



DEVELOPMENT
JAMESTOWN / STUTSMAN COUNTY
growingjamestown.com



Jamestown/Stutsman Development Corporation

2022 Annual Report



JSDC BOARD MEMBERS

Marlee Siewert

Chair

JSDC Executive Committee

Commissioner Mark Klose

At-Large Member

JSDC Executive Committee

Jen Dockter

At-Large Member

BluFrog Realty

Tory Hart

Vice Chair

JSDC Executive Committee

Mayor Dwaine Heinrich

At-Large Member

JSDC Executive Committee

David Steele

At-Large Member

Jamestown City Council

Nick Schauer

Secretary/Treasurer

JSDC Executive Committee

Rodney Johnson

At-Large Member

Collins Aerospace

Steve Cichos

At-Large Member

*Stutsman County
Commission*

Kelly Rachel

Past Chair

JSDC Executive Committee

Jeremy Rham

At-Large Member

Otter Tail Power Company

Tonya Perkins

At-Large Member

Chamber of Commerce Chair

Tom Silbernagel

At-Large Member

Butler Machinery

JSDC EX-OFFICIO BOARD MEMBERS

Sarah Hellekson

City Administrator

City of Jamestown

Glenn Hauk

GRE/Spiritwood Station

Danica Chaput

Workforce Center Manager

Job Service ND

Searle Swedlund

Director

*Jamestown Tourism
Foundation*

Jessica Alonge

County Administrator

Stutsman County

Traci Redlin

Director

*South Central Dakota
Regional Council*

Emily Bivens

Executive Director

*Jamestown Area Chamber
of Commerce*

JSDC STAFF

Connie Ova

Chief Executive Officer

Corry Shevlin

Business Development Manager

Jamie Czapiewski

Operations Coordinator

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From the Chair



The year 2022 has been a year of challenges and great wins. The pandemic started to lessen, and the restrictions were lifted in many areas. Inflation has been a challenge for most businesses and individuals. Inflation has impacted everything from energy to food and housing resulting increased difficult times for families.

A great win for Stutsmans County and the state of North Dakota was the start of construction of the Green Bison Soy Processing Plant in the Spiritwood Energy Park. This is a state-of-the-art dedicated soybean crushing plant and refinery. Green Bison will expand markets for North Dakota farmers and provide jobs for the area.

The 2022 Flex PACE loan program provided loans to multiple businesses in our region. This incentive has aided in the expansion of many business in the community.

In closing, I would like to thank you for the opportunity to serve as Chair of JSDC. I have enjoyed working with the staff and Board of Directors. I look forward to seeing the future growth opportunities in 2023.



Marlee Siewert
2021-2022 Chair

New Chair Report



We all can be proud of our Jamestown/Stutsman Development Corporation . Success can be measured not only by projects completed or in progress, but by the commitment and time committed to reaching success by staff, committee members, and our Board of Directors.

Thank you to our businesses and individuals giving time and talent to make our JSDC strong. I appreciate the teamwork and focused efforts.

This past years we have seen much work. The continued efforts of the JSDC partnering with the Spiritwood Energy Park Association have helped make the Green Bison Soy Processing plant (GBSP) a reality. GBSP is an amazing asset that will impact farmers, local businesses, and our state.

The programs the JSDC provides, such as Flex PACE and Internship Reimbursement, the new Daycare Expansion Incentive, and support for Tourism reach many citizens, local business owners, and visitors.

Looking forward, the JSDC has seen a change in leadership in 2023. Corry Shevlin is our CEO as of March 21, 2023. The Board unanimously endorsed him for this position. I look forward to Corry's continued work to meet our vision and mission.

Connie Ova has been our rock and CEO since 2003. Her leadership has influenced many past and future developments Thank you Connie, and we wish you all the best going forward.

New to the office this past year is Jamie Czapiewski, who is doing a super job keeping all up-to-date and programs running.

A final hats off to our support from the City and County Commissioners and taxpayers.



Tory Hart
2023-2024 Chair



From the CEO

I am pleased to present to you the 2022 Annual Report on behalf of Jamestown/Stutsman Development Corporation (JSDC). We are honored to accurately report the past year's business.

In 2022 we continued to build and re-imagine the role of JSDC in Jamestown and Stutsman County. JSDC followed the objectives in the strategic plan for 2021-2022 to keep on top of what's important to the community. Our strategic plan subcommittees: Existing Business, Business Attraction, and Organizational Excellence provide remarkable guidance with targeting innovation and expansion within our businesses and entrepreneurs, recruiting and retaining a skilled workforce, and strengthening JSDC members current and past. You have led this community of Jamestown and Stutsman County.



Connie Ova
CEO

JSDC Mission & Vision



Job Growth **+** **Business** Expansion/Retention **+** **Entrepreneurship** Catalyst

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



Jamestown/Stutsman County Development Corporation (JSDC) was organized to develop employment, improve business conditions, and advance the interests of the City of Jamestown and Stutsman County, North Dakota by implementing and sustaining an organized effort to attract new business & industry, support existing business & industry, and encourage new business starts. The focus of JSDC is primary sector job creation.

JSDC offers a multimillion-dollar economic development program available to assist business and industry expand or relocate to the City of Jamestown and Stutsman County, North Dakota. JSDC is an equal opportunity provider.



2023-2025 Strategic Plan

Priority 1: Business Attraction

At Issue: Building Upon Success, Ensuring Return on Critical Investments

Goal 1.2: Continue marketing SEPA and secure an owner

- **Strategy 1.1A:** Develop and implement marketing strategies to promote SEPA and in support of existing industry tenants
- **Strategy 1.1B:** Explore options to eventually divest from SEPA by the end of 2025 and move to private ownership

Goal 1.2: Market and secure tenants for the JMS Aviation Park

- **Strategy 1.2A:** Develop and implement marketing strategies to promote the JMS Aviation Park
- **Strategy 1.2B:** Secure at least one additional manufacturing tenant

Goal 1.3: Pursue public and private investments for Bison World

- **Strategy 1.3A:** Develop and implement marketing strategy to promote Bison World to the North Dakota State Investment Board
- **Strategy 1.3B:** Develop and implement marketing strategy to promote Bison World to private capital investors

Priority 2: Business Outreach

At Issue: Ensuring Relevancy and Addressing Workforce Challenges

Goal 2.1: Ensure incentives are current and relevant to the needs of the business community within Jamestown and Stutsman County

- **Strategy 2.1A:** Explore incentive possibilities to address future economic needs
- **Strategy 2.1B:** Review, and if necessary, revise current incentive offerings by the end of each calendar year

Goal 2.2: Explore and develop creative and relevant programs to address ongoing workforce challenges

- **Strategy 2.2A:** Increase participation in the Jamestown Internship Reimbursement Program
- **Strategy 2.2B:** Collaborate with the University of Jamestown on developing a pipeline for students to engage in the community and enter into the workforce

Priority 3: Organizational Excellence

At Issue: Planning for the Future

Goal 3.1: Ensure the JSDC will have the strong leadership and organizational structure necessary to fulfill its mission and vision well into the future

- **Strategy 3.1A:** The board will conduct a succession planning process that will evaluate the role and duties of the executive director prior to the hiring of a new executive director, which will take place in 2023
- **Strategy 3.1B:** The JSDC board will conduct a comprehensive review of the structure, board, and committees, and make any necessary changes to ensure appropriate representation.

Project Funding Overview



Jamestown Monument



Jamestown Monument was loaned \$85,714 through the Flex PACE Interest Buydown Program to purchase real estate to construct a new building to facilitate the growth of their business. This expansion was aimed at increasing production, updating equipment, and providing a healthier environment for their employees.

Liechty International, LLC.

Liechty International was loaned \$85,714 through the Flex PACE Interest Buydown Program to transfer ownership to the third generation of the family. Liechty has been operating in Jamestown for many years and provides affordable modular and manufactured homes, as well as managing local mobile home sites. They also expanded to sell locally produced cabins.



Project Funding Overview



BJM Premium Property Management



BJM Properties was loaned \$54,028.37 through the Flex PACE Interest Buydown Program to purchase and renovate a downtown building to house BJM and Premium Property Management, both owned by Tim and Kryston Perkins. They were in need of additional business space and were able to move from a leased space to an owned space.

Grainline Investments

Grainline Investments was loaned \$68,588.33 through the Flex PACE Interest Buydown Program to purchase and renovate the former Jamestown Sun space to create a new brewery space, Drift Prairie Brewing Company, for the community.



Project Funding Overview



Joanie's Estate Sales

Joanie's Estate Sales was loaned \$35,194.55 through the Flex PACE Interest Buydown Program to help purchase a facility to expand both their services and retail/storage space.

Roemmich Daycare Project

Chad and Kaycee Roemmich were loaned \$21,036.53 through the Flex PACE Interest Buydown Program to purchase a house for a new daycare facility. The sole purpose of the house is to run a daycare, which has opened up seventeen much needed childcare spots in the community.



Project Funding Overview



Agri-Cover

Agri-Cover was loaned \$215,000 through the PACE Interest Buydown Program from the JSDC and up to \$500,000 from the Bank of North Dakota to build a new facility to house their truck tarp manufacturing.

ADLP (Applied Digital)

ADLP was loaned \$217,000 through the PACE Interest Buydown Program from the JSDC to construct a 100MW Hosting Facility.



APPLIED DIGITAL



Shocker Hitch

Shocker Hitch was loaned \$217,000 through the PACE Interest Buydown Program from the JSDC to purchase a building to house their manufacturing and shipping department.

They were also loaned \$70,680 through the New Job Training Fund. This business is bringing twenty new full time jobs to the area.

Project Funding Overview



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.

JSDC
Internship
Reimbursement
Program

The JSDC helped fund a total of ten interns across nine different workplaces in the Jamestown/Stutsman County area throughout 2022.

Participating Employers:

BluFrog Realty
Home Design Center
First Community Credit Union
REMAX Now
Dalsted & Ryan, P.C.
Midwest AgEnergy
Farmers Union Insurance
Orn Family Dentistry
Advantage Electric



The intern program through JSDC was very beneficial to our company. We were looking at possibility hiring a part-time person when we came across the program. We got in contact with a UJ student that needed an internship, and it was a great experience for both us and her. We did end up hiring he part-time after she completed the internship and she worked for us up until she moved.

I think it is great to offer this program, as it is beneficial to both the employers and the students. Trying to retain students in our area after they graduate is an important goal.

It is a streamlined program and JSDC was very easy to work with. As a local business utilizing the program, I highly suggest other companies check into it.

Jennifer Dockter,



Community Development Award



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.

Jamestown Monument

Jamestown Monument is a family run business of over forty years that prides itself on personalized service to its clientele. They are a full service monument company offering memorials and monuments of all types. They provide installation services, resetting and refinishing of existing memorials, and cemetery lettering service throughout the area. All of their memorials are designed and made on-site.

With help from our Flex PACE program Jamestown Monument was able to move to a new, larger location at 2509 3rd Ave SW. Their goal with their expansion was to be able to increase the number of memorials that they can deliver to local cemeteries and also increase the rate at which they are completed. Their new location helps this growing business by adding space for larger work areas, the addition of new employees, and it is also equipped with updated dust collection to provide a safer work space for employees.



We would like to congratulate Jamestown Monument on receiving the Community Development Award and thank them for their ongoing investment in our community.

Growing Jamestown Award



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.

Green Bison Soy Processing

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.



We would like to congratulate Green Bison Soy Processing on receiving the Growing Jamestown Award and thank them for their ongoing investment in our community.

Tools for Economic Development



The City of Jamestown and Stutsman County have a combined Economic Development Fund, which is a multimillion dollar economic development program available to assist with expanding or relocating businesses. 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/fiancial-incentives/

Agricultural Products Utilization Commission (APUC)

Bank of North Dakota

Community Development Grant

Dakota CDC

Dakota Business Lending

EB-5

Economic Development Fund

Flew PACE Affordable Housing Program

Flex PACE Loan

Jamestown Regional Entrepreneur Center

Lewis & Clark Development Group

ND Tax Incentives for Business

North Dakota Development Fund

Northern Plains Electric Revoloving Loan Fund

PACE Loan

Red River Corridor Fund

Small Business Organiztation

SCORE

Small Business Development Center (SBDC)

South Central Dakota Regional Council (SCDRC)

Step ND

Work Opportunity Tax Credit (WOTC)

Workforce 20/20

New Jobs Training Fund



Chamber of Commerce



The Jamestown Area of Commerce started the year with the 91st Annual Chamber Awards Banquet. Nick Bruns with Nodak Insurance received the Young Professional of the Year Award, The Anne Carlsen Center received the Business of the Year, Searle Swelund received the Above & Beyond Award, and Dr. Polly Peterson was named Citizen of the Year.

The Young Professionals of Jamestown held their first ever Leadership Academy, which saw nearly 20 participants. The Young Professionals also held their annual March Meltdown Volleyball Tournament and a Cornhole Tournament during Buffalo Days in July. They also held twelve Business of the Month presentations.

The Ag Energy Committee sponsored an expert panel at the 2022 Winter Ag & Construction Expo. Moderator Mick Kjar led discussion on the ADM Soybean Crushing Plant building in Spiritwood. Panelists represented Great River Energy, Jamestown/Stutsman Development Corporation, Midwest AgEnergy, and ADM. They also hosted a Bus Tour to Cows & Co. Creamery and Dairy Farming Carrington and the Farmer's Appreciation Dinner & Dance.

The Beautification Committee helped continue their efforts of beautifying Jamestown through the Yard of the Week program. They also recognized and inspired business members of the community through their award at the Annual Banquet. Coordinated efforts with the City and Newman Signs helped maintain the new Welcome banners along Mill Hill.

The Chamber Ambassadors continued their strong support for the Chamber and its activities. They continue to volunteer, help promote, and distribute information regarding the Chamber. They help with presence at events including ribbon cutting, Business After Hours, Business of the Month, Customer Service presentations, and more. They also helped grow the new Welcome to Jamestown program, which extends an inviting welcome to new employees and residents of Jamestown.

The Workforce Committee continued their efforts of addressing workforce challenges and helped to elevate the JSDC Internship Program. They helped spread the word to local employers about Foreign Worker Program Opportunities and provided local education work-based programs.

The Chamber held their big Buffalo Days community celebration July 22-24. The weekend long event include the big parade, Jamestown Fire Department Pancake Breakfast, mini art hunt, historic offerings at Fort Seward and the 1883 Stutsman County Courthouse, speedway races, Splash Bash at Meidinger Splash Park, and James Valley Off-roaders mud drags.

The final major event in 2022 was the Loyal to Local Passport Program. The second annual program saw an even bigger success, helping to track and keep more than \$135,000 in local spending and helped to provide a boost to the economy.

Finally, Jamestown Tourism and the Jamestown Area of Commerce entered into a shared partnership in 2022. The move came as a way to provide efficiencies to both entities and allowed them to share and Executive Director and hire a Marketing Manager to assist with marketing for both Tourism and the Chamber.

The Jamestown Area Chamber of Commerce and its committees are striving for continue growth and opportunities in 2023.



Chamber of Commerce



Ribbon Cutting Events

For New Ownership/Grand Re-Opening or Remodel

Applied Blockchain

Buffalo City Popcorn

Christine Fieber Photography

Eicher Hearing

Jamestown Inflatables/Party Crashers

Medallus Prime IV

Positive Grooming

SMP Health - Ave Maria

The Cage

Tony's Nails at Jasmeria

West End Hide and Fur

Blessings by Carla

Chatter Pediatric Therpay

Fairway Independent Mortgage

Hansen Arts Park

Kiella Lawerence Imagery

Pit Stops Sports

Rainbow Laundry

Stifel

The Grateful Plate

Waggin Tails

Groundbreaking Ceremonies

Collin's Aerospace

Green Bison Soy Processing



Hansen Arts Park Ribbon Cutting

Jamestown Tourism



2022 Grant Distribution

Entity	Grant Amount	Purpose
The Arts Center	\$10,000.00	Arts Market Summer Series (Summer '22)
	\$3,762.00	Light for Hansen Stage
Fort Seward	\$11,780.00	Staffing
	\$1,000.00	Interpretation
	\$5,575.00	150th Celebration (July '22)
Frontier Village	\$13,252.00	Staffing/Greeters
	\$6,000.00	Maintenance Help
	\$10,130.00	Church Roof
	\$10,000.00	Architectural and Engineer Plan
	\$4,350.00	Advertising for Frontier Village
	\$5,121.00	Seeding at Entrance of Museum, Monument, and Village
	\$5,500.00	Signage for Gate
	\$5,400.00	Staffing - Maintenance
Jamestown Chamber of Commerce	\$3,000.00	Buffalo Days (July '22)
Jamestown Classic Car Club	\$1,500.00	Winter Wheel Car Show (January '22)
Jamestown Downtown Association	\$1,000.00	Rods & Hogs (June '22)
	\$913.75	Granite Paver - Larry Woiwode
Jamestown Parks and Rec Foundation	\$1,000.00	ND Amateur Baseball events (August '22)
Jamestown Drag Racing Association	\$7,000.00	Event Advertising (July '22)
Jamestown Rural Fire Department	\$4,000.00	Ice Fishing Tournament (February '22)
Jamestown Shriners	\$5,000.00	A-Maze-N-Clown Pumpkin Patch Marketing (October '22)
Jamestown Speedway	\$1,502.00	Advertising for Stampede
St. John's Academy	\$3,925.00	Basketball Tournament (January '23)
Buffalo City Tournament Association	\$4,500.00	Pool Tournament
Kensal Fire Hall	\$800.00	Kensal Fire Hall Exhibit
Stutsman County Memorial Museum	\$9,681.00	Staffing
University of Jamestown	\$10,000.00	NAIA National Women's Wrestling Championship (March '23)
	\$10,000.00	NAIA National Women's Wrestling Championship (March '24)
	\$5,000.00	UJ Men's Volleyball Invitational
TOTAL	\$160,691.75	



Jamestown Tourism



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

In 2022, dollars were utilized to increase Jamestown's digital presence online. Work with Tilladelse helped us expand our footprint online through keywords and search engine optimization. A partner project between tourism, Tilladelse, and Quantum Digital took place in the summer. Ten long-form videos were filmed and edited as a unique tool to market the area.

For the Frontier Village, summer 2022 saw the rollout of a new cast of characters designed to make the site more family friendly and help tell the tales of the buildings and help in retelling its history. Rehabilitation work also began on the General Store, which looks to be operational with merchandise, ice cream, and more for the summer of 2023.

Jamestown Tourism entered into a partnership with the Jamestown Area Chamber of Commerce as leadership roles changed. The move, approved by both entities and their boards, has allowed for streamlining costs and allotted the ability to create a marketing role for both organizations.

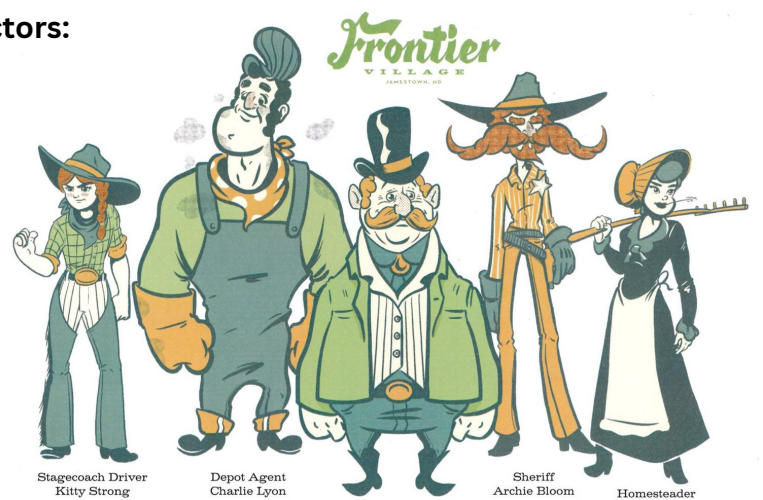
Tourism requested more funding for 2023 from JSDC as the demand for digital marketing grows. With the approved dollars, Tourism looks to continue its successful efforts of marketing on a bigger digital scale and reach a new audience to grow visitation in the years to come.

We greatly appreciate the strong support that JSDC has continued to offer.

2022 Jamestown Tourism Board of Directors:

Paulette Ritter, President
Amanda Thrift, Vice-President
Frank Balak, Treasurer
Christian Cairy
Bethany Jobson
Mike Savaloja
Nick Bruns
Krysten Perkins
Warren Abrahamson
Corry Shevlin, Ex-Officio
Emily Bivens, Ex-Officio
Pam Fosse, Ex-Officio

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



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. That 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,
The JSDC Board and Staff

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