



DEVELOPMENT
JAMESTOWN / STUTSMAN COUNTY



2025 ANNUAL REPORT





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Stutsman County

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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 remains a catalyst for development and growth in Jamestown and across Stutsman County. The staff and board are committed to supporting new and existing businesses through current programs while also staying open to new opportunities.

Several businesses leveraged the Flex PACE and PACE programs to grow their operations in 2025. The internship reimbursement program also remains a high-value workforce development tool that employers can take advantage of.

The community still needs additional childcare, so it's encouraging that the daycare expansion program was able to support further childcare growth in Jamestown. Housing also remains a need across the city, which is why the Housing Initiative was launched in 2025. The expectation is that the program will support new residential housing development in 2026.

In closing, I'd like to recognize Corry Shevlin, JSDC CEO, as being named the 2025 Economic Developer of the Year by the Economic Development Association of North Dakota. Corry has done a tremendous job since taking over as CEO, and it's great that he is receiving some well-deserved recognition.



Jeremy Rham
2025-2026 Chair

From the CEO



2025 was another successful year for the Jamestown/Stutsman Development Corporation.

As you will see further in this report, there were a number of projects completed through JSDC's various programs, most notably the Cavendish Farms expansion and Dakota Spirit AgEnergy's expansion. We continued our work assisting with new housing opportunities. We continue to work on the larger value-added projects in Spiritwood and continue to refine existing programming with Flex PACE/PACE, the Intern Reimbursement Program, and the Daycare Expansion Program, which continues to provide value for our business community.



Corry Shevlin
CEO

Alyssa Looyesen, 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.

Thank you to our Staff, board members, the 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



Vetter Construction & LaKiella Lawrence Photography

Vetter Construction and LaKiella Lawrence were loaned \$33,110.44 through the Flex PACE Interest Buydown Program to purchase a building at 1022 4th Ave SW in Jamestown. The purchase of this building allowed Vetter Construction to establish a storefront where customers can view products in person and inquire about services, while also providing Kiella Lawrence Photography with a larger studio space to better meet client demand and host workshops.





FB Rentals

FB Rentals was loaned \$85,715 through the Flex PACE Interest Buydown Program to purchase a building at 2121 13th St NE to consolidate all aspects of the Heartland Heating & Cooling business into one location. This move brings additional efficiency for all facets of their business, including plumbing, electric, heating, and cooling.



Project Funding Overview



James River Senior Center

The James River Senior Center was loaned \$85,715 through the Flex PACE Interest Buydown Program to purchase, renovate, and expand their new location at 1009 13th St NE.

The new location supports meal preparation and delivery, transit dispatching, and expanded activities for seniors and the broader community, creating a more functional and welcoming hub that strengthens connection and well-being for local seniors.



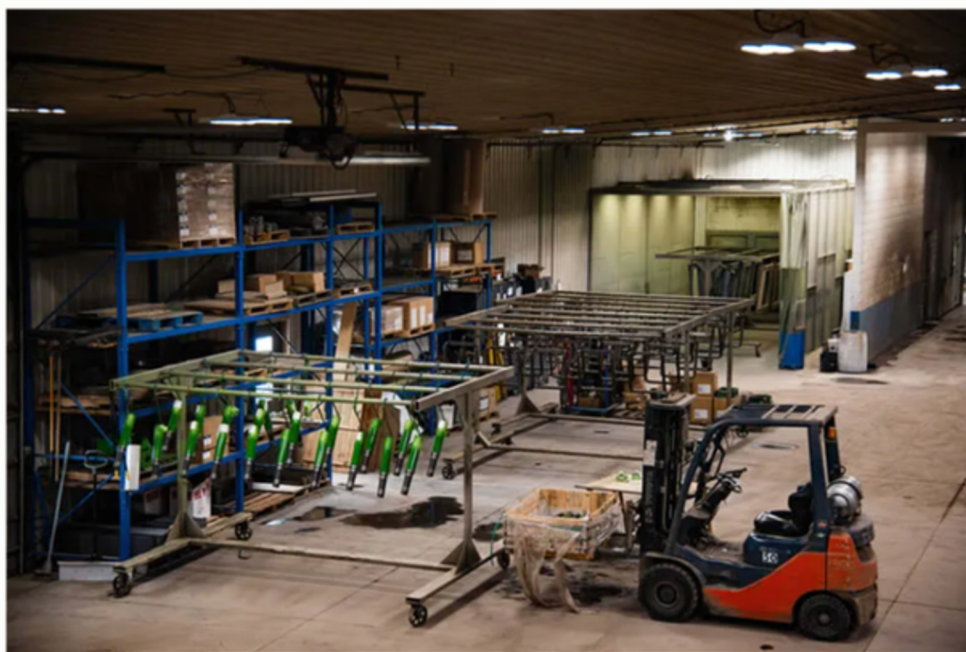
Project Funding Overview



MidMach

MidMach, a Jamestown-based manufacturer specializing in precision machining and custom metal fabrication for industrial and agricultural applications, was loaned \$214,285.74 through the PACE Interest Buydown Program from the JSDC and up to \$500,000 from the Bank of North Dakota to expand their current location at 8171 36th St SE in Jamestown.

This expansion allows MidMach to increase operational efficiency and production capacity while beginning the process of consolidating their two Jamestown locations into one. As the first phase of a larger expansion plan, the project provides added stability for current employees and creates additional space to support future workforce growth.



Project Funding Overview



James Valley Career and Technical Center

The James Valley Career and Technical Center was granted \$35,000 in matching community dollars to match with grant funds from the North Dakota Department of Commerce Skills Training Grant to add a CDL training program that will increase certifications and lead directly to students gaining meaningful employment opportunities in our community.



Project Funding Overview



Cavendish Farms

In 2025, the JSDC approved an incentive package of up to \$752,648 to support a major expansion project of Cavendish Farms. The proposed expansion includes increased freezer and packaging capacity, replacement of aging production equipment, and construction of a new on-site wastewater pre-treatment facility to support future growth and operational efficiency.

The incentive package includes the transfer of approximately 2.32 acres of adjacent JSDC-owned property, valued at roughly \$252,648, along with up to \$500,000 for a performance-based employee incentive program. The employee incentive program is tied directly to the creation of new full-time positions paying at least \$20 per hour, helping ensure public investment supports quality job growth and long-term employment opportunities in the community.



Project Funding Overview



Housing Initiative

In 2025, the JSDC launched a new Housing Initiative to encourage residential development while maintaining affordability for Jamestown residents, allocating \$1 million from the city's economic development fund to support the program. The initiative helps offset infrastructure costs for new housing projects, reducing barriers to construction.

Under the program, infrastructure costs are shared evenly, with 50 percent locally funded and 50 percent covered by the developer. This shared approach supports affordable lot pricing while ensuring strong developer investment.

The initiative includes oversight measures to ensure projects align with community needs, including formal agreements outlining lot prices and project details, along with a review process to confirm eligibility. Following approval of the program, the JSDC entered into discussions with two housing developers and is optimistic that these efforts will lead to new housing construction in the near future.





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.

Explorers Academy



Matching Funds Utilized: \$10,000

Remodel Type: Building expansion

Additional Capacity Gained: 30 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 thirteen interns across nine different workplaces in the Jamestown/Stutsman County area throughout 2025.



Participating Employers



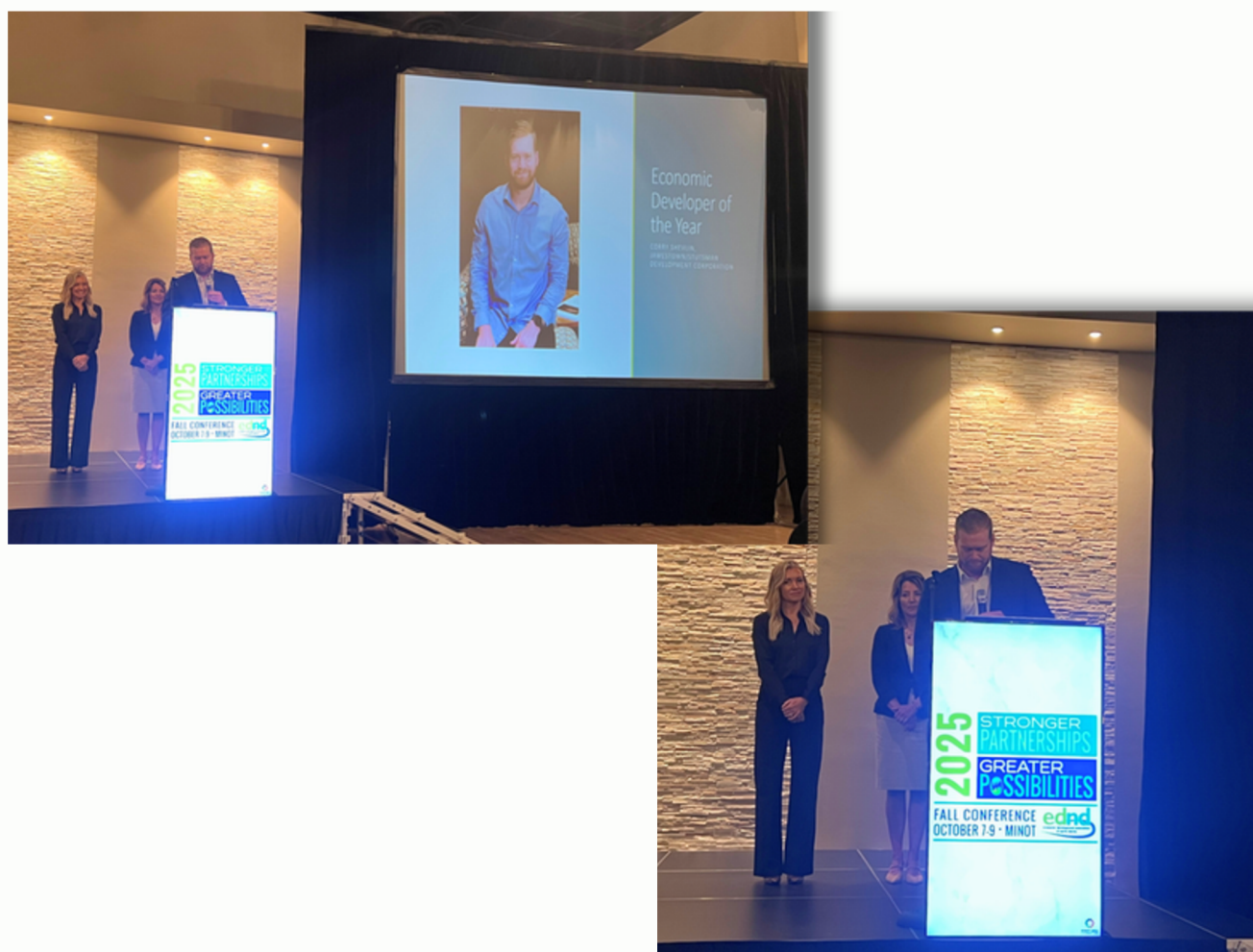
This is a great program! We hope to use it again in the future.

Accomplishments



EDND Developer of the Year

Corry Shevlin was named 2025 Economic Developer of the Year by the Economic Development Association of North Dakota, recognizing his leadership, commitment, and measurable impact on economic growth in Jamestown and Stutsman County. This prestigious honor reflects Corry's dedication to supporting local businesses, advancing strategic development efforts, and fostering long-term community growth that aligns with the mission of the JSDC.



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.

Vetter Construction & LaKiella Lawrence Photography

Vetter Construction and Kiella Lawrence Photography have been selected to receive the 2025 Community Development Award for their collaborative investment in a shared commercial space that enhances both business visibility and community engagement. By transforming the property at 1022 4th Ave. SW, the project brings new energy to the area while supporting the continued growth of two local businesses.

The renovated facility provides Vetter Construction with a dedicated showroom where customers can explore products and services in person, while Kiella Lawrence Photography now has expanded studio space to better serve clients and host educational workshops. Together, the project demonstrates how thoughtful reinvestment in local properties can strengthen the business community and contribute to Jamestown's ongoing development.



We would like to congratulate Vetter Construction and LaKiella Lawrence Photography 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.

MidMach

MidMach has earned the 2025 Growing Jamestown Award in recognition of its continued investment in the community and commitment to long-term growth. The Jamestown-based company has steadily expanded its precision machining and custom metal fabrication operations, serving customers across the industrial and agricultural sectors while strengthening the local manufacturing economy.

The company's recent facility expansion marks an important step toward increasing production capacity and consolidating operations under one roof. By investing in its future and creating space for continued workforce growth, MidMach exemplifies the innovation and resilience that drive economic development in Jamestown and Stutsman County.



We would like to congratulate MidMach 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) | Northern Plains Electric Revolving Loan Fund |
| Bank of North Dakota | PACE Loan |
| Community Development Grant | Red River Corridor Fund |
| Dakota CDC | Small Business Organization |
| Dakota Business Lending | SCORE |
| Flex PACE Affordable Housing Program | Small Business Development Center (SBDC) |
| Flex PACE Loan | South Central Dakota Regional Council (SCDRC) |
| Jamestown Regional Entrepreneur Center | Step ND |
| Lewis & Clark Development Group | Work Opportunity Tax Credit (WOTC) |
| ND Tax Incentives for Business | Workforce 20/20 |
| North Dakota Development Fund | |



Chamber of Commerce



Ribbon Cutting Events For New Ownership/Grand Re-Opening or Remodel

201 Aesthetics	Alpha Opportunities	BeMobile	Bridgewell
Center Counseling	Chatter Pediatric	Medicine Shoppe	Corner Bar & Grill
Depot Cafe	Gould Family Field	Heavenly Hideaways	Jamestown Tax Services
Jerry's Furniture	Jamestown Regional Medical Center	Luxury Nails	MIDCO
Modern Wellness	Nature's Healing Links	Party Crashers	Runnings
ServiceMaster	Sooper Stop	Tapps Lounge	The Arts Center
The Studio Building & Design Center	Triumph Inc.	Uinsurance	Vetter Construction
Victory Christian School			

**Green denotes a 2024/2025 JSDC partnership*

Groundbreaking Ceremonies



Nickeus Park



ND State Hospital



SMP Health - Ave Maria

Chamber of Commerce



In 2025, the Jamestown Area Chamber of Commerce focused its work on business retention, workforce development, leadership growth, and advocacy - core areas that directly support the mission of the Jamestown/Stutsman Development Corporation and the long-term economic health of Jamestown and Stutsman County.

Business support and visibility remained a primary focus. The Chamber welcomed 38 new members, bringing the total membership to 379 businesses representing more than 6,500 employees. Through ribbon cuttings and groundbreaking ceremonies, the Chamber supported business expansion and investment across multiple sectors. In 2025, the Chamber coordinated three groundbreakings and numerous ribbon cuttings, helping connect new and expanding businesses to the community, local leaders, and development partners.



Local spending and business retention continued to be a priority. The Loyal to Local Holiday Passport Program recorded more than \$148,000 in tracked local spending, the highest total in the program's history. With over 560 completed passports turned in and participation from more than 60 businesses, the program helped keep dollars circulating locally during the critical holiday retail season. While only tracked spending is reported, the Chamber recognizes the broader economic impact extends well beyond recorded totals.



Workforce and leadership development remained central to the Chamber's strategy. The Young Professionals of Jamestown Leadership Academy provided training in leadership, decision-making, and community engagement, supporting talent retention and professional growth. Additional professional development programming in 2025 focused on human resources, marketing, and workplace skills, offering practical tools that help employers strengthen their teams and adapt to changing business needs.

Chamber of Commerce



The Chamber continued its role in civic engagement and advocacy by hosting District 12 and 29 legislative meet-and-greet events, giving local employers and residents direct access to state legislators. These forums supported informed discussion on policy issues affecting the workforce, infrastructure, and economic conditions in the region.

Agriculture and energy engagement also remained strong through the Chamber's AgEnergy Committee, which hosted its annual luncheon and education programming. These efforts helped connect producers, agribusinesses, and industry leaders around topics impacting one of the region's most important economic sectors.

Investment in long-term capacity was reflected in the remodel of the shared Chamber, Tourism, and DMV building. The renovation project will result in improved public service space for the DMV, a more functional Visitor and Information Center, and upgraded shared office facilities. The investment strengthens service delivery, supports visibility engagement, and enhances the work environment for organizations directly involved in business recruitment, tourism promotion, and economic development.

The Chamber also continued to support workforce pipelines through its Past Presidents Scholarship Program, awarding two \$1,000 scholarships to University of Jamestown students pursuing business and medical-related fields. These scholarships, funded through Chamber partnerships and fundraising, help invest in future professionals who may contribute to the local workforce.

Throughout 2025, collaboration remained a defining approach. The Chamber maintained close alignment with Jamestown Tourism, the City of Jamestown, and JSDC through shared facilities, overlapping board participation, and coordinated planning. This structure allows for efficient communication, reduced duplication of effort, and a unified approach to support business growth, workforce needs, and community development.



Jamestown Tourism



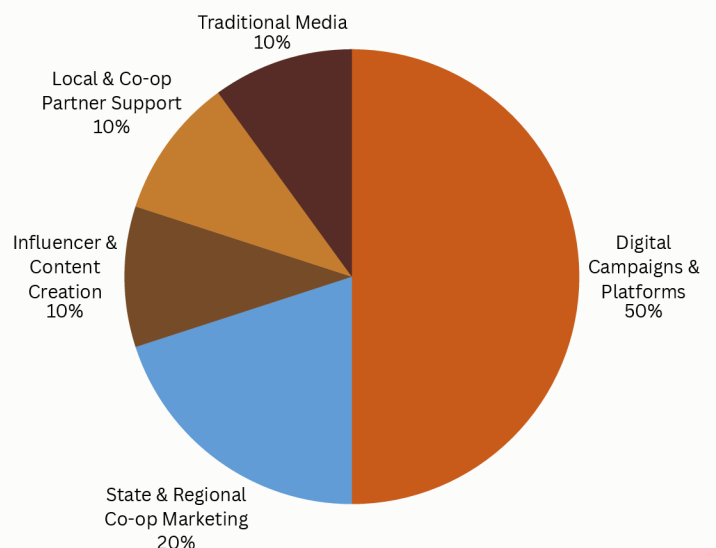
In 2025, Jamestown Tourism continued to strengthen the visitor economy through strategic marketing, destination development, and community partnerships. A major milestone was the launch of the refreshed Discover Jamestown brand and website, creating a unified platform for destination marketing and trip planning.

Visitor activity remained strong throughout the year. The World's Largest Buffalo and Frontier Village welcomed more than 207,600 visitors, with the Frontier Village tracking approximately 137,000 vehicles from Memorial Day through Labor Day, including guests from all 50 states and 41 countries.

Tourism investments in attractions, public art, recreation, events, and visitor services continue to enhance the Jamestown experience and support local business, quality of life, and long-term economic growth.



Tourism Investment Focus



Marketing & Outreach

- Digital & State Co-op Advertising
- Regional Media Partnerships
- Influencer Marketing
- Visitor Tracking & Analytics
- Discover Jamestown Website
- Social Media & Content Creation

Jamestown Tourism



207,600

Visitors to the World's Largest Buffalo & Frontier Village



137,000

Vehicles Tracked



50

States Represented



41

Countries Represented

2025 Highlights:

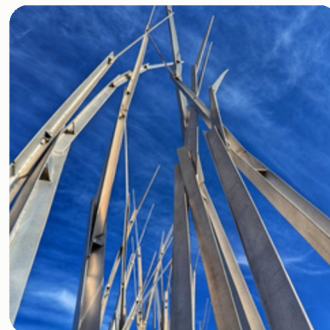
- Launched refreshed Discover Jamestown brand and website
- Frontier Attractions completed its first full season of management
- Expanded the Talking Trail experience
- Launched Art Walk Audio Tour
- New murals and public art projects citywide
- Visitor Center renovation progressed



**New Murals
Brightening
Jamestown**



**Talking Trail
Expansion**



**Art Walk
Audio Tour**



**Visitor Center
Renovation**



Through strong partnerships with the JSDC, the Chamber, the City of Jamestown, and other local organizations, Jamestown Tourism remains committed to data-driven marketing, strategic investment, and projects that enhance our community and attract visitors year-round.

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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**Growing
Jamestown
*Together***