



Board Meeting Minutes

July 14th, 2021

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

[\(00:00:03\)](#) Kevin Germain called the meeting to order at 9:00 am.

A. Roll Call

[\(00:00:13\)](#) All Board Members present: Kevin Germain; Sarah Blechta; Ciara Wolfe; Steve Johnson; Grace Young

B. Public Comment: *None*

[\(00:00:28\)](#) Jenny Muscat explained ways to make public comment.

C. Consent Agenda: *Action*

a. Approval of Minutes: May 12, June 7, & June 10

b. Finance Report: April & May 2021

[\(00:01:23\)](#) **Motion:** Approve Consent Agenda as presented: Sarah Blechta

Seconded: Steve Johnson

[\(00:01:56\)](#) **Vote:** Motion Passed

D. Regular Agenda

1. BSRAD Governance

a. Election of Officers: *Action*

[\(00:02:19\)](#) Kevin Germain shared that he will be stepping down as chair. Board members discussed officer seats.

[\(00:05:57\)](#) **Motion:** Nominate Sarah Blechta as chair, Ciara Wolfe as Vice Chair, and Steve Johnson as Secretary & Treasurer: Kevin Germain

Seconded: Grace Young

[\(00:06:50\)](#) Steve Johnson clarified that 2 director positions will be up for election in May 2022. (Elections are held every 2 years)

[\(00:07:36\)](#) **Vote:** Motion Passed Unanimously

Sarah Blechta took over as chair for remainder of meeting...

2. Old Business

a. Executive Report: Discussion

[\(00:08:25\)](#) Daniel Bierschwale updated the Board on office operations, priorities for the upcoming fiscal year, and collections.

[\(00:10:43\)](#) Daniel discussed ARPA funding for the Water & Sewer Districts.

[\(00:12:25\)](#) Ciara Wolfe asked for an update on the TIGER Grant funding. Daniel Bierschwale explained county engagement regarding the TIGER Grant and discussions with involved entities about individual projects and possible private funding. Board members discussed funding and timing of projects.

b. FY22 Award Resolution 2021-03R: Action

[\(00:30:23\)](#) **Motion:** to Approve FY22 Award Resolution 2021-03R: Kevin Germain

Seconded: Ciara Wolfe

[\(00:31:05\)](#) **Vote:** Motion Passed Unanimously

[\(00:31:12\)](#) Sarah Blechta clarified that as chair, she will only vote on motions in the case of a tie but for the sake of transparency will state how she would have voted.

c. BSCHT Land Acquisition Committee: Action

[\(00:32:02\)](#) Daniel Bierschwale explained the formation of a subcommittee to work with the Housing Trust to address land acquisitions.

[\(00:34:14\)](#) **Motion:** Grace Young & Steve Johnson to serve on Land Acquisition subcommittee: Ciara Wolfe

Seconded: Steve Johnson

[\(00:34:39\)](#) Board members discussed housing as an important community need, bonding, and other funding options.

[\(00:39:00\)](#) **Vote:** Motion Passed Unanimously

d. BSCHT Reallocation of Funds: Action

[\(00:39:17\)](#) Daniel Bierschwale updated everyone on the reallocation of funds to support the Big Sky Community Housing Trust's Meadowview Project.

[\(00:40:01\)](#) Laura Seyfang of the Big Sky Community Housing Trust explained the Meadowview Project deficit.

[\(00:40:41\)](#) **Motion:** to Approve the reallocation of funds from future development projects to the Meadowview Project in the amount of \$277,558: Kevin Germain

Seconded: Grace Young

[\(00:41:06\)](#) **Vote:** Motion Passed Unanimously

e. Policy Manual: *Action*

[\(00:41:21\)](#) Daniel Bierschwale introduced the Policy Manual.

[\(00:41:56\)](#) Board members discussed remote working options. Daniel Bierschwale clarified that all staff lives locally, and remote work requires approval from the Executive Director.

[\(00:49:04\)](#) **Motion:** to Approve the Policy Manual as presented: Kevin Germain

Seconded: Steve Johnson

[\(00:49:19\)](#) **Vote:** Motion Passed Unanimously

3. New Business

a. Cross-County BSRAD Subcommittee: *Action*

[\(00:49:38\)](#) Daniel Bierschwale explained Gallatin and Madison county initiatives and recommended Kevin Germain to serve on the subcommittee.

[\(00:51:13\)](#) **Motion:** Kevin Germain and Daniel Bierschwale to serve as representatives on the subcommittee: Ciara Wolfe

Seconded: Grace Young

[\(00:53:07\)](#) **Vote:** Motion Passed Unanimously

b. Privacy: *Discussion*

[\(00:53:19\)](#) Daniel Bierschwale reminded everyone of the privacy policies and confidentiality.

c. Survey Results: *Discussion*

[\(00:56:57\)](#) Daniel Bierschwale discussed feedback from Board, applicant, and the community surveys. Daniel shared highlights and Board members discussed.

[\(01:07:31\)](#) Board members discussed how to measure and articulate “demonstrated need” regarding applications and scoring.

[\(01:09:42\)](#) Staff and Board discussed ways to increase community engagement. The District will continue streaming meetings for remote viewing while opening for in person meetings.

[\(01:11:00\)](#) Daniel Bierschwale discussed the suggestion of an “town hall” for award recipients to communicate their projects and programs to the community. The Board discussed and was supportive of possibly hosting/facilitating a town hall in Fall 2021.

[\(01:15:40\)](#) Kevin Germain clarified that staff recommendations are only a starting point, but the Board makes the decisions.

d. Bonding Update: *Discussion*

[\(01:19:49\)](#) Daniel Bierschwale explained current bonds and discussed possible future bonding. The Board discussed bonding options.

E. Public Comment: *None*

[01:29:49 PM \(01:27:58\)](#) **Motion to Adjourn:** Kevin Germain

Respectfully Submitted,

Steven Johnson

[Steven Johnson \(Aug 14, 2021 05:59 MDT\)](#)

Steve Johnson, Secretary & Treasurer

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

I.C.a. 07.14.21 Meeting Minutes

Final Audit Report

2021-08-14

Created:	2021-08-13
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