



JSDC Joint Business Attraction & Existing Business Committee Meeting
Wednesday, August 5, 2026
Official Minutes
JSDC Lower-Level Conference Room

Members Present: Jeremy Rham, Casey Henderson, Tonya Perkins, Tory Hart, Katie Hemmer, Shannon Davis, Dustin Jensen.

Members Absent: Levi Taylor, Amanada Hastings, Jen Dockter, Mike Delfs.

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

Call to order: 12:00 p.m. by Tonya.

Conflict of Interest Declaration: None.

Approval of Minutes: The minutes from the June 3, 2026, meeting were in the One Drive for review.

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

2027 South Central Dakota Regional Council Dues: Alyssa's memo regarding the 2027 SCDRC Dues was in the One Drive. South Central Dakota Regional Council dues for 2027 have been invoiced to JSDC. The Stutsman County share is \$36,458. The city and county split would be 63% city and 37% county as they have in the past. The city portion would be \$22,968.54 and the county portion would be \$13,489.46.

The invoice, project list, meeting schedule, and annual report were all in the One Drive for review as well. Traci Redlin will be present at Monday's meeting to answer any questions about the SCDRC.

Alyssa made the recommendation to approve the dues request as presented.

*Jeremy made a motion to recommend the approval of the 2027 South Central
Dakota Regional Council dues to the Board of Directors as presented, Shannon
seconded the motion, and the motion passed unanimously by voice vote.*

Site Selection: The Board reviewed an overview of the reverse site selection and site identification process currently underway. Staff, in coordination with project partners, are compiling information on property characteristics, site conditions, utilities, transportation access, zoning and permitting requirements, due diligence documentation, and financial considerations to support future site evaluation and informed decision-making.

Discussion focused on two primary geographic areas: land north of Jamestown near the Applied Digital site, which appears well suited for data center-type development due to anticipated utility infrastructure, and in the Spiritwood area, which is better aligned with heavy industrial and value-added agriculture uses because of its rail access and existing industrial activity. Corry emphasized the importance of aligning future development with major infrastructure assets while proactively addressing zoning, setback, and public-impact considerations. Staff noted that the site identification effort will be a longer-term process, with potential funding requests for technical studies and due diligence anticipated within the next three to five months. The board also discussed staff capacity and agreed that specialized work, such as geotechnical, environmental, and detailed mapping services, would likely be completed by external consultants under staff coordination.

Project Updates: Corry and Alyssa provided project updates.

Adjourned: Tonya adjourned the meeting at 12:45 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator