



**JSDC Joint Business Attraction & Existing Business Committee Meeting  
Wednesday, April 3, 2024  
Official Minutes  
JSDC Lower-Level Conference Room**

**Members Present:** Nick Schauer, Jeremy Rham, Marlee Siewert, Dwaine Heinrich, Mark Klose, David Steele, Rod Johnson, Jen Dockter, Tonya Perkins, Mike Delfs.

**Members Absent:** Tory Hart, Levi Taylor, Casey Henderson.

**Guests Present:** Jeremy Forester, FCCU; Nicole Stevahn, Charge On Together Center, LLC.

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

**Call to order:** 12:08 p.m. by Jen.

**Conflict of Interest Declaration:** None.

**Approval of Minutes:** The minutes from the March 6, 2024, meeting were in the One Drive for review.

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

**Charge On Together Center LLC Flex PACE Request:** Alyssa's memo regarding the Flex PACE request was in the One Drive. Charge On Together, LLC, owner Nicole Stevahn, purchased a building at 421 1<sup>st</sup> Ave S in Jamestown and will be opening a second location for daycare. The additional location will open 54 more spots for children ages 0-12 years and is available to provide childcare to any family as they have no restrictions on who they can provide care for. They will also be providing meals for the children. Nicole Stevahn of Charge On Together and Jeremy Forester of FCCU were in attendance to answer any questions.

Charge on Together may also be applying for a Renaissance Zone tax exemption. As of now, the current appraised value of the property is \$360,000 and they are looking to put approximately \$500,000 into the project. If the Renaissance Zone tax incentive is applied for and approved, as well as meets the community portion of the Bank of North Dakota buydown for the Flex PACE request, then funding from the JSDC would not be utilized.

Alyssa recommended the funding for this project in the amount of \$55,093.68 with an 80% city and 20% county split. The city's portion would be \$44,078.95 and the county's portion would be \$11,018.73.

*Tonya made a motion to recommend the approval of the Charge On Together Center LLC Flex PACE Request to the Board of Directors, Jeremy seconded the motion and the motion passed unanimously by voice vote.*

**Project Updates:** Corry reported the Change in Terms agreement for the rail project has been signed and that it is now in permanent financing. Chapul Farms is looking into moving into a formal lease out in Spiritwood at this point in time, and they will be receiving USDA funding. Alyssa and Corry have been working on a RFP for a data center out in Spiritwood as well. The company is down to four locations, with Spiritwood being one of them.

One of the housing companies that we have been in contact with is still showing continued interest in Jamestown.

The discussions on future natural gas usage continue.

Alyssa reported that she is still working on finalizing the sale of Lot 4 in the Bloom Business Park and that there are other Flex PACE projects in the works. She will be attending Ouedi at the end of April in New Orleans.

**Adjourned:** Jen adjourned the meeting at 12:31 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator