



**JSDC Joint Business Attraction & Existing Business Committee Meeting**  
**Wednesday, February 7, 2024**  
**Official Minutes**  
**JSDC Lower-Level Conference Room**

**Members Present:** Jermey Rham, Marlee Siewert, Mark Klose, Casey Henderson, David Steele, Rod Johnson, Jen Dockter.

**Members Absent:** Tory Hart, Nick Schauer, Dwaine Heinrich, Levi Taylor, Tonya Perkins, Mike Delfs.

**Guests Present:** Jeremy Forester, First Community Credit Union; Jozie Kovar, 201 Aesthetics; Dr. Kelly Odden, DMD.

**Staff Present:** Corry Shevlin, Alyssa Looyen, Jamie Czapiewski.

**Call to order:** 12:00 p.m. by Jen.

**Conflict of Interest Declaration:** Jen Dockter for 201 Aesthetics Flex PACE and Rod Johnson for Goodrich Lease Renewal.

**Approval of Minutes:** The minutes from the January 10, 2024, meeting were in the One Drive for review.

*David made a motion to approve the minutes as shown, Marlee seconded the motion and the motion passed unanimously by voice vote.*

**2024 SCDRC Dues:** The 2024 dues invoice for SCDRC was in the One Drive for review. The Stutsman County share is \$36,458. The city and county split would be 63% city and 37% county. The city's share would be \$22,968.54 and the county's share would be \$13,489.46.

Traci Redlin of SCDRC will be present at the Monday, February 12, 2024, Board of Directors meeting to answer any questions.

*David made a motion to recommend the approval of the payment of the South Central Dakota Regional Council 2024 dues to the Board of Directors, Marlee seconded the motion and the motion passed unanimously by voice vote.*

**Party Crashers Daycare Request:** The daycare application for Party Crashers was in the One Drive. The original request from 2023 was asking for \$7,606.50 in matching funds to add an additional bathroom and getting the facility up to code.

They are requesting the additional \$2,393.50 in matching funds.

*Jeremy made a motion to recommend the approval of the Party Crashers Daycare Request to the Board of Directors. Casey seconded the motion and the motion passed unanimously by voice vote.*

**Internship Reimbursement Applications:** Jamie's memo regarding the Spring 2024 Internship applications was in the One Drive. Five applications were received. One is a college senior at Schauer & Associates, PC working as a tax intern, and the other four are CNA trainees at SMP Health – Ave Maria. The CNA trainees are not in a full time academic program, and it is consistent with previous applications to not approve them for funding.

*Mark made a motion to recommend the approval of Isaac Patzer, tax intern at Schauer & Associates to the Board of Directors. Jeremy seconded the motion and the motion passed unanimously by voice vote.*

No action was taken on the Ave Maria CNA trainee applications, and they will not be presented to the Board.

**Dr. Kelly Odden Flex PACE Request:** Alyssa's memo regarding the Dr. Kelly Odden Flex PACE request was in the One Drive. Dr. Kelly Odden, DMD is purchasing 33.33% (1/3) of Downtown Dental in Jamestown, which includes the practice, building, equipment, and customer base. Dr. Kelly provides all general dental services and is committed to serving Jamestown and the surrounding areas by helping those she serves reach and maintain optimal dental health, which is a gateway to overall health. Having another committed dentist to the practice will help to increase the capacity of patients while decreasing wait times to help serve more patients.

Dr. Kelly Odden was in attendance to answer any questions. She stated that there is a shortage of dentists in the area, due to many reaching retirement age. There are also many smaller communities in the area that don't have local practices and need to come to Jamestown for dental care.

This Flex PACE loan would be to the individual, Dr. Kelly Odden, not the practice, Downtown Dental. This is similar to Dr. Whittney Bruin's Flex PACE several years ago, also buying into the same practice.

Alyssa recommended funding the request up to the amount of \$85,714.30, with an 80% city and 20% county split. The city's share would be \$68,571.44 and the county's share would be \$17,142.86.

*Marlee made a motion to recommend the approval of the Dr. Kelly Odden Flex PACE request to the Board of Directors. Rod seconded the motion and the motion passed unanimously by voice vote.*

**201 Aesthetics Flex PACE Request:** Alyssa's memo regarding the 201 Aesthetics Flex PACE request was in the One Drive. Owners Kalsie Gumke and Jozie Kovar are purchasing a building at 201 1<sup>st</sup> Ave N in Jamestown and will open a medical spa and full salon. 201 Aesthetics will be the only medial spa in a 100-mile radius. The aesthetics industry is on the rise and many individuals from the community travel to Fargo or Bismarck for services and will now be able to receive services in our city/county. Aesthetic services provided will include injection of neuromodulators (Botox), dermal fillers, laser, skin pen (microneedling) as well as having a full-service hair salon. As they grow, they hope to include massage therapy, brow and lash services, and red-light therapy.

There is an application for the Renaissance Zone tax exemption in process and the JSDC has worked with the city to get the projected value for the tax incentive of the property. The current value of the

building is \$239,000 and the work going into the project will be \$405,000, valuing the building at \$644,000. The current renaissance tax exemption will be \$10,961 per year (on the conservative side). The \$10,961 per year, total of \$54,805 over five years, renaissance zone tax incentive will meet the community portion of the BND buydown for the Flex PACE request and funding from the JSDC would not be utilized.

Part owner Jozie Kovar, and Jeremy Forester of FCCU were in attendance to answer any questions. Jozie stated that there is a demand for aesthetic services in the area and people are excited to not have to travel.

Alyssa recommended funding the request up to the amount of \$48,275.47, contingent upon the Renaissance Zone tax exemption not going through. The split would be 80% city and 20% county. The city's share would be \$38,620.38 and the county's share would be \$9,655.09.

*Jeremy made a motion to recommend the approval of the 201 Aesthetics Flex PACE request to the Board of Directors, with the contingency that the funds can only be utilized if the Renaissance Zone tax incentive is not approved. Casey seconded the motion and the motion passed unanimously by voice vote. Jen abstained from voting due to a conflict of interest.*

**Goodrich Lease Renewal:** Corry's memo regarding the sixth amendment to the Goodrich Lease was in the One Drive. Goodrich Corporation, a New York Corporation, is looking to extend their lease for the building located at 1805 13<sup>th</sup> St NE in Jamestown for another three years. The lease would commence on March 1, 2024, and expire February 28, 2027. The option to purchase the building during this extended lease turn has been updated from \$350,000 to \$400,000.

Corry recommended approving the sixth amendment with the extended lease term and purchase price of the building.

*Casey made a motion to recommend the approval of the sixth amendment of the Goodrich Lease Renewal to the Board of Directors. Marlee seconded the motion and the motion passed unanimously by voice vote. Rod abstained from voting due to a conflict of interest.*

**Housing:** Corry gave an update of recent meetings with developers.

If the JSDC were to be involved in helping with housing, it would have to be decided if that involvement would look like developable lots akin to an industrial park or if it would be loan-based.

Developers are scared to take on the initial risk of developing in Jamestown, but based on the market, they would very likely be able to move the lots easily once developed. Developers typically do not want to carry 100% of the special assessment costs on property while developing.

This portion of the meeting was informational; no motions were made. Housing discussions will continue, and a proposal is likely in the near future as the city and the JSDC decide on a course of action.

**Project Updates:** Corry reported that SEPA and DMVW have reached a compromise and that the rail loop project will close very soon.

**Adjourned:** Jen adjourned the meeting at 1:05 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator