

**Jefferson Local Development Corporation (JDLC)**  
**Minutes November 17, 2021**  
**Clerk and Recorder Conference Room, Boulder, MT**

*Board Members present: Nick Hensleigh, Drew Dawson, Erika Morris, Brad Culver, Clint Smith, Maxine Samuelson, Leonard Wortman, Adam Senechal and Lee Good.*

*Guest: Pat Burt, Ginger Kunz, Bruce Binkowski*

*Staff present – Tom Harrington, Eric Seidensticker, Erin Carbajal and Lindsey Graham.*

**Call Meeting to Order:** Meeting called to order by Nick H. at 1:35 pm. October 19<sup>th</sup> meeting minutes approved.

**Treasurer's Report:** JLDC and Borden's financial were presented. Repairs on Borden's heating unit showed large deficit, looking into finding a closer company. Drew motioned to approve financial reports, Brad seconded. Passed.

**Annual Audit:** The accountant, Pat Burt, presented the annual audit report and the opinion is that the financial statements were presented fairly. Recommended JLDC should consider absorbing Borden's into JLDC by the end of the year. The metal mines loan of 200K was forgiven meaning JLDC is down to one loan with Rocky Mountain Bank. There were no significant difficulties when completing the audit. Motion was made by Erika and seconded by Leonard to approve the annual audit. Passed.

**New Business:** The following items were discussed.

**Project Updates:**

- Borden's put option has been signed. Discussion over disposition of Borden's Hotel and motion made by Leonard and seconded by Drew to have the staff research selling options. Passed. . Motion was made by Drew and seconded by Leonard to dissolve the Borden's LLC. Passed.
- WLC 501c3 has been submitted to the IRS. Expect remodel plans by the end of November. The EDA grant was submitted and there has been outreach to the MSU film department. There will be a series of three vendor entrepreneur meetings that will be held in Clancy, Boulder and Whitehall.
- Working SBP bonding with the bank on a 15-year 500K bond.
- Discussion new warehouse, with a 3-bay estimate of 565k and a 4-bay estimate of 750k. Staff will provide more in-depth staff paper at the next meeting and decide on moving forward with a February construction.
- Discussion retaining the MSU MOU to include economic development and remove management role. JLDC to be included with the county discussion. Erika motioned and Adam seconded to approve coordinating the new MOU with the county commission. Passed.
- Interview was held for the ARPA grant's admin position and went well with an offer being extended. Lindsey Graham is the new childcare coordinator. These are JLDC positions and will be housed in Boulder.
- County Update. \$1 million in back taxes was received from Montana Tunnels, Ambulance district in Whitehall was approved and will be annexed into the district.
- Updated Board on north end survey, Star Theater building assessment, Whitehall Master Plan and South Campus Master Plan.

**Other Discussion:** Now at a total of 10 board members, still need at two more. Election of officers was held with Nick Hensleigh as president, Drew Dawson being the vice president, and Erika Morris being the secretary/treasurer.

Meeting recessed at 3:25 pm and Executive Session continued. Next Meeting will be in Montana City on December 15<sup>th</sup> at 1:30pm at the MT City Grill.