



**JSDC Joint Business Attraction & Existing Business Committee Meeting
Wednesday, May 7, 2025
Official Minutes
JSDC Lower-Level Conference Room**

Members Present: Jeremy Rham, Casey Henderson, Tonya Perkins, Dwaine Heinrich, Amanda Hastings, Jen Dockett, Mike Delfs, Dustin Jensen, Ben Steinolfson.

Members Absent: Tory Hart, Levi Taylor, David Steele.

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

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

Conflict of Interest Declaration: Amanda Hastings for the i3G Media intern.

Approval of Minutes: The minutes from the April 9, 2025, meeting were in the One Drive for review.

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

Summer 2025 Internship Reimbursement Applications: Jamie's memo regarding the summer 2025 internship reimbursement applications received was in the One Drive. Two applications were not recommended for approval due to the applicants having already graduated, which made them ineligible under the program's two-year pre-graduation requirement.

Six internship applications are recommended for reimbursement funding. These include:

- Dakota Spirit Ag – Maggie Marcolina
- Stutsman OffRoad – Jase Erickson
- I3G Media – Wyatt Reid
- Anne Carlsen – Gemma Sharples Coon
- SMP Health Ave Maria – Caici Mitchel and Reece Floyd

The current account balance for the internship reimbursement program was reported at approximately \$42,379. The total estimated reimbursement for the approved internships is \$17,800.

Dwaine made a motion to take Jamie's recommendations to the Board of Directors for approval. Jeremy seconded the motion, and the motion passed unanimously by voice vote. Amanda refrained from voting due to a conflict of interest.

Housing: Corry's memo regarding the housing initiative was included in the OneDrive for committee review. The memo noted that Senate Bill 2225, which would have provided state grant funding for

infrastructure in new residential developments, was not approved during the recent legislative session. The bill had proposed a three-way cost-sharing model among the State of North Dakota, municipalities, and private developers. With the failure of this bill, the state's portion of funding is no longer available.

Considering this, the JSDC acknowledged that while the need for new housing remains critical, solutions will now need to be driven locally. As an alternative, a proposal was presented to increase JSDC's share of infrastructure costs from 33% to 50%. The proposal also recommended maintaining existing program parameters, including a developer agreement and a minimum of five lots per project. Funding would be limited to residential developments within the city limits of Jamestown.

The use of the previously allocated \$1 million from the City of Jamestown's Economic Development Fund to support these efforts was discussed. Emphasis was placed on keeping lot prices affordable despite the adjusted funding structure. The importance of formal developer agreements outlining key terms such as lot pricing and project scope was also stressed.

Two proposed developments were reviewed during the meeting. One project features smaller lots with 65-foot frontages and an estimated total cost of \$1.5 million. The other project is a smaller development with approximately six larger lots.

There was also discussion about the potential return of a state-supported housing program in a future legislative session, which might include retroactive reimbursement for qualifying local investments.

Casey made a motion to recommend the Housing Proposal as present to the Board of Directors. Amanda seconded the motion, and the motion passed unanimously by voice vote.

Project Updates: Corry provided project updates.

Adjourned: Jen adjourned the meeting at 1:00 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator