  
Liz Hunt  
Jon Lillejord

Estimated Economic Impact

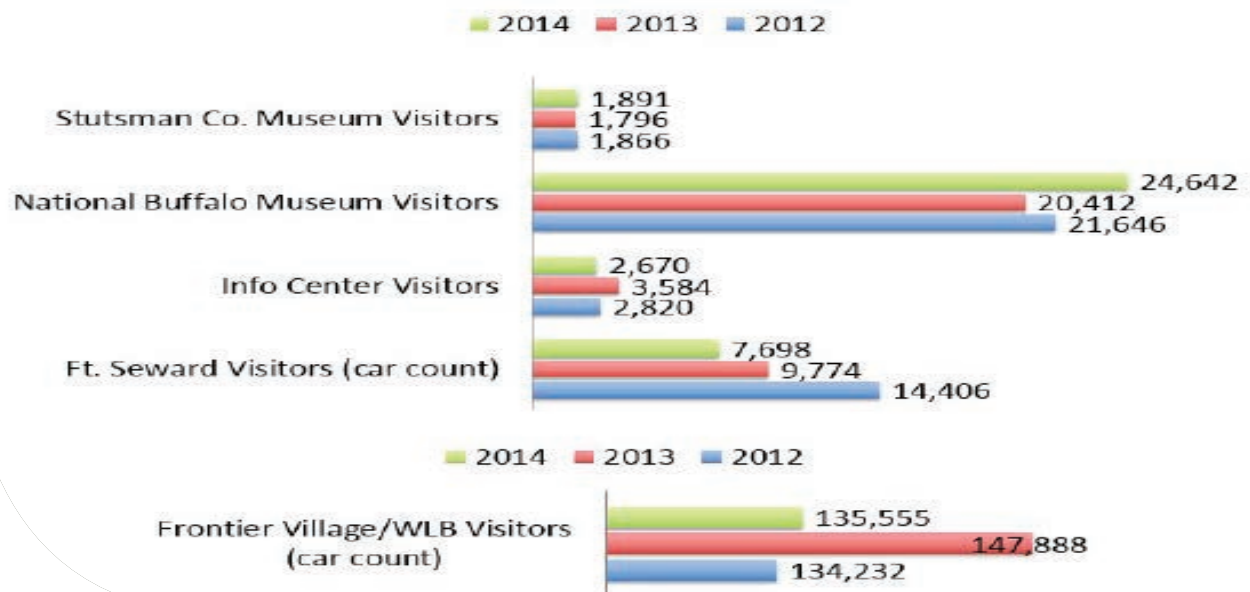




### JSDC and Hospitality Tax Dollars Spent



### People Counts for Sites





## SOUTH CENTRAL DAKOTA REGIONAL COUNCIL

The SCDRC provides a multitude of services encouraging economic and community development in the nine-county region of south central North Dakota including the counties of Stutsman, Barnes, Dickey, Foster, Griggs, LaMoure, Logan, McIntosh and Wells.

In 2014, South Central Dakota Regional Council (SCDRC) worked with projects that had an economic impact of more than \$42 million in the region. Regional Council staff administered projects totaling about \$600,000, managed a loan fund of \$2.1 million in active loans, provided business consulting services that injected about \$3 million into businesses in the nine-county region. Plus, the Regional Council staff wrote and received grants for an additional \$120,000.

Stutsman County has five representatives on the SCDRC Board of Directors: Stutsman County Commissioner Craig Neys, Stutsman County Soil Conservation District Commissioner Bernie Wanzek, Jamestown City Commissioner Steve Brubakken, Buchanan Mayor Kim Lees, and JSDC Executive Director Connie Ova. In addition Tena Lawrence represents the University of Jamestown. Scott Hare of Gate City Bank represents the county on the SCDRC Loan Funds Committee and Craig Neys represented the county on the 2014 Community Development Block Grant Scoring and Ranking Committee.

The Regional Council provides planning services, technical assistance, information coordination, grant writing, gap financing, and grant and program administration. It helps local government, businesses and individuals access federal, state and other funding sources to grow the region.

### SCDRC activities in 2014 included:

#### Community Development Block Grant (CDBG) Projects:

- Four communities received more than \$275,000 in CDBG funds in 2014 through the work of the Regional Council. Cleveland received a \$36,011 grant for its Sanitary Sewer System and Lift Station Upgrade Project. McHenry received \$169,885 for a Lagoon Rehabilitation Project. Stutsman County received \$52,580 for removal of architectural barriers at the Law Enforcement Center. Kulm received \$16,569 for removal of architectural barriers at the Kulm Senior Citizen's Center.

#### N. D. Department of Emergency Services and Federal Emergency Management Agency (FEMA) Projects:

- Completed and received FEMA approval for multi-hazard mitigation plans in Dickey and LaMoure Counties.
- Assisted the counties of Stutsman, Barnes, and Griggs in updating each county's FEMA-approved mitigation plan.
- Assisted five townships in the region, including Rose Township in Stutsman County, to implement zoning ordinances and land use regulations.
- Served as Grant Administrator for a \$60 million Valley City/North Dakota State Water Commission Phase 2 Volunteer Acquisition Project.

SCDRC assisted in gap financing with Buffalo City Diesel, Jamestown, with a loan of \$150,000.



SCDRC provided free business consulting to 19 manufacturers in the region, including three in Stutsman County, through a USDA Rural Development grant.

SCDRC served as the fiscal agent for N.D. Department of Commerce Agricultural Products Utilization Commission, APUC, grants. Three projects were closed in 2014 including Carbontec Energy Corporation and Endless Harvest, Phase 2 in Stutsman County and Northern Plains Grain, Valley City.

#### Other SCDRC Activities:

- Hosted three meetings for economic developers and tourism developers from 10 counties in the region.
- Deb Kantrud represents the state regional councils and our region on the North Dakota Rural Development Council.
- Deb Kantrud serves as vice president of the North Dakota Association of Regional Councils.
- Represented the region at the ND Division of Community Services at Community Infrastructure and Affordable Housing meetings.
- Hosted the Community Development Block Grant State Public Hearing.
- Deb Kantrud and staff presented at several civic organizations & economic development annual meetings.
- Daniel Schwartz participated in Jamestown Arts Council planning meetings.
- Member of Jamestown-Area Chamber of Commerce Regional Affairs Committee.
- Member of Jamestown College Community Alliance for Management Consulting.
- Member of Economic Development Association of North Dakota (EDND).

## SMALL BUSINESS DEVELOPMENT CENTER

The South Central Dakota Regional Council also hosts the Small Business Development Center-Jamestown Center (SBDC) that serves the nine counties of the region, including Stutsman County. The SBDC is located in the Regional Council offices that are located at 419 5th Street NE, Suite 5, Jamestown.

The SBDC helps individuals start, manage, and grow their businesses. Business consultants at the Jamestown office provide confidential consultant services at no charge to business owners who want to expand and grow their businesses and to entrepreneurs who want to start or purchase a business

#### In 2014, Small Business Development Center-Jamestown Center:

- Served 167 clients, with 51 percent of the clients being from Stutsman County.
- Assisted clients to start and or expand businesses that injected more than \$3.8 million dollars into businesses in our region.
- Assisted clients to start seven businesses – four in Stutsman County.
- Assisted clients to create or retain 20 jobs in the region.

The Small Business Development Center-Jamestown Center is funded through contributions from the counties and cities, including JSDC, in the nine-county area the N.D. Department of Commerce, and a cooperative agreement with the U.S. Small Business Administration.

# STAFF REPORTS

## HOLLY MILLER

### VICE PRESIDENT OF ECONOMIC DEVELOPMENT

2014 was a very exciting year for Stutsman County. I started the year as marketing/workforce developer and was promoted to Vice President of Economic Development. We continue to partner with the community and surrounding organizations to bring solutions to workforce issues and took part in business development for JSDC.

I am happy to provide updates on projects in 2014:

- ACT Stutsman County Community Work Ready Program. In September of 2013, Debra Lyons (Vice President of Community and Economic Development with ACT, Inc.) announced that Stutsman County was one of ten counties in the nation as part of a pilot workforce program to increase the skills of today's workforce. Stutsman County completed the ACT academies and partnered with Job Service North Dakota to host the assessments. Our local school system, workforce, and employers will take part in leading this initiative in North Dakota.
- Growing tomorrow's skilled workforce & developing a bright future through STEM learning. JSDC, Jamestown Public School System, and the Great Plains STEM Education Center have partnered to bring STEM curriculum into the school system. STEM curriculum is about using science and mathematics to engineer technology to developing 21st century skills with 22nd century imagination.
- Teachers in Industry with North Dakota State University. The Teacher in Industry Internship Program places K-12 teachers in a corporate work environment for a four week internship. The internship gives classroom teachers the opportunity to further develop their understanding and appreciation of the engineering design process through practical work experience.
- Partnership with North Dakota State College of Science. As Stutsman County businesses expand and new businesses break ground, the need for skilled workforce increases significantly. JSDC has partnered with NDSCS to develop a model that provides technical skills training through collaboration with industry.

I look forward to continuing collaboration with community organizations and businesses in Jamestown/Stutsman County in 2015, and thank the community for participation and support of these projects!





## KAITLIN DILLARD

### OFFICE ASSISTANT

The City of Jamestown and Stutsman County are in very exciting times. The feeling of growth around the community is ever present. I was hired in October as the Office Assistant, and I look forward to being a part of the JSDC team to help facilitate and nurture the growth and development. Being new to the community of Jamestown, JSDC has provided me with a great career opportunity as well as helping me better embrace and understand this new city that I now call home.

As the Office Assistant, my position consists of providing support to others in the organization to maintain an efficient office environment. My daily tasks often vary from day to day, which has allowed me to learn and gain knowledge in so many new things. Throughout my time at the JSDC I have aided in handling administrative details for projects, coordinating and facilitating JSDC meetings, updating the social media pages and the JSDC website, assisting with loan documentation, planning events, and overseeing the various building tasks. I have also been very involved and assisted with the setup and implementation of the Salesforce Website Program.

My employment at JSDC has allowed me to gain a progressive insight into the economic development world. I am thankful to be part of such a diligent, enthusiastic and versatile team. I look forward to a successful and exciting 2015, and I hope to help continue to support and promote economic development and growth for the community of Jamestown and Stutsman County.



## BETH BLUMHARDT

### ADMINISTRATIVE ASSISTANT

The City of Jamestown and Stutsman County continues to see a wave of steady, economic growth and development with each year. As a member of the JSDC team I look forward to assisting in the facilitation and direction of that growth and development in the upcoming year.

As the Administrative Assistant, I have the opportunity of handling administrative detail for JSDC projects, coordinating and facilitating various JSDC meetings, being responsible for the development and maintaining of office and administrative systems, assisting with loan documentation and helping in other areas where needed. I have also been actively involved with the Strategic Planning Process for the JSDC as well as the organizing of various subcommittees to achieve the goals and objectives presented within that plan.

My employment at JSDC has allowed me to gain a more comprehensive understanding of the economic development world and all it entails. I am thankful to be part of the JSDC team; a team who is hardworking, knowledgeable, dedicated and who work effectively together for the betterment of the community.

2014 was an exciting year for Jamestown and Stutsman County; I look forward to another great year in 2015 and all the economic development and community growth yet to come.



## THERESA HEIER

### INTERN

I began my internship with the JSDC in October of 2013. I am currently a Business Marketing major at the University of Jamestown, with minors in information Technology and Computer Graphic Design. While not having a whole lot of office experience before beginning this internship, I have been able to learn a lot more first-hand, and have been able to put the skills learned in my classes, both past and present, to use.

Throughout my internship this past year, I have learned a lot more about economic development, marketing and writing, and working in an office environment. I have also learned so much about the city of Jamestown. My main tasks have had to do with updating and maintaining the JSDC website and social media outlets, searching for and advertising job openings as well as posting news articles and events, filing and doing research, and the creation of this annual report. I have also helped with the preparations for Board of Directors and Executive Committee meetings, and have attended several since I was working full time the past summer. I also aid in any other tasks a staff member needs assistance with.

I am very grateful to have had the opportunity to work with JSDC. I plan to graduate in the spring of 2016, and I know that the skills and knowledge I have gained from this internship will help me significantly in my career after college. I will be studying abroad this next semester in Sweden through an exchange program with the University of Jamestown, and look forward to continuing my internship with JSDC upon my return.



# WE WELCOME YOUR QUESTIONS AND COMMENTS



The Jamestown/Stutsman Development Corporation Board of Directors and staff are committed to doing their very best to communicate with the people of Jamestown and Stutsman County.

With a regularly updated website, monthly open meetings, annual reports, and annual independent CPA audits available to the public, as well as coverage in the local media, we are doing everything possible to provide the most informative updates on JSDC projects - past, present, and future.

We are always looking for ways to effectively improve and grow. That is what we are about: Growing Jamestown and Stutsman County.

If you have suggestions, questions, or ideas please do not hesitate to contact us directly.

**Sincerely,**  
**JSDC Board of Directors and Staff**

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