



**JSDC Joint Business Attraction & Existing Business Committee Meeting
Wednesday, May 8, 2024
Official Minutes
JSDC Lower-Level Conference Room**

Members Present: Tory Hart, Nick Schauer (via Zoom), Jeremy Rham, Marlee Siewert, Dwaine Heinrich, Mark Klose, Casey Henderson, David Steele, Jen Dockter, Tonya Perkins, Mike Delfs.

Members Absent: Levi Taylor, Rod Johnson.

Guests Present: Brian Lunde, Bison World; Jeff Romsdal, Romsdal Properties LLC; Mark Domek, Unison Bank.

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

Call to order: 12:08 p.m. by Jen.

Conflict of Interest Declaration: None.

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

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

Summer Internship Reimbursement Applications: Jamie's memo regarding the Summer Internship Reimbursement applications was in the One Drive. Four applications were received. Two are enrolled at NDSCS and will be interning as Apprentice Electricians with Advantage Electric, and two are UJ senior nursing students that will be interning at SMP Health – Ave Maria as Nurse Technicians.

Discussion was raised regarding what constitutes an internship vs what is just part-time help. It was agreed that the guidelines should be revisited again before the next funding round.

Dwaine made a motion to recommend the approval of the four internship reimbursement applications to the Board of Directors, Marlee seconded the motion and the motion passed unanimously by voice vote.

Romsdal Properties LLC Flex PACE Request: Alyssa's memo regarding the Romsdal Properties LLC Flex PACE request was in the One Drive. Romsdal Properties LLC, who leases building space to Central Sales Inc., is building a new full-service farm implement dealership that will be located along Interstate 94 between the Anne Carlsen Center and Menards. Central Sales is currently located 3 miles south of Jamestown on Highway 281 and will be able to increase visibility with the new location moving into the city. In turn, this will also increase sales and service opportunities, with increased sales tax revenue for the city of Jamestown. They will be able to service new and existing clients and increase the number of full-time employees with the new location and new building.

Jeff Romsdal, owner, and Mark Domek of Unison Bank were in attendance to answer any questions about the project.

Alyssa recommended funding the full request amount of up to \$85,714.29. The city's share would be 80%, or \$68,571.44. The county's share would be 20%, or \$17,142.85.

As with previous projects this year, this funding from the JSDC is contingent that they do not receive any tax incentives.

Jeremy made a motion to recommend the approval of the Charge On Together Center LLC Flex PACE Request to the Board of Directors, David seconded the motion and the motion passed unanimously by voice vote.

Bison World: Corry's memo regarding Bison World was in the One Drive. Bison World is a planned destination attraction that will captivate and inspire visitors from all over the world. As the only theme park centered around America's National mammal, Bison World will deliver dynamic guest experience featuring a Bison Discovery Center filled with interactive exhibits, a children's immersive play area, live entertainment, an aerial skyway, and a safari ride offering guests up close and personal encounters with the majestic American Bison. Bison World offers visitors of all ages an exiting variety of entertainment and educational experience at a world-class destination.

Throughout the process of securing the State Incentive Dollars through the Destination Development Fund we discovered that the timeline was significantly extended and costs we sought to reimburse would not be available.

Corry's recommendation is to make \$175,000 of the remaining dollars available to Bison World, Inc. from the JSDC, under the same terms as the first investment of \$250,000. This funding would allow Bison World, Inc. to continue to further the project through the next legislative session. This is the last money that will be recommended to be made available until the investment goals are met; either through private markets or state allocation/investment.

The recommendation is not for additional money. If approved, this would leave \$575,000 of the original allocation from the JSDC remaining. Corry recommends that that money be made available in conjunction with the final milestone that was established in November of 2023. That milestone was to be the last \$500,000 invested into the Convertible Note. With this change it would be the final \$575,000.

Brian Lunde of the Bison World board was also in attendance to answer any questions.

Dwaine made a motion to recommend the allocation request of \$175,000 to Bison World, Inc. to the Board of Directors, Tory seconded the motion and the motion passed unanimously by voice vote.

Project Updates: Corry provided project updates. We are entering the drafting period for Chapul Farms out in Spiritwood. The JSDC answered a Request for Proposal for a data center last month. We are also working with a company interested in building a transloading station in Pingree. There will be a meeting regarding housing with the city next week. Finally, both SEPA and JSDC audits are currently in progress.

Action Items: Reevaluate the program guidelines for the Internship Reimbursement Program prior to the next round of funding.

Adjourned: Jen adjourned the meeting at 12:52 p.m.

Respectfully submitted by Jamie Czapiewski, Operations Coordinator