

DEVELOPMENT
JAMESTOWN/STUTSMAN COUNTY
growingjamestown.com



JAMESTOWN/STUTSMAN DEVELOPMENT CORPORATION

2021 ANNUAL REPORT

JSDC BOARD MEMBERS

Marlee Siewert
Chair
JSDC Executive Committee

Tory Hart
Vice Chair
JSDC Executive Committee

Nick Schauer
Secretary/Treasurer
JSDC Executive Committee

Kelly Rachel
Past Chair
JSDC Executive Committee

Mayor Dwaine Heinrich
At-Large Member
JSDC Executive Committee
Jamestown City Council

Mark Klose
At-Large Member
JSDC Executive Committee
Stutsman County Commission

Steve Cichos
At-Large Member
Stutsman County Commission

David Steele
At-Large Member
Jamestown City Council

Lorrie Pavlicek
At-Large Member
Upper Midwest Investments, Inc.

Curt "CJ" Janke
At-Large Member
Top Shelf Energy LLC

Ritch Wolf
At-Large Member
Retired

Rodney Johnson
At-Large Member
Collins Aerospace

Jeremy Rham
At-Large Member
Otter Tail Power Company

Tom Silbernagel
At-Large Member
Butler Machinery

Matthew Pepple
At-Large Member
Chamber of Commerce Chair

JSDC EX-OFFICIO BOARD MEMBERS

Rich Garman
Spiritwood Energy Park Assn.
Project Manager

Emily Bivens
Jamestown Area Chamber of
Commerce
Executive Director

Danica Chaput
Job Service North Dakota
Workforce Center Manager

Traci Redlin
South Central Dakota
Regional Council
Interim Executive Director

Searle Swedlund
Jamestown Tourism
Executive Director

Jessica Alonge
Stutsman County
Auditor/COO

Sarah Hellekson
City of Jamestown
Administrator

JSDC STAFF

Connie Ova
Chief Executive Officer

Corry Shevlin
Business Development
Manager

Tracey Pringle
Administrative & Finance
Coordinator

WE WELCOME YOUR QUESTIONS AND COMMENTS

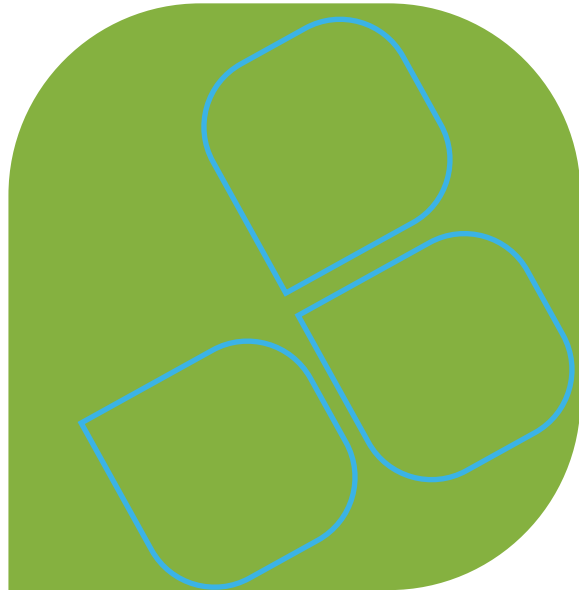


The Jamestown/Stutsman Development Corporation Board of Directors and staff are committed to doing their very best to communicate with the people of Jamestown and Stutsman County.

With a regularly updated website, monthly open meetings, annual reports, and annual independent CPA audits available to the public, as well as coverage in the local media, we are doing everything possible to provide the most informative updates on JSDC projects - past, present, and future.

We are always looking for ways to effectively improve and grow. This is what we are about: Growing Jamestown and Stutsman County.

If you have suggestions, questions, or ideas please do not hesitate to contact us directly.



**Sincerely,
JSDC Board and Staff**

Jamestown/Stutsman Development Corporation

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CONTENTS

From the Chair.....	4
From the CEO.....	5
JSDC Mission & Vision	6
Tools for Economic Development.....	7
Project Funding Overview	8
Community Development Award	16
Growing Jamestown Award	17
Chamber of Commerce.....	18
Jamestown Tourism.....	20

BLOOM AG BUSINESS PARK



FROM THE CHAIR

This has been an exciting year as Chair of the Jamestown/Stutsman Development Corporation (JSDC). Continued growth and diversification of our community is evident in all the projects just beginning, currently in progress, and completed. I look forward to building on this success for the future as a corporation and community. This growth is especially impressive given the challenges of overcoming the COVID Pandemic. It is with great hope that we are near the end of the pandemic and look forward to the future.

We welcome Applied Blockchain Inc. to the community with the successful completion of their project on Highway 20 and the hope of future expansions at their location. This project continues to grow our diversification and is a great asset to our community.

Construction of the ADM soybean crushing facility at the Spiritwood Energy Park began in 2021 with the anticipation of receiving soybeans in the fall of 2023. This is a huge project that will have a significant economic impact on the entire region.

Other projects currently in progress include a commercial greenhouse at the Spiritwood Energy Park and future tenants at the JMS Aviation Park. JSDC continues support of Bison World as it would be a terrific attraction for Jamestown, Stutsman County, and the state of North Dakota as a whole. With all this growth, JSDC acknowledged the need for housing and approved funding for a residential housing study from which development can be planned. JSDC implemented the new Internship Reimbursement Program in 2021 to assist our current businesses in workforce recruitment and retention. The Flex PACE program continues to be our most popular incentive with nine businesses participating and leveraging \$1.9 million.

Thank you to the Board of Directors and staff for their dedication and hard work. We look forward to continuing to support our business community and exploring many great opportunities 2022 has to offer!



Marlee Siewert
Chair

JAMESTOWN TOURISM

Jamestown Tourism and JSDC dollars work together to ensure strong visitor experiences.

Apogee Attractions & Bison World

After conversations with experts and ND State Tourism staff, Bison World, A Legendary Experience took on its new name and progress continued. In November, Apogee Attractions, through the support of JSDC planning funds, unveiled shovel ready plans and declared, "We are ready."

Tourism Improvements

In 2021, time was split between working to continue to develop new visitor experiences and creating marketing tools that better define the experience of Jamestown.

For Frontier Village, major repairs were made to the cornerstone historic facilities while two new hands-on kids play areas began develop. With lead gifts from two local service clubs, Frontier Village will soon be the home of the Eagles Train Parkette and the Kiwanis Homesteader Parkette. These parkettes will provide kids hands on play experiences while teaching the historical importance of homesteading and the railroad to the Jamestown area.

The summer of 2021 was dry, hot and most days were hazy due to neighboring wildfires, however, the partners with Quantum Productions and Cairy Photography were able to capture new video and still photography that will position tourism to better portray the visitor experiences.

Thank you to JSDC for the continued support and partnership.

2021 Jamestown Tourism Board of Directors

Tena Lawrence, President
Paulette Ritter, Vice President
Frank Balak, Treasurer
Taylor Barnes
Christian Cairy
Bethany Jobsen
Sean Johnson
Pam Phillips
Amanda Thrift
Corry Shevlin, Ex-Officio
Emily Bivens, Ex-Officio
Pam Fosse, Ex Officio

Searle Swedlund, Executive Director
Allison Limke, Manager of Visitor Experiences



2021 Grant Distribution

Entity	Amount	Purpose
The Arts Center	\$10,000	*Arts Market Summer Series (2022)
	\$10,000	Chalkfest (Jul 2021)
Fort Seward	\$10,602	staffing
	\$ 975	Big Guns of the Old West (Jul 2021)
Frontier Village	\$15,829	staffing
	\$ 4,350	advertising for stagecoach
	\$ 8,500	Eagles Club Train Parkette train storage
	\$ 5,000	brand for Frontier Village
	\$ 3,118	prairie grass plantings for entrance
Jamestown Chamber of Commerce	\$ 3,000	*Buffalo Days (Jul 2022)
	\$ 3,000	Mill Hill brackets and banners
Jamestown Classic Car Club	\$ 1,500	*Winter Wheel Car Show (Jan 2022)
Jamestown Downtown Assoc.	\$ 1,000	*Rods & Hogs (Jun 2022)
	\$17,200	downtown digital tour
Jamestown Parks and Rec Foundation	\$ 5,000	advertising for Meidinger Splash Pad grand open (Jun 2021)
	\$ 300	ND Amateur Baseball events (Aug 2021)
Jamestown Drag Racing Assoc.	\$ 7,000	*advertising (May 2022)
Jamestown Rural Fire Dept.	\$ 4,000	*Ice Fishing Tournament (Feb 2022)
Jamestown Shriners	\$ 5,000	A-Maze-N-Clown Pumpkin Patch marketing only (Oct 2021)
Jamestown Trails (Parks & Rec)	\$ 9,018	Trail Guide development and printing
St John's Academy	\$ 3,925	Basketball Tournament (Jan 22)
Stutsman County Memorial Museum	\$ 9,681	staffing
	\$ 567	new museum brochure
University of Jamestown	\$ 5,000	Basketball Shootout (Dec 2021)
	\$10,000	NAIA National Women's Wrestling Championship (Mar 2022)
TOTALS	\$153,565	

Thank you for taking the time to review this information. It's been a crazy couple of years and I'm proud of what my team has accomplished. We've managed to make it through with fewer people on our team while continuing the same level of, if not greater, output.

I want to highlight some things we've accomplished that have contributed to JSDC's success. I'm really excited about the projects that total over \$5 million through 2021.

ADM/Marathon Green Bison Soybean Processing Facility	\$ 350,000,000+
Applied Blockchain	35,000,000
Bison World	80,000,000
Bloom Business Park	500,000
Houweling's Greenhouse	40,000,000
JMS Aviation Park	2,800,000
Spiritwood Energy Park	6,200,000
Flex PACE Program	500,000
Intern Reimbursement Program	105,000



Connie Ova
CEO

While working on all these amazing projects, JSDC staff also attended many meetings and served on multiple boards and committees related to new business attraction, existing business outreach, workforce attraction, and North Dakota economic development leadership.

I look forward to 2022 with exciting projects just around the corner that include two manufacturer expansions, a brewery and building renovation, and residential housing development opportunities. My goals include pursuing the Accredited Economic Development Organization (AEDO) designation through International Economic Development Council (IEDC), creating a revolving loan fund to be used for gap financing of qualified projects, and reviving a community branding effort with partnership from University of Jamestown, Jamestown Chamber, Jamestown Tourism, Jamestown Downtown Association, and input from local businesses.

Congratulations to JSDC directors and staff for an extraordinary 2021!



Eagles Train Parkette Ground Breaking



JSDC Vision

To be the premier catalyst
in economic
development and
growing our community.

JSDC Mission

Jamestown/Stutsman
Development Corporation
(JSDC) is dedicated to area
economic development,
growth and diversification



Ribbon Cutting Events

FOR NEW OWNERSHIP/GRAND RE-OPENING OR REMODEL

Chelsey Harding Nodak Insurance
Dakota Investigative Services
Party Crashers by Jamestown Inflatables
Knight & Day Coffee
Jamestown Gymnastics Club
CandymanCandy
University of Jamestown -Engineering Lab
Dakota Cabins
New York Life Insurance
Salon 37
North Dakota Farmers Union Camp
Reflections Salon
Norway Inn
ETC Salon
Sabir's Buffalo Grill
Pit Stop Express Lube

Voigt Photography
Smile Studio
Complete Cleanliness
Meidinger Splash Park
by Jamestown Parks and Recreation
Triumph Inc.
Jamestown Rotary Trail Benches
University of Jamestown Hansen Stadium
All Vets Club
Jamestown Bootcamp
Medicine Shoppe
Lifestyle Appliance & Entertainment Center
701 Apparel
T-Mobile
Open Country Lodge
Blue Print Creative Solutions



Ground Breaking Ceremonies

Anne Carlsen Center
Applied Blockchain
Eagles Club Parkette

New Chamber Members

AVI Systems
Bremer Bank
Dakota Investigative Services
Cornerstone Nutrition
Girls Scouts Dakota Horizons
Catalyst Medical Center
Dakota Cabins
New York Life Insurance
Walmart Vision Center
Lunde & Associates
Davoni's
Terry Lund
The Depot
ND Army National Guard Recruiters
Applied Blockchain

Voigt Photography
Azurance Group
Elite Steering Driving School
Gladstone Inn & Suites (rejoin)
Erin Lamp-Valley Wealth Advisors
Panache Vintage Rentals
Buffalo City Popcorn
Blessings by Carla Boutique
J&L Service
Sodexo @ UJ
T-Mobile
Open Country Lodge
Green Bison Soy Processing
Junk in the Trunk
Shoe Sensation

Business After Hours

Jamestown Downtown Association
Jamestown El Zagal Clowns
Century 21 Morrison Realty

Bank Insure Tax Forward
Jamestown Rotary Club

New Offerings

Loyal to Local - The Chamber and local businesses tracked over \$125,000 in local spending during the month-long campaign

Welcome to Jamestown - To help with integrating and educating new citizens about Jamestown

Work Force Committee - to help bring already known resources to the attention of local employers and work to bring more solutions and resources to our community

Mill Hill Banners - installed welcome banners along Mill Hill

The City of Jamestown and Stutsman County have a combined Economic Development Fund, a multimillion dollar economic development program available to assist with expanding or relocating business. As part of financial packages, JSDC makes direct loans, equity investments, and interest buy-down loans to businesses.

For detailed information on the programs listed below, visit www.growingjamestown.com/business/financial-incentives/

- | | |
|---|---|
| Agricultural Products Utilization Commission (APUC) | North Dakota Development Fund |
| Bank of North Dakota | Northern Plains Electric Revolving Loan Fund |
| Community Development Block Grant | PACE Interest Buydown Loan |
| Dakota CDC | Red River Corridor Fund |
| Dakota Business Lending | Small Business Organization |
| EB-5 | SCORE |
| Economic Development Fund | Small Business Development Center (SBDC) |
| Flex PACE Affordable Housing Program | South Central Dakota Regional Council (SCDRC) |
| Flex PACE Interest Buydown Loan | Step ND |
| Jamestown Regional Entrepreneur Center | Work Opportunity Tax Credit (WOTC) |
| Lewis & Clark Development Group | Workforce 20/20 |
| ND Tax Incentives for Business | |
| New Jobs Training Funds | |



Advantage Properties LLC

Advantage Properties LLP houses Advantage Electric Inc. which provides full service electrical contracting to Jamestown and the surrounding area. Services provided include all aspects of residential, commercial, industrial, and farm electrical.

Advantage Properties LLC received a Flex PACE Interest Buydown loan just over \$83,000. These dollars facilitated the construction of a new building to allow the company to grow. They have added two employees, including an NDSCS graduate through the JSDC Internship Reimbursement Program. Advantage Electric Inc. continues their search for additional employees.



Stoudt Properties

R. M. Stoudt is Jamestown's premier Ford, Lincoln, Chrysler, Dodge, Jeep and RAM dealership.

Stoudt Properties was approved for a Flex PACE Interest Buydown loan in the amount of \$33,400 for the construction of a new building for R. M. Stoudt.



Applied Blockchain Inc.

When choosing a business to receive this award, JSDC looks at two specific criteria. The business must be currently working with JSDC or have done so in the past and the business must have a positive influence on our local economy.



Applied Blockchain Inc. (APLD) is a publicly-traded builder and operator of next-generation data centers across North America which provide substantial compute power to blockchain infrastructure and support Bitcoin mining. The Company has partnered with the most recognized names in the industry to develop, deploy, and scale its business.

Applied Blockchain will employ approximately 30 people on site to monitor equipment around the clock at the hosting facility about 7 miles north of Jamestown on Highway 20.



James Valley Career & Tech Center

COMMUNITY DEVELOPMENT



Recipients of this award are recognized as a great asset to our community for providing services, activities, and other opportunities that enrich the lives of our residents.

The James Valley Career and Tech Center offers educational programs and support services for students for both Jamestown and Montpelier. In addition, the center provides guidance and career development services for the Gackle-Streeter School District.

James Valley Career and Tech Center builds pathways of opportunities for students. Enrolled students of these programs acquire a strong knowledge background of the respected curricular offerings and develop essential skill sets which will enable them to better transition into the future occupation endeavors or the pursuit of higher education.



Adam Gehlhar, Director
Adam.Gehlhar@k12.nd.us

Darby Heinert, Assistant Director
Darby.Heinert@k12.nd.us

KC Motorsports

KC Motorsports is a full line Harley Davidson Dealership offering sales and service. They are also Stutsman Off Road which offers Polaris and Can Am Off Road and On Road sales and service.

KC Motorsports was approved for a Flex PACE Interest Buydown loan of \$84,000 which assisted in their expansion, maintaining 17 employees, and the ability to provide more for their customers.



DentMan of Jamestown

Paintless Dent Repair Services You Can Count On!

Since 1998, Kevin Koenig has traveled all around North Dakota and surrounding states, numerous other states in the lower 48, and Canada to help other companies repair their customers damaged vehicles back to pre-loss condition. National hail companies, local body shops, and dealerships have put their trust in him, and you can too!

DentMan received a Flex PACE Interest Buydown loan for \$16,000 which facilitated the construction of a new commercial building for the business.





Medicine Shoppe Pharmacy

The Medicine Shoppe is a locally-owned pharmacy that services community members as well as long term care facilities in Jamestown and surrounding areas. Services provided include medication therapy management, immunizations, COVID-19 testing, and Medicare Part D consulting as well as a convenient drive-thru option, free delivery services, off-street parking, and a full-line of CBD products. The Medicine Shoppe builds relationships with patients and provides the quality of care they deserve and should come to expect from their pharmacy.



The Medicine Shoppe received a Flex PACE Interest Buydown loan for just over \$85,000. This has allowed the company to continue staffing the pharmacy at appropriate levels which ensures they continue to provide high-level quality care to their patients and families. The Flex PACE loan also helped to make the ownership transition as seamless as possible without any major disruption for employees or patients. The Medicine Shoppe continues to employ 14 full and part-time employees.



Archer Daniels Midland

In 2021, ADM announced their \$350 million plan to build North Dakota's first-ever dedicated soybean crushing plant and refinery to meet fast-growing demand from food, feed, industrial and biofuel customers, including producers of renewable diesel, in Spiritwood, ND.

Bringing this fantastic project to our area involved years of collaboration among many entities as indicated in Governor Burgum's statement, "We're deeply grateful for ADM's investment in our state and our highly productive farmers as well as the tireless efforts of so many who helped make this happen, including the Office of State Tax Commissioner, the Jamestown/Stutsman County Development Corp., North Dakota Department of Commerce, North Dakota Department of Agriculture, Lt. Gov. Brent Sanford, the state Legislature, and our entire congressional delegation."

The crush and refining complex will feature state-of-the-art automation technology and have the capacity to process 150,000 bushels of soybeans per day. Strategically located in a major soybean producing area, ADM's global logistics network will enable the facility to access both domestic and global markets for soybean oil and meal. The facility is expected to provide 75 full-time jobs and be completed prior to the 2023 harvest.





Bison World: A Legendary Experience

JSDC, the Jamestown City Council, and the Stutsman County Commission authorized up to \$600,000 of economic development funds to complete architectural, civil engineering, and schematic design work needed for the Bison World project.



The \$72.5 million Bison World project will be a tourism attraction on state-owned land adjacent to I-94 and a successful economic development and diversification project for North Dakota, likely drawing over 300,000 paid attendees annually. Bison World will be located at one of the country's last and best undeveloped interstate exits for tourism with over 8.8 million people passing by it each year.

According to the forecasted financial statements conducted by Eide Bailly, the project will be a highly profitable investment. The five-year projected returns show a range between \$34 and \$39.3 million. The average annual return will be between \$6.8 and \$7.8 million. State sales tax revenues on over \$68 million dollars in tickets and merchandise in just the first five years are also expected according to the study which compiled data from the North Dakota Department of Commerce and Apogee Attractions, a leading national theme park designer and operator.



Creative Energy Inc.

Creative Energy Inc. is an energy cooperative, comprising of fuel transports (3 refined fuels transports and 2 propane transport), propane and bulk fuel sales (4 bobtails and 4 refined fuel bulk trucks), bulk oil sales, and 2 convenience stores (1 in Jamestown- Sooper Stop and 1 in Belfield). The Jamestown and Belfield locations have a large selection of packaged oil inventories.



Creative Energy was approved for a Flex PACE Interest Buydown loan for up to \$86,000 to build a ground up convenience store behind their Jamestown location (Sooper Stop). The plan is for the new convenience store to be operational by late fall/ early winter 2022.

MidMach Inc.

MidMach is a contract manufacturer serving the agricultural, construction, energy and other sectors. Services include engineering, fabrication, finishing, assembly and delivery to our customers around the country.

MidMach received a Flex PACE interest buydown loan for just over \$22,000. With this loan, the company purchased additional machinery to automate some of their processes which has allowed them to keep production levels consistent. MidMach employs 20 full-time individuals in our community.





Central Sales Inc.

Central Sales is a farm equipment retailer of Massey Ferguson tractors, Gleaner combines, White planters, Sunflower tillage, Versatile tractors, Bobcat, & many other lines of machinery. The company has sold & serviced their customers in Jamestown & Casselton since 1974. The 3rd generation, locally owned business is now owned by Jeff Romsdal.



Central Sales Inc. received a Flex PACE Interest Buydown loan of \$83,000 which assisted in 2 projects: 1) to purchase their current property located 3 miles south of Jamestown on US Highway 281 which lowered rent costs and 2) to purchase property west of Menards on interstate to build a new dealership.

Since receiving the Flex PACE loan, Central Sales Inc. is focusing on growing their staff and planning the new dealership!

Oviatt LLC

Oviatt LLC, the owner of Corner Bar, was approved for a Flex PACE Interest Buydown loan up to \$86,000 to build a new events facility for catered events and weddings. The facility will offer outdoor event space as well as a renovated historic chapel.



Internship Reimbursement Program

The JSDC Internship Reimbursement Program was implemented in 2021 to increase the number of local internships and assist our employers in workforce recruitment and retention. The Program contributes up to \$3,500 to reimburse employers who hire university/college students.

The 2021-2022 Program was a great success with 16 student interns from 8 colleges/universities with a total payroll of \$281,309.80. JSDC's reimbursement totaled \$53,175.00. Immediate or future employment was discussed with almost every intern!

PARTICIPATING EMPLOYERS

- Collins Aerospace*
- Advantage Electric*
- BluFrog Realty*
- ND Farmers Union*
- Cavendish Farms*
- Stutsman Harley Davidson*
- Dalsted & Ryan P.C.*
- First Community Credit Union*
- REMAX Now*

James Valley Career & Tech Center

JSDC provided \$131,500 for needed updates and expansion in learning opportunities for area students that will help the greater Jamestown area build and sustain a stronger workforce.

This \$131,500 is approximately 10% of a \$1.36 million proposal that will directly impact the program areas of Building Trades, Health Careers, Information Technology, Technology and Engineering, Aviation, Family and Consumer Sciences, and Agriculture. Each of these program areas will benefit from the expansion of space, renovation of space, and/or the purchase of equipment to meet industry standards in the program area.

