

MEETING MINUTES
KBJ ECONOMIC DEVELOPMENT JOINT POWERS BOARD
BOMBER MOUNTAIN CIVIC CENTER - BUFFALO, WY
January 20, 2021 @ 8:00 A.M.

Members present:

Rick Myers, Chair
Bill Novotny, Commissioner Chair
Shann Edwards, Secretary
Zac Smith, Vice Chair
Shane Schrader, Mayor
Staff Present: Claudia Todd

Members absent:

Crosby Taylor
Rich Griffith
Josh Keegan

Guests: Jason Watts

- I. **CALL TO ORDER AND INSTRUCTIONS:** Chair Myers called the meeting to order at 8:06 A.M. and welcomed the guest.

- II. **REVIEW/ACCEPT MEETING MINUTES:**
November 9, 2020 meeting minutes (Recorded by Claudia Todd) were presented. Smith moved to approve the meeting minutes and the December financials, which were emailed. Mayor Schrader seconded. No discussion. Motion carried.

- III. **FINANCIALS:**
Treasurer's report on financial status – Chair Myers reviewed the 2020-2021 budget and reported overall we're at 38% of the projected loss. As of December 31, 2020, the cash on hand is \$154,242.89 of which \$134,828.65 are operating funds. Novotny reported the property tax may drop on the BMCC building because the amount of rentable space will drop. Also, the portion the college rents should not be taxed. An appointment will be scheduled with the tax accessor to review the tax amount. Mayor Schrader motioned to approve the December 31, 2020 financial report as presented. Novotny seconded. No discussion. Motion carried.

- IV. **Staff Report:** A written staff report including events, building status, and marketing updates was reviewed with the board by Claudia. Todd reported usage is down the first half of the fiscal year by 15,428. This is primarily due to cancelled events and meetings. However, there has been higher use of the gyms.

- V. **PUBLIC COMMENT PERIOD:**
Jason Watts shared that he is interested in state level economic development. He also inquired as to the goals of JOCO First and his interest in being appointed to the board. Chair Myers shared a brief history of the board's discussions regarding the definition of economic development and what it means in Johnson County, emphasizing our focus on tourism as the primary strategy. Chair Myers also shared that we are a center for gathering including, among many uses, education and gym space. In addition, JOCO First also assists the Wyoming Business Council when new companies are interested in moving to the area.

VI. **NEW BUSINESS:**


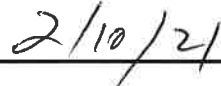

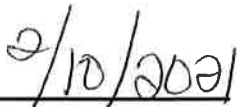
- a. **Mountain Meadow Wool end of lease options.** Chair Myers reviewed that the MMW lease ends June 30, 2021. MMW has been renting the facility since 2007. They currently pay \$4,455.78 per month. Chair Myers would like to explore 3 options with the Hostetler's. Chair Myers will reach out to the Hostetler's and discuss the options of either purchasing the building, paying rent that is more in line with the market, or finding a different facility to suit their needs.
- b. **Board Member Update.** Rich Griffith and Rick Myers terms ended 12/31/2020. Rich Griffith did not request reappointment. Novotny reported that a letter has been sent to the Kaycee Mayor regarding the open positions on this board. It requests that they either fill the positions or the Johnson County Commissioners will proceed with filling the open seats.
- c. **Election of Officers.** Chair Myers announced that this meeting serves as the annual meeting of the board. Novotny moved to nominate the existing slate of officers, close nominations and cast unanimous ballot for officers. Mayor Schrader seconded. No discussion. Motion carried.

VII. **OTHER BUSINESS:**

- a. **Executive Session** – Novotny moved, and Smith seconded to enter into executive session pursuant to state statute regarding an employee issue. Executive session was exited by a motion by Novotny and seconded by Smith. No discussion. Motion carried.
- b. **Board Action-Employee Issue** - Smith motioned to accept the severance agreement negotiated by JOCO First attorneys with former employee Dave Simonson in the amount of \$20,000. Mayor Schrader seconded. No discussion. Motion carried.
- c. **Next Regular Meeting Date** February 10, 2021 at 8:00 A.M.

AJOURN: Meeting adjourned at 9:15 A.M.

Contact Information: KBJ Economic Development (307) 620-1260 Info@jocofirst.com

 _____ Rick Myers, Chair	 _____ Date
 _____ Attested by: Board Member	 _____ Date