

## Jefferson Local Development Corporation (JLDC) Minutes

October 18<sup>th</sup>, 2023

Borden's Conference Room, Whitehall, MT

Board Members Present: Gary Carlson, Nick Hensleigh, Lee Good, and Cory Kirsch (who had to leave early at 2:25pm).

Via zoom: Brad Culver and Drew Dawson.

Proxy Assignments: Brad Culver temporarily has Clint Smiths' Proxy (Clint joined via zoom at 2:25pm). Drew Dawson has Keith Foleys' Proxy.

Staff Present: Lindsey Graham, Leah Lewis, and Erin Carbajal.

Guests: Chris Rehor and Dave Hunter joined via zoom at 2:28pm

**Call Meeting to order:** Meeting called to order by Nick H. at 1:30pm. Drew moved and Gary seconded to approve the September Minutes as presented. Minutes were approved unanimously.

**Treasurer's Report:** Gary reviewed the September financials. Cory moved and Drew seconded the motion to approve financials as presented. Financials were approved unanimously.

**Admin** –

- **Election of Officers** – Nick called for nominations for president. Drew nominated Keith Foley for president and gave a brief description as to why Keith would make a good president for JLDC. Gary moved that nominations be closed for president, Drew seconded. Nick called for nominations for Vice President. Nick nominated Drew Dawson for Vice President, Nick then entertained a motion to close the nominations, Cory moved, Gary Seconded. Nick called for nominations for Secretary/Treasurer. Drew nominated Gary Carlson, Nick entertained a motion to close the nominations, Cory moved, Lee seconded.
- **Format** – Drew discussed the format of the agenda and proposed the question of how can we update the agenda to make it more meaningful for the improvement of Jefferson County. Brad agreed with Drew and that there are good ideas that JLDC is missing out on from board members. Drew suggested inviting JLDC members to board meetings and said that JLDC needs to learn more about what is going on in Jefferson County and how JLDC could help. Gary agreed that JLDC needs more interaction between the board and less time focused on financials. Lee feels JLDC needs to spend more time focusing on economic development and not administrative items. Lee suggested a sub committee to discuss new ideas that could improve the community. Drew mentioned that Lindsey could take on administrative duties as the executive director. Cory agreed that the board meetings seem to discuss what JLDC is doing now, and not future plans. Nick mentioned that Leonard Wortman would like to visit during the November meeting to bring back the idea of a meat processing plant in Whitehall. Nick would like to see more discussion from board members during meetings and mentioned inviting chamber members to meetings. It was noted to try and make meetings more open to the public. Cory brought up the idea of making specific quarterly meetings to discuss financials. Drew brought up the question of how do we get the board more enthusiastic during meetings and get more participation. There was an idea to make it required for board members to come to each meeting with at least one idea to present to the board. Lindsey brought up having a suggested motion made and sent out to the board in the regular board meeting emails, and if any questions were had they could be brought up before the meeting. Cory brought up perhaps seeing what other economic development groups are doing.
- **Jefferson County Updates/Events:** – Cory mentioned that the mill is set, it was made

- sure it would not affect the schools and doing their best for the taxpayers.
- **Criteria for Membership**– Lindsey brought up our current criteria for membership including the Jefferson task force and reduced price to the annual dinner. Lindsey suggested the motion to remove “Eligible to serve on JLDC task force and/or program advisory committee and reduced price to annual membership event” from the membership benefits, Nick so moved, Gary seconded with discussion about the benefits listed in the bylaws. Motion passed.
  - **Phones** – Lindsey proposed the suggested motion that JLDC donates the current phone system to MSU Extension and contracts out with a VOIP phone system for the Whitehall JLDC office. Drew moved, Clint seconded. Discussion began and Lee expressed concern over the VOIP phone system and the internet supporting the system. Lee motioned to table the current motion of the phones until TSS could look at the phone system for an update, Gary seconded, motion to table to discussion is passed by 2/3 vote. TSS will have a quote for an updated Phone system at the next meeting.
  - **USDA Lease Increase** – JLDC is working on a building update timeline for USDA per their request. They have requested that JLDC present a timeline for when JLDC plans to have the building up to the contract requirements (New pain, new carpet, and lock system). JLDC is working on quotes and when contractors will be able to do the work.
  - **Board Members and JLDC Membership** – Nick brought up the need for JLDC to increase their number of members and add additional board members.
  - **Whitetail Center** –Updates and upgrades and progressing. Nick reported that the Western Legacy Center would like approval to screw on sheet metal cows to the outside of the building as well as a wood panel on the outside of the building to put local brands on. Lindsey will check with the USDA lease about the outside appearance and there was concern from the board about how that would affect the “look” of the building.
  - **Sunlight Business Park**– No report
  - **Childcare – Boulder and Whitehall** – Boulder childcare has a new provider and is projected to open as soon as all licensing is complete. Whitehall buildings have been moved and will be set in the next week.
  - **ARPA** – Leah is working with the larger ARPA projects and collecting receipts.
  - **Public Comment** – Chris Rehor introduced himself and Dave Hunter via zoom. Dave mentioned the habitat for humanity project that is in Helena. They are in the process of purchasing some land that is in East Helena with plans to build homes. It will require the town of East Helena to expand their wastewater treatment plant. The proposed idea would be to have North Jefferson County work with East Helena on the new wastewater plant. There was concern about this being a political issue. Articles can be found on the free price enterprise website.

Meeting adjourned at 3:03pm. The next meeting will be November 15<sup>th</sup> at 1:30pm with location TBD.