



JSDC Joint Business Attraction & Existing Business Committee Meeting
Wednesday, July 9, 2025
Official Minutes
JSDC Lower-Level Conference Room

Members Present: Jeremy Rham, Tonya Perkins, Tory Hart, Dwaine Heinrich, David Steele, Jen Dockter, Mike Delfs, Dustin Jensen, Ben Steinolfson.

Members Absent: Casey Henderson, Levi Taylor, Amanda Hastings.

Staff Present: Corry Shevlin, Jamie Czapiewski.

Staff Absent: Alyssa Looyesen.

Guests Present: Opie Kelley, CLAAS FARMPOINT; Zane Erickson, CLAAS FARMPOINT.

Call to order: 12:01 p.m. by Jen.

Conflict of Interest Declaration: None.

Approval of Minutes: The minutes from the June 6, 2025, meeting were in the One Drive for review.

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

Airport Park Lease: The proposal for the Airport Park lease was in the One Drive. The proposal outlines a plan to lease five acres of land at the JMS Aviation Park for the construction of an 11,000-square-foot facility primarily used as a parts warehouse with a four-bay shop. The building will also include two offices, a meeting room, and a breakroom, with plans to accommodate 10–12 employees, three of whom will be present at a time. There are plans to add a 60'x70' cold storage warehouse after the first year. The maximum building height is set at 24 feet, and stormwater management will not involve traditional ponds.

The land lease is proposed for a 25-year term, with annual billing at 1.5 cents per square foot, totaling approximately \$3,267 annually, with the possibility of renewal. CLAAS will also pay a one-time infrastructure fee of \$0.70 per square foot, amounting to an estimated \$152,460. Terms for the infrastructure payment are negotiable and cover existing infrastructure already in place. The total leased area amounts to 217,800 square feet.

CLAAS is a German agricultural equipment manufacturer. Unlike traditional dealerships, CLAAS provides approximately 90% of its service directly on customers' farms, reducing the need for onsite maintenance. Currently operating temporarily out of Buffalo, CLAAS aims to establish Jamestown as their main service hub. The JSDC would vacate its portion of the airport lease for this project.

Jeremy made a motion to recommend the approval of the proposal for CLAAS FARMPOINT to lease 5 acres at the JMS Aviation Park to the Board of Directors. David seconded the motion, and the motion passed unanimously by voice vote.

Project Dynasty: Project Dynasty is a proposed expansion in Jamestown. The current estimate for this project is between \$150–200 million. The proposed expansion includes increasing freezer and packaging capacity, replacing an older fryer, and constructing a new on-site wastewater treatment facility for pre-treatment before discharge to the city system.

The JSDC has drafted a local incentive package totaling up to \$752,648. This includes the transfer of 2.32 acres of JSDC-owned property (valued at approximately \$252,648), originally deeded from the City of Jamestown and located adjacent to Company X's existing site. This property would be sold for a small fee as a non-cash incentive.

The remaining portion of the incentive package, up to \$500,000, would fund an Employee Incentive Program. This program would offer \$20,000 per new full-time employee for up to 25 positions above Company X's current employment baseline. Eligible employees must earn \$20/hour or more and be hired for at least 40 hours per week. Payments would be made based on monthly proof of hire and payroll information during the first 12 months of full-time operations in Jamestown. The funds would be structured as forgivable loans with prorated claw-back provisions over a two-year period to encourage long-term local employment.

Company X has not yet fully committed to the project and is reportedly working with site selectors to evaluate competitive incentive packages.

The general consensus was that the board members are supportive of the proposed incentives package. This is based on the current \$150-200 million projections. There also needs to be a firm commitment from Company X before anything goes forward.

Project Updates: Corry provided project updates.

Adjourned: Jen adjourned the meeting at 1:00 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator