



**JSDC New Business Attraction Committee  
Official Meeting Minutes  
Wednesday, May 3rd, 2023  
JSDC Upper-Level Conference Room**

**Present:** Jen Dockter, Jeremy Rham, Dwaine Heinrich, Tory Hart.

**Absent:** Nick Schauer, Steve Cichos, Tonya Perkins, Mike Delfs.

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

**Guests:** None.

**Call to order:** 12:04 pm by Jen.

**Conflict of Interest:** None.

**Approve Minutes from Previous Meeting:** The minutes from the March 8<sup>th</sup>, 2023, meeting were in the One Drive for review.

*Jeremy made a motion to approve the March 8, 2023, meeting minutes as presented, Dwaine seconded, and the motion passed by unanimous voice vote.*

**4<sup>th</sup> Avenue Concepts, LLC Flex PACE Request** – The Flex PACE application for 4<sup>th</sup> Avenue Concepts, LLC was in the One Drive, along with the scoring rubric and amortization schedule. The LLC is planning on buying a building to house their business.

4<sup>th</sup> Avenue Concepts LLC is owned by Joel Guthmiller and Lori Tarno. The main tenant of the building will be Joe Mechanical LLC, which is owned by Joe Guthmiller. They are applying for the buydown funding based on the common ownership of the LLC that will hold the real estate, and the main tenant and purpose of the building, to house Joe Mechanical LLC. There is also an additional, existing, tenant on the other half of the property.

They are requesting up to \$25,000 for interest buydown.

*Jeremy made a motion to recommend approval of the 4<sup>th</sup> Avenue Concepts, LLC Flex PACE request to the Board of Directors, Tory seconded, and the motion passed unanimously by voice vote.*

**Project Updates:** Connie and Corry provided updates on pending projects.

**Adjourned:** Jen adjourned the meeting at 12:43 p.m.

Respectfully submitted by,  
Jamie Czapiewski, Operations Coordinator