



**Special JSDC Board of Directors Meeting
September 4, 2018
Lower Level Conference Room
Official Minutes**

Members Present: Dwaine Heinrich, Lorrie Pavlicek, CJ Janke, Mark Klose, Ritchie Wolf, Jason Rohr, Chris Rathjen, Tom Hausmann, Kelly Rachel, Marlee Siewert (via phone), and Gerald Horner (via phone).

Members Absent: Bob Toso, Bill Lytle, Pam Phillips, and Dale Marks.

Staff Present: Connie Ova, Corry Shevlin, Tracey Pringle, and Beth Blumhardt.

Staff Absent: none

Guests Present: Steve Aldinger, Interstate Engineering; Sarah Hellekson, City of Jamestown; and Keith Norman, Jamestown Sun.

Call to order: 12:00 p.m. by Chris Rathjen.

Tape recorder started: 12:00 p.m.

Conflict of Interest: None to declare.

Airport Park: Corry reviewed his memo in the dropbox on the Airport Park agenda item. This request was first presented at the March Board of Directors Meeting.

Jamestown Regional Airport Authority (JRAA) has ownership of approximately 87 acres along Hwy 20 North, in the City of Jamestown North Dakota, which is prime for development into industrial and aeronautical use lots. We have previously discussed development of these lots as a next step for the Jamestown/Stutsman Development Corporation (JSDC). For the term of development, the JRAA will lease the land to the JSDC at the agriculture land lease rate. The JSDC would be able to sublease the land for agriculture purposes.

The estimate of the old design came in at \$2,847,502.71.

Working through the design stage, we have had to make changes to that design. Most notably; we had to change the location of the south approach. With the changes that have been made there has been an increase in the development cost.

We are asking for up to \$3,500,000. That includes all utilities and Bitumen road. These lots will be Shovel Ready after development is complete. The JSDC will recoup the investment made into the land through the lease structure. The approximate lease amount will be \$0.92 per square foot for the repayment of the development cost plus \$0.02 for JRAA.

At the March JSDC Board of Directors Meeting, Bill Lytle motioned to approve the increase in funding to up to \$3,500,000 on an 80/20 city=\$2,800,000/county=\$700,000 split; Bob Toso seconded the motion. All voted Aye.

At today's meeting a change order for the project from Border States was presented and addressed. Steve Aldinger from Interstate Engineering was present at the meeting to further explain the change order and answer any additional questions from the Board. Border States has issued a change order on the project due to the fact the original casing size of 12" will not handle going through large rock and boulders that are on the project therefore the casing size needs to be increased to 36" in order to proceed with the project. The underground contractor is also requesting a 21-day extension to allow for the added time on the bore. The delay would possibly push the project into unfavorable conditions and inclement weather. The intent is to complete as much if not all the road way items as possible, however, there is a possibility that the project may need to be suspended before this year's scheduled work is done. The total cost of the change order amounts to \$374,250.00.

Steve commented some redesigning was done to help alleviate and lower some of the cost. The new total for the change order with the redesign is \$100,911.40.

A few inquiries along with discussion was held by the Board of Directors. The Board requested Steve Aldinger provide some specific additional information.

Kelly Rachel motioned to approve the change in design for the 36" casing, approve the change order in the amount of \$100,911.40, and approve the 21-day extension to the underground contractor as requested contingent on any additional information Steve Aldinger finds, Lorrie Pavlicek seconded the motion, and the motion passed unanimously. Roll Call: CJ-aye, Lorrie-aye, Gerald-aye, Tom-aye, Ritchie-aye, Marlee-aye, Jason-aye, Kelly-aye, Dwaine-aye, Mark-aye, and Chris-aye. Motion passed 11-0 with Bob Toso, Bill Lytle, Pam Phillips, and Dale Marks absent.

Adjourn: The meeting was adjourned at 12:29 p.m. by Chris Rathjen.

Tape Recorder stopped: 12:29 p.m.

Respectfully submitted by,

Beth Blumhardt, JSDC Administrative Assistant