Jefferson Local Development Corporation

Board of Directors Meeting

May 21st, 2025

Whitetail Center, Whitehall, MT

Attendance –

Board Members:

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

Zoom – Michael Seipp, Ashley Lucas, Clint Smith, Cameron Hahn

Staff: In Person – Sam Yearry, Erin Binder

Proxy:

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

Minutes Review: Nick moved to approve the March and April 2025 minutes, Cory seconded. Minutes approved.

Financials: Nick presented the quarterly financials that were tabled during the April meeting. It was mentioned that the County may or may not help fund JLDC next fiscal year. Keith asked for a motion to approve the financials, Cory so moved, Bruce seconded.

New Business/Administrative Items

Board Changes/Vice Presidency Vote: Nick moved to nominate Mandy as Vice President, Bruce seconded. Nick motioned to close the nominations, Keith seconded. Mandy has been voted as the new JLDC Vice President.

County Growth Policy: Discussion right now is over the next steps as far as weighing input. Currently on standby. Will have a formal meeting soon. Want to make sure we are all in agreement on what we are signed up for with the County.

Project Updates: Did not receive the Clancy Community Center grant. House bill 808 was the bill that she went in front of and testified for in the spring and the governor signed it on May 5th. It repeals several outdated sections of the Montana Code Annotated related to brownfields, including definitions and eligibility criteria for petroleum tank release sites. This legislative overhaul is designed to simplify the regulatory framework, making it easier for developers and local governments to access funding and resources for site redevelopment. The bill allocates $200,000 from the general fund to the brownfields site redevelopment fund for both fiscal years 2026 and 2027, signaling a commitment to addressing environmental hazards while promoting economic growth. While the program did not get much funding this session, by changing the MCA language it allows funding to easily be allocated to this program in the next session.

Whitetail Center: Have had no luck with advertising the old WLC space, so Sam has listed it with a brokerage firm to get it leased out.

Sunlight Business Park: RMC will be staying until August. Still working on the well with Barrick. Have a meeting with Tim with HFI next Thursday.

TIFID: There is a meeting tomorrow.

Events & Collaboration: Hosted the Headwaters meeting last week in Boulder. JLDC is the main sponsor of Clancy Days which is June 14th. JLDC will have a booth and could use volunteers. Bruce put together a new brochure for JLDC.

Strategic Planning: Worked with the priority group from Clancy for a bit but was not impressed. Sam met with Golden Shovel, and she believes JLDC needs a new website and to focus on collaboration and engagement. Keith suggested for the board to authorize Sams advancement of strategic planning marketing under the criteria that she vets it appropriately and before the final execution of any expended funds she reports back to the executive committee. The board supported the idea.

Membership: Received Valley Bank as a silver partner**.** Have a meeting with Doug and Colby with Ash Grove on June 2nd.

Subcommittee Activities: Bruce brought two banners to promote Clancy Days and has been working on radio ads. Mandy has been chatting with businesses and would like to start promoting a "business of the month" on Facebook. Have a call with Michael tomorrow.

HUBZone: no update.

Sunlight Business Park: Discussed updating the tenant association by law. Cory did mention that eventually the TIFID will end.

Jefferson County Updates/Events: Have a work plan overview and acceptance TIF meeting tomorrow. Still working on the MT Tunnels issue. Clancy Days is June 14th; the Governor's cup is also in June.

Public Comment: none

Adjournment: Keith adjourned the meeting at 2:23 pm.

Next Meeting: Next meeting will be held at Clancy Library on 6/18/25 at 1 pm.