



**JSDC Joint Business Attraction & Existing Business Committee Meeting
Wednesday, November 8, 2023
Official Minutes
JSDC Lower-Level Conference Room**

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

Members Absent: Nick Schauer, Jeremy Rham.

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

Staff Absent: Alyssa Looyesen.

Guests Present: Tristy Carroll, T&K Pediatric Services; Courtney VanDyke, Bank Forward; Dr. Breck Leach, Breck A. Leach, DMD.

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

Conflict of Interest Declaration: Tory Hart for Our 5 Boys Flex PACE and Breck A. Leach, DMD Flex PACE.

Approval of Minutes: The minutes from the October 4, 2023, meeting were in the One Drive for review.

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

ABC Learn-N-Play Daycare Expansion Request: Alyssa's memo regarding the ABC Learn-N-Play Daycare expansion request was in the One Drive. Jamie presented. ABC Learn-N-Play Daycare is remodeling an area in their current facility to add an additional accessible restroom that would help increase their capacity to serve children in the community when ratios allow. ABC Learn-N-Play has been a daycare provider in Jamestown for 10 years and is licensed for 17 children with a current capacity of ten including children with special needs. By adding this additional restroom, the space can be more inclusive for all children as well as provide another restroom for children to use as there is no restroom on the main floor where children are served.

Alyssa's memo recommended funding this daycare request up to the maximum amount of \$10,000 with an 80/20 city and county split. The city's portion would be \$8,000 and the county's portion would be \$2,000.

Casey made a motion to send the ABC Learn-N-Play daycare expansion request to the Board of Directors for approval as presented, Jen seconded the motion and the motion passed unanimously by voice vote.

Our 5 Boys Flex PACE Request: Alyssa's memo regarding the Our 5 Boys Flex PACE request was in the One Drive for review. Corry presented. Our 5 Boys, LLC is the real estate holding company for T&K Pediatric Services. They are purchasing a new location in Jamestown as they have outgrown their current facility. Their current facility also utilized the Flex PACE program back in 2020, and they will be paying that one off. The new location will be located at 1307 12th Ave NE. With the addition of behavioral health services, they are needing to expand to a larger space as they have outgrown their current location. The new location will also have a gym where therapy sessions can take place.

Tristy Carroll, 50% owner, and Courtney VanDyke, loan officer, were in attendance to answer any questions about the project.

Alyssa's memo recommend the funding of this project up to the amount of \$85,714.31, with an 80/20 split between the city and county. The city's portion would be \$68,571.45 and the county's portion would be \$17,142.86.

Dwaine made a motion to send the Our 5 Boys, LLC Flex PACE Request to the Board of Directors, David seconded the motion. The motion passed unanimously by voice vote. Tory refrained from voting due to a conflict of interest.

Breck A Leach, DMD Flex PACE Request: Alyssa's memo regarding the Breck A Leach, DMD Flex PACE Request was in the One Drive for review. Corry presented. Breck A Leach, DMD is purchasing a building at 102 2nd Ave SW in Jamestown. Dr. Breck Leach provides all general dental services and is expanding his dental clinic to a larger space. He is working towards offering additional services not currently available in Jamestown and has a goal to implement dental implants and sedation dentistry in the future.

Dr. Breck Leach, owner, and Tory Hart, loan officer, were in attendance to answer any questions about the project. The current location of the practice constricts possible future growth.

Alyssa's memo recommend the funding of this project up to the amount of \$71,466.47, with an 80/20 split between the city and county. The city's portion would be \$57,173.18 and the county's portion would be \$14,293.29.

David made a motion to the Breck A Leach, DMD Flex PACE Request to the Board of Directors as presented, Tonya seconded the motion and the motion passed unanimously by roll call vote. Tory refrained from voting due to a conflict of interest.

Project Updates: Corry and Connie provided project updates.

Adjourned: Rod adjourned the meeting at 12:35 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator