



**JSDC Joint Business Attraction & Existing Business Committee Meeting  
Tuesday, October 1, 2024  
Official Minutes  
JSDC Lower-Level Conference Room**

**Members Present:** Marlee Siewert, Dwaine Heinrich, Mark Klose, Casey Henderson, David Steele, Rod Johnson, Jen Dockter, Tonya Perkins.

**Members Absent:** Tory Hart, Jeremy Rham, Levi Taylor, Mike Delfs.

**Guests Present:** Matt Perkins, MHC Properties.

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

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

**Conflict of Interest Declaration:** Tonya Perkins for MHC Properties.

**Approval of Minutes:** The minutes from the September 4, 2024, meeting were in the One Drive for review.

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

**Airport Lot:** Corry's memo regarding the airport park was in the One Drive. The JSDC is looking to vacate a portion of up to two acres at the JMS Aviation Park. The project in discussion includes a baseball facility headed by Matt Perkins. The infrastructure development will be 70 cents per square foot for up to two acres or 87,120 square feet with a payment of \$60,984 paid over a three-year term. The annual cost due to the JSDC is \$20,328. Matt Perkins will have a separate lease with the Jamestown Regional Airport Authority for the portion of land JSDC vacates in the park.

Matt Perkins was in attendance to answer any questions. The primary goal is to lease the space to the baseball program, accommodating four full-length batting cages and potentially providing classroom settings, with the option to rent it out to other sports like softball or soccer. If the baseball program doesn't succeed, Matt plans to repurpose the building as a shop for business or personal use. The building will be owned by MHC Properties LLC, Matt's company, with the possibility of selling it to the baseball program if they express interest. He is considering placing the building in the northwest corner of the lot to allow for future development.

Corry made the recommendation for the JSDC to vacate this parcel of the JSDC's Lease with the JRAA and to recoup 70 cents per square foot for the infrastructure development (\$60,984) collected over a three-year period (\$20,328 per year).

*Mark made a motion to recommend the approval of the airport lot proposal as presented to the Board of Directors, Marlee seconded the motion, and the motion passed unanimously by roll call vote. Marlee – Aye, Dwaine – Aye, Mark – Aye, Casey – Aye, David – Aye, Rod – Aye, Jen – Aye. Tonya did not vote due to a conflict of interest. Tory, Jeremy, Levi, and Mike were not present to vote.*

**Project Updates:** Corry and Alyssa provided project updates.

**Adjourned:** Jen adjourned the meeting at 12:37 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator