

Jefferson Local Development Corporation

Board of Directors Meeting

August 21, 2024

Western Legacy Center Conference Room – Whitehall, MT

Attendance –

In Person: Lee Good, Cory Kirsch, Keith Foley, Nick Hensleigh

Zoom: Stu Goodner, Clint Smith, Drew Dawson

Staff: Erin Carbajal, Samantha Yearry

Guests: Lindsey Graham & LaDana Hintz (via zoom),

Tom Harrington, Sheere, Pam Polachi (in person)

- **Call Meeting to Order** - Keith Foley called meeting to order at 1:35 pm
- **Approval of Minutes** – Drew asked that we wait on approval of minutes until September board meeting
- **Correspondence/Presentations**
 - Western Legacy Center – Tom Harrington presented a slide show sharing the benefits of the Western Legacy Center and the community and challenges they have overcome. Tom brought up that the WLC plans to move into the old Town Pump building as soon as possible. Tom gave the WLC formal notice that they plan to vacate the Whitetail Center and end their lease with JLDC by the end of September. Keith mentioned that JLDC will need a formal notice in writing from the WLC and that JLDC will need to meet and discuss letting the WLC out of the lease early.
- **Old Business**
 - Project Updates – No new updates. Cory mentioned the future tenants at the Sunlight Business park and a screening process on how to ensure every tenant out the fits in to the covenants and restrictions. Lee brought up fiber at the park. Keith asked Lee about presenting at the October board meeting under the presentations section of the meeting.
 - ByLaws & Strategic Plan – it was confirmed that the Bylaws have been sent out to all JLDC members. Sam and Keith are working diligently with potential partners for the strategic plan.
 - Membership and Board Members – Standing Agenda Item – Sam stated that they have four board member applications and that they will be sending out an email with a short bio on each of the members prior to the next months meeting.
 - Annual Membership Dinner is scheduled for September 25th at the Montana City Grill.
- **New Business/Administrative Items** – Sam, Erin, Gary, and Nick had a pre audit meeting last week with Pat Burt and the audit is in full swing. There is positive progress being made with the Tizer Gardens project. Keith mentioned he would like to start a sub committee for the business park.
- **Jefferson County Update/Events** – Cory stated that they are currently working through the budge. That the Jefferson County fair is happening this week and it will be very busy in Boulder.
- **Public Comment by Board and Guests**

- **Adjourn:** Meeting was adjourned at 2:36 PM.
- Next Meeting September 18, 2024 Location Volunteer Hall – Boulder, MT