

**Jefferson Local Development Corporation (JLDC)**  
**Minutes March 17, 2021**  
**Whitehall, Montana**

*Board Members present: Nick Hensleigh, Drew Dawson, Leonard Wortman, Brad Culver, Corri Barry, Jan Thorne, Adam Senechal, Clint Smith, Marijean Bellander, Lee Good, Kristi Wilson, and guest Bruce Binkowski.*

*Staff present- Alison Richardson, Tom Harrington, Eric Seidensticker and Chris Lamoreaux*

**Call Meeting to Order:** Meeting called to order by Nick H. at 1:30 pm. A motion was made to accept the February 2021 minutes. Motion carried. Motion made and passed to approve sub-committee minutes. Special meeting for the Audit minutes were approved.

**Treasurer's Report:** Financials were presented for Borden's and JLDC. Motion approved and passed. Discussion new loan payment amount that Borden's reimburses as a lease payment. Original payment amount was \$5247 and new loan amount is \$3085.81. Motion was made, seconded, and approved to use the new loan amount. The Audit is complete with one correction being made.

**Old Business:** Adam's tabled motion that the JLDC would only be in a support role on the Western Legacy Center project. He withdrew his tabled motion and Drew withdrew his second allowing further project discussion.

**Project Updates:**

1. **Sub Committees - WLC** - Good discussion on the Mosaic and staff business plan. Financial numbers used conservative estimates creating a concern on the financial sustainability of the operation. It was brought up some expenses may be lower than portrayed in the financials and the building lease is not yet solid with the owner. Obtaining startup capital of \$150K is an unknown and discussion on the Loma Media fund raising proposal that was approved only gets a funding plan developed. There needs to be more specific deliverables and more information on how the funds are raised, costs involved and potential amounts that could be raised to help minimize the financial risk. Pro Rodeo Hall of Fame will not offer any financial help but will let us use their 501-C status and an agreement is needed to determine the relationship using good legal advice. Staff involvement is still needed on the project and it was discussed that if we are not taking the lead the project will not happen. Good discussion on JLDC role in projects occurred and questions on board member liability if a project fails. Many were uncomfortable with the project viability and it was decided to do more research before a final decision is made. A motion was made that the Staff continues to do due diligence on WLC consistent with questions posed by WLC Sub-Committee with the provision that we will be facilitator but not the proprietor of WLC. Second and motion carried.
2. **North County** - Moving forward with MEDA questionnaire and four questions created by the sub-committee members were passed to MEDA. MEDA will pay for the survey and it will be distributed by zip code starting April 2<sup>nd</sup> and due by May 7<sup>th</sup>. Legal ad, flyers and local radio will be used.
3. **SBP** - Meat Processing- Met with contractor to finalize the report and will be presented to the Board in April. High Country Meats is interested and will probably assist. Working on construction of another warehouse unit.
4. **MDC** - MHP headquarters move to MDC with 25-40 employees this summer is progressing, and a draft bill is being developed. Boulder City Council passed a resolution of support. There is an open grant for the kitchen that will be turned back to Commerce. JLDC will also send a letter of support.
5. **JLDC** - Discussed benefits package for full time employees. Still doing research on 401K, HAS, pension and other benefits. Need to adjust the budget that will be proposed in April - May.
6. **GSM** - Job creation grant submitted for new jobs. GSM is excited to work on this project. Infrastructure bonding is moving forward. Barrick CEO and governor will be here Friday to review mine plan.
7. **Brownfields** - Still pending.
8. **Administrative Items** - There will be a free digital marketing class in Boulder being presented by Headwaters. There will be three separate classes each with a different topic. Conference room video up and running and is very effective. There is a proposed legislative tax district bill proposed that could impact further development in the county. Motion made and passed to write a letter opposing this bill. Discussed strategic planning and desire to meet in person. It was decided to meet at the Whitehall Community Center on April 21, time to be determined. It was brought up that we need to start thinking about the Annual Dinner and to finalize the business award winners. We need to decide when it will be, where it will be and what type of food we will serve.

Adjourned 3:26 pm

Next meeting will be April 21, 2021 at the Whitehall Community Center and time TBA.