

**Jefferson Local Development Corporation (JLDC)**  
**Minutes May 18, 2022**  
**Volunteer Hall, Boulder**

*Board Members present & Zoom: Nick Hensleigh, Leonard Wortman, Brad Culver, Drew Dawson, Clint Smith, Corri Barry, Erika Morris, Keith Foley, Steve Goodson, and Gary Carlson.*  
*Guest: Bruce Binkowski, Tom Harrington*

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

**Call Meeting to Order:** Meeting called to order by Nick H. at 1:03 pm. April meeting minutes approved.

**Treasurer's Report:** JLDC financials were presented. Expenses explained in regards to a payment mix-up from a tenant. Received a childcare grant from Headwaters RC&D in May. A 'sunlight business park 4' account was created to show expenses for the new warehouse. The auditor will be contacted to help with questions regarding QuickBooks and our real estate transactions. Financials approved.

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

**Project Updates:**

- **Administrative Items** – Draft Budget was presented and discussed. Eric gave an overview of current fiscal year expenditures and a projected breakdown for next year. JLDC has utilized about 53% of its budget through May. The economic development budget for next fiscal year will be similar. There will be a budget increase requested for the American Rescue Plan Act (ARPA) fund because of two employees. After discussion, a motion was made and seconded to approve the preliminary budgets for next fiscal year.
- **Western Legacy Center** – Tom Harrington presented a slideshow and explained what the intent of the Western Legacy Center (WLC) was regarding the historical aspect. The concept plan was developed with JLDC as a supporting organization. The WLC has signed a parking agreement with Town Pump. The WLC is currently working on funding streams, however, the retail store is operational on the e-commerce website. Drew reminded all of the Board Members of the conflict-of-interest policy and the on-going relationship between JLDC members and WLC members. Erika made a motion to consider purchasing the Roberts Building and lease to the WLC. Further discussion – Drew recommended and asked Eric to prepare a financial analysis, options to finance the purchase of the building, and present at the June meeting. Drew seconded the motion. Nick Hensleigh, Leonard Wortman, and Gary Carlson recused themselves due to conflict of interest. Motion passed.
- **Sustainability** – the balance scorecard was discussed, and the new committee will meet the second Wednesday of the month at 10am.
- **Project Updates** – Building 8 has officially been sold to Youth Dynamics. There potentially could be an offer coming in for the Borden's Building. The new warehouse in the business park is moving forward. However, we are still waiting on final construction drawings. ARPA is moving forward and a public comment period is currently open. The childcare building in Boulder has power. Contract development and review is happening with the City of Boulder. Lindsey is currently working with the Whitehall Sustainability Committee and the Whitehall School District.
- **Other Discussion** – Jefferson County is working on budgets; the due date is June 10<sup>th</sup>. Working on broadband projects in the county. The Circus is coming to the County. There was an error in regards to the start time of this meeting. Meeting should have started at

1:30pm.

Meeting adjourned at 3:24 pm. Next Meeting will be June 14<sup>th</sup> at 1:30pm at MT City Grill in MT City MT.