

Meeting Minutes
Jefferson County Tax Increment Industrial District Advisory Board
September 23, 2020, 2:00 p.m.
Zoom Virtual Meeting

Attendees: LaDana Hintz, Leonard Wortman, MariJean Bellander, Bonnie Ramey, Bruce Binkowski, Pat Lewis, Lori Young, Steve Haddon, Eric Seidensticker, Alison Richardson, Tom Harrington. Guests Chance Sparrow and Diana McFarland.

1. Tom H. called the meeting to order at 2:02 pm. Introductions of attendees. Motion made by Leonard W. seconded by Mari Lean B, to accept the May 2020 minutes. Passed.
2. Financial Report: Financial reports for both districts were distributed and reviewed.
 - a. NTIFID cash balance of \$20,800 with an outstanding loan of \$299,778. Reviewed the financial reports and motion made Pat to approve reports and seconded by Leonard.
 - b. STIFD cash balance of \$1,548,806 with an outstanding infrastructure loan of \$179,040. The Revolving Loan Fund available is \$250K. Motion made by Leonard W. and seconded by LaDana H. Lori to approve the reports, Passed.
 - c. Reviewed the approved county budgets for the districts. NTIFID budget was approved without changes. STIFID budget had the RMD funding line \$35K was omitted. The bond revenue line for \$950K and bond reserve line were not included and may not be needed until next FY budget cycle.
 - d. Rural Maintenance District balances were reviewed. The STIFID RMD balance is \$71,871 and NTIFID RMD balance is \$27,041
3. Update on North End TIFID:
 - a. Chance Sparrow reported the new building for Big Horn Rentals has been completed and new construction on another building has started. Still working to purchase Cretex vacant land.
 - b. Discussed Highway 518 traffic study will be coordinated with the engineer if needed.
4. Update on South TIFID:
 - a. Potential pellet mill and data center company coordination slowed due to Covid and coordination will resume to see if there is still interest. Meat processing plant feasibility study is progressing. Wind developer is constructing the wind prototype. New park tenant is Whitehall Plumbing and Heating. Working on a meat processing plant feasibility.
 - b. GSM mine tailings reprocessing is progressing with mill remodel and permit processing. Working on job creation and new employee training grants. Researching supporting trucking operation.
 - c. Discussed \$1.5M waterline infrastructure bonding for \$950,000 with balance being paid from existing resources. Development agreement is being finalizing with bond counsel and will identify requirements for the funding.
 - d. Discussed road paving plan will be developed this year and expected in the \$300-400K range.
 - e. Water treatment for the business park will be needed once 25 fulltime employees is reached. Plan is to use the existing line as a sleeve for a new line to the mine water treatment plant.
 - f. Purchase of a small tractor with mower and blade is still being planned as well as installation of a storage shed.
 - g. Additional security cameras and procedures being implemented.
5. Other items for discussion:
 - a. LaDana discussed central tax district discussions have been on hold.
 - b. Memorandum to capture the historical district information is in progress.
 - c. A new north county TEDD is still in discussion and planning stage.
6. Next meeting planned for December 16th. And will probably be a Zoom meeting.

Motion to adjourn passed at 3:04 p.m.