

## **Jefferson Local Development Corporation (JLDC)**

Meeting Minutes, April 20, 2016  
Borden's Hotel Conference Room, MT

*Board members and staff present:* John Brower, Barb Reiter, Adam Senechal, Vicki Gruber, Chris Rehor, Ed Handl, Erika Morris, Kristy Wilson, Leonard Wortman, Sarah Layng, Micky Zurcher, Tom Harrington and Gena Nellis.

### **Call Meeting to Order**

The meeting was called to order at 12:10 p.m. by Erika Morris. A motion was made to accept the March 2016 meeting minutes and was seconded. The motion passed unanimously.

### **Treasurers Report**

Staff presented financial reports for JLDC and Borden Owner to the Board. Discussion followed on the reports. Audit copies are forthcoming and the 990 filing for JLDC is expected any day. Borden's taxes have been reviewed by Barrick and are also in final preparations. Motion was made and passed to accept the reports.

### **Boulder Activities**

Tom H. reported that staff met with AYA representatives regarding the offer and possible renovation of South Campus building 6. AYA is addressing the language in the original proposal and staff hopes to get a revised draft from them soon. Micky Z. reported the RFQ for building 6 is closing Friday, and that there are three interested parties so far. The Board formed a committee to assist staff in reviewing the RFQ's.

Staff gave an update on the progress of the Boulder Transition Advisory Committee (BTAC). The study circles and action forum are wrapping up and around 100 individuals attended with four sub-committees being formed. The group hopes to generate a master plan for the town of Boulder that can be used to focus future goals and of the community. It is applying for a grant to partially fund the master plan. The group hopes to have it underway in May and have the final draft of the Master Plan prepared before the fall. The board had some discussion about the process and agreed it is a good step for Boulder. Matching funds are programmed from internal resources at this time.

Data collection will continue in the Pipestone trails area. New collection dates are currently being set up.

### **Borden's Update**

Project update was provided. A little more work needs done to the gutter system. The sidewalk upgrade is complete and all that is left to do is plant the trees once final approval from the town is received.

### **Tax Increment Finance District Update**

The North TIFID internet installation is complete and the new tenant will begin build-out soon. Property inquiries have increased in the district.

The South TIFID wind energy development company LGT is moving forward with plans to build a demonstration unit this summer in the Sunlight Business Park and possible manufacturing facility. All three bays in the warehouse building are rented. Staff also gave the board an update on Golden Sunlight Mine's operations reduction, stating the transition to underground is going well, and that there is still a possibility for a pit expansion down the road.

### **JLDC Administrative Items**

Sales of the Spring Creek properties are all expected to close by the end of the month. Final Plat will be next week and the lien releases are being worked.

The group discussed having a presence at the upcoming Whitehall Chamber event and voted to send staff.

### **Staff Reports/General Comments**

Tom H. shared that JLDC will soon have shared office space in Boulder in the old Commissioners office. They will share the space with BTAC group and an FCS agent from Lewis & Clark County.

Chris R. shared with the board an upcoming comment period for a proposed truck stop in Montana City. The meeting is set for April 26<sup>th</sup> at 6:00pm at the Montana City School.

Barb R. shared a local advisory council is being formed in Jefferson County to address mental health issues/assistance. She also shared there are two upcoming town hall meetings to discuss underage substance abuse. Boulder meeting is May 3 at 6:30pm at Jefferson High and the Whitehall meeting is May 5 at 6:30 pm at Whitehall Commons.

Leonard W. shared the county jail is looking at expansion proposals for the County Jail. There will be public comment meetings coming in May.

### **Adjourn**

The meeting adjourned at 12:55 pm

The next meeting will be held at 2:00 pm on May 18<sup>th</sup> at the Boulder Town Hall.

Respectfully submitted,

Gena Nellis