



JSDC Board of Directors Meeting
Monday, August 10, 2026
Official Minutes
JSDC Lower-Level Conference Room

Members Present: Casey Henderson, Tonya Perkins (via Teams), Tory Hart, Katie Hemmer, Amanda Hastings, Shannon Davis, Mike Delfs.

Members Absent: Jeremy Rham, Levi Taylor, Jen Dockter, Dustin Jensen.

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

Guests Present: David Steele, City of Jamestown; Sarah Hellekson, City of Jamestown; Traci Redlin, South Central Dakota Regional Council; Danica Chaput, Job Service; Glenn Hauk, GRE; Mike Knofczynski, GRE; Masaki Ova, Jamestown Sun.

Call to order: 11:47 a.m. by Casey.

Conflict of Interest: None

C) Strategic Committee Reports

Organizational Excellence Committee –

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

Finance Committee-

- The Finance Committee did not meet in August.
- 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 Wednesday, August 5, and discussed the SCDRC dues and the site selection process.
- 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 Wednesday, August 5 and discussed the SCDRC dues and the site selection process.
- The New Business Attraction Committee meets on the first Wednesday of each month at Noon.

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

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

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

Katie Hemmer made a motion to approve the financials as presented. Shannon Davis seconded, and the motion passed unanimously by voice vote.

F) 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 was in attendance to answer questions about the SCDRC.

The New and Existing Business Committee voted to recommend the approval of the payment of the dues at their August 5 meeting.

Tory Hart made a motion to approve the affirming of Katie Hemmer as the JSDC Appointed City of Jamestown Representative. Amanda Hastings seconded, and the motion passed unanimously by role call vote. Casey – Aye, Tonya – Aye, Tory – Aye, Katie – Aye, Amanda – Aye, Shannon – Aye, Mike – Aye. Jeremy, Levi, Jen, and Dustin were not present to vote.

G) Site Selection: The Board reviewed Corry's 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.

H) Staff Reports:

Corry: Corry noted that JSDC has been very active in the Spiritwood area recently, including work with a new project involving several landowners and a promising site visit to a similar facility in South Dakota that would utilize co-products from existing operations, maintaining strong industrial synergy there. He reported continued progress with a company at Spiritwood Energy Park that plans to use CO₂ from the ethanol plant, with a lease option now in hand and Army Corps wetlands jurisdiction decisions pending; consultants remain optimistic based on comparable local projects. In Jamestown, he explained the temporary \$1 million swing in JSDC financials tied to the city's housing incentive funds for new subdivisions, noting that developer agreements are signed and construction should begin soon, with final city approvals for the developer agreement, engineering agreement, and bid award to be handled via a special city council meeting. He said the next priority is to work with the city and county to streamline the process from project concept to executed developer agreements, with any additional projects likely sequenced around the upcoming legislative session unless a clear high-value opportunity emerges.

Alyssa: Alyssa reported on continued activity on Flex PACE. She noted that there have been several recent conversations with businesses about potential Flex PACE opportunities, including a call earlier that morning, and she expects more applications to come forward. Two Flex PACE projects, FB Rentals and MRT Enterprises, closed since the last meeting, and the closing on MRT triggered full repayment of a prior Flex PACE loan to S&N, which the former owner paid off last week. Legal documents for A Tiny Roar Childcare were finalized, and the center is moving toward opening, with about 10 of 30 childcare slots already spoken for. Alyssa also shared that the Senior Center ultimately does not need its previously committed Flex PACE funding due to successful fundraising, so JSDC will be deobligating those 2025 funds in the near future.

I) Ex-Officio Reports:

City of Jamestown: Katie, Shannon and David reported on the City of Jamestown.

Stutsman County: 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.

SEPA: Glenn and Mike reported on SEPA.

Adjourn: Casey adjourned the meeting at 12:23 p.m.

Respectfully submitted – Jamie Czapiewski, Operations Coordinator.