**Jefferson Local Development Corporation**

**Board of Directors Meeting**

**June 18th, 2025**

**CORSH, Clancy , MT**

**Attendance** –

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

Zoom – Lindsey Graham, Erin Binder, LaDana Hinz

Staff: In Person – Sam Yearry & Leah Lewis

Proxy: none

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

**Minutes Review:** Minutes from May 2025 were approved.

**Correspondence/Presentations:** None

**Financials:** Sam met with the County Commissioners on June 17th and a full budget including the past 3 years operating expenses was presented. The commissioners discussed $115,000 to be allocated to JLDC.

**New Business/Administrative Items**

**Annual Meeting:** The annual meeting will potentially be held at the Whitehall Community Center depending on availability of local caterer for the month of September. Approximately 75 people attended the 2024 meeting in Montana City.

**Old Business**

**Project Updates:**

◊ **Leases:** Sam reported that the entire lease language was reworked and was sent to the attorney to be reviewed. A majority of the leases have not increased rental rates since 2016. The SBP will be having a tenant move out and a potential new lessee moving in July 1st.

◊ **Events and Collaboration**: Clancy days was a big success with approximately 6,000 people in attendance. JLDC had a booth that was well visited. Board members are encouraged to volunteer for a table shift at the future upcoming Frontier Days in July and the Fair and Rodeo in August.

◊ **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:** Sam has been meeting with Gold and Silver businesses such as Ash Grove and Valley Bank on how JLDC can promote and assist their business.

◊ **Subcommittee Activities:** Mandy with the Marketing subcommittee encouraged board members and employees to share the JLDC Facebook post to increase the exposure of events and businesses happening around the County. Michael, with the processes committee, that their group met and are looking into cloud storage for permanent storage of documents. Michael discussed developing an Opportunity Assessment checklist that could help JLDC determine ROI and risks before the decide to move forward on projects.

◊ **HubZone Status**: Keith reported that the HubZone approval has stalled out. He plans on making inquires with the organization to see how they can advance the process.

◊ **Sunlight Business Park**: Nick reported that HFI has been meeting with their investors and Golden Sunlight and talks are still occurring to potentially move forward with their project.

**Jefferson County Update/Events:** Cory reported the County has been focusing on budgets and the fiscal year starts on July 1st. Bruce said the next event for the County would be a 4th of July parade and fireworks in Boulder.

**Public Comment:** none

**Adjournment:** Keith adjourned the meeting at 2:26 pm.

**Next Meeting:** Next meeting will be held at on 8/13/25 at 1 pm at Volunteer Hall. Due to busy summer schedules the group opted out of a July meeting.