

**Jefferson Local Development Corporation (JLDC)**  
**Minutes February 16, 2022**  
**Volunteer Hall, Boulder MT**

*Board Members present & Zoom: Nick Hensleigh, Lee Good, Maxine Samuelson, Leonard Wortman, Brad Culver, Drew Dawson, Corri Barry, Erika Morris, Clint Smith, and Adam Senechal.*

*Guest: Bruce Binkowski, Steve Godson.*

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

**Call Meeting to Order:** Meeting called to order by Nick H. at 1:30 pm. January 19th meeting minutes approved. Sub-committee minutes for January and February were approved.

**Treasurer's Report:** JLDC financials were presented. First time with no separate Borden's financials, however the new P&L reflects Borden's income and expenses.

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

**Project Updates:**

- Already have a possible tenant who would like to rent the whole new warehouse, currently working on a lease with him. There was a suggestion over creating a longer lease term considering there are changes to the building to accommodate the tenant.
- Regarding SBP Bonding, noted that there is a cash resources in TIFID to pay Golden Sunlight if bank financing isn't approved.
- Expected to hear back on the EDA grant sometime this month. Discussion over selling Borden's and buying the Robert's building. JLDC will be paying for the month of March rent and will decide next step once EDA grant decision is made. Would like to make one of the open warehouse buildings into an entrepreneur building with a possible kitchen, sewing machines etc. Will contact entrepreneurs and see what is needed.
- Waiting on draft Building 6 demo contract and it will be sent to board when received.
- Still working on the childcare logistics. Lindsey is going to meet with people in Whitehall to discuss options and funding for Whitehall.
- Terri is currently processing ARPA applications and has completed 8 so far, some small business and some assisted living. Bruce will make ad space for this program. Will be doing CDBG grant with YDI south campus building 8.
- Finishing up prototypes for wind development.
- Had a meeting last week for meat processing with an interested party. Headwaters has spoken to some interested parties. Will talk to the Mine about possible land space.
- WLC public service shoot March 5<sup>th</sup> with Forrie Smith promoting the WLC.
- Continue to have two board member vacancies.
- Reviewed and discusses the confidentiality agreements for members to review and sign.
- Have contacted Gina Ossello about the Borden's building, she has created the "seller estimated cost and fees" JLDC discussed having rent free office space for one year after selling of the building. Motion made to allow staff to list Borden's building at \$1,195,000.00. Nick mentioned to get boards project intent and objective when beginning a new project to be able to reflect on in the future.
- The new MSU MOU is the process and how we will continue to have the position. Discussion over reviewing the MOU yearly for updates. New hire application process expected to take 4-6 months. Clarification was made that this is an MSU employee who will assist JLDC. Motion made to accept MOU with correction/addition of annual in-person meeting.

**Other Discussion:** Whitehall Sustainability Committee discussed and Barrick involvement

Meeting adjourned at 3:03 pm. Next Meeting will be March 16<sup>th</sup> at 1:30pm at MT City Grill, in MT City.