



**JSDC Special Board of Directors Meeting
April 28, 2020
Zoom Meeting
Official Minutes**

Members Present: Kelly Rachel, Marlee Siewert, Tory Hart, Dwaine Heinrich, Mark Klose, Ritchie Wolf, CJ Janke, Steve Cichos, Gerald Horner, Pam Phillips, Jeremy Rham, Rod Johnson, Nick Schauer, and Mary Lou Urquhart.

Members Absent: Lorrie Pavlicek

Staff Present: Connie Ova, Corry Shevlin, Tracey Pringle and Beth Blumhardt.

Staff Absent: none

Guests Present: Emily Bivens, Jamestown Chamber of Commerce; Danica Chaput, Job Service of ND; David Steele, City Council; Keith Norman, Jamestown Sun; Katie Hemmer, Jamestown Regional Airport; Sarah Hellekson, City of Jamestown; and Jerod Tengesdal, Train ND.

Call to order: 11:49 a.m. by Kelly Rachel.

Conflict of Interest: No conflicts of interest were declared.

Approval of Agenda: This was a special meeting therefore no changes to the agenda could be made. The April 28, 2020 Special Board of Directors Meeting Agenda was approved as presented.

National Guard/Airport Park: Corry reported on the National Guard/Airport agenda item. The next steps for the National Guard moving forward with the approval process is securing the land lease with the Jamestown Regional Airport Authority. In order for this to happen the JSDC would have to release the portion of their existing lease with the Jamestown Regional Airport Authority.

Included in One Drive was the proposed Partial Release. The JSDC would release 19.12 acres to be leased to the National Guard. That would leave 77.56 acres leased by the JSDC.

JSDC is still working with the National Guard on the payment for infrastructure. This is a very unique project and will not be the normal procedure for other potential tenants for the park. The cost of infrastructure for the 19.12 acres is \$583,034.

At the Business Attraction Committee on Monday, April 27th a motion was made by Rod Johnson, seconded by Kelly Rachel, to recommend approval of the Partial Release to the full JSDC Board of Directors. Roll call was taken; all members present voted aye.

Discussion and inquiries were held by the JSDC Board of Directors. Katie Hemmer from the Jamestown Regional Airport was also in attendance to answer any inquiries or further clarify.

Tory Hart motioned to approve the Partial Release document allowing JSDC to release the portion of their existing lease with the Jamestown Regional Airport Authority, Pam Phillips seconded the motion, and the motion passed unanimously. Roll Call: Kelly-aye, Marlee-aye, Tory-aye, Dwaine-aye, Mark-aye, Ritchie-aye, CJ-aye, Steve-aye, Gerald-aye, Pam-aye, Jeremy-aye, Rod-aye, Nick-aye, and Mary Lou-aye. Motion passed 14-0 with Lorrie Pavlicek absent.

JSDC Loans: Connie reported on the JSDC Loans agenda item. Connie reviewed a letter in One Drive from Spiritwood Energy Park Association (SEPA). In the letter it stated that as a result of the downturn in the North Dakota economy due to the COVID-19 Pandemic and additional downturn in the price of oil SEPA is seeing a magnification of economic stresses. In an effort to help their tenants remain as strong as possible while weathering these dual storms, SEPA is seeking ways to support the streamlining and possibly restructuring of debt to offer some financial relief to their current sole tenant. This economic relief is being sought as a preventative measure.

Currently, SEPA pays \$6,542.00 monthly to JSDC per their agreement. SEPA would like to explore relief options for the current debt. One suggested short-term relief option would be deferring the principal due during these 6 months to the end of the term. SEPA is fully open to any suggestion that might offer some economic relief to SEPA and their tenant.

At the Business Attraction Committee on Monday, April 27th a motion was made by Lorrie Pavlicek, seconded by Dwaine Heinrich, to defer payment of the SEPA debt up to 12 months. Roll call was taken; all members present voted aye.

A brief discussion was held by the JSDC Board of Directors.

Dwaine Heinrich motioned to defer payments on SEPA's loan for up to 12 months to help with cash flow through unprecedented times, Marlee Siewert seconded the motion, and the motion passed unanimously. Roll Call: Marlee-aye, Dwaine-aye, Tory-aye, Ritchie-aye, Mark-aye, CJ-aye, Steve-aye, Pam-aye, Gerald-aye, Jeremy-aye, Rod-aye, Mary Lou-aye, Nick-aye, and Kelly-aye. Motion passed 14-0 with Lorrie Pavlicek absent.

Adjourn: The meeting was adjourned at 12:09 p.m. by Kelly Rachel.

Respectfully submitted,
By Beth Blumhardt: JSDC Administrative Assistant