Jefferson Local Development Corporation

Board of Directors Meeting

October 15th, 2025

Clancy Library - Clancy, MT

Attendance –

Board Members: In Person: Michael Seipp, Nick Hensleigh, Bruce Binkowski, Kory Klappan, Nick Hensleigh

Zoom – Lindsey Graham, Erin Binder, LaDana Hinz, Ashley Lucas

Staff: In Person – Sam Yearry & Leah Lewis

Public: none

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

Minutes Review: Minutes from August meeting tabled until next meeting

Correspondence/Presentations: None

Financials: Nick presented the quarterly financials. Micheal moved to approve the minutes, Bruce seconded. Financials approved.

New Business/Administrative Items

Board Members & Positions: Keith made a motion to add Kory Klappan to the JLDC board. Bruce seconded the motion. Motion approved. Welcome Kory!

Keith opened the floor for nominations to officer positions. With no further nominations, the list was closed and board positions were appointed by acclamation. The officers will continue to be as follows; Keith as President, Mandy as Vice President, Nick as Treasurer.

Old Business

Project Updates: The only project update was from YBGR that will be moving ahead with building a second group home.

Piedmont Wetlands Project: Keith made a motion that $3,000 will go to the Piedmont project. Nick seconded, and motion was approved.

Membership: There are 13 new members since August.

Subcommittee Activities: No committee reports.

HubZone Status: Mary Craigle, Bureau Chief of Research and Information Services at Montana Department of Commerce, has appointed Sam and Keith to a board to help

with innovation and test campus in Townsend that would bring manufacturing to Whitehall

Sunlight Business Park: Sam receive an estimate for building a new concrete warehouse at the SBP. The estimate came in for $850,000. Sam has reached out to another company that builds steel framed buildings to get another estimate.
Sam reported that Kory Klappan will be helping get the DEQ water permit finished up and he will be taking over the water testing and paperwork in the future.

Jefferson County Update and events

Upcoming events: Bruce reported that Screams Come True in Whitehall and Big Rock Fright Nights are busy setting up for their events.

Previous Public Meetings: There was an informational meeting held on September 30th at the Volunteer Hall about the State building a women's prison in Boulder. Sam would like the boards opinion on whether or not they should collectively speak in favor of the prison. Board members were told email Sam with questions or comments.

Public Comment by Board and Guests:

No public comments.

Adjourn: Meeting was adjourned at 2:30. Next Meeting will be November 19th 1 pm- Volunteer Hall.

◊ **Leases:** Sam reported that the entire lease language for rentals was reworked and tenants signed a new standardized lease and paid a deposit fee. Cory voiced that the County Weed Coordinator was unhappy with the deposit fee. There was discussion on waiving the deposit fee for the County and in the future a separate government/ non-profit lease template could be developed. It was decided to amend the Weed Department contract to exempt the deposit fee.

◊ **Events and Collaboration**: Membership appreciation baskets were delivered that included rodeo tickets to the Boulder rodeo and information on the 4-H auction. Baskets also included cookie made from a local business, and discount coupons to other Boulder businesses.

◊ **Strategic Plan:** Golden Shovel would like to conduct interviews with all members of the board and with any community members or groups interested in economic growth.

◊ **Membership:** 4 new businesses joined this month and will be attending the JLDC dinner.

◊ **Subcommittee Activities:** None

◊ **HubZone Status**: Sam reported that the HubZone approval is waiting for signature by the governor and no word from the State as to when it will be signed.

◊ **Sunlight Business Park**:

Jefferson County Update/Events: Bruce said the next events for the County would be a Fair and Rodeo August 20-24th and the music festival will be on September 6th in Veterans Park.

Public Comment: Kory Klappan introduced himself and asked a few questions about the JLDC organization.

Adjournment: Keith adjourned the meeting at 3:00 pm.

Next Meeting: Next meeting will be held at on November 19th.