

**Meeting Minutes**  
**Jefferson County Tax Increment Industrial District Advisory Board**

**March 20, 2019, 3:30 p.m.**  
**Clerk and Recorder Conference Room, Boulder, MT**

Attendees: LaDana Hintz, Bonnie Ramey, Leonard Wortman, Bruce Binkowski, Pat Lewis, and Tom Harrington.

1. Pat L. called the meeting to order at 3:34 p.m. Motion was made by Pat L. to accept the December 2018 minutes, seconded by Bonnie R. and passed.
2. Financial Report: Financial reports for both districts were distributed and reviewed.
  - a. NTIFID cash balance of (\$15,276) with an outstanding loan of \$312,326. Discussed the negative balance is due to taxes not yet collected. Discussed the several new buildings in the district will start to see tax revenues generated this next year. Limited financial activity. Motion to approve financials made by Pat L. seconded by Leonard W. Passed.
  - b. STIFD cash balance of \$1,418,539 with an outstanding infrastructure loan of \$240,870. Reviewed the expenditure report. Motion to approve financials made by Leonard W. and seconded by Pat L. Passed.
3. Update on North End TIFID:
  - a. Activity in the district continues to increase with new construction. Lot sales and interest has been good and only three available lots are remaining.
  - b. Road work and paving on the new street is complete and has been paid. The owner assisted with the work reducing the overall cost.
  - c. There was discussion about developing potential condominium units on a lot with separate owners as a leasehold improvement and LaDana H. referenced this would have to go through subdivision review. Discussion followed that the lot would not be split and still under one ownership as part of the condo association. More research into the process needs to be accomplished.
4. Update on South TIFID:
  - a. New 3-bay warehouse has three new tenants.
  - b. Prototype wind tower is still planned for construction and coordination is ongoing. Wind developer is in the process of relocating their operation to area. New building construction is planned to house manufacturing of the wind towers.
  - c. New fiber conduit and security camera system is expanding to cover the new building.
  - d. Mine operations update was provided. Discussed the recent mine merger and ongoing changes within the company. The mine is having internal evaluations to determine the next phase of operations from limited mining to actual closure. The current permit is for two years of underground operation that has less than a year of operations left. Drilling program continues to progress which is a positive factor for continued mining. Concentrator feasibility discussions continue to move forward. Water treatment facility discussions and planning continues. The lower fresh waterline infrastructure project is planned for the spring and is in the \$300-400K range. The larger infrastructure project is planning to be rebid and is expected in \$1.2M to \$1.5M range and expected to start later in 2019 and may require bonding assistance.
  - e. Site marketing was discussed and a plan is being developed.
5. Other items for discussion:
  - a. Development of a central tax district was discussed with an opportunity for a district at the I-15 interchange and another one at the Recreation Park.
  - b. Reviewed the draft tax information sheet that is in the processing of capturing some of the historical data about the districts.
  - c. Budget cycle is upcoming and preliminary work is being accomplished for the next meeting.
6. Next meeting planned at 3:00 pm, June 19, 2019 at the Boulder Clerk and Recorder Conference Room.

Motion to adjourn passed at 4:56 p.m.