Jefferson Local Development Corporation

Board of Directors Meeting

March 19th, 2025

Montana City Grill, Montana City, MT

Attendance –

Board Members In Person: Keith Foley, Gary Carlson, Clint Smith, Michael Seipp, Nick Hensleigh, Mandy Haller, Bruce Binkowski , Cory Kirsch

Staff: In Person – Sam Yearry, Leah Lewis, Online – Erin Binder

Guest: Online – Ginger Kunz, Lindsey Graham, and LaDana Hintz

Called to order: Keith called meeting to order at 1:00 pm and Quorum established

Minutes Review: January and February minutes were both approved unanimously.

Correspondence: Audit – Pat presented the 2024 audit report, including the financial statements and footnotes. Nick made a motion to approve the 2024 Audit Report as presented by Pat, Gary seconded, motion approved unanimously. Nick made a motion to approve the filing of the tax return as presented by Pat, Gary seconded, motion approved unanimously.

Project Updates:

Sam gave an update of HFI. Hoping to have a signed lease agreement for the Whitetail Center by next month. Leah is continuing to work on cottage #5 and working with the Whitehall senior center to secure them some grants and the foodbank.

Strategic Planning – Framework has already been established with The Priority Group, and the County, Keith is exploring AI/ChatGPT as an option and will present to the board when he has something put together.

Membership – Continuing to send out membership, Sam has been meeting with Barrick each month to discuss what is going on. Sam met with Valley Bankand are planning to meet with Ash Grove about membership soon.

Subcommittee Activities – Keith gave a huge thanks to Mandy for managing Facebook page and posting so much. Bruce suggested advertising on Butte and Helena radio, a budget of 5-7k was suggested for a year of advertising. Mandy mentioned reaching out to potential member investors with the mindset of “If you invest with JLDC, you invest in the County”. A brochure was mentioned as a high priority. Keith asked the social media subcommittee to put together an advertising budget to present to the board at the next meeting.

HubZone Status: …still waiting to hear back from commerce. Had a meeting with Tony Brockman from commerce and he is working with the governors office.

Sunlight Business Park: A lease amendment was sent out to a tenant at the park about getting caught up on rent, there has been no response. There was conversation about the fiberline that we pay $12k for and who should pay that moving forward. Discussion was had that it is a TIFFID expense and after TIFFID sunsets it should be come out of the tenant association. The tenant association needs to have their bylaws looked at and redone.

New business – Nick brought up discussing putting a budget together.

Jefferson County/Events – Legislator is going on, a women's correctional facility has been presented, but is dependent on the legislator. Looking at the impact of the federal funding cuts. Boulder fairgrounds are pretty booked up this year, with Clancy Day's kicking off the events season.

Public comment – In either April or May the CTAC group will be taking a tour of the new water treatment plant in Whitehall. Cory mentioned the property at the South Campus may be used for a state prison, no visit has been made though.

Adjournment: Keith adjourned the meeting at 2:12 pm.

Next Meeting: Next meeting will be held at Volunteer Hall in Boulder on 4/16/24 at 1 pm.