

Jefferson Local Development Corporation (JDLC)
Minutes September 15, 2021
Borden's Conference Room Whitehall, Montana

Board Members present: Nick Hensleigh, Leonard Wortman, Clint Smith, Corri Barry, Drew Dawson, Adam Senechal
Guest: Bruce Binkowski, Jim Buterbaugh

Zoom: Alison Richardson, Jan Thorne, Erika Morris, Brad Culver and Kristi Wilson. Lee Good to Nick Hensleigh.
Staff present – Tom Harrington, Eric Seidensticker and Erin Carbajal

Call Meeting to Order: Meeting called to order by Nick H. at 1:30 pm. A motion was made to accept August 2021 minutes. Motion carried. There were no sub-committee minutes to approve.

Treasurer's Report: Financials were presented for Borden's and JLDC. Motion was made to approve and passed. Hired consultant familiar with QuickBooks to assist Erin. Accountant is working on the annual audit. County commission approved preliminary budget.

New Business: Alison Richardson has officially put in her notice of resignation effective November 1st, 2021. Eric met with Nick to discuss moving to part time beginning October 1st, 2021.

Project Updates:

1. **Sustainability** – Agreed to sub-committee meetings on the second Wednesday of the month at 10am. New JLDC employees for a Childcare Coordinator and Grant Writer/Recovery Act Manager are being advertised and positions will be located in Boulder.
2. **North County** – Survey has been completed and results will be distributed.
3. **South Campus** – In discussion with YDI about the purchase of Building 8. Discussed our broker opinion of value and that YDI's should get a broker opinion and make a purchase offer to JLDC that will be sent to the Board for approval. Purchase of Building 8 will allow YDI to move forward with new construction plans. Discussed Building 6 demo and consensus was it needed to be removed. Working with Great West Engineering on previous bid documents and Board would like the demo project to get rebid. Master plan progressing and a public meeting is planned later this month.
4. **SBP** – Met with contractor about constructing a new 3 or 4 bay warehouse building and they have availability in February 2022. Working on the financing for the project. Discussion of staff capacity was raised and determined since most preliminary work is complete it should have minimal impact of available time. Wind developer looking at two lots and would like to construct a manufacturing building. Will be paving the roads and parking areas this fall. GSM Record of Decision (ROD) was approved and bond has been posted. Tax district bond will now be finalized and extend the district for ten years.
5. **WLC** – October 14th is the date for announcement of the center and start of the fundraising. Oct 2nd is the pro rodeo annual dinner and working on a joint memorandum that could be signed at the event. Loma Media has been a huge help with advertising and putting together a road map for the capital campaign. Will submit EDA funding application by end of September for an October review. Good discussion on the JLDC Pro-Rodeo MOU with suggested changes that will be modified and sent to the Board for approval. WLC building lease, purchase option and buy/sell agreement were presented. Discussion followed and motion was made to approve the lease terms and purchase option.
6. **Other Items** – Annual dinner has been set for October 20th at the Whitehall Community Center, there was discussion about having heavy hors d'oeuvre as opposed to a full dinner considering the rise in new covid cases. Annual awards approved were Bounce House in Montana City as Innovative Business, Hardware Hank in Boulder as Business of the Year, and Ridgeline Sports as Community Improvement Business. Board vacancies will be published in the Monitor and Ledger.

Regular meeting recessed at 3:45 pm and Executive Session continued. Next Meeting will annual meeting at the Whitehall Community Center at 5:30 pm on October 20, 2021.