



**JSDC Joint Business Attraction & Existing Business Committee Meeting
Wednesday, November 6, 2024
Official Minutes
JSDC Lower-Level Conference Room**

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

Guests Present: Emily Bivens, Jamestown Tourism; Warren Abrahamson, Jamestown Tourism; Jeremy Forester, FCCU; Nick Bruns, Buffalo City Offices; Britta Gross, Central Counselling/Buffalo City Offices; Bjorn Hanson, Nordic One.

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

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

Conflict of Interest Declaration: None.

Approval of Minutes: The minutes from the October 1, 2024, meeting were in the One Drive for review.

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

Buffalo City Offices, LLC Flex PACE Request: Alyssa's memo regarding the Buffalo City Offices, LLC Flex PACE was in the One Drive. Buffalo City Offices, LLC is purchasing a building at 312 2nd Ave SW in Jamestown to provide counseling services through Center Counseling. Counseling services will be available for children ages seven years and younger, which is a service that is not currently available in our community to that age group. Center Counseling will be setting roots in Jamestown and is dedicated to walking into relationships with others that are seeking direction or healing from past wounds. Their practitioners are all board certified and trained in clinical and evidence-based practices to offer a variety of helpful therapeutic modalities. The funding will go directly to the purchase of the building as well as renovations to make the space available for quality counseling services.

Nick Bruns and Britta Gross, part owners, were in attendance to answer any questions about the project. Center Counseling will occupy 61% of the building. The project is designed to make mental health services more accessible to the community, reducing the need for families to travel to Fargo or Bismarck. Additionally, the Center Counseling will offer internship opportunities for University of Jamestown students. They also have plans for expanding services and increasing community engagement initiatives down the road.

Some concerns were raised about potential misuse of the Flex PACE program for real estate acquisition, but the focus remains on enhancing community services.

Alyssa made the recommendation to approve the funding request for this project in the amount of up to \$51,342.75, with an 80% city and 20% county split. The city share would be \$41,074.20 and the county share would be \$10,268.55. The incentive will also be passed on to the other tenants in the building.

Tory made a motion to recommend the approval of Buffalo City Office, LLC Flex PACE request as presented to the Board of Directors, Jeremy seconded the motion, and the motion passed unanimously by voice vote.

Nordic One, LLC Flex PACE Request: Alyssa's memo regarding the Nordic One, LLC Flex PACE request was in the One Drive. Nordic One, LLC owned by Bjorn Hanson, is looking to purchase a building located at 305 12th Ave SE in Jamestown. Bjorn plans to utilize the space for his furniture repair/refinishing and carpentry/handyman services business that will service both residential and commercial properties. This business will provide a local option for the community for these services. The shop will include woodworking equipment as well as a spray booth.

Bjorn Hanson was in attendance to answer any questions about the project.

Alyssa made the recommendation to approve the funding request for this project in the amount of up to \$26,283.13, with an 80% city and 20% county split. The city share would be \$21,026.50 and the county share would be \$5,256.63.

Marlee made a motion to recommend the approval of Nordic One, LLC Flex PACE request as presented to the Board of Directors, Tory seconded the motion, and the motion passed by a majority through voice vote. Dwaine was opposed.

2025 Jamestown Tourism Request: Alyssa's memo regarding the Jamestown Tourism 2025 funding request was in the One Drive. Jamestown Tourism is requesting \$125,000 in continued support to assist tourism sites, events and other recreational entities that generate economic impact by bringing visitors to Jamestown. The direct impact of these funds will go towards recruiting visitors to Jamestown and the surrounding community.

Emily Bivens and Warren Abrahamson of Jamestown Tourism were in attendance and presented on the impact of tourism marketing dollars in the last several years.

Alyssa made the recommendation to approve the funding request for this project in the amount of up to \$125,000, with an 80% city and 20% county split. The city share would be \$100,000 and the county share would be \$25,000.

Levi made a motion to recommend the approval of the 2025 Jamestown Tourism request as presented to the Board of Directors, Tonya seconded the motion, and the motion passed unanimously by voice vote.

Project Updates: Corry and Alyssa provided project updates.

Adjourned: Rod adjourned the meeting at 12:57 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator