



JSDC Board of Directors Meeting
Monday, March 10, 2025
Official Minutes
JSDC Lower-Level Conference Room

Members Present: Jeremy Rham, Casey Henderson, Tonya Perkins, Tory Hart, Dwaine Heinrich, Levi Taylor, Amanda Hastings, David Steele, Jen Dockter, Mike Delfs, Ben Steinolfson.

Members Absent: Dustin Jensen.

Staff Present: Corry Shevlin, Alyssa Looysen, Jamie Czapiewski.

Guests Present: Masaki Ova, Jamestown Sun; Danica Chaput, Job Service; Paul Smith, ND SBDC.

Call to order: 11:45 a.m. by Jeremy.

Conflict of Interest: Jen Dockter for Housing Proposal.

B) Approval of Meeting Agenda: The agenda was in the One Drive for review.

Mike Delfs made a motion to approve the agenda as presented. Amanda Hastings seconded, and the motion passed unanimously by voice vote.

C) President's Report: Jeremy gave a brief president's report.

D) Strategic Committee Reports

Organizational Excellence Committee –

- The Organizational Excellence Committee did not meet in March.
- The Organizational Excellence Committee meets the first Monday of the month at 9 a.m.

Finance Committee-

- The Finance Committee did not meet in March.
- The Finance Committee meets on an as needed basis.

Existing Business Outreach Committee-

- The Existing Business Outreach Committee met with the New Business Attraction Committee on March 5 and discussed the Housing Proposal.
- The Existing Business Outreach Committee meets on the first Tuesday of the month at noon.

New Business Attraction Committee-

- The Business Attraction Committee met with the Existing Business Outreach Committee on March 5 and discussed the Housing Proposal.

- The New Business Attraction Committee meets on the first Wednesday of each month at Noon.

E) Approval of Meeting Minutes: The minutes from the February meeting were in the One Drive for review.

Amanda Hastings made a motion to approve the minutes as presented. Tonya Perkins seconded, and the motion passed unanimously by voice vote.

F) Account Status Report: A brief financial summary was given.

David Steele made a motion to approve the financials as presented. Ben Steinolfson seconded, and the motion passed unanimously by voice vote.

G) Housing Proposal: Corry's memo regarding the Housing Proposal was in the One Drive. The housing proposal involves allocating up to \$1 million from the JSDC to the City of Jamestown as a forgivable loan for residential development. This proposal is directly tied to Senate Bill 2225, which is proposed to allocate \$50 million statewide to help reduce infrastructure costs for housing developments. The program aims to lower these costs by dividing them into thirds, with equal contributions from the state, city/economic development, and developers.

The focus of the initiative is on developing new residential lots within Jamestown's city limits, with a requirement of at least five lots per project. To ensure the effectiveness of the program, funds provided will be forgivable if used within the program's framework; otherwise, they must be returned to JSDC. Developers will be required to enter into an agreement ensuring that lot prices reflect the cost savings derived from the program. If implemented, the proposal has the potential to create between 35 and 55 new residential lots, depending on lot sizes and development types. These developments are expected to leverage an additional \$2 million from external sources, including \$1 million from the state and \$1 million from developers.

Dwaine Heinrich made a motion to de-obligate the \$500,000 previously dedicated to housing development, contingent upon Senate Bill 2225 becoming law. Tory Hart seconded, and the motion passed by a majority roll call vote. Jeremy – Aye, Casey – Aye, Tonya – Aye, Tory – Aye, Dwaine – Aye, Levi – Aye, Amanda – Aye, David – Aye, Mike – Aye, Ben – Aye. Jen abstained from voting due to a conflict of interest. Dustin was not present to vote.

Amanda Hastings made a motion to approve the Housing Proposal as written, with the stipulation that a developer's agreement must be entered into before funds are expended. The approval would be contingent on Senate Bill 2225 becoming law. Casey Henderson seconded, and the motion passed by a majority roll call vote. Jeremy – Aye, Casey – Aye, Tonya – Aye, Tory – Aye, Dwaine – Aye, Levi – Aye, Amanda – Aye, David – Aye, Mike – Aye, Ben – Aye. Jen abstained from voting due to a conflict of interest. Dustin was not present to vote.

H) Staff Reports:

Corry: Corry provided updates on several projects. He continues work on several projects at the Spiritwood Energy Park and hopes that there will be an announcement soon. He is also working with the JETx team for a potential short-term laydown yard out at Spiritwood. While there have not been many project approvals lately, there has been a lot happening behind the scenes.

The building transaction is close to being finalized. The Chamber will likely start the bidding process for renovations after the purchase takes place.

He also reported that the Finance Committee will be meeting soon to look at the 2026 Budget.

Alyssa: Alyssa reported that the Flex PACE and PACE programs have experienced a slower start this year. Alyssa has been actively reaching out to lenders to check on potential projects in the pipeline. Last week, the Mid Mac PACE request was successfully closed out, and Casey from Mid Mac has expressed willingness to host another site visit for the board to showcase the impact of PACE funding and other state grants on the project. Additionally, Alyssa is meeting with Golden Shovel to explore new opportunities for promoting the Aviation Park. She has also finalized all necessary legal documents for the Flex PACE and PACE projects that closed in 2024, in anticipation of the upcoming audit.

I) Ex-Officio Reports:

City of Jamestown: Dwaine and David reported on the City of Jamestown.

Stutsman County: Levi and Amanda reported on the County.

Jamestown Chamber of Commerce: Emily submitted a written report on the Chamber.

Jamestown Tourism: Emily submitted a written report on Tourism.

ND Job Service: Danica reported on Job Service.

Adjourn: Jeremy adjourned the meeting at 12:41 p.m.

Respectfully submitted – Jamie Czapiewski, Operations Coordinator.