Jefferson Local Development Corporation

Board of Directors Meeting

April 16th, 2025

Volunteer Hall, Boulder, MT

Attendance –

Board Members:

In Person: Keith Foley, Nick Hensleigh, Bruce Binkowski, Gary Carlson, Kory Kirsch, Mandy Haller

Phone – Michael Seipp, Ashley Lucas

Staff: In Person – Sam Yearry, Erin Binder

Proxy: Keith had Clint Smiths proxy.

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

Minutes Review: Gary mentioned during the last board meeting that there was a discussion about water rights at the sunlight business park and the fiber line that needed to be included in the minutes. Approval of the minutes will be tabled until the next meeting when those changes are completed.

Correspondence: The Fiber line from Helena to the Sunlight Business Park was brought up and mentioned that it will be discussed at the TIFID board meeting tomorrow. Keith mentioned Stu Goodner submitted his resignation as Vice President. Keith formally opened nominations for the vice president role and will stay open until the next meeting.

Project Updates:

Cottage 5: received confirmation that the criteria for the Environmental Justice Grant were met, and awardees will be announced in June.

Whitehall Senior Center: Assisted Jim Webster in applying for the AgWest community grant. Tourism conference coming up and a webinar for upcoming EPA cleanup Grant.

Barrick Learning Center: Working on finalizing items needed for FY25 audit.

Whitetail Center: Potential renter for the Whitetail center has been put on hold, looking for a new tenant.

Sunlight Business Park: working with tenants to obtain copies of insurance, worked out a new agreement/payment plan with a current tenant. Working with HFI on the new energy project.

TIFID: Discharge permit has been resubmitted-good for five years. Working with Chuck from Barrick on the well location. TIFID board meeting is April 17th. Working on the fiber line invoice.

CDBG-ED: Waiting for Yellowstone Boys and Girls Ranch to break ground, all documentation has been changed from YDI to YBGR.

Membership: Working on strengthening relationships with current members, Sam and Keith have been meeting with Valley Bank and will be requesting meetings with our Gold Members.

Events & Collaboration: Clancy Days is coming up, JLDC has made a radio ad as a sponsor to help promote the event, thanks to Bruce. Sam passed out a new brochure Bruce put together that will be passed out at Clancy Days at the JLDC booth. Sam is trying to get an update on the HUBZone project.

Strategic Planning: Currently we have two POCs that have the aptitude to provide the correct presentation and collection of materials. Reached out to one of them and are waiting for an answer. Once a working draft is presented to the subcommittee who will review and bring it back to the board.

Subcommittee Activities: Mandy has been sharing a lot of Facebook posts and has been reaching out to businesses via Facebook messenger to see if they would like to become members of JLDC. Throughout the summer Bruce will be doing some radio ads. Michael has been researching risk management strategies and opportunities have been approached and plans to meet with Sam and Keith before the next meeting. Nick mentioned that Whitehall Chamber is going to have a non-profit leadership meeting, and he will be on the panel.

HUBZone: Have been working with Commerce and Tony Brockman to try to get some updates.

Sunlight Business Park: Sam mentioned the county wants to possibly sell warehouse one, she reached out to another broker to get a CMA done to see if JLDC would want to purchase it. There was discussion about a trade with the county for the cottage five roof.

Jefferson County Updates/Events: Arbor Day is April 25th in Whitehall. Cory mentioned a women's prison facility must pass the legislator and the location has still not been decided. MT Tunnels' situation is currently on hold.

Public Comment: There was discussion about getting rid of the Subaru considering it is in Jefferson County's name and has a government license plate. Gary gave notice of his resignation effective immediately following the adjournment of today's meeting.

Adjournment: Keith adjourned the meeting at 2:10 pm.

Next Meeting: Next meeting will be held at Whitetail Center in Whitehall on 5/21/25 at 1 pm.