



**JSDC Board of Directors Meeting  
Monday, July 14, 2025  
Official Minutes  
JSDC Lower-Level Conference Room**

**Members Present:** Jeremy Rham, Casey Henderson, Tonya Perkins, Dwaine Heinrich, Levi Taylor (via phone), David Steele, Jen Dockter, Mike Delfs, Dustin Jensen, Ben Steinolfson.

**Members Absent:** Tory Hart, Amanda Hastings.

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

**Staff Absent:** Alyssa Looysen.

**Guests Present:** Masaki Ova, Jamestown Sun; Danica Chaput, Job Service; Emily Bivens, Jamestown Area Chamber of Commerce/Jamestown Tourism; Mike Knofczynski, GRE.

**Call to order:** 11:47 a.m. by Jeremy.

**Conflict of Interest:** None.

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

*Dustin Jensen made a motion to approve the agenda as presented. Jen Dockter seconded, and the motion passed unanimously by voice vote.*

**C) Strategic Committee Reports**

Organizational Excellence Committee –

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

Finance Committee-

- The Finance Committee did not meet in July.
- 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 July 9 and discussed the Aviation Park Lease Proposal and Project Dynasty.
- 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 July 9 and discussed the Aviation Park Lease Proposal and Project Dynasty.
- The New Business Attraction Committee meets on the first Wednesday of each month at Noon.

**D) Approval of Meeting Minutes:** The minutes from the June meeting were in the One Drive for review.

*Dwaine Heinrich made a motion to approve the minutes as presented. Dustin Jensen seconded, and the motion passed unanimously by voice vote.*

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

*Mike Delfs made a motion to approve the financials as presented. Ben Stienolfson seconded, and the motion passed unanimously by voice vote.*

**F) JMS Aviation Park Lease:** The Aviation Park lease proposal was in the One Drive. An implement dealer is interested in leasing five acres within the airport park. The proposed lease terms include a rate of seventy cents per square foot, with payments totaling \$50,820 per year for the first three years, spread out with no interest. After this initial period, the company would enter an annual land lease with the airport authority.

The lease agreement would involve a three-way agreement: JSDC would terminate its portion of the lease for the specified area, granting access to the investor group, while the airport authority would assume responsibility for the ongoing land lease.

Representatives of the dealership were present at the New and Existing Business Committee meeting on Wednesday, July 9, 2025. The New and Existing Business Committee voted to send the proposal to the board for approval.

*Dwaine Heinrich made a motion to send the JMS Aviation Park Lease proposal to the City and County as presented for approval. Dustin Jensen seconded, and the motion passed by a unanimous roll call vote. Jeremy – Aye, Casey – Aye, Tonya – Aye, Dwaine – Aye, Levi – Aye, David – Aye, Jen – Aye, Mike – Aye, Dustin – Aye, Ben – Aye. Tory and Amanda were not present to vote.*

**G) Staff Reports:**

**Corry:** Corry provided several updates on SEPA projects, progress on housing development with the city and a potential developer, and plans to start the strategic planning process soon.

**H) Ex-Officio Reports:**

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

**Stutsman County:** Levi reported on the County.

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

**Jamestown Tourism:** Emily submitted a written reported on Tourism.

**ND Job Service:** Danica reported on Job Service.

**Adjourn:** Jeremy adjourned the meeting at 12:20 p.m.

Respectfully submitted – Jamie Czapiewski, Operations Coordinator.