



**JSDC Board of Directors Meeting
Monday, October 7, 2024
Official Minutes
JSDC Lower-Level Conference Room**

Members Present: Tory Hart, Jeremy Rham, Casey Henderson, Marlee Siewert, Dwaine Heinrich, Mark Klose, David Steele, Rod Johnson, Tonya Perkins.

Members Absent: Levi Taylor, Jen Dockter, Mike Delfs.

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

Guests Present: Masaki Ova, Jamestown Sun; Danica Chaput, Job Service; Emily Bivens, Jamestown Chamber/Tourism; Kris Koch, Otter Tail Power Company.

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

Conflict of Interest: Tonya Perkins and Casey Henderson for the Aviation Park Lot.

B) Approval of Meeting Agenda: The agenda was in the One Drive for review.

Marlee Siewert 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 president's report.

D) Strategic Committee Reports

Organizational Excellence Committee –

(Committee members: Tory, David, Mark, Tonya, Corry, Alyssa, and Jamie) **2024 Members**

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

Finance Committee-

(Committee members: Jeremy, Tory, Rod, Corry, Alyssa, Jamie, and LeAnn)

2024 Members

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

Existing Business Outreach Committee-

(Committee members: Tory, Jeremy, Marlee, Dwaine, Casey, David, Jen, Mike, Corry, Alyssa, and Jamie) **2024 Members**

- The Existing Business Outreach Committee met with the New Business Attraction Committee on Tuesday, October 1, 2024.
- Matt Perkin's project in the Aviation Park was discussed at the October meeting.
- The Existing Business Outreach Committee meets on the first Tuesday of the month at noon.

New Business Attraction Committee-

(Committee members: Tory, Marlee, Dwaine, Tonya, Jen, Mike, Casey, Rod, Mark Corry, Alyssa, and Jamie) *2024 Members*

- The Business Attraction Committee met with the Existing Business Outreach Committee on Tuesday, October 1, 2024.
- Matt Perkin's project in the Aviation Park was discussed at the October meeting.
- The Business Attraction Committee meets on the first Wednesday of each month at Noon.

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

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

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

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

G) Aviation Park 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.

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). The Joint New and Existing Business Committees recommended the proposal as presented at their Tuesday, October 1st meeting.

Mark Klose made a motion to approve the JSDC vacating their lease for the two acres at the Aviation Park as presented and to structure the repayment terms at 0% over three years, Rod Johnson seconded, and the motion passed by roll call vote. Tory – Aye, Jeremy – Aye, Marlee – Aye, Dwaine – Aye, Mark – Aye, David – Aye, Rod – Aye. Levi, Jen, and Mike were not in attendance to vote. Tonya and Casey refrained from voting due to a conflict of interest.

H) JETx Transmission Line Presentation: Kris Koch from Otter Tail Power Company presented on the JETx project, which involves the construction of a 345 KV transmission line between Ellendale and Jamestown. This initiative is part of MISO's broader strategy to improve grid reliability and resiliency by 2030. The project, estimated to cost over \$400 million, will affect approximately 175 landowners along the proposed route, with compensation to landowners set at 100% of the land values for easements. Construction is anticipated to begin in late 2025 or early 2026, with a workforce of 75 to 100 personnel at the peak of activity. To date, they have secured options and easements for about 55% of the route. The project not only aims to enhance grid reliability, but also bring economic opportunities to the region.

J) Staff Reports:

Corry: Corry provided several project updates. The lease agreement and consent documents are ready for Chapul Farms. "Company Z" is potentially interested in a value-added agriculture project in the Spiritwood Energy Park. There have also been discussions with "Company Y" about a large project in Stutsman County and Jamestown. The JSDC is preparing for year-end activities, including evaluating this year's programming, and looking back at the impact of the Flex PACE program on property values, general funds, and the school district.

Alyssa: Alyssa provided several updates. She is currently analyzing the taxable values and property taxes for Flex PACE projects over the past five years (2020-2024). She is hoping to present one or two Flex PACE requests at next month's meeting. She is also scheduled to attend her final round of OUEDI courses in Orlando, FL (weather permitting) this month before graduating and receiving her certificate.

K) Ex-Officio Reports:

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

Stutsman County: Mark reported on the County.

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 12:54 p.m.

Respectfully submitted – Jamie Czapiewski, Operations Coordinator.