



Board Meeting Agenda

Wednesday, January 27th, 2021 | 9:00am—11:00am

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

[\(00:02:33\)](#) Kevin Germain began the meeting at 9:00 am.

A. Public Comment: *NONE*

B. Consent Agenda: *Action*

a. Approval of Minutes: November 10th & 12th

b. Finance Report: September-November 2020

[\(00:03:36\)](#) **Motion:** to approve Consent Agenda as presented: Sarah Blechta

Seconded: Grace Young

[\(00:04:27\)](#) **Vote: Motion Passed**

C. Regular Agenda

1. Old Business

a. Executive Report: *Discussion*

[\(00:04:43\)](#) Daniel Bierschwale updated the Board on operations and collections.

[\(00:07:18\)](#) Kevin Germain and Ciara Wolfe thanked Daniel and staff for supporting Community Surveillance Testing.

b. Big Sky Relief & Testing Update: *Discussion*

[\(00:09:27\)](#) Kevin Germain reviewed community testing results and data.

[\(00:12:06\)](#) Daniel Bierschwale discussed the importance to test non symptomatic individuals and current testing capacity at the lab.

[\(00:15:16\)](#) Kevin Germain and Daniel Bierschwale updated the board on the recent Big Sky Relief operations meeting and vaccine distribution.

[\(00:18:47\)](#) Ciara Wolfe shared that the Yellowstone Club Community Foundation is hiring a community Behavioral Health Coalition Director.

[\(00:19:53\)](#) Daniel Bierschwale reminded everyone there are still masks available for businesses through Visit Big Sky and the Chamber and surveillance tests are still available for businesses through Big Sky Relief.

[\(00:20:17\)](#) *Public Comment*: Ron Edwards asked about testing capacity; Kevin Germain explained lab capacity is roughly 1100 tests a day and the minimum commitment and goal is 3450 tests a week.

c. Testing Reinvestment Resolution: *Action*

[\(00:23:08\)](#) Kevin Germain discussed State reimbursement for testing costs through the CARES Act and possibility to reinvest those funds for more testing or vaccine distribution. Resolution gives the subcommittee the authority to reinvest any reimbursed dollars.

[\(00:25:11\)](#) **Motion**: to adopt Resolution 2021-01R: Steve Johnson

Seconded: Grace Young

[\(00:25:36\)](#) Ciara Wolfe clarified that if reimbursed funds are not reinvested it can be used for future allocations.

[\(00:27:25\)](#) **Vote: Motion Passed**

d. 1% for Infrastructure Financing Update: *Discussion*

[\(00:27:42\)](#) Ron Edwards and Tom Reeves updated the Board on the Water & Sewer upgrade and work in the canyon.

[\(00:35:40\)](#) Kevin Germain and Steve Johnson discussed and suggested having a subcommittee meeting with the Water & Sewer District to review.

e. Report from Housing Sub-Committee: *Discussion*

[\(00:38:38\)](#) Steve Johnson explained that the sub-committee is waiting on details for the Housing Trust's project. Deadline of April 14th was set, and Daniel Bierschwale explained they will need to reapply for FY22 if that deadline is not met.

2. New Business

a. FY21 Spring Contract Extension Request: *Action*

[\(00:41:08\)](#) Daniel Bierschwale gave an overview of the Housing Trust's request to extend their Down Payment Assistance project.

[\(00:43:05\)](#) Laura Seyfang of the Big Sky Housing Trust explained construction and closing delays.

[\(00:44:58\)](#) Ciara Wolfe asked questions related to grants and other funding and Laura Seyfang answered.

[\(00:52:06\)](#) **Motion**: approve request to reappropriate \$160,000 to be used exclusively for the Down Payment Assistance program and funding must be requested and used for closings actually occurring between January 1st and June 1st, 2021: Steve Johnson

Seconded: Ciara Wolfe

[\(00:53:02\)](#) Grace Young requested implementing specific contract procedures. Daniel Bierschwale explained section 5.H. of the contract: “The District reserves the right to retain up to 10% of each approved claim to assure Contractor's continued provision of the balance of the Services and compliance with this Agreement.”

[\(00:55:22\)](#) *Public Comment:* Candace Strauss thanked the Board for their support of the Housing Trust.

[\(00:56:05\)](#) **Vote: Motion Passed**

b. Housing Meadowview Cost Overage Update: *Discussion*

[\(00:56:29\)](#) Laura Seyfang updated the Board on the Housing Trust’s Meadowview project deficit.

[\(00:59:38\)](#) Ciara Wolfe clarified that \$773,000 for future development projects was previously reallocated for the Meadowview project and asked about additional future project requests.

[\(01:01:00\)](#) Kevin Germain asked for clarification on finances and requested that the Housing Trust bring the Board a detailed debrief and breakdown of the Meadowview project.

[\(01:02:23\)](#) Ciara Wolfe explained her concerns with setting a precedent for future projects.

c. Bond Schedule Resolution: *Action*

[\(01:04:00\)](#) Daniel Bierschwale discussed compliance efforts and measures.

[\(01:04:45\)](#) Kristin Drain explained the Bond Schedule for delinquent businesses.

[\(01:05:29\)](#) **Motion:** to adopt Resolution 2021-02R: Steve Johnson

Seconded: Sarah Blechta

[\(01:06:46\)](#) **Vote: Motion Passed Unanimously**

d. Resort Tax Legislation Update: *Discussion*

[\(01:07:06\)](#) Daniel Bierschwale discussed current legislation and what it means for Big Sky

[\(01:07:44\)](#) Kim Beatty explained that once a Resort Tax District is formed consistent with the statutes at the time of formation, subsequent changes to legislation will not impact the existence of an established District.

[\(01:09:17\)](#) Steve Johnson and Kevin Germain discussed Resort Tax legislation and lobbying.

[\(01:12:00\)](#) Daniel Bierschwale discussed lobbying and formation of a Resort Tax Association.

D. Review Strategic Plan: *Discussion*

[\(01:13:58\)](#) Daniel Bierschwale reviewed the District’s Strategic Plan and recommendations.

[\(01:20:12\)](#) Ciara Wolfe discussed philanthropic and private partnerships to help address COVID related

community needs.

[\(01:21:06\)](#) Daniel Bierschwale discussed the formation of a Resort Tax Association and other initiatives.

[\(01:24:59\)](#) Steve Johnson suggested reaching out to the community for feedback.

E. Public Comment: *NONE*

[\(01:30:03\)](#) **Motion to Adjourn**

Respectfully Submitted,

Steven Johnson

Steven Johnson (Feb 10, 2021 15:39 MST)

Steve Johnson, Secretary & Treasurer

This meeting was held remotely through Zoom.

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 for more information.*

01.27.21 Board Meeting Minutes (final)

Final Audit Report

2021-02-10

Created:	2021-02-10
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