



**JSDC Board of Directors Meeting
September 11, 2023
Official Minutes
JSDC Lower-Level Conference Room**

Members Present: Tory Hart, Nick Schauer, Jeremy Rham, David Steele, Rod Johnson, Jen Dockter, Tonya Perkins, Mike Delfs.

Members Absent: Marlee Siewert, Dwaine Henrich, Mark Klose, Casey Henderson.

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

Guests Present: Masaki Ova, Jamestown Sun; Emily Bivens, Jamestown Area Chamber of Commerce/Jamestown Tourism; Sarah Hellekson, City of Jamestown; Danica Chaput, ND Job Service; Mike Knofczynski, Great River Energy; Paul Smith, SBDC; Ben Mickelson, All Day Trucking, Inc.

Call to order: 11:48 a.m. by Tory.

Conflict of Interest: Tory Hart declared a conflict of interest with the Bloom Business Park Lot Sale and the Peterson Ag Solutions Flex PACE request. Tonya Perkins declared a conflict of interest with the Premium Properties Management Internship Reimbursement request.

B) Approval of Agenda:

Mike Delfs made a motion to approve the agenda as presented, Jeremy Rham seconded, and the motion passed unanimously by voice vote.

C) President's Report: Tory gave a brief report. JSDC hopes to hear back from Chapul Farms soon. It is also good to see the number of projects going on around Jamestown.

D) Strategic Committee Reports

Organizational Excellence Committee –

(Committee members: David, Mark, Tonya, Marlee, Jen, Connie, Corry, Alyssa, and Jamie) *2023 Members*

- The Organizational Excellence Committee did not meet in September.
- The Organizational Excellence Committee meets the first Monday of the month at 9 a.m.

Finance Committee-

(Committee members: Jeremy, Tory, Nick, Rod, Marlee, Casey, Connie, Corry, Alyssa, Jamie, and LeAnn) *2023 Members*

- The Finance Committee did not meet in September.
- The Finance Committee meets on an as needed basis.

Existing Business Outreach Committee-

(Committee members: David, Mark, Tory, Rod, Dwaine, Mike, Connie, Corry, Alyssa, and Jamie)

2023 Members

- The Existing Business Outreach Committee met with the New Business Attraction Committee on Tuesday, September 5, 2023.
- The Internship Reimbursement Applications for fall 2023, the Bloom Business Park Lot Sale request, Peterson Ag Solutions Flex PACE request, and AgriCover funds were all discussed at the September meeting.
- The Existing Business Outreach Committee meets on the first Tuesday of the month at noon.

New Business Attraction Committee-

(Committee members: Jeremy, Nick, Dwaine, Tonya, Jen, Mike, Connie, Corry, Alyssa, and Jamie) *2023 Members*

- The Business Attraction Committee met with the Existing Business Outreach Committee on Tuesday, September 5, 2023.
- The Internship Reimbursement Applications for fall 2023, the Bloom Business Park Lot Sale request, Peterson Ag Solutions Flex PACE request, and AgriCover funds were all discussed at the September meeting.
- The Business Attraction Committee meets on the first Wednesday of each month at Noon.

E) Approval of Meeting Minutes: The minutes from the August meeting were in the One Drive for review.

David Steele made a motion to approve the minutes as presented. Tonya Perkins seconded, and the motion passed unanimously by voice vote.

F) Account Status Report: The financial reports were in the One Drive for review.

Jeremy Rham made a motion to approve the financials as presented. Rod Johnson seconded, and the motion passed unanimously by voice vote.

G) 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.

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.

Mike Delfs made a motion to approve the Bloom Business Park Lot Sale request. Jen Dockter seconded, and the motion passed by a majority by roll call vote. Nick – Aye, Jeremy – Aye, David – Aye, Rod – Aye, Jen – Aye, Tonya – Aye, Mike – Aye. Tory abstained from the vote due to a conflict of interest. Marlee, Dwaine, Mark, and Casey were not in attendance to vote.

H) Peterson Ag Solutions 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.

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 Perkins made a motion to approve the Peterson Ag Solutions Flex PACE Request. Jeremy seconded, and the motion passed by a majority by roll call vote. Nick – Aye, Jeremy – Aye, David – Aye, Rod – Aye, Jen – Aye, Tonya – Aye, Mike – Aye. Tory did not vote due to a conflict of interest. Marlee, Dwaine, Mark, and Casey were not in attendance to vote.

I) 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 Steele made a motion to approve the Schauer & Associates and Premium Properties Internship Reimbursement applications for funding. Mike Delfs seconded, and the motion passed by a majority by roll call vote. Tory – Aye, Nick – Aye, Jeremy – Aye, David – Aye, Rod – Aye, Jen – Aye, Mike – Aye. Tonya abstained from voting due to a conflict of interest. Marlee, Dwaine, Mark, and Casey were not in attendance to vote.

J) De-Obligate AgriCover 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.

Jen Dockter made a motion to de-obligate the AgriCover funds. Rod Johnson seconded, and the motion passed unanimously by voice vote.

K) Staff Reports:

Corry: Corry reported on that the joint committee meeting went well and that doing that more in the future is something that can be looked into. The rail project is in its final weeks of construction. Change orders are getting sorted out and the project is tracking on budget. Green Bison Soy Processing will be holding a ribbon cutting on the 18th. Chapul Farms should be getting back to us in about a month, and a discussion about Bank of North Dakota funding was had. JSDC will be attending the EDND conference in Bowman, ND this week and will be accepting an award for their work with the Green Bison Soy Processing plant in Spiritwood.

Connie: Connie reminded people to RSVP to the Green Bison ribbon cutting next week. Bison World will be meeting with legislators at the Capitol to discuss the intent of Development Fund funds that were not earmarked. There has also been discussion with a company that is looking at land by SEPA, but will not be in SEPA. She also reported that it is good to see AgriCover thriving.

Alyssa: Alyssa reported that in addition to going to Bowman this week, she will also be attending a course in Minnesota put on by the IEDC later this month. She has had several inquiries, and hopefully we will see these projects on the agenda in the near future.

L) Ex-Officio Reports:

City of Jamestown: David reported on the City of Jamestown.

Stutsman County: No one from the County was present to give a report.

Jamestown Chamber of Commerce: Emily reported on the Chamber.

Jamestown Tourism: Emily reported on tourism.

ND Job Service: Danica reported on Job Service.

Adjourn: Tory adjourned the meeting at 12:30 p.m.

Respectfully submitted – Jamie L. Czapiewski, Operations Coordinator