

Jefferson Local Development Corporation (JLDC)

Meeting Minutes, February 20, 2019

Boulder City Hall, Boulder, MT

Board members and staff present: Tom Harrington, Adam Senechal, Clint Smith, Brad Culver, Drew Dawson, Nick Hensleigh, Kristi Wilson, Mari Jean Bellander, Leonard Wortman, and Aubrie Boline. Alison Richardson joined by conference call. Guests Bruce Binkowski, Dave Duffy, Chance Sparrow, and Mary Ann Carey.

Call Meeting to Order

The meeting was called to order at 1:32 p.m. by Adam S. followed by introduction of guests. A motion was made to accept the January 2019 meeting minutes, seconded, and passed.

Treasurers Report

Tom H. reviewed the JLDC and Borden's financial reports. Discussed the Borden's taxes submitted to Barrick. Motion was made, seconded, and passed to accept the reports.

Boulder Activities

Tom H. provided an update on the demolition of the kitchen building. The total cost is \$82k. The tear down begins within the next couple of weeks. Update on the EPA grants. Conducted a walk-through of building 8 with the new AYA director. The building needs new kitchen cabinets.

Reviewed the handout concerning Boulder Development Fund Board projects. Discussed MEDA's interest in conducting a study in Whitehall but not in Boulder. A Boulder study will be done by MSU Extension in April.

The Fair Grounds Master Plan final draft is complete and is currently in the 45 day review, which will be open until April 1. The plan will be adopted after that date.

Internet expansion in Boulder is on hold due to cold weather.

Tom H. reported that he met with the dean of Helena College about potentially starting some vocational training at the reutilized MDC campus. The board reviewed the resume and proposal of services of an independent consultant to manage the reutilization project. Discussed pricing and scope of work. A motion was made, seconded, and passed to pursue the proposal with negotiated deliverables.

Tom H. and Leonard W. went to Great Falls last week to meet with the Cowboy Hall of Fame membership. The proposal was turned down by the voting members, but non-voting members were receptive to the Boulder location. The Montana Pro Rodeo Hall of Fame expressed interest at a board meeting in Billings last week in opening a location in Boulder. They would like to hold their April board meeting in Boulder. The Women's Pro Rodeo Hall of Fame is also interested in coming to Boulder. The commission will discuss and decide next Tuesday at their regular meeting. A feasibility study by a CPA and environmental studies need to be done on the site. The board reviewed the synopsis of the economic feasibility study completed by John Rogers. A motion was made, seconded, and passed to strongly support the I-15 economic development project and draft a letter of support.

Other Activities

Update provided on the tax increment districts. The last lot in the original loop of the north district is sold, and the sale will close tomorrow. A potential 1031 exchange buyer is interested in purchasing the new warehouse building at the Sunlight Business Park. Discussion followed about proper procedures if a board member wanted to purchase property from JLDC. Motion was made, seconded, and passed to advertise the new building for sale for two weeks in the Whitehall Ledger and the Boulder Monitor without a published price and with a statement that JLDC reserves the right to reject any and all bids. Discussion about creating a new central district at the I-15 interchange.

Golden Sunlight Mine produced 2000 ounces this last month. Closure planning and concentrator feasibility are ongoing. Discussed the arrival of several Barrick executives including the CEO over the next month.

There is interest from several properties in constructing new buildings in the Sunlight Business Park. The group discussed potential construction. A motion was made, seconded, and passed to pursue working with BBG Contractors to construct a new building for the wind developer.

The watershed had no update.

The county tourism website launched and is live. Working on the Wizards and Fairies festival, Halloween celebrations, and a circus in June. Commissioners held solid waste meetings throughout the county. Discussion about Clancy water treatment. The county is tracking a bill in the legislature concerning chain of title for abandoned mines.

Administrative Items

Staff notes. New Agriculture/4-H Agent Kaleena Miller started February 4th. New 4-H agent position is

being advertised. Update on the member drive.

Public Comment & Adjourn

Adam S. reported that at the school board meeting last night, discussion about conducting a facility study and potentially building a new school in the north end of county drew a lot of attention. The board discussed the issue. Adjourned 3:58 p.m. Next meeting, 1:30 pm, March 20, 2019 in the North End of the county.