



JSDC Joint Business Attraction & Existing Business Committee Meeting
Wednesday, March 6, 2024
Official Minutes
JSDC Lower-Level Conference Room

Members Present: Tory Hart, Jeremy Rham, Mark Klose, Casey Henderson, David Steele, Rod Johnson, Jen Dockter.

Members Absent: Nick Schauer, Marlee Siewert, Dwaine Heinrich, Levi Taylor, Tonya Perkins, Mike Delfs.

Guests Present: Kelly Rachel, Unison Bank; Kelly Seckerson, Business Loop LLC; Tricia Seckerson, Dairy Queen.

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

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

Conflict of Interest Declaration: None.

Approval of Minutes: The minutes from the February 7, 2024, meeting were in the One Drive for review.

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

Business Loop LLC Flex PACE Request: Alyssa's memo regarding the Flex PACE request was in the One Drive. Business Loop LLC is owned by Kelly Seckerson. They are building a new facility at 220 Business Loop West in Jamestown. The new facility will be for the relocation of Dairy Queen, and they are planning to add additional staff, increase efficiency, increase hours of operation, and provide additional services such as serving breakfast.

Kelly Seckerson of Business Loop LLC was in attendance to answer any questions, along with Kelly Rachel of Unison Bank. The Seckerson's have owned the Jamestown Dairy Queen for seven years now and it was within their ten-year plan to move/expand. The Jamestown Dairy Queen location has been ranked the #1 Dairy Queen in the state and is in the top 5% of locations nation-wide. The location also gives back to the community by providing scholarships.

They currently have 35 employees, and this new facility will allow them to go up to 50 to 60 employees, including an additional salaried manager. The new location has also been approved to add breakfast services, which would extend their operating hours from 7am to 10pm. The expansion will also include two drive-thru lanes and windows towards the back, to make sure cars aren't lining up causing traffic issues. An outdoor seating area is also planned.

Alyssa recommended the funding for this project in the amount of \$85,714.30 with an 80% city and 20% county split. The city's portion would be \$65,571.44 and the county's portion would be \$17,142.86.

Tory made a motion to recommend the approval of the Business Loop LLC Flex PACE Request to the Board of Directors, Mark seconded the motion and the motion passed unanimously by voice vote.

2023 Community Development and Growing Jamestown Awards: Information regarding the criteria for the Community Development Award and Growing Jamestown Award was in the One Drive for reference.

Recipients of the Community Development Award are recognized as a great asset to our community for providing services, activities, and other opportunities that enrich the lives of residents. The Growing Jamestown Award is given to a business that is currently working or has worked with JSDC in the past and has a positive influence on the local economy.

Corry's recommendation for the 2023 awards were Our 5 Boys (T&K Pediatric) for the Community Development Award and the Anne Carlson Center for the Growing Jamestown Award.

T&K Pediatric Services has experienced growth and has had to move to a bigger facility to accommodate. They provide many services to the children of the community such as early intervention, occupational and physical therapy, and mental health services.

The Anne Carlsen Center also has grown with their new facility nearing completion. The center has been a part of Jamestown for over 80 years and the new state-of-the-art facility shows continued dedication to the area.

Jen made a motion to recommend T&K Pediatric Services to the Board of Directors for the 2023 Community Development Award. Tory seconded the motion and the motion passed unanimously by voice vote.

Tory made a motion to recommend Anne Carlsen for the 2023 Growing Jamestown Award to the Board of Directors. David seconded the motion and the motion passed unanimously by voice vote.

Project Updates: Corry reported that rail payments are going out. He reported that NextEra has received money from the state. He also attended a meeting on natural gas meeting with area businesses last week. Alyssa reported that she is working on finalizing the sale of Lot 4 in the Bloom Business Park and that there are other Flex PACE projects in the works.

Adjourned: Rod adjourned the meeting at 12:33 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator