

**Jefferson Local Development Corporation (JLDC)**  
**Meeting Minutes November 18, 2020**  
**Zoom Meeting Whitehall, Montana**

*Board Members present: Nick Hensleigh, Drew Dawson, Erika Morris, Leonard Wortman, Brad Culver, Jan Thorne, MariJean Bellander, Adam Senechal, Corri Barry, Clint Smith and Lee Good*

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

*Guests: Bruce Binkowski*

**Call Meeting to Order:** Meeting was called to order by Nick Hensleigh at 1:30 pm. A motion was made to accept the October 2020 minutes. Motion carried.

**Treasurer's Report:** Financials were presented for Borden's and JLDC. Accountant will present audit report at the next meeting and if passed, the taxes will be filed. Motion made to approve financials. Passed.

**Project Updates:**

1. **MDC** – Brownfields applications were submitted. Hope to have answers by end of year. South Campus has extensive construction plans for YDI. Over half the funds have been raised. RFQ is out for MDC master plan and infrastructure assessment and SMA architect was selected. Master plan will be worked with BTAC to help lead community engagement. Pain Management/Veteran Services is separate from MDC project. John Rogers is working on the EDA application. Still working on kitchen assessment with consultant. Much potential for this site.
2. **Western Legacy Center** – Architect is putting together conceptual drawings. Real estate agent working on opinion of value. Finishing up architect feasibility. Taking day trip to Lincoln to High Country Meats for a discussion about them in the Legacy Center. No idea on financial feasibility yet and what the revenue stream will be. Gift shop is one revenue source. Rodeo Hall of Fame is interested in a meeting and it was proposed for January.
3. **Meat Processing Plant** – Received a 56-page interim report and working on tweaking the report and having consultants break the report up a little more. Infrastructure details are pending.
4. **TIFID** – GSM busy working on tailings reprocessing project. Permits are in place. They are optimistic that hiring will begin in spring of 2021. GSM has a great safety report. Working on the infrastructure bond issue and the County Attorney gave them the go ahead. Trucking component still up in the air. SBP wind project progressing and looking at next month to install prototype turbines and get them working. Had some wind damage to Warehouse 1. Have had several inquiries about warehouse space in SBP. Discussed potential to build another warehouse. It was tabled for a later discussion.
5. **CHIP** – County Health Improvement Plan – Two sections – mental health and physical health. Research is being wrapped up and plan will be written and then implemented within the next 2 years.
6. **Jefferson County Update** – Possible recount on elections. If it happens, it is scheduled for Dec 10&11. Treasury tax payments are starting to come in. COVID health board has reached saturation point. Cannot keep up with contact tracing. The County Events Coordinator is focusing on 2021 for upcoming events.
7. **Jefferson Slough/Pipestone Creek** – Changing the design of Jefferson Slough. Construction on Pipestone Creek is underway. All moving forward.
8. **Administration Items** – Award was presented to Discovery KidZone last month and it was very nice to see their organization and what they do there.
9. **Public Comment** – Annual Membership drive is underway. Information will be going out in the next few weeks. COVID vaccine was discussed and that refrigerators are needed they are available at the kitchen on MDC campus as well as the county fairgrounds. The question was asked if we are still planning on creating sub-committees to help with the various projects and more discussion at next month meeting.

Meeting adjourned at 3:00 pm. Next meeting will be held on December 16, 2020.