



**JSDC Board of Directors Meeting
Monday, July 8, 2024
Official Minutes
JSDC Lower-Level Conference Room**

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

Members Absent: Nick Schauer.

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

Guests Present: Keith Norman, Jamestown Sun; Carl Peterson, Pingree Transload, LLC; Calvin Teubner, Choice Bank (via Zoom); Emily Bivens, Jamestown Area Chamber of Commerce/Jamestown Tourism; Danica Chaput, Job Service.

Call to order: 11:46 a.m. by Tory.

Conflict of Interest: None.

B) Approval of Meeting Agenda: The agenda was in the One Drive for review.

Dwaine Heinrich made a motion to approve the agenda as presented. Mike Delfs seconded, and the motion passed unanimously by voice vote.

C) President's Report: Tory gave a brief president's report.

D) Strategic Committee Reports

Organizational Excellence Committee –

(Committee members: Tory, David, Mark, Tonya, Corry, Alyssa, and Jamie) *2024 Members*

- The Organizational Excellence Committee did not meet in July.
- The Organizational Excellence Committee meets the first Monday of the month at 9 a.m.

Finance Committee-

(Committee members: Jeremy, Tory, Nick, Rod, Corry, Alyssa, Jamie, and LeAnn)

2024 Members

- The Finance Committee met in June to look over the 2023 Audit Draft prior to the Annual Meeting.
- The Finance Committee meets on an as needed basis.

Existing Business Outreach Committee-

(Committee members: Tory, Jeremy, Marlee, Dwaine, Casey, David, Jen, Mike, Corry, Alyssa, and Jamie) *2024 Members*

- The Existing Business Outreach Committee met with the New Business Attraction Committee on Wednesday, July 3, 2024.
- The PACE request was discussed at the July meeting.
- The Existing Business Outreach Committee meets on the first Tuesday of the month at noon.

New Business Attraction Committee-

(Committee members: Tory, Nick, Marlee, Dwaine, Tonya, Jen, Mike, Casey, Rod, Mark Corry, Alyssa, and Jamie) *2024 Members*

- The Business Attraction Committee met with the Existing Business Outreach Committee on Wednesday, July 3, 2024.
- The PACE request was discussed at the July meeting.
- The Business Attraction Committee meets on the first Wednesday of each month at Noon.

E) Approval of Meeting Minutes: The minutes from the June meeting were in the One Drive for review.

Tonya Perkins made a motion to approve the minutes as presented. Marlee Siewert seconded, and the motion passed unanimously by voice vote.

F) Account Status Report: The financial reports were in the One Drive for review.

Levi Taylor made a motion to approve the financials as presented. Rod Johnson seconded, and the motion passed unanimously by voice vote.

H) Pingree Transload LLC Flex PACE Request Alyssa's memo regarding the Pingree Transload, LLC PACE request was in the One Drive. Pingree Transload, LLC is owned by Carl and Julie Peterson of Harwood, ND and will be located on 63 acres of land at 1659 Highway 281 SE in Pingree, ND. The site will be an Identity Preserved Crop Processing Rail loading facility for the region and is expected to be fully operational by Quarter 4 of 2024. Identity Preserved crops bring higher value to farmers, grain handlers, and processors by providing the specialty products that today's consumers and ingredient buyers' demand. This will directly impact our community and North Dakota farmers positively by creating opportunities for the niche production of IP crops.

Carl Peterson, Pingree Transload, and Calvin Teubner, Choice Bank were in attendance to answer questions about the project.

Alyssa recommended funding the full request amount of up to \$214,286. The city's share would be 20%, or \$42,857.20. The county's share would be 80%, or \$171,428.80. This is a PACE request and will go to the city and county for approval following the Board's approval.

The Joint New Business Attraction and Existing Business Committees made the recommendation to send this PACE request to the full board for approval.

Jeremy Rham made a motion to approve the Pingree Transload, LLC PACE Request as presented to send to the city and county for approval, David Steele seconded, and the motion passed unanimously by roll call vote. Tory – Aye, Jeremy – Aye, Marlee – Aye, Dwaine – Aye, Mark – Aye, Levi - Aye, Casey – Aye, David – Aye, Rod – Aye, Jen – Aye, Tonya – Aye, Mike – Aye. Nick was not in attendance to vote.

J) Staff Reports:

Corry: Corry reported on the Annual Meeting last month. He also reported that the sale of Lot 4 in the Bloom Business Park was finalized earlier today. We are currently in the process of moving our accounts to Dacotah Bank. There will be a Natural Gas meeting taking place later this week.

Alyssa: Alyssa also reported on the finalization of the sale of Lot 4 in the Bloom Business Park. The Iverson Properties project also recently closed, and the Prime Properties and the Business Loop projects are also scheduled to close soon.

K) Ex-Officio Reports:

City of Jamestown: Dwaine and David reported on the City of Jamestown.

Stutsman County: Mark reported on the County.

Jamestown Chamber of Commerce: Emily reported on the Chamber.

Jamestown Tourism: Emily reported on Tourism.

ND Job Service: Danica reported on Job Service.

Adjourn: Tory adjourned the meeting at 12:22 p.m.

Respectfully submitted – Jamie L. Czapiewski, Operations Coordinator