

Jefferson Local Development Corporation (JLDC)
Minutes June 21, 2023
Volunteer Hall, Boulder, MT

Board Members Present: Drew Dawson, Gary Carlson, Adam Senechal, Lee Good, Brad Culver, Keith Foley.

Via zoom: Nick Hensleigh, Clint Smith

Proxy Assignments: Gary Carlson has Cory Kirsch's Proxy. Drew Dawson has Erika Morris' proxy

Guests: Robert Pearson, Michael Pearson and Donald Pearson joined via zoom at 1:50pm.

Staff Present: Lindsey Graham and Leah Lewis

Call Meeting to order: Meeting called to order by Drew D. at 1:30pm. Brad moved, Adam seconded to approve May minutes, which were approved unanimously with minor correction.

Executive Session: JLDC Board of Directors went into Executive Session from 1:35 to 1:45pm, Fiscal year 2023-24 compensation commencing June 26, 2023 for the Business Manager and ARPA Grants Manger was approved unanimously, as recommended.

Treasurer's Report: Gary reviewed the May financials. Adam moved, Brad seconded to approve the financial report. Motion approved unanimously.

Admin – Drew

- **Conflict of Interest** – Drew presented the JLDC Annual Director and Officer Conflict of Interest Statement and requested all board members complete the statements, sign, and return them. Those not present are to forward the completed statements to Erin.
- **Borden's Conference Room- Zoom Audio** – Lindsey and Erin tested the zoom audio with all microphones on and the direct internet link and were able to have a conversation with no issues. Nick reported that zoom was better on the faster network, but it is still not easy to understand. Lindsey is in communication with the Whitehall Chamber about possibly using their \$10,000 ARPA funding for portable microphones, if the community still feels the audio, is an issue.
- **WhittierView Group Presentation** – Robert "Bobby" Pearson from WhittierView Group did a presentation for the JLDC board on a virtual workspace proposal. Many members were concerned with the cost of setting up a virtual workspace and asked Lindsey to research other options that may be less expensive.
- **Annual Dinner Plan** – Lindsey brought up that JLDC's annual Dinner will be in September. The board discussed theme, location, possible dinner menu ideas, and anything special for the program. This year the JLDC annual dinner will be held at Jefferson County Rec Park in Boulder with appetizers/dinner options to be explored and brought to the July meeting.
- **JLDC Awards** – The board discussed possible JLDC award winners. The board discussed Hardware Café as Business of the Year, Lahood Park Steakhouse as Community Improvement Award, and Mad Dog Pizza or Marks lumber as Innovative Business of the year. The board will keep this discussion open and review at the next meeting.
- **MSU Agent** – Lindsey met with LaDana to discuss the new county position. Currently LaDana does not know her schedule. She will be working on Rural Maintenance Districts, Road Easements, and Community Development projects. Lindsey presented the pros of going with an MSU agent (Half of Erin's wages paid, split office fees, and a qualified employee) and the cons (figuring out who is in charge, not knowing who you will get, and tenure). Lindsey indicated the current MOU would require significant

modifications on who would be in charge in order to make this work. She also noted there are currently four full time salaries being paid from the County Metal Mines Fund. When looking at sustainability for JLDC, having Erin's position partially paid, would be helpful. Gary moved. Brad seconded that the Executive Director work with MSU and the County Commissioners on gathering more information and details on the MSU agent position. Motion was approved unanimously.

- **USDA Lease Update** – Lindsey received a call from Vaidas Rucinkas, Realty Specialist for USDA. Vaidas indicated they have sent GSA a request for a 5-year lease for the Whitetail Business Center. The proposed lease will be for June 1, 2023- May 31, 2028. Currently the request is still pending approval due to the change of ownership not being complete on the USDA side. Vaidas and Lindsey discussed a possible increase in rates. Lindsey will research Jefferson County rates for commercial building space by reaching out to Ginna Ossello, Whitehall realtor LoopNet and other sources. Because we started the lease extension process, Vaidas provided the existing lease agreement between USDA and John Cote. If negotiations result in a rate increase, USDA payments will be retroactively adjusted to June 1st 2023. Additionally, Lindsey will check the GSA website for square footage lease rates for commercial building leases in Montana
- **SBP NextEra Proposal** –NextEra is interested in 17.3 acres, which is SBP lots 1.2-1.5. NextEra would bring in 100 jobs during construction and then 1-2 fulltime employees, stationed in Bozeman for maintenance. They prefer to locate their project in SBP phase 1, but would be open to looking at Phase 2. If JLDC decides not to negotiate with NextEra, Chuck Buus indicated GSM would review their proposal and look at possible land the mine owns. The board asked Lindsey to work with NextEra, the County and GSM to see if it is possible for NextEra to locate their solar project in Phase 2 of the business park.
- **Childcare – Boulder and Whitehall** – Rochelle is working on SMYP and Boulder Child Care Center. Lindsey is working with Kristi and Aware on floor plan modifications needed for the Barrick Learning Center.
- **AJAY Program** – Bruce and Lindsey interviewed Brooklyn, a student from Whitehall. Brooklyn will work for the County and Lindsey will be her Mentor.
- **ARPA** – Leah is wrapping up a couple ARPA grants and officially found the architectural plans for Cottage 5.
- **Jefferson County Updates/Events:**

Public comment: It was noted advertisements have been placed in the Monitor indicating Board of Director applications are available for open Board seats. Current Board members are encouraged to discuss the Director positions with prospective applicants.

Next meeting is July 19th at 1:30pm with the location TBD.

Lee Good moved, Brad seconded to adjourn meeting at 3:35 pm.