



**JSDC Joint Business Attraction & Existing Business Committee Meeting
Wednesday, March 5, 2025
Official Minutes
JSDC Lower-Level Conference Room**

Members Present: Jeremy Rham, Casey Henderson, Tory Hart (via Zoom), Dwaine Heinrich, Amanda Hastings, David Steele, Jen Dockter, Mike Delfs, Ben Stienolfson.

Members Absent: Tonya Perkins, Levi Taylor, Dustin Jensen.

Staff Present: Corry Shevlin, Alyssa Looyesen, Jamie Czapiewski.

Call to order: 12:01 p.m. by Jen.

Conflict of Interest Declaration: Jen Dockter for Housing Proposal.

Approval of Minutes: The minutes from the January 8, 2025, meeting were in the One Drive for review.

Dwaine made a motion to approve the minutes as shown, Amanda seconded the motion, and the motion passed unanimously by voice vote.

Housing Proposal: Corry's proposal was in the One Drive. The JSDC Housing Proposal recommends a \$1,000,000 forgivable loan from the City of Jamestown's Economic Development Fund to support residential development through the Senate Bill 2225. SB2225 provides funding to assist communities with infrastructure costs for housing projects, splitting costs equally among the state, local government, and developers.

The loan would serve as the city's matching contribution and be forgiven if used for this purpose. A Developer Agreement is recommended to regulate lot prices. The proposal suggests reallocating \$500,000 from the unused housing program to this initiative. Although the bill has not yet been passed, this proposal is seeking early approval to prepare for the upcoming construction season. If the bill does not pass, the funds will be de-obligated.

There were concerns about the fair distribution of funds among developers and the need to make sure that the program serves the broader community as intended. It will be important for the program to be flexible, as each situation can differ.

Amanda made a motion to recommend the approval of the Housing Proposal to the Board of Directors. This would include reallocating \$500,000 from the previous housing program and adding another \$500,000 to create a \$1 million fund that would provide forgivable loans to the city to support qualifying housing infrastructure projects. Jeremy seconded the motion, and the motion passed by a majority by voice vote. Jen refrained from voting due to a conflict of interest.

Project Updates: Corry and Alyssa provided project updates.

Adjourned: Jen adjourned the meeting at 1:03 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator