



Meeting Minutes

March 10th, 2021 | 9:00 am

Big Sky Resort Area District
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I. Open Meeting

[\(00:00:24\)](#) Kevin Germain called the meeting to order at 9:00 am.

A. Public Comment: *None*

B. Consent Agenda: *Action*

a. Approval of Minutes: February 10th, 2021

b. Finance Report: January 2021

[\(00:02:20\)](#) **Motion**: to Approve Consent Agenda: Sarah Blechta

Seconded: Ciara Wolfe

[\(00:02:53\)](#) **Motion**: Passed

C. Regular Agenda

1. Old Business

a. Executive Report: *Discussion*

[\(00:03:19\)](#) Daniel Bierschwale gave an update regarding operations, application improvements, housing subcommittee, and COVID-19 surveillance testing. Daniel encouraged continued testing and to return all completed test kits before April 9th.

[\(00:06:14\)](#) Kevin Germain discussed most recent surveillance testing results. The week of March 1st had a positivity test rate of .96% and was the lowest rate since November 30th.

[\(00:08:18\)](#) Daniel Bierschwale gave an update on vaccination programs in Big Sky—between the 2 clinics on March 3rd and 7th, 590 vaccinations were administered.

[\(00:11:11\)](#) Daniel Bierschwale discussed January collections and community engagement opportunities including 'Better Together' ads and tax education brochures.

b. Testing & Vaccination Update: *Discussion*

Discussed earlier at: [\(00:06:14\)](#) & [\(00:08:18\)](#)

[\(00:16:42\)](#) Steve Johnson and Kevin Germain discussed summer surveillance testing. The current contract ends April 9th, and the lab will leave Big Sky then. Kevin Germain is involved in researching options and suggested creating a sub-committee when ready.

c. Tax Education Brochure: Discussion

[\(00:20:00\)](#) Kevin Germain and Steve Johnson discussed pieces of the tax education brochure. Kevin Germain suggested inserting a Madison County tax bill along with the Gallatin County bill. Daniel Bierschwale explained that the QR code will lead to a page at ResortTax.org where additional info can be found.

[\(00:28:33\)](#) Ciara Wolfe discussed different ways to distribute the brochure to community members who may not have PO boxes—board members and staff will collaborate on distribution efforts and the brochure will be mailed out in April.

d. Application Scoring System Feedback: Discussion

[\(00:31:10\)](#) Daniel Bierschwale reviewed application improvements and introduced the application scoring system. Daniel explained that the scoring system is a supplemental tool intended to create objective criteria for application evaluation and is not a final decision.

[\(00:33:32\)](#) Board members gave feedback for the scoring system and made suggestions.

[\(00:34:42\)](#) Ciara Wolfe considered the benefits for applicants and suggested they score themselves to understand their strengths and weaknesses.

[\(00:40:55\)](#) Daniel Bierschwale asked about the criteria for scoring ‘underserved populations’ and board members discussed ‘demonstrated need’ and how to define ‘underserved populations’ and broad community needs.

e. Housing Trust Sub-Committee: Action

[\(00:42:49\)](#) Daniel Bierschwale gave an overview with key points related to the Housing Trust request.

[\(00:55:16\)](#) Laura Seyfang of the Big Sky Community Housing Trust discussed the collaboration involved and more detail related to their project.

[\(00:57:34\)](#) Steve Johnson and Kevin Germain discussed water and sewer needs.

[\(00:59:52\)](#) Ron Edwards of the Water & Sewer District answered questions from board members. The Water & Sewer District has a meeting April 6th where they will finalize financing.

[\(01:00:35\)](#) Laura Seyfang explained the plan for project completion and plan to have units occupied by 2023.

[\(01:01:21\)](#) Kim Beatty explained legal requirements. Steve Johnson and Grace Young of the sub-committee made comments.

[\(01:07:15\)](#) **Motion:** Approve the Big Sky Community Housing Trust request for \$1.4 million with mutually agreed upon contract terms to manage identified contingencies: Steve Johnson

Seconded: Grace Young

[\(01:07:53\)](#) Sarah Blechta requested frequent updates throughout the project and construction process.

[\(01:08:57\)](#) Ciara Wolfe encouraged collaborative projects like this. Ciara asked questions and Laura Seyfang explained financing and answered questions from board members.

[\(01:15:25\)](#) Board members discussed and agreed on quarterly updates at District Board meetings.

[\(01:17:26\)](#) **Vote:** Motion passed unanimously

[\(01:17:51\)](#) **Motion:** communicate formally to Big Sky Water & Sewer District board the use of SFEs to support this project can be netted from commitment which exists in the interlocal agreement: Steve Johnson

Seconded: Grace Young

[\(01:18:46\)](#) Daniel Bierschwale explained SFEs for workforce housing and board members discussed SFE commitments, capacity, and community needs.

[\(01:26:29\)](#) **Vote:** Motion passed unanimously

2. New Business

a. FY22-FY24 Budget Draft: *Discussion*

[\(01:27:02\)](#) Daniel Bierschwale introduced and discussed the FY22-FY24 Budget Draft.

[\(01:32:30\)](#) Daniel Bierschwale answered questions from board members.

b. Letter of Support Request: *Action*

[\(01:41:18\)](#) Daniel Bierschwale explained that We Are Montana requested support for certain Montana legislative measures and traditionally the District generally does not sign letters of support.

[\(01:42:15\)](#) Board members discussed and agreed as a board they didn't believe signing was appropriate but encouraged individuals to share their personal opinions with the legislature.

[\(01:46:10\)](#) **Motion:** not sign letter of support because as an organization the District and board should not take political stances: Sarah Blechta

Seconded: Ciara Wolfe

[\(01:47:15\)](#) **Vote:** Motion passed unanimously

D. Public Comment: *None*

[\(01:47:51\)](#) **Motion to Adjourn**

Respectfully Submitted,

Steve Johnson, Secretary & Treasurer

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

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