

**Jefferson Local Development Corporation (JLDC)**  
**Meeting Minutes October 21, 2020**  
**Borden Conference Room Zoom Meeting Whitehall, Montana**

*Board Members and Staff present:* Tom Harrington, Alison Richardson, Eric Seidensticker, Chris Lamoreaux, Drew Dawson, Leonard Wortman, Nick Hensleigh, Erika Morris, Brad Culver, Jan Thorne, MariJean Bellander, Kristi Wilson, and Lee Good. *Guests:* Bruce Binkowski

**Call Meeting to Order:** Meeting called to order by Nick H. at 1:30 pm. A motion was made, seconded and passed to accept the September 2020 minutes.

**Treasurer's Report:** Annual audit is in progress and adjustments are being made to financials. Accountant will present report at the December meeting. One Borden's Airbnb remaining as other converted to leases. Borden transition in progress with attorney and target for completion is August 2021.

**Project Updates:**

1. **Boulder Development Fund** – The \$500K appropriation has been successfully closed out and many projects were accomplished over the three-year period improving community vitality and quality of life.
2. **Montana Development Center (MDC)** – The master plan and infrastructure request for proposal is closed and contractor submissions are under review. Plan to start in November. There will be public meetings for community input.
3. **Big Sky Trust Fund** – Received a small grant to help review the kitchen at the MDC Campus and will advertise for a consultant with expertise in this area. Helped a business in Cardwell to get a planning grant for greenhouse feasibility operations.
4. **South Campus** – Youth Dynamics planned new construction is progressing and capital campaign is in progress. Ready to submit Building 6, 5 and 9 EPA cleanup grants. If successful project will be in the summer 2021. A lot of work and coordination ongoing and confident in our potential success.
5. **Brownfields Coalition** – Working on joining a coalition with other organizations to participate in \$600K funding opportunity to help existing business owners or new owners with old building reutilization. Our only financial needs would be staff time. Initial focus will be Boulder buildings.
6. **Western Legacy Center** – Site was chosen in Whitehall. The old forestry building. Met with owners and they are very excited to help with whatever we need. The giftshop would be the biggest opportunity for local vendors as well as JLDC. JLDC is a C-6 so we will not get the tax benefits that museums do and will need to look at C3 organization assistance. It was proposed that JLDC take the lead on this project and motion made, seconded and approved for JLDC to move forward with the project.
7. **Meat Processing Plant** – The interim report will be out in November will include the project financial feasibility. It was proposed that MMEC be invited to the next meeting.
8. **Tax District** – GSM is making progress on the tailing reprocessing project. They are re-vamping the mill. Hiring will begin in January 2021. Workforce Development and Job Creation Grants are being worked. Warehouse units in business park are full and need to start thinking about building another unit. Wind developer prototype construction is in progress. Infrastructure bonding moving forward.
9. **CHIP** – County Health Improvement Plan – On target to have plan completed by December. Working with consultants Yarrow. Have had several meetings.
10. **Jefferson County Update** – Elections will be mail in ballots and in person. Drop boxes will be set up a few days before the election. Facebook page and county radio are doing much advertising about election. Health department hit hard because of COVID. Limits are being set again on events. Welcome to Whitehall billboard is up and looks great. Halloween events in Boulder and Whitehall are still on and the community is excited. Many events scheduled at the Fairgrounds this winter.
11. **Administration Items** – Staff is very busy. RCDI grant was awarded to Headwaters. Working on sustainability for the future. Will be involving Board more on project development. Annual membership drive is starting in November and is on the calendar year. Annual award for Discovery Kid Zone will be November 4<sup>th</sup>.
12. **Public Comment** – Julie from Headwaters dropped off information for business support and training.

Meeting adjourned at 3:07 pm. Next meeting will be held November 18, 2020. Location TBA.