



**JSDC Joint Business Attraction & Existing Business Committee Meeting
Tuesday, September 5, 2023
Official Minutes
JSDC Lower-Level Conference Room**

Members Present: Tory Hart, Nick Schauer, Jeremy Rham, Dwaine Heinrich, Mark Klose, Casey Henderson, David Steele, Rod Johnson, Jen Dockter, Tonya Perkins, Mike Delfs.

Members Absent: None.

Staff Present: Corry Shevlin, Alyssa Looyen, Connie Ova, Jamie Czapiewski.

Guests Present: Ben Mickelson, All Day Trucking, Inc.; Matthew Peterson, Peterson Ag Solutions; Beth Peterson, Peterson Ag Solutions.

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

Conflict of Interest Declaration: Tory Hart for Bloom Business Park Lot Sale and Peterson Ag Flex PACE Request. Tonya Perkins for Premium Properties Management Intern Reimbursement Request.

Approval of Minutes: The minutes from the August 8, 2023, Existing Business meeting were in the One Drive for review.

Tory made a motion to approve the minutes as shown, Mark; seconded the motion and the motion passed unanimously.

Internship Reimbursement Applications: Jamie's memo regarding the Fall 2023 Internship Reimbursement Applications was in the One Drive for review, along with the scored applications.

Jamie recommended the approval of two of the three applications. Schauer & Associates and Premium Property both scored high enough on the rubric to be forwarded to the Board for approval. The Professional Eyecare intern is a pre-optometry student and will have at least four years of school to complete after finishing their undergraduate program. This goes against the guideline of the student interns needing to be within two years of completing their program.

David made a motion to approve the Schauer & Associates Intern Application as presented, Mike seconded the motion and the motion passed unanimously.

Mark made a motion to deny the Professional Eyecare Intern Application as presented, Jeremy seconded the motion and the motion passed unanimously.

Jen made a motion to approve the Premium Property Intern Application, contingent upon receiving signatures, Casey seconded the motion and

the motion passed unanimously. Tonya refrained from voting due to conflicts of interest.

Bloom Business Park Lot Sale: Alyssa's memo regarding the Bloom Business Park Lot Sale was in the One Drive for review. All Day Trucking is purchasing land to support their agricultural commodity and transportation business that focuses on sourcing, handling, storage, and manufacturing ag byproducts. A series of flat storage buildings and commodity handling equipment will be able to store, unload, and reload byproducts on the lot. The project will also provide current and future ag processors in the area with a place to store and ship their excess byproducts until market opportunities arise.

Ben Mickelson, owner of All Day Trucking, was in attendance to answer questions about the project. His plan for the lot is to build a series of Quonset storage buildings. His business model equates to being a middleman between the producers of agricultural byproducts and end users, and he has been in this business since 2014. The business ships to several states across the upper Midwest. Employee numbers can differ because of the nature of the trucking industry, but this project could add around five new employees.

Alyssa recommended the sale of Lot 4 at the Bloom Business Park at \$10,000 per acre. This is the final lot of the park, and it is 10.85 acres. The purchase price would be \$108,500, with an 80/20 split between the county and city. The county's portion would be \$86,800 and the city's portion would be \$21,700. As with other land sales, the contingency that the land would need to be built on within a year's timeframe will also be included with the sale.

Dwaine made a motion to send the Bloom Business Park Lot Sale Request to the Board of Directors as presented, Casey seconded the motion and the motion passed unanimously. Tory Hart refrained from voting due to a conflict of interest.

Peterson Ag Flex PACE Request: Alyssa's memo regarding the Peterson Ag Flex PACE Request was in the One Drive for review. Peterson Ag Solutions is building a state-of-the-art agronomy facility to sell and store seed and crop protection products. This building will increase access to products and services for local farmers as well as allow load times to decrease for seed and crop protection products to help efficiency for the community.

Matt and Beth Peterson were in attendance to answer questions about the project. The building will be up by Courtenay, as a large portion of their customer base is in the southeastern corner of the county. They pride themselves on the agronomy services they provide, and this expansion has already helped them add an additional two employees.

Alyssa recommended the approval of this Flex PACE request in the full amount of \$85,714.31, with an 80/20 split between the county and city. The county's portion would be \$68,571.45 and the city's portion would be \$17,142.86.

Tonya made a motion to send the Peterson Ag Flex PACE Request to the Board of Directors as presented, Jeremy seconded the motion and the motion passed unanimously. Tory Hart refrained from voting due to a conflict of interest.

De-obligate AgriCover PACE Funds: AgriCover was approved for PACE funds for a building expansion in the amount of \$215,000 in May of 2022. Since that time, they have elected to not utilize those funds. The obligation was split 80/20 between the county and city. The amount to de-obligate would be \$172,000 for the county and \$43,000 for the city.

Mike made a motion to send the request to de-obligate the AgriCover PACE funds from 2022 to the Board of Directors, Jen seconded the motion and the motion passed unanimously.

Project Updates: Corry, Connie, and Alyssa provided updates of pending projects.

Adjourned: Rod adjourned the meeting at 12:42 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator