



DEVELOPMENT

JAMESTOWN / STUTSMAN COUNTY

JSDC Joint Business Attraction & Existing Business Committee Meeting

Wednesday, August 7, 2024

Official Minutes

JSDC Lower-Level Conference Room

Members Present: Jen Dockter, Mike Delfs, Rod Johnson, David Steele, Caset Henderson, Tonya Perkins, Marlee Siewert, Mark Klose, Dwaine Heinrich, Tory Hart (Zoom) & Levi Taylor (Zoom)

Members Absent: Jeremy Rham

Guests Present: Jeremy Forrester, FCCU, Blake Hochhalter Chiropractic, P.C., Nick Bruns, 123 Investments, LLC, Cherith Smith and Hannah Fettig, Bridgewell, Brock Naze and Stephanie Naze, Naze Repair, LLC

Staff Present: Corry Shevlin, Alyssa Looyen

Staff Absent: Jamie Czapiewski

Call to order: 11:32 a.m. by Jen.

Conflict of Interest Declaration: None.

Approval of minutes: The minutes from the July 3, 2024 meeting were in the One Drive for review.

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

Additional Flex PACE Funding Request for 2024: Alyssa's memo regarding the Additional Flex PACE Funding request was in the One Drive. In 2024 thus far, the JSDC has participated in six Flex PACE loans totaling \$375,745.95, the actual amount will be roughly \$241,000 in participation due to Tax Incentive programs that will be utilized by these projects. To date, this investment has leveraged \$876,740.32 from BND and over \$14.1 million in private investment into our community with many additional projects in the pipeline for the remainder of 2024. With the four applications we have on the agenda today and the projection of four additional projects for this year, we anticipate an additional \$2.1 million in leverage from BND funding.

Corry presented the request and answered any questions on the request stressing the importance of the good work and projects that are being done in our community. Mentioning that all of the projects on today's agenda as well as one project a month are included within the request. Three of the "pipeline projects" are city focused in city limits and one is designated for county.

Alyssa recommended funding the full request from the City and County for Addition Flex Pace Funds with the City's share at \$116,000 and the County's share at \$158,000.



Tonya made a motion to recommend the approval of the Additional Flex PACE Funding Request to the Board of Directors, Casey seconded the motion and the motion passed unanimously by voice vote.

123 Investments, LLC Flex PACE Request: Alyssa's memo regarding the 123 Investments, LLC Flex PACE request was in the One Drive. 123 Investments, LLC, owned by Nick Bruns as well as four other investors, is purchasing a building at 123 7th Ave SE in Jamestown. 123 Investments, LLC will be centrally located in Jamestown and able to assist a variety of different businesses in our community through helping local business owners with cost savings, transportation of items for businesses, etc.

Nick Bruns was in attendance to speak about the project and request. Nick went into detail on the warehousing aspect, the importance of how they will be able to help local businesses and farmers with transportation of products, etc.

Alyssa recommended funding the full request of up to \$28,072.52. The city's share would be 80%, or \$22,458.02. The county's share would be 20%, or \$5,614.50.

Levi made a motion to recommend the approval of the 123 Investments, LLC Flex PACE Funding Request to the Board of Directors, Marlee seconded the motion and the motion passed unanimously by voice vote.

Naze Repair, LLC Flex PACE Request: Alyssa's memo regarding the Naze Repair, LLC Flex PACE Request was in the One Drive. Naze Repair, LLC, owned by Brock Naze, is building a repair shop at 8811 49th Street SE in Montpelier and currently services light duty diesel trucks. The new facility will allow the business to own their shop as they are currently renting, add more employees and additional services such as servicing/repairing agricultural equipment (ex: Combines, Tractors, Trailers). The space will allow Naze Repair to expand their inventory of automotive and diesel parts commonly needed for repair jobs which will allow local farmers and community members a local option for on hand parts sales.

Brock and Stephanie Naze were in attendance to speak about the project and request. They shared that this will be a new building/construction, and they will be adding services as well as on hand part sales. Stressing the importance of serving the rural community.

Alyssa recommended funding the full request of up to \$85,714.34. The county's share would be 80%, or \$68,571.48. The city's share would be 20%, or \$17,142.86.

Dwaine made a motion to recommend the approval of the Naze Repair, LLC Flex PACE Funding Request to the Board of Directors, Casey seconded the motion and the motion passed unanimously by voice vote.



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Hochhalter Chiropractic, P.C. Flex PACE Request: Alyssa's memo regarding Hochhalter Chiropractic, P.C. Flex PACE request was in the One Drive. Hochhalter Chiropractic, P.C., owned by Blake Hochhalter, is purchasing and remodeling a building at 314 Business Loop W. in Jamestown for his new chiropractic clinic location. The new location will allow Hochhalter Chiropractic to own their clinic space rather than rent, expand the clinic to have double the amount of space as their current location, add additional staffing such as a massage therapist and physical therapist which will be the first Chiropractic Clinic in Jamestown offering all these services under one roof.

Dr. Blake Hochhalter was in attendance to share more about the project. He shared the new layout of the clinic, answered questions on the parking and excitement about his new location as well as shared that his new staff members for PT and Massage Therapy will be moving to Jamestown full time with their families, in turn growing Jamestown.

Alyssa recommended funding the full request of up to \$24,289.17. The city's share would be 80%, or \$19,431.34. The county's share would be 20%, or \$4,857.84.

Mark made a motion to recommend the approval of the Hochhalter Chiropractic, P.C. Flex PACE Funding Request to the Board of Directors, Mike seconded the motion and the motion passed unanimously by voice vote.

Bridgewell Flex PACE Request: Alyssa's memo regarding the Bridgewell Flex PACE request was in the One Drive. Bridgewell is a non-profit (501c3) and is purchasing a building at 209 10th Street SE in Jamestown. Bridgewell provides QSP services to elderly, aging and disabled individuals living in their own homes that need assistance with tasks required for daily living. They are in the licensing process for opening a day program which would offer programs and in-home support services to people who are developmentally disabled. Once licensed, Bridgewell would have the capability to fill the gap of day program/in-home support services no longer provided in our community by resuming programming previously done by other organizations.

Cherith Smith and Hannah Fettig were in attendance to speak about Bridgewell and their plans for their business and purchase of their new building.

Alyssa recommended funding the full request of up to \$50,522.51. The city's share would be 80%, or \$40,418.01. The county's share would be 20%, or \$10,104.50.

Tonya made a motion to recommend the approval of the Bridgewell Flex PACE Funding Request to the Board of Directors, Marlee seconded the motion and the motion passed unanimously by voice vote.

Victory Christian School Childcare Daycare Expansion Funding Request: Jamie and Alyssa's memo regarding the Victory Christian School Daycare Expansion Funding Request was in the One Drive. The



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Victory Christian School Childcare program is expanding alongside the rest of Victory Christian School. VCSC is a childcare center that provides care for all ages, ranging from infants to four years of age. Summer care and after-school care are also available. The expansion of the childcare center will allow their capacity to grow from 45 children to 95 children.

Mike Woodley from Victory Christian School was in attendance to share more on the project and clarify the areas of the building that will be used for childcare.

Alyssa recommended funding the full request of up to \$10,000.00. The city's share would be 80%, or \$8,000.00. The county's share would be 20%, or \$2,000.00.

Mike made a motion to recommend the approval of the Victory Christian School Childcare Daycare Expansion Funding Request to the Board of Directors, Rod seconded the motion and the motion passed unanimously by voice vote.

Adjourned: Jen adjourned the meeting at 12:47 p.m.

Respectfully submitted by Alyssa Looyen, Director of Business Development