

Jefferson Local Development Corporation (JLDC)

Minutes March 16, 2022

MT City Grill, Montana City

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

Guest: Bruce Binkowski. Staff present/Zoom – Tom Harrington, Eric Seidensticker, Erin Carbajal, and Lindsey Graham.

Call Meeting to Order: Meeting called to order by Nick H. at 1:30 pm. February 16th meeting minutes approved. Sub-committee minutes for March were approved.

Treasurer's Report: JLDC financials were presented. Membership dues are up over \$1,000 from last year. Accounts receivable was fixed and no longer showing a negative, Pat came in and fixed the notes. Motion made and seconded to approve financials.

New Business: The following items were discussed.

Project Updates:

1. **Administrative Items:** Discussed JLDC's involvement with Southwest Montana Youth Partners (SMYP). SMYP would like to begin a strategic planning process, and would like to work with JLDC through its existing grant and new grant funds coming in. Motion made and approved to support SMYP from the already budgeted grants JLDC has received for childcare. Don't currently have any updates draft lease agreement. Once we have it, Eric will send it out to the board. Adam mentioned having a legal review regarding the non-compete clause. strategic planning meeting will be held next month. There was discussion over the direction the sustainability sub-committee meetings should go. Focus needs to be on the sustainability part and diversifying income and revenue streams.
2. **New Warehouse:** JLDC has been in contact with the new tenant. Construction documents are almost complete.
3. **SBP Bonding:** Madison Valley Bank still hasn't provided answer. Staff will follow-up.
4. **WLC:** Waiting on the EDA grant. The hope is for an answer by the end of the month.
5. **Buildings #6 & #8:** Asbestos inspector looked over building #6. Have executed the by-sell with YDI on building #8
6. **Childcare:** Lindsey met in Whitehall with the Public School to discuss childcare. Currently, working on a grant with the School District to the Whitehall Sustainability Committee. Southwest Montana Youth Partners has received its 501c3 (non-profit status):
7. **ARPA/Grants Admin:** Terri is still receiving applications. Discussed bringing on some additional staff to help with ARPA and grants. Motion made and approved to hire an assistant to help with the workload of the grants admin position and to use the ARPA funds to pay for this position.
8. **Wind development:** still in progress, LGT is now HFI.
9. **Meat Processing:** Have been talking with some consultants regarding meat processing.
10. **County:** Covid numbers are down. GSM should be shipping material by this month. Will be promoting advertising on the Jefferson County website. Circus is coming in June. Summer is looking busy.
11. **Other Discussion:** Will send out the new board member application for review. Maxine announced she will no longer be able to be on the JLDC Board.

Meeting adjourned at 3:02 pm. Next Meeting will be April 20th at 1:30pm in the Borden's Conference room, Whitehall, MT.