

**Jefferson Local Development Corporation (JLDC)**  
**Minutes December 15, 2021**  
**MT City Bar & Grill, Montana City, MT**

*Board Members present: Nick Hensleigh, Drew Dawson, Brad Culver, Clint Smith, Maxine Samuelson, and Leonard Wortman.*

*Guest: Bruce Binkowski*

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

**Call Meeting to Order:** Meeting called to order by Nick H. at 1:35 pm. November 17<sup>th</sup> meeting minutes approved.

**Treasurer's Report:** JLDC and Borden's financial were presented. Motion made by Drew, seconded by Clint to approve financials and the extra cost for the employee policy handbook

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

**Project Updates:**

- Staff is leaning toward a 3-bay building vs a 4-bay, stating that it is a more fiscal option if the grant for \$150K isn't approved. Motion made by Drew, seconded by Leonard for a 3-bay building. Approved.
- There was discussion over dissolving the sustainability committee however it was decided to keep the monthly meeting considering all that's going on with JLDC. Meeting allows for more detailed project discussion to help reduce board meeting discussion.
- The GSM infrastructure bond is progressing and waiting on bank to verify they fund the project. Tailings reprocessing progressing. Some delays due to parts and expect grand opening in January with visit by CEO and governor.
- Progress is being made on dissolving Borden's LLC by 12/31/21, making this the last tax year. The auditor would like a MOU between JLDC and Borden's. Motion made by Leonard, seconded by Drew to approved to set up a new JLDC bank account at Rocky Mountain Bank to transfer in Borden's funds from the dissolution.
- WLC website has launched, it includes the ecommerce site. The EDA grant is still pending, and date slipped into February and looking at USDA Loan if EDA grant isn't successful.
- Met with the appraiser for the south campus, he took pictures of the building, hoping to have report done by January 7<sup>th</sup> with the ability to bring it to the next board meeting for discussion. Eric presented a company interested in some of the land property where building 6 is located. There was some discussion over what they would do with the land and what type of business would go there. Motion made by Leonard, seconded by Clint to approved staff continuing discussions with the company that wants to purchase the land. Passed.
- Discussion the staffing MOU with MSU is progressing and it was approved to have staff work on the job description and for board review. Meeting with MSU, JLDC and county would be planned for January. Leonard indicated the commission approved continued position funding this year.
- Terri provided an update on the ARPA chart of accounts and is in the process of drafting the applications for funding. Lots of progress has been made in the last few weeks. Lyndsey provided an update on the ongoing childcare actions and planned movement of the childcare facility from Helena to Boulder.
- Leonard reported county received \$5.5 million from MT tunnels for back taxes from 2009.

**Other Discussion:** 2021 was the busiest year for the fairgrounds with bookings already being made for 2022 Discussed there are two JLDC Board vacancies and board members were encouraged to look for candidates.

Meeting recessed at 2:40 pm. Next Meeting will be on January 19<sup>th</sup> at 1:30pm.