



JSDC Joint Business Attraction & Existing Business Committee Meeting
Wednesday, April 9, 2025
Official Minutes
JSDC Lower-Level Conference Room

Members Present: Jeremy Rham (via Zoom), Casey Henderson, Tonya Perkins, Tory Hart, Dwaine Heinrich, Amanda Hastings, David Steele, Mike Delfs, Dustin Jensen, Ben Steinolfson.

Members Absent: Jen Dockter, Levi Taylor.

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

Call to order: 12:00 p.m. by Tonya.

Conflict of Interest Declaration: None.

Approval of Minutes: The minutes from the March 5, 2025, meeting were in the One Drive for review.

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

2024 Community Development Award: The Community Development Award is one of two honors presented annually by the JSDC at our Annual Meeting. Introduced around 2020–2021, this award was created to recognize projects that make a meaningful impact on the community, particularly those that may not fall within the primary sector. It emphasizes the contributions of smaller businesses or initiatives that significantly support local development. The award celebrates a wide range of community contributions, from small businesses evolving into medium-sized enterprises to projects that revitalize unused buildings or introduce new services. There are no rigid criteria, allowing flexibility in acknowledging diverse efforts. When selecting recipients, factors such as the project's community impact, the business owners' personal investment, improvements to existing structures or spaces, and the introduction or expansion of services are considered. This award is meant to complement the Growing Jamestown Award by broadening recognition to include impactful local efforts of varying sizes and scopes.

201 Aesthetics was highlighted for transforming a building that needed significant work into a medical spa and salon, offering services previously unavailable in Jamestown. The owners were also praised for their desire to get more involved in the community. Naze Repair, located outside the city, was noted for upgrading their facility to handle additional work and provide a local market for farmers in the region. There was some debate about whether to choose a project within Jamestown city limits or one in the county. Factors like personal investment and the impact on the community were also considered.

Amanda made a motion to recommend Naze Repair for the 2024 Community Development Award. The motion received no second.

Tonya made a motion to recommend 201 Aesthetics for the 2024 Community Development Award. David seconded the motion, and the motion passed unanimously by voice vote.

2024 Growing Jamestown Award: The Growing Jamestown award is an annual recognition given to projects that have a significant impact on Jamestown's economic growth. The Growing Jamestown award typically recognizes larger, primary sector projects that contribute substantially to the city's economic development, such as previous winners like Cavendish Farms.

Several possible nominees were discussed, such as Pingree Transload, Romsdahl Properties, and the University of Jamestown. The importance of selecting a project that demonstrates significant investment and has a measurable positive effect on area growth was heavily discussed.

David made a motion to recommend Pingree Transload for the 2024 Growing Jamestown Award. Tory seconded the motion, and the motion passed unanimously by voice vote.

Flex PACE Overview: As of April 2025, there has only been one Flex PACE request submitted this year, though this slow start is not unusual. In past years, we have not seen requests until May. Several projects have been discussed, but ultimately not funded or brought before the committee. These included the Medicine Shoppe renovation, which was ineligible due to previous incentives; a proposed daycare at Victory Christian School, which didn't align with the program's mission; a shop expansion located outside of town that faced financing issues; and the purchase of the Jamestown Monument building, which was ineligible as it was a cash transaction.

Looking ahead, there is potential for an implement dealer interested in locating Jamestown to submit a request, although it may face challenges under the current 2025 program guidelines.

In February, Alyssa conducted a well-attended lender education session with representatives from almost all the financial institutions, and she continues to maintain strong outreach efforts to lenders, checking in regularly on potential projects. The Flex PACE program remains a valuable tool for community development, particularly for its role in increasing the taxable value of buildings and revitalizing properties previously categorized as "slum and blight," even as some projects encounter difficulties meeting program criteria.

Project Updates: Corry and Alyssa provided project updates.

Adjourned: Tonya adjourned the meeting at 12:41 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator