

Jefferson Local Development Corporation (JLDC)
Minutes August 18, 2021
Borden's Conference Room Whitehall, Montana

Board Members present: Nick Hensleigh, Leonard Wortman, Lee Good, Adam gave proxy to Brad.

Guest: via Bruce Binkowski (Zoom)

Zoom: Drew Dawson, Brad Culver, Corri Barry, Erika Morris and Kristi Wilson

Staff present – Tom Harrington and Erin Carbajal

Call Meeting to Order: Meeting called to order by Nick H. at 1:30 pm. A motion was made to accept July 2021 minutes. Motion carried. Sub-committee minutes were approved.

Treasurer's Report: Financials were presented for Borden's and JLDC. Motion was made to approve and passed. Accountant will be starting audit on Friday. Hired consultant familiar with QuickBooks to assist Erin. Chris will assist for another day of transition.

New Business: Funding was approved for the ARPAA Grants Administrator position with possible contribution from the City of Boulder and board it being JLDC staff. The Childcare Coordinator position received a \$50K grant that has been deposited into JLDC. Job description being finalized, and position will be located in Boulder. Barrick put option for the Borden LLC, has been passed to the Barrick legal and accounting team and is in the process.

Project Updates:

- **North County** – The draft Survey is being finalized and had a response rate of 25% with majority of respondents who have lived here for 12-20 years. Most dissatisfaction was with internet, transportation and goods and services. Final report will be sent to the Board in the next few weeks.
- **South Campus** – Discussion of possible demo of building 6, a proposal has been sent to YDI regarding the potential purchase of building 8. Working on verification of demo cost. Master Plan process is moving forward.
- **SBP** – Meeting was with bond counsel and county attorney regarding the \$950k infrastructure bond JLDC has been working on. The bank is also on board and will finalize paperwork to have bond start January 1, 2022. There was discussion about building another warehouse, ideally with 3-4 stalls. Motion made, seconded, and passed to proceed using revolving loan fund in TIF and other resources to cover the cost. Two potential new buildings are under review for tenants in the park. Wind developer funding secured, and prototype towers will be erected soon.
- **Sustainability** – There was discussion of cutting back the number of sub-committee meetings, agreed to keep the sustainability sub-committee and the Western Legacy Center, all board members are welcome. Agreed to meetings on the second Wednesday of the month from 10am – 11am.
- **WLC** – The EDA application is in progress and will be submitted in September to meet the review period the last week of the month. There is potential ARPAA and tourism funding that could be available. Building lease option is being worked with the owner. Open house and formal announcement of the center will be October 14th at the building.
- **Other Items** – Tax value has gone up slightly in the county. Positive fire response in the county has minimized fire events. County events are in full swing with numerous activities. The Annual Dinner was tentatively scheduled in August, and it was discussed due to staff it will be moved to October. Need to confirm possible location and discussed the White Barn, the Whitehall Community Center, and the Catholic Church in Boulder. Members need to continue to work on nominations for the business awards.

Executive Session: An executive session was called to the order after the regular agenda items.

Meeting adjourned at 3:15pm. Next Meeting will be September 15th, 2021 with location TBD