

**Jefferson Local Development Corporation (JLDC)**  
**Minutes February 17, 2021**  
**Whitehall, Montana**

*Board Members present: Nick Hensleigh, Drew Dawson, Leonard Wortman, Brad Culver, Corri Barry, Erika Morris, Jan Thorne, Adam Senechal, Clint Smith, Lee Good, Kristi Wilson, and guest Bruce Binkowski.*

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

**Call Meeting to Order:** Meeting called to order by Nick Hensleigh at 1:00 pm. A motion was made to accept the January 2021 minutes. Motion carried. Motion made and passed to approve sub-committee minutes.

**Treasurer's Report:** Financials were presented for Borden's and JLDC. Motion approved and passed.

**Project Updates:**

1. **Sub Committees – North End** – Discussed moving forward with the MEDA survey of North Jefferson County. Discussed developing survey questions that fit the area. Costs of mailer to be paid for by MEDA grant that is available until the end of April. New grant process begins on May 1. JLDC expenses could be reimbursed from the RCDI grant. Motion made and passed to move forward with the application assuming there is no cost to JLDC. Business Round tables will be held in person as soon as restrictions are lifted. Ash Grove wants to become more involved in the community. **JLDC Sustainability-** Discussed replacing metal mines account that has about six years remaining. Reviewing benefits for employees with ideas submitted at next month's meeting. Possible reimbursement for staff time involved in the tax district management is an opportunity. Borden's is a source of income. **SBP** – Need to be able to sustain SBP when the TIFID sunsets in 2024 and bonding will extend district life. Discussed how we bring in more business to SBP. Considerations need to be made for infrastructure. Working on subdivision requirements to allow more than one building per lot.
2. **MDC** – Project timeline and website have been created by the consultant. Tour was very beneficial, and the consultant team was impressed. Discussed what the end use will be and incorporating the South Campus. Need do an inventory then begin community interviews. A meeting is scheduled some time in March. Goals for the MDC project and interface with BTAC will get external involvement from the community Reached out to DPHHS to have a discussion about the MDC project to ensure we all are on the same page. Our end goal is to make sure MDC is reutilized.
3. **Western Legacy Center** – Pro Rodeo Hall of Fame is excited and agreed to partner with the JLDC and their involvement would be as a partner using their 501c3 tax deduction. Pro Rodeo doesn't want to be the project lead. Staff was directed to explore the options about 501C-3 or LLC. Project will be a retail center with displays which will be the main source of revenue. It is more of a visitor center than museum. Will need approx. \$150K to start project. Building ownership discussed and will be probably be a lease option. Concern about the JLDC financial commitment with the weak financials. Facility staffing and staff time to start and run the project was a concern. JLDC role discussed and if we will be running the center or turning it over to another party. Comfort level was for another entity to be in the lead and JLDC in a supporting role. No other entities are currently interested in being the project lead. There was a proposal presented from Loma Media to develop a fundraising plan. Plan cost is \$8K and would be a take 6 months to complete. Motion was made and passed to proceed with the fundraising plan development. Extensive discussion on JLDC role and financial commitment followed and motion made that JLDC would move forward in a support role with no responsibility in the project development. Discussion followed and motion was made to table the motion until the March meeting.
4. **GSM** – Job creation is in the works. Bonding discussion is ongoing.
5. **Brownfields** – Applications pending and decision expected in May.
6. **Meat Processing Plant** – Final report is under review. Land acquisition is key part of the project. Wastewater and water requirements will be a priority in the development process.
7. **Administrative Items** – Membership in progress and board members reminded to be current.
8. Meeting adjourned at 4:05 pm.

Next meeting will be held on March 17<sup>th</sup> at 1:00pm