

**Meeting Minutes**  
**Jefferson County Tax Increment Industrial District Advisory Board**  
**June 19, 2019, 3:30 p.m.**  
**Clerk and Recorder Conference Room, Boulder, MT**

Attendees: LaDana Hintz, Bonnie Ramey, Leonard Wortman, Ed Handl, MariJean Bellander, Clint Smith, Bruce Binkowski, Pat Lewis, and Tom Harrington. Guest Nick Hensleigh.

1. Ed H. called the meeting to order at 3:30 p.m. Motion was made by MariJean B. to accept the March 2019 minutes, seconded by Leonard W. and passed.
2. Financial Report: Financial reports for both districts were distributed and reviewed.
  - a. NTIFID cash balance of (\$21,373) with an outstanding loan of \$293,833. Reviewed the financials and discussed the negative balance is due to tax revenues being less than projected, all taxes not yet collected, and expense for Hydraulic Lane road construction. Request will be made to the commission for a \$35K metal mine loan to balance the account and will be repaid by future tax revenues from the several new buildings in the district that will increase tax revenues next year. Motion to approve financials and request a \$35K bridge loan from the commission was made by Bruce B. seconded by Leonard W. Passed. Reviewed and discussed the 2020 work plan and a motion to approve was made by Pat L., seconded by MariJean B. and passed.
  - b. STIFD cash balance of \$1,618,406 with an outstanding infrastructure loan of \$240,870. Reviewed the financial reports and motion to approve made by Leonard W., seconded by Pat L., passed. Reviewed the 2020 work plan and motion to approve made by Pat L., seconded by MariJean B., passed.
  - c. Discussed new fiscal year budgets. The STIFID Rural Maintenance District (RMD) funding addition of \$35K was questioned as being adequate and updated cost estimates will be presented at the next meeting. Discussed waterline infrastructure project of \$1.5M that was postponed last year is underway and discussed bonding for \$1.2M for the project along with a repayment plan. Motion made by Bonnie R. to proceed with bond council research and review by October 1<sup>st</sup>. Seconded by MariJean B. Passed.
3. Update on North End TIFID:
  - a. New construction continues and only three available lots are remaining.
  - b. Road work and paving on the new street is complete.
  - c. Discussion ongoing about condominium units on a lot with separate owners and research is ongoing.
4. Update on South TIFID:
  - a. New 2-bay warehouse construction is in progress with completion planned for July.
  - b. Wind developer has relocated their operation to the area and a prototype wind tower is in progress.
  - c. New fiber conduit and security camera system is being expanded to cover the new building.
  - d. Discussion on water treatment plant is planning to construct at an estimated cost of \$10M and could be an opportunity for the business park.
  - e. Mine operations update was provided. Concentrator feasibility is progressing and plan is to use existing facilities to minimize new construction. Water treatment facility discussions and planning continues. Working to install an additional water line for future potable water for the business park. The lower fresh waterline infrastructure project is progressing and will require bonding assistance.
  - f. Discussed the need for site mowing difficulty finding a contractor and a rental was has been used in the past. A small tractor with mower and blade is built into the budget to allow for continuous upkeep and snow removal as needed. Storage would be a metal container.
5. Other items for discussion:
  - a. Development of a central tax district is still in discussion.
  - b. Memorandum of historical district information is in progress.
  - c. Board member John Brower resigned and an advertisement for a new member is being processed.
6. Next meeting planned at 3:30 pm, September 18, 2019 at the Boulder Clerk and Recorder Conference Room.

Motion to adjourn passed at 4:52 p.m.