



## Board Meeting Minutes

July 8th, 2020 | 9:00am-10:30am

Big Sky Resort Area District  
11 Lone Peak Drive #204  
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### I. Open Meeting

[\(00:00:10\)](#) Kevin Germain called meeting to order at 9:00am. *All present:* Kevin Germain (Chair), Sarah Blechta (Vice Chair), Steve Johnson (Secretary & Treasurer), Ciara Wolfe, Grace Young

A. Public Comment: *none*

B. Consent Agenda: *Action*

a. Approval of Minutes: *April 29th; May 6th; June 3rd; June 10th; June 17th*

b. Finance Report

[\(00:01:19\)](#) **Motion:** to approve Consent Agenda: Sarah Blechta

**Seconded:** Steve Johnson

[\(00:02:06\)](#) **Vote:** Motion Passed

C. Regular Agenda

1. Old Business

a. Executive Report: Discussion

[\(00:02:22\)](#) Daniel Bierschwale reviewed operations, discussed 1% for Infrastructure communications, and Award Orientations.

b. FY21 Spring Award Resolution: Action 

[\(00:06:03\)](#) **Motion:** to approve Award Resolution: Steve Johnson

**Seconded:** Ciara Wolfe

[\(00:07:45\)](#) Steve Johnson discussed revenue comparative to last year and Ciara Wolfe discussed other funding revenues. Daniel Bierschwale explained BSRAD applied for reimbursement for COVID-19 related funds through the county and state; expects to hear back in August.

[\(00:11:37\)](#) **Vote:** Motion Passed

c. Big Sky Relief: Discussion

◆ Testing, Tracing, and Surveillance Plan

[\(00:11:56\)](#) Kevin Germain discussed the Testing, Tracing, and Surveillance Plan, explained the goal is to proactively test local work force regularly to monitor potential outbreaks. 700 individuals were tested on July 1<sup>st</sup>. A letter was sent to the Congressional Delegation requesting testing kits and supplies.

[\(00:16:17\)](#) Daniel Bierschwale discussed the challenges with turnaround time for testing and contact tracing. Steve Johnson discussed time it takes to get results and national demand for test kits.

[\(00:19:48\)](#) Ciara Wolfe asked if results will be shared in a press release and the plan for distribution of data. Kevin Germain was not sure the plan and what data can be shared. Board members discussed data sharing and confidentiality.

[\(00:23:59\)](#) Daniel Bierschwale explained plan for test kits will benefit not only Big Sky but southwest Montana.

[\(00:27:01\)](#) Kevin Germain discussed clusters of cases in bars, adding that the Sheriff will be checking bars for compliance.

[\(00:28:16\)](#) Candace Strauss shared comments related to congressional initiatives.

[\(00:30:06\)](#) Bella Butler asked about testing kits and shortages; Kevin Germain encouraged Bella Butler to reach out to the Health Department and Big Sky Medical Center.

[\(00:31:12\)](#) Ciara Wolfe asked about Wastewater Surveillance results. They can be found here:

<https://www.healthygallatin.org/coronavirus-covid-19/wastewater-data/>

Kevin Germain explained that the Wastewater Surveillance will find cases in the community but is curious how the information will be used.

[\(00:34:08\)](#) Sarah Blechta shared concerns with conflicting instruction from doctors and County Health Department. Kevin Germain explained the County Health Department is following CDC guidelines.

◆ Funding Update

[\(00:37:49\)](#) Daniel Bierschwale shared that 50,000 masks were purchased by the Relief Fund in partnership with the Chamber and distributed to local business. As of 6/16/20, the District has funded \$234,137 in Reallocations and \$685,447 in Relief Funds.

*d. Budget Discussion & Unit 203 Purchase: Action*

[\(00:41:15\)](#) Daniel Bierschwale reviewed the budget summary and opportunity for cost savings through purchasing Unit 203 compared to rent. Daniel also noted being diligent with reducing professional fees.

[\(00:43:45\)](#) Steve Johnson noted the benefit of acquiring an asset in addition to the cost savings.

[\(00:44:21\)](#) **Motion:** proceed to negotiate and execute a mortgage with First Security Bank for the purchase of Unit 203: Steve Johnson

**Seconded:** Sarah Blechta

[\(00:44:49\)](#) Sarah Blechta discussed the need for space and opportunity to acquire an asset. Ciara Wolfe supported the ability to save money while acquiring assets

[\(00:46:04\)](#) Kevin Germain asked about HOA and other fees which are currently built into the rent. Kristin Drain would get HOA fees for August board meeting. Sarah Blechta supported purchasing an asset even with small additional costs. Kevin Germain was supportive of purchasing instead of continuing to pay rent.

[\(00:52:51\)](#) Sarah Blechta explained that HOA fees and all utilities were included and approved in the operating budget in anticipation of purchasing Unit 203 and with the understanding that the mortgage would be less than rent and will be under budget.

[\(00:56:13\)](#) Tim Kent explained the monthly payment was based on a 4% interest rate and the actual number ended up being lower at around \$1200/month.

[\(00:58:06\)](#) Board members discussed deferring decision until more exact numbers and the budget can be reviewed.

[\(01:00:01\)](#) Daniel Bierschwale supported making the most fiscally responsible decision and making a decision in August with clear numbers related to budget and costs.

[\(01:01:19\)](#) **Motion Withdrawn.** Will defer decision/vote to August board meeting when budget and exact costs can be reviewed.

## 2. New Business

### a. Allocation Debrief and Survey Review: Discussion

[\(01:01:46\)](#) Daniel Bierschwale discussed the survey results and how to adapt.

[\(01:03:05\)](#) Jenny Muscat asked the board if they wanted to work with the same subcommittee and asked about preferred timing of meetings. Board members discussed fall allocation meetings.

[\(01:05:53\)](#) Sarah Blechta discussed questions for fall applications. Steve Johnson shared thoughts on staff recommendations and how to be efficient with time.

[\(01:07:36\)](#) Sarah Blechta and Steve Johnson will meet with staff as subcommittee and bring recommendations to the August 12<sup>th</sup> board meeting.

[\(01:08:24\)](#) Daniel Bierschwale encouraged measurable results for individual projects and making decisions based on project results and impact.

### b. FY21 Meeting Calendar: Action

[\(01:10:34\)](#) Daniel Bierschwale reviewed Calendar and board members gave feedback and set meeting dates.

[\(01:13:41\)](#) Ciara Wolfe requested reviewing the Strategic Plan once a year. Kevin Germain and Steve Johnson supported reviewing and making adjustments to the Strategic Plan in January.

[\(01:15:47\)](#) Board members and staff discussed timing and structure of Fall Award meetings.

[\(01:24:35\)](#) The board set November 10<sup>th</sup> and 12<sup>th</sup> for Fall Award meetings.

[\(01:27:35\)](#) Ciara Wolfe requested reviewing scenario planning and related COVID-19 planning before fall meetings.

Updated Calendar:  [↩](#)

[\(01:31:24\)](#) Motion to adjourn.

Respectfully Submitted,

  
Steve Johnson (Nov 9, 2020 13:51 MST)

*Steve Johnson, Secretary & Treasurer*

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**BSRAD BOARD & STAFF:** Kevin Germain, Chair | Sarah Blechta, Vice Chair | Steve Johnson, Secretary & Treasurer | Ciara Wolfe, Director | Grace Young, Director | Daniel Bierschwale, Executive Director | Kristin Drain, Finance & Compliance Manager | Jenny Muscat, Operations Manager | Sara Huger, Administrative Assistant

*\* All Board Meetings are recorded and live streamed. Please visit [ResortTax.org](http://ResortTax.org) for more information.*