



DEVELOPMENT
JAMESTOWN / STUTSMAN COUNTY

ANNUAL REPORT

20
24





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Nick Schauer

Vice Chair

JSDC Executive Committee

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At-Large Member

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JRMC

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JSDC Executive Committee

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BluFrog Realty

JSDC EX-OFFICIO BOARD MEMBERS

Sarah Hellekson

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City of Jamestown

Glenn Hauk

GRE/Spiritwood Station

Danica Chaput

Workforce Center Manager

Job Service ND

Jessica Alonge

County Auditor/COO

Stutsman County

Traci Redlin

Director

South Central Dakota

Regional Council

Emily Bivens

Executive Director

*Jamestown Area Chamber
of Commerce/Jamestown Tourism*

JSDC STAFF

Corry Shevlin

Chief Executive Officer

Alyssa Looyen

Director of Business
Development

Jamie Czapiewski

Operations Coordinator



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From the Chair



The Jamestown/Stutsman Development Corporation has been, and continues to be, committed to fulfilling the core of its Vision and Mission statements. Its dedication to economic development, growth, and serving as a catalyst for community development is evident.

Core programs such as Flex PACE, internship funding, and involvement in the growth of the Spiritwood Energy Park are important to our region and state. You can count on the JSDC to lead the way.

Housing has become a significant concern for the future development of our region. The JSDC is committed to doing its part in helping to meet this need.

Thank you to our city and county for their support and funding, as well as to our staff for their dedication. Looking ahead, our community, county, and region have a positive future.



Tory Hart
2023-2024 Chair

From the Incoming Chair



Thank you to the dedicated work of the staff and the Board of Directors, the Jamestown/Stutsman Development Corporation continues to be a catalyst for growth in Jamestown and Stutsman County.

The JDSC offers far-reaching programs for many different sectors. These programs include PACE and Flex PACE, the Daycare Expansion Incentive, Internship Reimbursement, housing development, and tourism support. Specific 2024 projects to highlight include a new medical spa and salon, chiropractic offices, mechanic shops, childcare additions, and agriculture facilities.

The focus for 2025 will be to continue building on past successes by leveraging staff expertise and existing programs. We'll emphasize finding tenants for the JMS Aviation Park and supporting residential housing development. Value-added agriculture remains an integral part of the area, and we anticipate several projects progressing in 2025, including the Cavendish Farms expansion, the Chapul Farms facility, and other downstream ag projects.

Thank you to the staff, Board of Directors, City of Jamestown, Stutsman County Commissioners, and this community for the continued support.



Jeremy Rham
2025-2026 Chair

From the CEO



2024 was a successful year for the Jamestown/Stutsman Development Corporation.

Alyssa Looyzen, Business Development Director, has continued to take on a majority of the JSDC programming and is getting acclimated to the world of Economic Development. Jamie Czapiewski continues to excel in her role as Operations Coordinator. Without these two, we would not be able to do the things that we do here at the JSDC.



Corry Shevlin
CEO

As you will see further in this report, there were a number of projects completed through JSDC's various programs. Notably, the JSDC has begun to take a more active role in the development of new housing availability. Our existing programming with Flex PACE/PACE, the Intern Reimbursement Program, and the Daycare Expansion Program continues to provide value for our business community. We continue to work on the larger value-added projects in Spiritwood and finding tenants for the JMS Aviation Park, as well as continuing development on the Bison World Project.

Thank you to our Staff, Board Members, City of Jamestown, and Stutsman County, as well as our many partners and stakeholders throughout our growing community.

We look forward to continuing to provide value for our community and the changing needs.

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 start-ups. The focus of JSDC is primary sector job creation.

JSDC offers a multimillion-dollar economic development program available to assist businesses and industries to 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 1.1: Continue marketing SEPA and secure an owner

- **Strategy 1.1A:** Develop and implement marketing strategies to promote SEPA and support 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 a marketing strategy to promote Bison World to the North Dakota State Investment Board
- **Strategy 1.3B:** Develop and implement a 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 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



Dr. Kelly Odden

Dr. Kelly Odden was loaned \$85,714.30 through the Flex PACE Interest Buydown Program to purchase 33.33% of Downtown Dental in Jamestown, which includes the practice, building, equipment, and customer base. Kelly provides all general dental services and is committed to serving Jamestown and the surrounding areas.

201 Aesthetics

201 Aesthetics was approved for \$48,275.47 through the Flex PACE Interest Buydown Program to purchase a building at 201 1st Ave N and open a medical spa and full salon. 201 Aesthetics is the only medical spa in a 100-mile radius. They were able to utilize Renaissance Zone funding for this project.



Project Funding Overview



Business Loop, LLC



Business Loop, LLC was loaned \$85,714.30 through the Flex PACE Interest Buydown Program to build a new Dairy Queen facility at 220 Business Loop West. This new space has allowed them to add additional staff, increase hours of operation, and provide additional services, such as serving breakfast.

Romsdal Properties

Romsdal Properties was approved for \$85,714.38 through the Flex PACE Interest Buydown Program to build a new full-service farm implement dealership, located along Interstate 94, between the new Anne Carlsen location and Menards. They were able to utilize tax incentives for this project.



Project Funding Overview



Iverson Properties

Iverson Properties was loaned \$15,233.93 through the Flex PACE Interest Buydown Program to purchase a building at 1008 10th St SW for the relocation of the Chiropractic Arts Clinic. This new facility allows for growth opportunities such as establishing new and innovative chiropractic care and technologies in the community.



123 Investments

123 Investments was loaned \$28,072.52 through the Flex PACE Interest Buydown Program to purchase a building at 123 7th Ave SE. This building will be used to assist a variety of businesses in our community by assisting local businesses with cost savings, transportation of items for businesses, and more.



Project Funding Overview



Naze Repair

Naze Repair was loaned \$85,714.34 through the Flex PACE Interest Buydown Program to build a repair shop at 8811 49th St SE in Montpelier. This new facility allows them to own their shop and add additional employees and services, such as repairing agricultural equipment.



Hochhalter Chiropractic

Hochhalter Chiropractic, PC was loaned \$24,289.17 through the Flex PACE Interest Buydown Program to purchase and remodel a building at 314 Business Loop W for the relocation of their clinic. The new location allows them to double their space and add additional staff, such as a massage therapist and a physical therapist.



Project Funding Overview



Bridgewell

Bridgewell was loaned \$50,522.51 through the Flex PACE Interest Buydown Program to purchase a building at 209 10th St SE for their relocation. Bridgewell provides QSP services to elderly, aging, and disabled individuals who need help with daily living tasks. They are now fully licensed to operate a day program offering structured activities and in-home support for people with developmental disabilities. With this program, Bridgewell is helping fill a critical gap in services in the community.



Buffalo City Offices

Buffalo City Offices was loaned \$51,342.75 through the Flex PACE Interest Buydown Program to purchase a building at 312 2nd Ave SW to provide counseling services through Center Counseling. They provide counseling services in Jamestown, including specialized care for children seven and younger, which was previously unavailable locally. Their board-certified practitioners offer evidence-based therapies.

Project Funding Overview



Nordic One

Nordic One was loaned \$26,283.13 through the Flex PACE Interest Buydown Program to purchase a building at 305 12th Ave SE to serve as a space for furniture repair/refinishing and carpentry/handyman services business. This business will provide a local option for the community for these services. The shop will include woodworking equipment as well as a spray booth.



Project Funding Overview



Pingree Transload



Pingree Transload was loaned \$214,286 through the PACE Interest Buydown Program from the JSDC and up to \$300,000 from the Bank of North Dakota to build an Identity Preserved Crop Processing Rail loading facility at 1659 Highway 281 SE in Pingree. Identity Preserved crops bring higher value to farmers, grain handlers, and processors by providing the specialty products that today's consumers and ingredient buyers demand. This will directly impact our community and North Dakota farmers positively by creating opportunities for the niche production of IP crops.



Project Funding Overview



Daycare Expansions

One of the most common challenges facing workforce development is childcare. The JSDC Daycare Expansion Assistance Program was implemented in 2023 to assist with childcare projects that directly help increase their capacity. The program matches project costs on a 1:1 basis for a variety of improvements that increase the capacity of new daycare startups and existing daycares up to \$10,000.

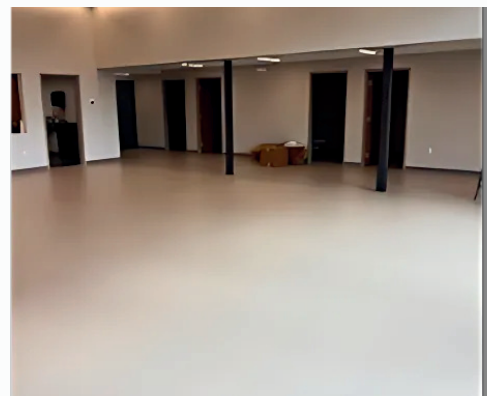
Victory Christian School



Matching Funds Utilized: \$10,000

Remodel Type: Building expansion

Additional Capacity Gained: 50 childcare spots



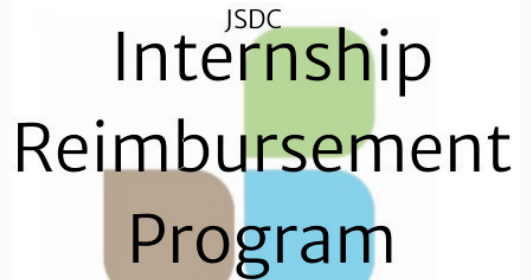
Project Funding Overview



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 as interns.

The JSDC helped fund a total of six interns across three different workplaces in the Jamestown/Stutsman County area throughout 2024.



Participating Employers



Public Health
Prevent. Promote. Protect.

Central Valley Health District



SMP Health
Ave Maria



This is a great program!
Hope it continues!

It is very easy to submit
applications and get
reimbursement for interns!

Great program! Our intern is
interested in returning to the
area to work with us down the
road.

Accomplishments



OUEDI Training Graduate

Alyssa Looyesen finished her 117 hours of coursework through the University of Oklahoma's Economic Development Institute in October of 2024.

Over the course of the past year, Alyssa has traveled to Austin, New Orleans, and Orlando to learn more about credit analysis, workforce development, policies and trends in economic development, business retention and expansion, real estate development and reuse, marketing and attraction, and more. This opportunity also allowed her to be able to connect with other economic developers from around the county.



2024 GNDC Women to Watch in Business



Alyssa was honored as one of GNDC's 2024 "Women to Watch in Business" at a luncheon in early May 2024. These distinguished professionals are leaders in their fields, driving innovation, shaping industries, and making a lasting impact on North Dakota's business landscape. She is proud to represent Jamestown/Stutsman County through the work that JSDC is doing and is grateful for the support of the community.



growingjamestown.com

Community Development Award



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

201 Aesthetics

201 Aesthetic is a locally owned medical aesthetics clinic offering personalized treatments in skincare, injectables, and wellness. Services include Botox, dermal fillers, chemical peels, microneedling, and more. Founded by Jozie Kovar and Kalsie Gumke, 201 Aesthetic brings professional-grade cosmetic care to the Jamestown community.

In 2024, with support from the Flex PACE program, 201 Aesthetic was able to purchase and renovate 201 1st Ave South in downtown Jamestown. The upgraded space provides a welcoming, modern environment that reflects the clinic's commitment to client comfort and high-quality care.



We would like to congratulate 201 Aesthetics on receiving the Community Development Award and thank them for investing 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.

Pingree Transload

Pingree Transload is a newly constructed rail transloading facility located just outside of Pingree, ND, designed to support the efficient movement of agricultural commodities from truck to rail. Built in 2024, the facility provides regional farmers and agribusinesses with direct access to national and international markets via the BNSF rail network.

The new site includes multiple rail spurs, grain handling systems, and improved truck access, positioning it as a key logistics hub for the area. Pingree Transload strengthens the region's ag economy by reducing transportation costs and opening new market opportunities for local producers.



We would like to congratulate Pingree Transload on receiving the Growing Jamestown Award and thank them for their 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/financial-incentives/

Agricultural Products Utilization Commission (APUC)
Bank of North Dakota
Community Development Grant
Dakota CDC
Dakota Business Lending
Flex 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 Revolving Loan Fund
PACE Loan
Red River Corridor Fund
Small Business Organization
SCORE
Small Business Development Center (SBDC)
South Central Dakota Regional Council (SCDRC)
Step ND
Work Opportunity Tax Credit (WOTC)
Workforce 20/20



Chamber of Commerce



Ribbon Cutting Events

For New Ownership/Grand Re-Opening or Remodel

F5 Project

T&K Pediatric Services

Central Business Systems

Les Schwab

Colleen Mostad County Financial

Anne Carlsen Center

White Orchid

Jamestown Dental

Dairy Queen

Buffalo Lanes

Apex Physical Therapy

Roosevelt Elementary

Chiropractic Arts Clinic

Roughneck Men's Grooming

Little Puddle Jumpers

Hochhalter Chiropractic

Kost Materials

Bufftown Bargains

Baymont Inn & Suites

Century 21 Morrison Realty

Cash Wise

ACE Hardware

Buffalo City Diesel

James River Humane Society

Jamestown Regional Airport
Authority

Groundbreaking Ceremonies

Central Sales



Chamber of Commerce



The Jamestown Area Chamber of Commerce began the year with the 93rd Annual Chamber Awards Banquet. Recognized for their contributions to the community, The Medicine Shoppe was named Business of the Year. Amanda Thrift of First Community Credit Union was awarded Young Professional of the Year, Annie Hancock of SMP Health - Ave Maria received the Above & Beyond Award, and Rod Wilhelm of Wilhelm Chevy GMC was honored as the Citizen of the Year.

The **Young Professionals of Jamestown** welcomed 14 participants into the Leadership Academy in 2024, marking one of their most successful years to date. The group hosted the annual Cornhole Tournament fundraiser during Buffalo Days and led 12 Business of the Month presentations. Later in the year, the group's focus shifted toward leadership and professional development, laying the groundwork for an impactful future.



The **Ag & Energy Committee** held its signature Winter Ag & Construction Expo, featuring a panel discussion on livestock issues. Moderator Mick Kjar facilitated insights from panelists Brian Amundson, Karl Hoppe, and Amber Wood. Additional events included a Bus Tour to the Nome Schoolhouse, the Farmer's Appreciation Dinner, and the Ag Luncheon featuring John Wheeler as the keynote speaker.

The **Beautification Committee** continued the Yard of the Week program, which remained a cornerstone of the Chamber's beautification efforts. The committee also celebrated local businesses with their annual Beautification Awards, presented during the Chamber Awards Banquet.



The **Chamber Ambassadors** played a vital role in supporting Chamber activities through volunteerism and promotion. This group assisted with ribbon cuttings, S.T.I.R. events, Business of the Month and Customer Service presentations, Cash Mobs, and more. They also played a key role in distributing the Loyal to Local Passport program, the annual membership directory, and materials for the Welcome to Jamestown program.

Chamber of Commerce



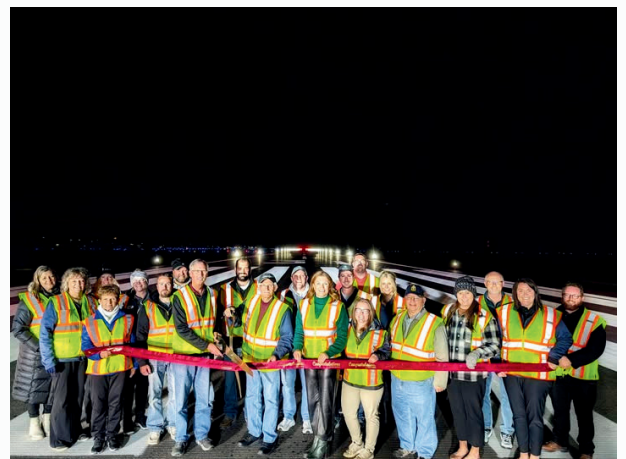
The Chamber held its annual Buffalo Days community celebration from July 25-27. Events included the beloved parade, live music at the park, and numerous activities organized by businesses and organizations citywide. The Chamber provided support by promoting events and ensuring a weekend full of fun for residents and visitors alike.

The Loyal to Local Passport Program capped the year as the Chamber's final major event. Now in its fourth year, the program tracked over \$148,000 in local spending during the holiday season, the most the program has ever recorded. This initiative continues to make a significant economic impact by encouraging residents to shop locally.

The Chamber's partnership with Jamestown Tourism continues to provide opportunities for both organizations. A major milestone this year was completing a strategic plan and brand refresh. Partnering with Jamestown Tourism and the City of Jamestown, the Chamber unveiled a new collaborative brand that signals a fresh vision and a shared commitment to growth. This initiative has given each entity a stronger voice while reinforcing their dedication to working together as the community grows.

The Chamber partnered with local experts to host trainings and workshops throughout the year, including a half-day AI Workshop. Participants gained insights on using tools like ChatGPT to improve workplace efficiency and streamline projects.

The Chamber is excited to see what 2025 has in store as we continue working with the Jamestown/Stutsman Development Corporation and our many other partners to foster growth, strengthen the community, and make the Jamestown area an even better place to live, work, and visit.



Jamestown Tourism



Jamestown Tourism celebrated a year of growth and collaboration, marked by significant achievements that further cemented its role in driving visitation and enhancing the community's offerings. One of the year's most impactful initiatives was completing a strategic plan and a brand refresh in partnership with the Jamestown Area Chamber of Commerce and the City of Jamestown. This rebranding effort unified the organizations under a shared vision, giving each a fresh voice while signaling a commitment to collaboration as the community continues to grow.

Investments in local attractions included the addition of a new playground at Frontier Village, an information kiosk at the World's Largest Buffalo, a marketing co-op with other Jamestown destinations, and the completion of a mural on Hugo's Family Marketplace in partnership with the Jamestown Downtown Association, The Arts Center, and Hugo's. Historic 3rd Avenue was officially named to honor its unique corridor of historical sites, adding to the area's appeal for both visitors and residents.

Jamestown's marketing efforts in 2024 reached unprecedented levels. With the help of agencies like Noble Studios, Evolve Creative, and Odney, digital campaigns generated millions of impressions and drove significant engagement. Noble Studios alone delivered over 12 million impressions and achieved a conversion rate of 54%, far exceeding industry benchmarks. These campaigns successfully targeted audiences in Illinois, Minnesota, Texas, Wisconsin, and North Dakota, with website traffic increasing by 496.3% year-to-date and total sessions jumping from 34,000 in 2023 to 310,000 in 2024. Compelling photography and video content played a key role in attracting interest and building engagement.

Efforts to engage regional and local audiences included partnerships with Forum Communications and participation in co-op programs with North Dakota Tourism. These initiatives allowed Jamestown Tourism to maximize its budget, geo-fencing key destinations like Fargo, Medora, and Bonanzaville to attract day-trippers and overnight visitors. Historic sites also benefited from a marketing co-op that matched funds for non-profits and cultural attractions, enabling them to advertise on billboards, social media, and other platforms they had not previously accessed.



Jamestown Tourism



Arrivalist data tracked 180,000 trips to Jamestown and Stutsman County in 2024, representing a third of the area's total visitors. The average stay length increased to 1.5 nights, with overnight visits accounting for over 61% of tracked trips. This growth reflects the direct impact of Jamestown's marketing campaigns and the increasing appeal of its attractions. Social media also played a pivotal role, with Facebook reaching 2.3 million users and generating thousands of interactions, proving that both organic and paid content resonated strongly with audiences.

Looking ahead, Jamestown Tourism remains focused on building momentum, fostering partnerships, and enhancing the visitor experience. With its reenergized brand and proven marketing strategies, the organization is poised for continued success as it welcomes new opportunities in 2025.



2024 Jamestown Tourism Board of Directors:

Amanda Thrift, President
Bethany Jobson, Vice President
Krysten Perkins, Treasurer
Christian Cairy
Mike Savaloja
Nick Bruns
Corry Shevlin, Ex-Officio
Pam Fosse, Ex-Officio
Emily Bivens, Executive Director
Allison Limke, Visitor Experience Manager
Warren Abrahamson, Marketing Manager



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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DEVELOPMENT

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