

Jefferson Local Development Corporation

Meeting Minutes, August 11, 2005

Joe Calnan, Tom Lythgoe, Barbara Sunderland, Patricia Lewis, Darrell Miller, Bob Marks, Ed Handl, Tom Harrington, Nancy Wheeler. *Guests:* Barbara Reiter, Nancy Owens.

Prior to the JLDC meeting, Fess Foster, O.T. Mining in Basin, provided an educational and informative tour of their mill facility and mining property to JLDC board members.

The meeting was called to order at 2:20 p.m. by President, Patricia Lewis, at the Community Hall in Basin. July 11th meeting minutes were reviewed. The following correction was noted: Page 4, last item on page (regarding location of next meeting) should read: The next meeting was set for Thursday, August 11th, 2:00 p.m. at the Community Hall in Basin. Tom L. moved to approve the July 11th minutes as corrected, Joe seconded the motion. Motion passed.

1. Cooperative Tourism Advertising - Barbara Reiter, Goldwest Country Representative, presented a proposal for JLDC to help promote Jefferson County by partnering or sharing in a one-page advertisement with other Jefferson County businesses and entities in the next Goldwest travel publication. The publication covers all of southwest Montana; 170,000 copies will be made and circulated in various ways. Discussion followed on ad ideas. Bob made a motion for JLDC to submit an ad and pay for a portion of a full page ad in the upcoming Goldwest Tourism publication. Darrell seconded the motion. Motion passed. Barbara stated JLDC will have a chance to review the ad before it goes to final print in the publication.

Barbara also brought a request from the Boulder Chamber of Commerce to the JLDC meeting. The Chamber sponsored a Senior Rodeo in Boulder which promoted business in the Boulder/Basin area. They are wondering if any grants or loans through the JLDC are available to continue sponsoring these type events to help with the area economy. Jefferson County is presently looking into creating a Grantwriter position.

2. County Grantwriting Project - The Jefferson County Commissioners have expressed a desire to obtain grantwriting assistance in order to seek and obtain funding for various economic development and county function programs/projects. The position would be funded by Metal Mines economic development funds. Tom, Pat, and Scott met with the Commission regarding the position; the Commission expressed interest in having the position be under the JLDC. Prior to the JLDC meeting, Scott emailed a draft proposal of having the County contract with the JLDC for conducting the county grant program to JLDC board members for their review/comments. Discussion followed on how to implement grantwriting in the county and the best way to do it; employee vs. contractor. Tom L. stated grant writing could be a huge benefit to Jefferson County. There was much discussion on structure ideas and the grantwriter being under the supervision of the economic development manager and committee. If an agreement is made with JLDC, staff time is another concern as staff are already stretched too thin. It was also accentuated that Metal Mines money should only be used for economic development purposes; grants not relating to economic development would need to be paid by other funds. Key points discussed to structure this position for success included accountability/oversight, project prioritization, matching fund identification, on-going grant management, and financial management. The grantwriter position will be addressed at next Thursday's Commission meeting. The county preliminary budget will be presented at the Commission Meeting September 6th with the budget being finalized September 13th. Tom L. made a resolution. BE IT RESOLVED, JLDC supports the concept of having a grant writing function negotiated by Tom, Scott and Commissioners and brought back to JLDC for approval. Ed seconded the resolution. Resolution passed.

At this time, before departing the meeting, guest Nancy Owens, from Artist Refuge and a member of the Basin community, expressed her support for JLDC and wished them good luck.

3. South Campus Project

a. Staff did a walk-through with Don Platisha, Construction Management Services (CMS), addressing the

roof leak on Building 8, the continuing boiler problem issue, and chipping paint cited on a licensing review. There may also be wiring issues JLDC is responsible for. Don will send a letter of advice to JLDC on how to proceed.

b. The City of Boulder issued a Cease and Desist order to AYA for irrigating from the fire hydrants. Previous city administration had allowed this. JLDC staff is investigating options. JLDC should receive a bid on having a new 2" water service installed off of City water main. Bob said some irrigation options will take time to work out. He would like the JLDC to work with the City of Boulder to see if any arrangements with the City could be worked out on using the fire hydrants for irrigating. A couple options Bob suggested were to put a water meter on the hydrant and/or give the City authority to shut off the sprinkler when needed. Another option may be to work with the road department on placing a connection in the City line when they install a fire hydrant at the County Shop.

c. YDI officially took over AYA on August 1st. There was a decrease in staffing of 6 FTE's (from 34 to 28 employees). Scott/Tom met with Peter Degel, their Operations Manager and their Business Officer to discuss future plans and the campus/property issues. YDI is interested in some form of "work in lieu of rent" arrangement. JLDC has a responsibility to fix the roof, address the irrigation issue, address the boiler issue, cost-share some interior painting, and perhaps address some wiring issues.

d. JLDC received a draft report on the building appraisal. Appraisal came in lower than expected; Scott/Tom will meet with appraiser next week. Market rent value and property taxes are two items that effected the lower appraisal.

e. JLDC contacted and informed the contractors who sent bids for the planning and subdivision of the South Campus that the JLDC staff will do this and bring in expertise as needed. All three bidders expressed interest in helping when needed.

4. Sunlight Business Park

Approval has been received on the Preliminary Plat for the Major Subdivision as well as the 10-acre Davis Minor Subdivision. Moving forward on both; August 23rd is the Minor Final Plat approval and have scheduled the land closing on August 24th.

Once the Final Plat is received on the Minor Subdivision, the well and wastewater process will proceed. Sanitation tanks will be installed on the Major Subdivision and the drainfield on the Minor. Need to continue working the covenants on the Major Subdivision as they don't totally meet the requirements.

5. MTAG - Darrell gave a report on the Montana Tunnels Advisory Group meeting of July 21st. Jeff Levell and Darrell wrote two news articles for the Jefferson County Courier and the Helena Independent Record. MTAG is working on the format for the public meeting that will be held after the draft EIS is prepared. Jeff feels Montana Tunnels is getting more comfortable with MTAG and their goals.

6. New Board Member Selection - JLDC needs to appoint two partial-term positions to replace Terry Lindsay, Clancy, whose term expires in 2007 and Sabrina Steketee, the at-large Board position, whose term expires in 2006. JLDC received letters of interest/resumes from five interested individuals. After much discussion, Bob made a motion to nominate Janet Speirer from Clancy for Terry's position; Tom L. seconded the motion. Motion passed. She will be invited to participate at JLDC's next meeting. Joe made a motion to nominate Byron Stahly for Sabrina's position; Darrell seconded the motion. After discussion, it was decided to further interview Byron to ascertain his time constraints and availability. Motion passed.

7. Staff Reports

a. **Annual Meeting** - Will be held Wednesday, September 14th, at the Basin Community Center. Silver Saddle will cater the meal. Sheila Stearns, Commissioner of Higher Education, has agreed to be speaker. An email has been sent to all board members asking for their input on awards to give this year – subject areas and award recipients.

8. Other Items of Discussion

a. Tom informed Pat that Commissioner Notbohm would like JLDC to come to a Commission meeting or set

up a time to come and explain the YDI lease and other particulars related to YDI/JLDC. Staff will coordinate a meeting.

b. Tom L. asked the board if JLDC needs to be more proactive to mining and try to change some laws in the legislature toward being mining-friendly. Currently, mining seems to be discouraged in Montana by the governor's office and environmental groups with their lengthy permit processes and environmental issues. Bob agrees with Tom. The Board would also like information on the Environmental Review Board's process for determining who's on the committee, their mission, term lengths, backgrounds of committee members, and function of persons serving on the committee. There was much discussion on ideas to educate the public on mining issues, how public officials vote on these issues, and the economic health of the State. A possible "report card" that would rate people and agencies on various aspects of mining was discussed.

Joe made a motion to adjourn; Bob seconded the motion. Motion passed. The meeting adjourned at 4:40 p.m.

The Next Meeting will be our annual meeting on Wednesday, September 14th, at the Community Center in Basin; social hour will be from 6:00-7:00 p.m. with the banquet starting at 7:00 p.m. Our next regularly scheduled meeting will be held on Thursday, October 13th (place to yet be determined).

Respectfully Submitted,

Nancy Wheeler
Notetaker