



## **Big Sky Resort Area District 2022 Meeting Minutes**

January 5, 2022

February 9, 2022

March 9, 2022

April 20, 2022

May 11, 2022

June 6, 2022

June 9, 2022

June 29, 2022

July 13, 2022

August 10, 2022

September 14, 2022

October 5, 2022

November 9, 2022



## Board Meeting Agenda

January 5th, 2022 | 9:00am

**Big Sky Resort Area District**

11 Lone Peak Drive #204

PO Box 160661

Big Sky, MT 59716

www.Resorttax.org

info@resorttax.org

406.995.3234

*This meeting was held remotely via Zoom.*

### I. Open Meeting

[\(00:00:02\)](#) Sarah Blechta called the meeting to order at 9:00 am.

#### A. Roll Call

[\(00:00:34\)](#) All Board members in attendance.

#### B. Public Comment: *NONE*

[\(00:00:55\)](#) Daniel Bierschwale noted increased testing demand within the community. Kevin Germain shared that more tests are being shipped.

#### C. Consent Agenda: *Action*

a. Approval of Minutes: November 10th, 2021

b. Finance Report: October 2021

[\(00:02:35\)](#) **Motion**: to Approve Consent Agenda: Kevin Germain

**Seconded**: Steve Johnson

[\(00:02:51\)](#) Daniel Bierschwale explained that the audit from November was signed and sent to the state.

[\(00:03:42\)](#) **Vote**: Motion Passed Unanimously

## D. Regular Agenda

### 1. Old Business

#### a. TIGER Grant Update: Discussion

[\(00:04:03\)](#) Daniel Bierschwale explained that BSRAD, BSCO, and the Chamber have been actively engaged in the TIGER Grant discussions with Gallatin County and the next collaborative county commission meeting will be discussing transportation.

[\(00:05:13\)](#) Danielle Sharf gave TIGER Grant updates and explained the 191 traffic light upgrade and Powder Light turn lanes were funded elsewhere and removed from the overall project budget; bids are out currently.

[\(00:09:48\)](#) Steve Johnson asked about federal infrastructure grants; Danielle explained funding options.

[\(00:11:01\)](#) Ciara Wolfe asked questions related to flexibility and maximizing efficiencies; Danielle discussed contractor feedback and specific projects within the overall plan.

[\(00:13:35\)](#) Kevin Germain asked about engagement with Gallatin and Madison counties and the state of Montana. Daniel Bierschwale explained that on January 20<sup>th</sup> the counties will meet to discuss transportation projects.

[\(00:15:22\)](#) Danielle Sharf shared community survey responses.

[\(00:24:01\)](#) David Kack of the Transportation District discussed challenges and safety concerns related to commuter traffic and explained that additional motor coaches have been ordered.

#### b. Housing Committee Findings: Discussion

[\(00:25:23\)](#) Daniel Bierschwale reviewed types of Housing projects and funding sources, including the purchase of real estate and bonding opportunities.

[\(00:28:45\)](#) Laura Seyfang and Daniel Bierschwale explained that projects and initiatives are in the works and Resort Tax funding can be requested if something specific is identified as well as private funding options.

#### c. % Renewal Committee: Discussion

[\(00:31:20\)](#) Kevin Germain volunteered for a committee to explore resort tax renewal and options. Steve Johnson also volunteered for committee.

#### d. Business Advisory Committee: Discussion

[\(00:34:12\)](#) Daniel Bierschwale discussed business community engagement challenges and attempts to get more businesses involved across multiple sectors. Board members offered suggestions.



e. Our Big Sky Implementation Update: Discussion

[\(00:39:00\)](#) Daniel Bierschwale reviewed 'Our Big Sky' plan and explained work that is being done with the implementation of projects and initiatives. Board members discussed the importance of community engagement and involvement.

f. Elevate Big Sky: Action

[\(00:49:00\)](#) Daniel Bierschwale explained the work being done by local foundations and how groups are working collaboratively as funding and resource partners for the community. Daniel suggested designating someone from BSRAD to serve on Elevate Big Sky committee.

[\(00:55:16\)](#) Ciara Wolfe clarified that she will be representing the Yellowstone Club Community Foundation in Elevate Big Sky.

[\(00:55:41\)](#) **Motion:** to approve Grace Young as representative for Elevate Big Sky Committee and approve 'Elevate Big Sky Statement of Commitment' (   ): Kevin Germain

**Seconded:** Steve Johnson

[\(00:56:27\)](#) **Vote:** Motion Passed Unanimously



g. Annual Strategic Plan/Work Plan Review: Discussion

[\(00:56:48\)](#) *Lori Addicks joined the meeting.* Daniel Bierschwale reviewed the Annual Strategic Plan and refinement updates. Working with Lori Addicks, Objectives and Key Results (OKRs) have been developed to help define and progress result driven work plans to accomplish BSRAD's Strategic Plan.

[\(00:59:45\)](#) Lori Addicks discussed continuous performance and development for staff and organizational development. Lori explained the purpose of OKRs and their use.

2. New Business

a. 2022 Community Forum & Event Calendar: Discussion

[\(01:07:52\)](#) Daniel Bierschwale reviewed feedback and discussed coordination with other community events to create better community engagement. Daniel summarized the Community Week proposal for 2022 (   ). Board members shared feedback and discussed times of year to hold events for best community engagement.

b. SNO Climate Action Plan: Discussion

[\(01:20:57\)](#) Erin Bills, contracted by SNO to develop Community Climate Action Plan, joined the meeting and shared data and focus areas of the plan.

c. Montana Land Reliance Update: Discussion

[\(01:34:57\)](#) Jessie Weiss of Montana Land Reliance gave updates on projects and discussed future Resort Tax funding requests.

d. BASE Cost Update: Discussion

[\(01:40:28\)](#) Whitney Montgomery of Big Sky Community Organization was unavailable. Will update at future meeting.

Daniel Bierschwale gave an update on BASE cost overruns and plans to raise matching funds before requesting Resort Tax. Board members discussed.

E. Public Comment

[\(01:41:03\)](#) Daniel Bierschwale noted that 2 board seats are up for election in May and February 8<sup>th</sup> is the deadline for candidates. *(Contact the Resort Tax office for more info @ 406.995.3234)*

[\(01:50:02\)](#) Motion to adjourn.

Respectfully Submitted,

S Johnson

S Johnson (Mar 25, 2022, 14:41 CDT)

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*Steve Johnson, Secretary & Treasurer*

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**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

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## Board Meeting Agenda

February 9th, 2022 | 9:00am

Big Sky Resort Area District

11 Lone Peak Drive #204

PO Box 160661

Big Sky, MT 59716

www.Resorttax.org

info@resorttax.org

406.995.3234

### I. Open Meeting

#### A. Roll Call

[00:00:40](#) Sarah Blechta called the meeting to order at 9:00am. Board members present: Sarah Blechta, Steve Johnson, Ciara Wolfe,

B. Public Comment: *Chris Leonard makes public comment later at: [00:09:54](#)*

C. Consent Agenda: *Action*

a. Approval of Minutes: January 5th, 2021

b. Finance Report: November & December 2021

[00:02:52](#) **Motion**: to approve Consent Agenda: Grace Young

Seconded: Ciara Wolfe

[00:03:17](#) **Vote**: Motion Passed



#### D. Regular Agenda

##### 1. Old Business

a. Executive Report: *Discussion*

[00:03:41](#) Daniel Bierschwale gave an update on FY23 Application process. Daniel discussed engagement with the US Postal Service and needs of the Big Sky Post Office. The Coordinating Council has been working to implement the Our Big Sky plan and create an update for 2022.

Public Comment:

[00:09:54](#) Chris Leonard with Flatiron gave a presentation as public comment.  

b. Big Sky Relief Update: Discussion

[00:24:57](#) Daniel Bierschwale gave an update on surveillance testing; tests are available for local businesses at the Resort Tax office and residents may pick up tests at the Visitor Center/Chamber offices. Morningstar applied for Relief funds and their application is being reviewed by the subcommittee.

c. 2022 Business Registration Overview: Discussion

[00:27:47](#) Daniel Bierschwale discussed compliance and annual business registrations which were due in December. The District thanks all businesses who have registered. (Business may register here: [resorttax.munirevs.com](https://resorttax.munirevs.com))

[00:30:44](#) Sarah Blechta explained that she has reached out to event organizers/hosts and they are required to make sure their vendors are registered with Resort Tax. Board members discussed the importance of compliance for all businesses operating within the community, even if located elsewhere.

d. County Subcommittee Update: Discussion

[00:34:17](#) Daniel Bierschwale discussed collaboration with Madison and Gallatin counties to address needs together including sheriff, fire, and transportation.

[00:41:17](#) Sarah Blechta asked questions regarding fire detection cameras and collaboration efforts. Greg Megaard of the Fire Department discussed fire prevention efforts and additional cameras being added.

e. 2022 Annual Government Entity Interlocal Review: Action

[00:43:42](#) Sarah Blechta explained the 3-year Interlocal agreements with local governments and clarified that the sheriff is not included at this meeting but will be discussed at a future meeting.

- Big Sky Fire District

[00:45:42](#) Greg Megaard gave updates on the Fire District's operations; there were 1187 calls in 2021 and many were simultaneous. Station 2 is now operating full-time and year-round which decreases response time. Greg discussed fire detection cameras, where additional cameras can be added, and partners who are working to address wildfires through collaborative efforts.

[00:51:34](#) Board members asked, and Greg Megaard answered questions.

- Big Sky Transportation District

[00:54:58](#) David Kack of the Transportation District discussed collaboration with the counties and challenges to hire enough drivers. Currently services have been scaled back due to lack of drivers, yet demand is up. David is in discussions with MDT and are considering request-based service models.

[01:02:31](#) Ciara Wolfe asked about the bus barn and David Kack discussed federal process to build bus barn and set up for electric buses.

[01:06:36](#) Daniel Bierschwale discussed traffic situations in southwest Montana and conversations with county commission.

- Canyon Water & Sewer District

[01:08:08](#) Mace Mangold reviewed the feasibility study and budget and gave updates on Canyon Water & Sewer District operations.

[01:16:22](#) Mace Mangold discussed joint effort with ARPS funds. GallatinCanyonWSD.com is now up and running and information is provided there. Board members discussed benefits of water and sewer projects.

[01:21:49](#) The Canyon Water & Sewer District discussed unexpected budget items and is requesting additional funds for FY23. Daniel Bierschwale explained the Interlocal agreement would need to be amended and board members were supportive of making a process for amendment approvals to Interlocal agreements.

- Big Sky County Water & Sewer District

[01:27:59](#) Daniel Bierschwale explained the Big Sky County Water & Sewer District's Interlocal agreement is part of the 1% for infrastructure and discussed adjustments to the agreement.

[01:32:30](#) Board members discussed adjustments and community needs related to construction projects and unpredictable budget items.

[01:35:07](#) **Motion:** to approve draft amendment as presented: Ciara Wolfe

**Seconded:** Grace Young

[01:35:54](#) *Public Comment:* Bella Butler asked for clarification on SFE adjustment.

[01:36:37](#) Ron of the Water & Sewer District explained how SFE adjustment was made.

[01:37:53](#) **Vote: Motion Passed**

## 2. New Business

- a. BSRAD Audit Proposals: *Action*

[01:42:53](#) Kristin Drain gave an overview of audit proposals, only one bid was received from Amantics. Board and staff discussed audit proposal.

[01:45:45](#) **Motion:** to approve Audit Proposal: Grace Young

**Seconded:** Steve Johnson

[01:46:40](#) **Vote: Motion Passed**

- b. Letter of Support Policy: *Discussion*

[01:47:10](#) Sarah Blechta discussed requests for Letters of Support and creating a policy. Daniel Bierschwale discussed types of requests for letters of support for projects verses ballot initiatives. Board members agreed they should not be taking political stances. Daniel will create a policy for the board to review at a later meeting.



c. Deed Restriction Program Overview: Discussion

[01:50:59](#) Laura Seyfang presented the Big Sky Community Housing Trust's new Deed Restriction Program and explained they will be requesting funding for this project for FY23.

[02:01:42](#) Board members asked clarifying questions related to the deed restriction program.

A. Public Comment

[02:12:29](#) Whitney Montgomery shared updates relating to BASE. BASE will have an open house on March 11<sup>th</sup> & 12<sup>th</sup> and will official open to the public on March 13<sup>th</sup>.

[02:14:42](#) Motion to Adjourn.

Respectfully Submitted,

*S Johnson*

S Johnson (Mar 25, 2022 14:41 CDT)

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*Steve Johnson, Secretary & Treasurer*

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**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

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## Board Meeting Agenda

March 9th, 2022 | 9:00am

Big Sky Resort Area District

11 Lone Peak Drive #204

PO Box 160661

Big Sky, MT 59716

www.Resorttax.org

info@resorttax.org

406.995.3234

### I. Open Meeting

#### A. Roll Call

[00:00:01](#) Sarah Blechta began the meeting at 9:00 am; all board members present.

#### B. Public Comment

JeNelle Johnson share public comment prior to the meeting.  

[00:00:18](#) Al Malinowski with the Post Office LLC shared they received notice of full funding by USPS and therefore will most likely no need Resort Tax funding. The Post Office will continue to be a contract post office currently, however Al shared the work everyone is doing to achieve federal designation. Board members discussed efforts and process of federal designation and shared appreciation for everyone's hard work.

#### C. Consent Agenda: Action

a. Approval of Minutes: February 9th, 2022

b. Finance Report: January 2022

[00:05:31](#) Motion: to approve Consent Agenda: Kevin Germain

Seconded: Grace Young

[00:05:42](#) Daniel Bierschwale discussed collections for January 2022 as the second largest month for total collections. Daniel also explained how recreational marijuana is taxable and the District is currently working with Kim Beatty to legally collect taxes on recreational sales. Daniel and board members discussed the proposed Gallatin County tax and possible exemptions.

[00:10:08](#) **Vote:** Passed Unanimously

## D. Regular Agenda

### 1. Old Business

#### a. Executive Report: Discussion

[00:10:21](#) Daniel Bierschwale updated the board on recent renovations. Daniel congratulated Sarah Blechta and Steve Johnson who are running unopposed.

[00:11:16](#) Daniel Bierschwale explained that 100 businesses have still not registered and BKBH may send legal notices to businesses who have not completed registration.

[00:12:04](#) TIGER Grant bids have been extended to March 22<sup>nd</sup>; Board Members discussed community priorities and possible collaborative funding solutions including Madison and Gallatin counties, Resort Tax, and possible Federal transportation funding.

### 2. New Business (*Agenda items were moved to different times and order*)

#### a. FY21 Annual Report: Discussion

[00:22:01](#) The FY21 Annual Report can be viewed here: <https://resorttax.org/investing-in-big-sky/>

#### b. Our Big Sky Implementation: Discussion

[00:24:18](#) Daniel Bierschwale reviewed the Our Big Sky Plan and the 2022 update. Ciara Wolfe and Daniel Bierschwale discussed community collaboration and requested organizations contact and work with the coordinators for initiatives.

#### c. WIA ED Introduction: Discussion

[00:31:21](#) MaryBeth Morand, Executive Director of WIA, explained “Women in Action” changed their name to “Wellness In Action” and gave updates on organizational changes.

#### d. FY23 LOI Overview: Discussion

[00:41:02](#) Sarah Blechta discussed Letters of Interest (LOIs) submitted by applicants prior to project applications.

[00:43:07](#) Daniel Bierschwale explained the budgeted amount from last years application projections, interlocal agreements, and 1% for Infrastructure commitments.

[00:48:34](#) Kevin Germain discussed impact areas and investment types. Kevin explained that while housing is partially an employer issue, housing tied to employment limits people’s ability to advance or change careers, or have a family. Steve Johnson discussed capital investments and bonding. Ciara Wolfe discussed successful housing programs at other locations such as Aspen.

[00:53:39](#) Daniel Bierschwale explained that all applicants are registered now and discussed aggregate data regarding wages.

[00:54:38](#) Ciara Wolfe discussed collaborative workspaces which will house 9 non-profits beginning summer 2022.

Sarah Blechta and Ciara Wolfe discussed administration funding.

[01:03:45](#) Kevin Germain expressed concerns with long-term operational funding. Board members discussed information they would like to have for project review meetings.

[01:06:33](#) Sarah Blechta reviewed and explained sponsor scores.

[01:08:19](#) Board members discussed questions and clarifications they want from sponsors.

[01:20:36](#) Ciara Wolfe asked about in person review meetings and board members agreed to a blended in person and virtual review meetings.

#### E. Public Comment

[01:25:57](#) Whitney Montgomery of BSCO discussed plans for BASE open houses and memberships. BASE will officially open on March 13<sup>th</sup>, 2022.

[01:26:59](#) Motion to Adjourn

Respectfully Submitted,

*S Johnson*

[S Johnson \(Apr 21, 2022 10:15 MDT\)](#)

Steve Johnson, Secretary & Treasurer

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**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

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## Board Meeting Minutes

April 20th, 2022 | 9:00am

Big Sky Resort Area District

11 Lone Peak Drive #204

PO Box 160661

Big Sky, MT 59716

www.Resorttax.org

info@resorttax.org

406.995.3234

### I. Open Meeting

#### A. Roll Call

[00:01:17](#) Sarah Blechta called the meeting to order at 9:00 am. All board members present

#### B. Public Comment: *NONE*

#### C. Consent Agenda: *Action*

a. Approval of Minutes: March 9th, 2022 & March 30th, 2022

b. Finance Report: February 2022

[00:02:13](#) **Motion**: to approve Consent Agenda: Kevin Germain

**Seconded**: Ciara Wolfe

[00:02:34](#) Steve Johnson discussed finances and investments.

[00:03:57](#) Vote: Motion Passed unanimously

#### D. Regular Agenda

[00:04:09](#) Daniel Bierschwale shared public comment from Kenny Holtz which is included in the board packet.

##### 1. Old Business

a. Executive Report: *Discussion*

[00:04:29](#) Daniel Bierschwale discussed office operations and highlights. Daniel explained there were 2 open board seats and with only 2 members running unopposed there will not be an election on the ballot.

##### 2. New Business

a. Project Application Overview: *Discussion*

(Project Applications can be viewed here: <https://resorttax.org/funding/>)

[00:07:57](#) Daniel Bierschwale presented a high-level overview of project applications received. Sarah Blechta asked about “Our Big Sky” alignment and Daniel explained that 35 projects did not answer questions completely or accurately. Board members discussed the need for complete and accurate applications.

[00:14:45](#) Ciara Wolfe discussed need for additional matching funds overall. Board members discussed how community support of a project is reflected by matching funds.

[00:17:54](#) Daniel Bierschwale explained 3-year interlocal agreements with counties and local government entities.

b. FY23 Budget Review: Discussion

[00:20:36](#) Daniel Bierschwale presented a draft budget, a final budget will be discussed and approved at a later date. Sarah Blechta explained the importance of accurate funding applications for District budgeting and future planning.

[00:23:27](#) Daniel Bierschwale discussed the District’s Strategic Plan and how the District has adapted to meet community needs. Board members reviewed and discussed the draft budget.

[00:33:05](#) Board members discussed attorney fees, options, and needs.

[00:39:50](#) Steve Johnson discussed long-term investments. Sarah Blechta encouraged creating a reserve for future needs.

[00:47:21](#) The board will review a reserve policy at the next board meeting on May 11<sup>th</sup>.

[00:48:07](#) Ciara Wolfe requested cost of living data to create a baseline. Sarah Blechta requested cost-of-living data from the Chamber of Commerce.

[00:52:23](#) Katie Grice share public comments.

c. Library Facility Changes: Discussion

[00:56:07](#) Kris \_\_\_\_\_, board director of Friends of the Library, gave on update on facility needs and changes. Currently the Big Sky Community Library is a non-profit and Board members discussed possibility of a Library District in Big Sky to keep property taxes in the community.

d. BASE Opening Progress: Discussion

[01:04:04](#) Whitney Montgomery gave on update on BASE operations; the community center has been open for a month now. BASE has met their community match for Resort Tax funding request. Board members asked questions regarding fees and possible employer offered passes.

e. Chamber & VBS Financials: Discussion

[01:08:53](#) Sarah Blechta explained that the Board invited the Chamber and Visit Big Sky to explain questions regarding their LOI (Letter of Intent) Application and budgets. Sarah requested clarity regarding how the two organizations are intertwined for the Board’s and public’s understanding.

[01:09:33](#) Katie Grice of the Chamber of Commerce gave a presentation explaining Chamber and VBS operations.

[01:11:17](#) Sarah Blechta asked questions regarding reimbursements and how funding is shared between the organizations. Daniel Bierschwale explained that the District designated the local Convention and Visitors Bureau (CVB) through a District Resolution.

[01:15:03](#) Katie Grace discussed roles of the Chamber and resources for local businesses.

[01:19:05](#) The Chamber of Commerce reviewed their budget and Board Members asked questions.

[01:27:03](#) Steve Johnson asked about the bed tax (4% lodging sales tax and a 4% lodging facility use tax) collected by the State and appropriated to CVBs. Big Sky is the largest collector of state lodging taxes in Montana.

[01:32:15](#) Steve Johnson asked questions about state requirements and accountability.

[01:33:09](#) Katie Grace discussed how the Chamber and VBS are switching from marketing to managing tourism.

E. Public Comment: *NONE*

[01:33:51](#) Motion to Adjourn

Respectfully Submitted,

***Steven Johnson***

[Steven Johnson \(Jul 25, 2022 20:01 CDT\)](#)

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Steve Johnson, Secretary & Treasurer

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**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

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## Board Meeting Minutes

May 11th, 2022 | 9:00am

Big Sky Resort Area District

11 Lone Peak Drive #204

PO Box 160661

Big Sky, MT 59716

www.Resorttax.org

info@resorttax.org

406.995.3234

May's Board meeting was held on Wednesday, May 11th at 9:00 am at the Resort Tax office (11 Lone Peak Drive, Suite #204) and through Zoom.

### I. Open Meeting

#### A. Roll Call

[00:00:04](#) Sarah Blechta called meeting to order at 9:00 am; all board members present.

#### B. Public Comment

[00:00:22](#) Al Malinowski updated the board on the Parks & Trails District's interlocal agreement with Gallatin and Madison counties.

#### C. Consent Agenda: *Action*

a. Approval of Minutes: April 20th, 2022

b. Finance Report: March 2022

[00:13:55](#) **Motion**: to approve the Consent Agenda: Grace Young

**Second**: Steve Johnson

[00:14:14](#) **Vote**: Motion Passed Unanimously

#### D. Regular Agenda

##### 1. Old Business

a. Executive Report: *Discussion*

[00:14:25](#) Daniel Bierschwale discussed collections and gave updates on Applications and Elevate Big Sky. Ciara Wolfe discussed community needs discussed at the Elevate Big Sky meeting including childcare and transportation.

[00:22:36](#) Daniel Bierschwale discussed the TIGER Grant project and transportation meeting will be held in May to discuss operational and capacity needs and options.

b. FY22 Business Registration Summary: *Discussion*

[00:25:26](#) 920 businesses are registered with the District reaching a new record! Daniel Bierschwale explained that all recreational cannabis businesses are registered and remitting taxes. Board members discussed possibility of using recreational cannabis and alcohol taxes for mental health initiatives.



c. COVID-19 Test Supply Update: Discussion

[00:30:06](#) Testing demand is picking up and there are still supplies. Some tests will be expiring in June and more that will be expiring in October. Board members discussed options for distributing tests to those who need them before they expire.

d. FY23 Reserves: Action

[00:33:47](#) A subcommittee was created with Grace Young and Sarah Blechta who created a strategy for reserves. Sarah Blechta reviewed the suggested reserve strategy and Board Members discussed.

[00:45:12](#) Board members discussed the need for accurate projections from applicants and a capital improvement plan to go along with the capital reserves.

[00:52:58](#) Board members discussed support that may be needed to assist applicants with planning.

[00:56:36](#) **Motion:** to approve reserves as presented: Ciara Wolfe

[01:00:53](#) **Vote:** Motion Passed Unanimously

e. FY23 Budget: Action

[01:01:12](#) Daniel Bierschwale reviewed the FY23 Budget and forecasted requests for next year. Ciara Wolfe discussed the need for future planning. Sarah Blechta encouraged applicants to plan effectively and understand the need to save money for large scale future capital projects. Board members discussed bonding and future 1% options.

[01:12:19](#) **Motion:** to approve the FY23 Budget: Kevin Germain

**Seconded:** Ciara Wolfe

[01:12:39](#) Ciara Wolfe noted that salaries were compared with Gallatin and Teton county government salaries. Board members discussed potential staff needs.

[01:15:57](#) **Vote:** Passed Unanimously

2. New Business

a. Interlocal Annual Update Procedure: Discussion

[01:16:13](#) Daniel Bierschwale explained the 3-year interlocal agreements with local Districts and annual check-in process. Board members discussed.

b. FY23 Draft Calendar: Discussion

[01:20:02](#) Sarah Blechta expects applicants to be present at the FY24 application meetings on June 5<sup>th</sup> and June 8<sup>th</sup>, 2023.

c. Officer Selection: Action

[01:22:48](#) **Motion:** Sarah Blechta as Chair, Ciara Wolfe as Vice Chair, Steve Johnson as Secretary & Treasurer

[01:23:32](#) **Vote:** Motion Passed Unanimously

E. Public Comment

[01:23:58](#) Brad Niva from the chamber and Visit Big Sky invited everyone to a public education meeting regarding 191 and transportation.

[01:24:59](#) Kevin Germain explained the formation of a Targeted Economic Development (TED) District for Moonlight is being considered. A TED District is not an additional tax.

II. Closed Meeting: *Confidential Employee Reviews*

Respectfully Submitted,

***Steven Johnson***

[Steven Johnson \(Jul 25, 2022 20:01 CDT\)](#)

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Steve Johnson, Secretary & Treasurer

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**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

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# Application Review #1 Meeting Minutes

June 6th, 2022 | 5:30 pm

Big Sky Resort Area District  
11 Lone Peak Drive #204  
PO Box 160661  
Big Sky, MT 59716  
www.Resorttax.org  
info@resorttax.org  
406.995.3234

*FY23 Application Review meetings were held on Monday, June 6th, and Thursday, June 9th, at 5:30 pm at BASE Community Center and through Zoom.*

## I. Open Meeting

### A. Roll Call

[00:00:01](#) Sarah Blechta called the meeting to order at 5:30 pm. All board members in attendance.

### B. Public Comment

[00:00:41](#) Jenny Muscat gave directions for making public comment and read an overview of general support letters received prior to the meeting. (*Read all public comments received prior to the meeting here:* [PDF](#) [↔](#))

### C. Regular Agenda

#### a. Intro & Chair Statement: Discussion

[00:04:13](#) Sarah Blechta gave an introduction and thanked all organizations, sponsors, and project partners for their work shaping the Big Sky community. Sarah explained that questions were asked by board members and answers were given by sponsors prior to the meeting. (*Those questions and answers can be found here:* [PDF](#) [↔](#))

[00:08:05](#) Sarah Blechta emphasized the focus on project-based investments as a shift from broad organizational funding support and requested project specific public comments.

#### b. FY23 Calendar: Action

[00:09:35](#) Jenny Muscat reviewed the FY23 operating calendar which includes monthly board meetings, CommUNITY Week, and FY24 application deadlines and review meetings. Applicants and the public are encouraged to mark their calendar with these important dates. (*View the FY23 Calendar here:* [PDF](#) [↔](#))

#### c. FY23 Funds Strategy: Action

[00:12:20](#) Daniel Bierschwale reviewed collections, budget, previous commitments, and funding strategy.

[00:16:01](#) Daniel Bierschwale reviewed the LOI projections vs budgeted forecasts and changes in requests.

[00:17:37](#) Daniel Bierschwale reviewed the scoring system and encouraged sponsoring organizations to use this to score their projects before submitting applications in FY24. (*View scoring criteria here:* [PDF](#) [↔](#)) Daniel explained that award recommendations were created using the score results. Projects with scores under 70 are generally not recommended for funding, and additional contract contingencies are being recommended for certain projects which received failing scores.

[00:20:41](#) Daniel Bierschwale introduced 'Balancing Act' budgeting tool which will be used during the review meetings. Daniel reviewed interlocal, bonding, and reserve commitments.

D. Application Review: Action

a. Arts & Education

[00:23:55](#) Arts & Education requests include 8 projects totaling \$1,053,485. Daniel Bierschwale reviewed each project request, project specific support letters, and recommendations based on scores. Library Programming & Services was recommended with contract requirement for FY24 and FY25 operating plan.

[00:29:04](#) Kevin Germain clarified reserve commitments and discussed needs of the library regarding a permanent facility. Steve Johnson also discussed library facility needs.

[00:33:46](#) Ciara Wolfe clarified debt on bonding commitments and mortgage. Ciara discussed tourism impacts and managing large crowds and alcohol consumption at Music in the Mountains. Ciara also considered how funding the first step in long-term capital improvements may set precedents for funding these long-term.

[00:38:36](#) Sarah Blechta discussed concerns with Music in the Mountains and suggested a public survey.

[00:40:05](#) Steve Johnson considered prepaying bonds and mortgage.

[00:40:41](#) **Motion:** to fund all projects under Arts & Education except for the library projects: Kevin Germain

**Second:** Sarah Blechta

[00:41:21](#) Kevin Germain explained that the long-term plan for the library is unknown and suggested funding \$105,000 to the Friends of the Big Sky Community Library and letting them decide which projects are most important.

[00:42:26](#) Grace Young discussed funding Library Programming & Services and Big Sky Community Library Operations for a total of \$105,000. Sarah Blechta requested sticking to project-based motions.

[00:44:02](#) **Vote: Motion Did Not Pass**

[00:44:43](#) **Motion:** to fund all projects as recommended (Library Programming & Services with recommended contract requirement for FY24 and FY25 operating plan.): Ciara Wolfe

**Second:** Steve Johnson

[00:45:46](#) **Vote: Motion Passed**

b. Economic Development

[00:46:30](#) Economic Development requests include 8 projects totaling \$602,500. Daniel Bierschwale reviewed each project request, project specific support letters, and recommendations based on scores. VBS Operations was recommended with contract requirement for FY24 and FY25 operating plan and formation of subcommittee to validate CVB (convention and visitor bureau.) Chamber Operations was recommended with contract requirement for FY24 and FY25 operating plan. Workforce Sustainability was recommended with contract contingency to create a comprehensive cost of living and income analysis. Community Event Sponsorship, Visitor Impact Research, and Destination Stewardship Plan were not recommended as they had failing scores.

[00:50:09](#) Brad Niva with the Big Sky Chamber of Commerce and Visit Big Sky explained how Visitor Impact Research is created and shared with the community and requested consideration for funding.

[00:51:51](#) Kevin Germain explained public feedback regarding tourism promotion as a non-priority and felt 4% of the budget for Economic Development was appropriate; Steve Johnson agreed.

[00:52:34](#) Ciara Wolfe discussed workforce and small business development as a community priority and how Business Skill Building Training, Workforce Sustainability, and Leadership Big Sky projects support that priority. Ciara felt that Visit Big Sky Operations was supporting and operating a visitor center and was an important investment. She did not support using public dollars for Community Event Sponsorship.

[00:54:33](#) Eric Morrison shared public comment.

[00:55:49](#) Sarah Blechta was not supportive of funding Community Event Sponsorship and requested deliverables for Destination Stewardship Plan and Visitor Impact Research.

[00:56:30](#) **Motion:** to fund all projects under Economic Development except for Community Event Sponsorship:  
Kevin Germain

**Second:** Ciara Wolfe

[00:57:23](#) Board clarified contract contingencies and amended motion to include those recommendations. (VBS Operations was recommended with contract requirement for FY24 and FY25 operating plan and formation of subcommittee to validate CVB. Chamber Operations was recommended with contract requirement for FY24 and FY25 operating plan. Workforce Sustainability was recommended with contract contingency to create a comprehensive cost of living and income analysis.)

[00:58:48](#) **Vote: Motion Passed**

c. Health & Safety

[00:59:17](#) Health & Safety requests include 8 projects totaling \$1,538,533. Wildfire Detection Cameras and Emergency Food & Social Services project requests decreased. Fire Training Facility was recommended with contract contingency for financial commitment from other departments/users of this facility. Counseling Service Hub – Building Remodel project was recommended with a rent-to-buy option or longer lease. Wildfire Detection Cameras recommended including in the Fire Department Interlocal agreement in the future. Search & Rescue Equipment & Training was recommended including in the Sheriff's Office's Interlocal agreement in the future.

[01:03:47](#) Grace Young supported Counseling Service Hub – Building Remodel project but shared concern for investing in a building that is not owned by Wellness in Action.

[01:04:20](#) Kevin Germain shared support for Wellness in Action but was also concerned about investing in a facility that only has a 5-year lease. Kevin also recommended funding the Fire Training Facility with a cross-share from other fire departments

[01:05:31](#) Steve Johnson also shared concerns regarding the Counseling Service Hub – Building Remodel project and encouraged Wellness in Action to consider a more suitable long-term location.

[01:06:06](#) Ciara Wolfe commended the Food Bank for expanding services while also reducing their request. Ciara had questions regarding Fire Training Facility and the Fire District's capital plan.

[01:08:29](#) Sarah Blechta encouraged the Fire Department to collaborate with other fire districts. Grace Young also agreed with collaborative efforts between districts.

[01:10:11](#) **Motion:** fully fund the Replacement of Self-Contained Breathing Apparatus, Wildfire Detection Camera (with contingency that this is included in the interlocal agreement next year), Counseling Service Hub – Equipment, Emergency Food & Social Services, and Search & Rescue Equipment and Search & Rescue Training (with contingency that both are included in the interlocal agreement next year): Sarah Blechta

**Second:** Grace Young

[01:11:12](#) **Vote: Motion Passed**

[01:11:35](#) **Motion:** fund 50% (\$370,000) of the Fire Training Facility request: Grace Young

**Second:** Ciara Wolfe

[01:12:07](#) Kevin Germain suggested 75% funding for the Fire Training Facility with the goal of other departments helping fund the other 25%.

[01:12:46](#) Ciara Wolfe asked, and Daniel Bierschwale clarified capital projects can qualify for a 3-year contract.

[01:13:46](#) **Vote: Motion Did Not Pass**

[01:14:17](#) **Motion:** fund 75% (\$554,906) of the Fire Training Facility request: Kevin Germain

**Second:** Steve Johnson

[01:14:33](#) Sarah Blechta explained that the Fire Department has reserves and operational excess that is being put into reserves and encouraged the Fire Department to use their reserves and be thoughtful in public funding requests.

[01:15:03](#) **Vote: Motion Passed**

[01:15:28](#) **Motion:** to fund WIA in the amount of \$231,000 towards a longer-term solution, such as a longer lease or new facility: Ciara Wolfe

**Second (for discussion):** Sarah Blechta

[01:15:56](#) Sarah Blechta asked for clarification of Ciara's motion and Ciara explained after a remodel the lease would only be a few years and preferred a longer option. Grace Young agreed with a longer lease or rent to own solution.

[01:18:38](#) Mary Beth, executive Director of WIA explained they plan to launch a capital campaign and are dedicated to finding the best possible solution.

[01:19:51](#) Steve Johnson shared concerns regarding long-term solutions and was supportive of extended services which need a different location and longer-term plan.

[01:20:35](#) Kevin Germain clarified that capital reserves can be used for a location for WIA in the future. Ciara Wolfe discussed the need for services during the time a long-term solution is being created.

[01:21:55](#) Kim Beatty explained the legal requirements and requested more specificity.

[01:23:01](#) **Vote: Motion Does Not Pass**

[01:23:32](#) **Motion:** allocate \$60,000 for Counseling Service Hub - Building Remodel: Kevin Germain

**Second:** Steve Johnson

[01:24:21](#) Kevin Germain encouraged WIA to look for a long-term solution and come back to the board for funding and reserves can be used at any time in the year if needed. Steve Johnson encouraged a better location and building space for a long-term plan.

[01:25:42](#) **Vote: Motion Passed**

d. Housing

[01:27:15](#) Housing requests include 6 projects totaling \$1,828,200. Daniel Bierschwale reviewed each project request, project specific support letters, and recommendations based on scores. BSCHT Operations was recommended with contract requirement for FY24 and FY25 operating plan. Maintenance Building Completion was recommended with contract requirement for deed restriction for workforce housing in perpetuity. BSDA Teacher Housing Stipends were not recommended as it may set a precedent for all organizations to request housing stipends for staff.

[01:30:08](#) Scott Poloff of Big Sky Discover Academy discussed challenges with finding housing for teachers. Scott shared that all Discovery Academy teachers live in Bozeman.

[01:32:18](#) Grace Young was supportive of all Housing projects except Teacher Housing Stipends as it sets a precedent.

[01:32:38](#) Kevin Germain explained he was more supportive of long-term deed restriction over Rent Local Incentives. Kevin also was not sure public dollars were appropriate for private schools such as Discovery Academy's Teacher Housing Stipends when similar programs are not available to public school teachers.

[01:35:05](#) Steve Johnson shared concerns with BSDA Teacher Housing Stipends and explained projects that are creating additional housing is a better solution.

[01:35:52](#) Ciara Wolfe was supportive of all Housing projects except Teacher Housing Stipends as it is not a capital investment that will stay within the community long-term and felt stipends were unequitable.

[01:36:32](#) Sarah Blechta encouraged Discovery Academy to work with the Housing Trust to create teacher housing.

[01:37:08](#) Scott Poloff of Big Sky Discover Academy explained why they do not consider themselves a private school and requested the board fund Teacher Housing Stipends for one year.

[01:39:48](#) **Motion:** approve all projects with recommendations (BSCHT Operations was recommended with contract requirement for FY24 and FY25 operating plan. Maintenance Building Completion was recommended with contract requirement for deed restriction for workforce housing in perpetuity.) except for BSDA Teacher Housing Stipends: Ciara Wolfe

**Second:** Steve Johnson

[01:41:11](#) Daniel Bierschwale explained how score recommendations included contract restrictions for any projects with failing scores, including BSCHT Operations and Maintenance Building Completion.

[01:42:48](#) Whitney Montgomery of Big Sky Community Organization (BSCO) discussed deed restriction on the Maintenance Building housing and was open to renting the space to non BSCO employees if they didn't need the space for employees. Whitney clarified they would agree to deed restrictions.

[01:43:58](#) Kim Beatty asked for clear deed restrictions. Board members discussed the importance of deed restrictions and future needs. Steve Johnson suggested including the housing in Big Sky Community Housing Trust's pool of workforce units if BSCO no longer needs it for housing; Whitney Montgomery agreed.

[01:49:55](#) Grace Young was supportive of deed restriction solutions.

[01:50:43](#) **Vote: Motion Passed**

[01:51:28](#) *short break returned at:* [01:58:12](#)

e. Public Works

[01:58:21](#) Public Works requests include 6 projects totaling \$442,060. Daniel Bierschwale reviewed each project request, project specific support letters, and recommendations based on scores. Fire Pit Park Public Bathrooms was not recommended for funding as it had a failing score. Big Sky Community Library Operations was recommended with contract requirement for FY24 and FY25 operating plan. Upkeep of Town Entrance Lights & Bus Stop was recommended with contract requirement to create a comprehensive bus stop maintenance plan with the Transportation District. Library Copier Replacement and Library Facility Improvements Prep projects were not recommended for funding as they had a failing scores.

[02:01:39](#) Brad Niva of Visit Big Sky and the Chamber of Commerce discussed public bathroom needs and explained the location of the project is no longer at Firepit Park and is currently being considered near the community center.

[02:03:34](#) Ben Holst, temporary acting manager of the Town Center Owners Association (TCOA), explained that TCOA did not want to build bathrooms originally but are currently in discussions with Brad Niva to find a location and develop a maintenance plan.

[02:05:01](#) Kris Corzine, Friends of the Big Sky Community Library, explained that the library may need to relocate and they are exploring becoming a proper public library as opposed to a 501c3.



[02:06:19](#) Tim Drain, Board Chair of Visit Big Sky, explained how they are shifting away from tourism marketing and focusing on tourism management to alleviate impacts. Tim encouraged the board to consider funding the Public Bathroom project.

[02:07:18](#) Nina Stevens shared public comment in support of public bathrooms.

[02:08:16](#) Sarah Blechta explained that scores and recommendations are a way for objective decision making. Daniel Bierschwale encouraged applicants to score their projects before submitting applications and working with the District to improve scores.

[02:09:17](#) Grace Young shared concerns regarding vandalism which has occurred at the public bathrooms located at the Community Park. Grace questioned how the TIGER Grant projects would affect the Western Transportation Institute Safety Study.

[02:10:51](#) Kevin Germain asked Ben Holst if the TCOA would take ownership and maintenance of bathrooms. Ben Holst explained responsibilities and currently TCOA has not budgeted for maintenance of public bathrooms.

[02:13:43](#) Kevin Germain discussed public library options through counties, long-term plans, and property taxes; Kris Corzine explained options that the library is exploring, including creating a district.

[02:19:39](#) Steve Johnson encouraged the Town Center Owners Association, and local businesses, to partially fund and maintain public bathrooms. Ciara Wolfe encouraged coordination between all organizations that build and maintain public bathrooms. Steve Johnson shared statistics from Yellowstone National Park, which changes 1,800 rolls of toilet paper daily.

[02:24:18](#) Grace Young asked about leasing vs purchasing a copier for the library and Kris Corzine explained purchasing was more cost effective.

[02:25:22](#) **Motion:** to fund the Park Public Bathrooms with contract contingency for an ownership and maintenance plan: Kevin Germain

**Second:** Sarah Blechta

[02:26:20](#) Ciara Wolfe shared concerns over funding owners' associations projects. Board members discussed public benefits.

[02:28:39](#) **Amended Motion:** to dedicate bathrooms for public access in perpetuity.

[02:28:51](#) **Vote: Motion Did Not Pass**

[02:29:26](#) **Motion:** approve Library Copier Replacement and Library Facility Improvements – Prep for requested amount: Sarah Blechta

**Second:** Kevin Germain

[02:29:59](#) **Vote: Motion Passed**

[02:30:31](#) **Motion:** to fund Big Sky Community Library Operations, Western Transportation Institute Safety Study, and Upkeep of Town Entrance Lights & Bus Stop: Steve Johnson

**Second:** Sarah Blechta

[02:31:20](#) **Amended Motion:** to include recommended contract requirements (Big Sky Community Library Operations was recommended with contract requirement for FY24 and FY25 operating plan. Upkeep of Town Entrance Lights & Bus Stop was recommended with contract requirement to create a comprehensive bus stop maintenance plan with the Transportation District.)

[02:31:04](#) **Vote: Motion Passed**

[02:33:03](#) **Motion:** to not fund the Fire Pit Park Public Bathrooms: Grace Young

**Second:** Steve Johnson

[02:33:22](#) Grace Young recognized the need for public bathrooms but requested more information and a long-term plan. Board members discussed.

[02:36:54](#) **Vote: Motion Did Not Pass**

[02:37:43](#) **Motion:** fund the Fire Pit Park Public Bathrooms with contract restriction to develop a maintenance and operating plan and present plan to the board for approval before accessing funding: Sarah Blechta

**Second:** Kevin Germain

[02:38:26](#) Board members discussed.

[02:39:12](#) **Vote: Motion Passed**

f. Recreation & Conservation

[02:40:39](#) Recreation & Conservation requests include 30 projects totaling \$3,300,456. Daniel Bierschwale reviewed each project request, project specific support letters, and recommendations based on scores. Parks & Trails Operations & Maintenance, BASE Operations & Maintenance, BSSHA Operations, Conserving Big Sky's Wild & Open Lands were recommended with contract requirements for FY24 and FY25 operating plans. Little Coyote Pond & West Fork River Restoration was recommended with contract requirement for dedicated public use in perpetuity. Community Park Redesign & Engineering, Sustainable Tourism Materials, and Parks & Trails Equipment received failing scores and were not recommended for funding.

[02:47:59](#) Kate Ketschek, Big Sky Community Organization Board chair, shared support for BASE Construction, Base Operations & Maintenance, and Community Park Redesign & Engineering.

[02:50:20](#) Lizzie Peyton, Community Engagement Director with Big Sky SNO, explained coordination with Town Center Owners Association (TCOA) to take over Town Center recycling and composting costs starting October 1<sup>st</sup>.

[02:51:26](#) Ben Holst, temporary acting manager of the Town Center Owners Association (TCOA), shared that TCOA was happy to cover the costs and bring recycling and composting back to Town Center.

[02:52:04](#) Brad Niva of Visit Big Sky and the Chamber of Commerce asked for clarification on recommendations for Sustainable Tourism Materials. Daniel Bierschwale explained that recommendations are based on scores, and since Sustainable Tourism Materials received a failing score it was not recommended for funding. Brad Niva discussed project details.

[02:53:45](#) Adam Johnson of Big Sky Community Organization shared Community Park Redesign & Engineering project details and additional funding.

[02:55:03](#) Emily O'Connor shared support for Sustainable Tourism Materials.

[02:56:10](#) Lizzie Peyton shared support for Sustainable Tourism Materials.

[02:56:34](#) Ashley Curtis of Big Sky Community Organization shared BASE Operations & Maintenance project details and survey results.

[02:57:32](#) Kenny Holtz shared support for Little Coyote Pond & West Fork River Restoration project.

[02:58:02](#) Kris Corzine shared support for Recycling/Composting Education & Outreach.

[02:58:44](#) Vince shared support for Little Coyote Pond & West Fork River Restoration project.

[03:01:44](#) Grace Young was supportive of score recommendations and suggested 5-Year Recurring Asphalt Sealing be considered with year-round plowing of asphalt trails; Adam Johnson of Big Sky Community Organization shared plowing plans.

[03:04:06](#) Steve Johnson was supportive of recommendations with contract contingencies.

[03:04:28](#) Ciara Wolfe shared concerns with ownership of Little Coyote Pond & West Fork River Restoration project. Ciara asked for clarification of the direct costs of owning the BASE building without membership services; Whitney Montgomery explained \$316,000 is the cost to own and maintain the building. Ciara also asked for clarification of Town Center Recycling & Composting costs and suggested Big Sky Community Organization and Town Center Owner Association coordinate together to cover costs long-term. Ciara asked and Adam Johnson explained \$17,000 of Parks & Trails Equipment is the snowmobile and grooming equipment.

[03:12:27](#) Sarah Blechta shared concerns with Little Coyote Pond & West Fork River Restoration ownership. Sarah Blechta encouraged collaboration with partners for Sustainable Tourism Materials. Sarah requested a plan for Conserving Big Sky's Wild & Open Lands for possible easement requests in the future.

[03:15:10](#) Whitney Montgomery with Big Sky Community Organization discussed community amenities at the Community Park and current needs.

[03:18:37](#) Ciara Wolfe discussed housing needs, future requests, and encouraged long-term planning and funding for organizations' operations.

[03:19:53](#) **Motion:** approve all Gallatin Invasive Species Alliance and Gallatin River Task Force projects as recommended. (Water Supply Resiliency Projects, River Access Restoration, West Fork Nitrogen Reduction, Community Water Communications Campaign, Watershed Monitoring & Assessment, Water Conservation, Middle Fork Restoration, GRTF Operations, Invasive Species Education, Clean Recreation Project, Invasive Species Management on Wildlife Habitat, Crail Gardens Programming, and Landowner Stewardship Project, fully funded with no contract contingencies): Kevin Germain

**Second:** Ciara Wolfe & Grace Young

[03:22:37](#) **Vote: Motion Passed**

[03:23:05](#) **Motion:** fund Buck Ridge Snowmobile Trail Additional Groomings: Grace Young

**Second:** Kevin Germain

[03:23:25](#) **Vote: Motion Passed**

[03:23:42](#) **Motion:** approve all Big Sky SNO projects (Carpool Incentivization Program, Climate Action Plan (CAP) Implementation, Waste Composition Assessment, and Recycling/Composting Education & Outreach) except for Town Center Recycling & Composting: Ciara Wolfe

**Second:** Grace Young

[03:24:14](#) Kevin Germain discussed the increase in Big Sky SNO requests. Sarah Blechta discussed the importance of project-based funding. Ciara Wolfe explained that Big Sky SNO brought matching funds to their projects.

[03:28:12](#) **Vote: Motion Passed**

[03:29:04](#) **Motion:** fund BASE Construction Costs at \$500,000: Grace Young

**Second:** Kevin Germain

[03:29:36](#) **Vote: Motion Passed**

[03:29:56](#) **Motion:** fund Parks & Trails Operations & Maintenance (\$708,000 with recommended contract requirements for FY24 and FY25 operating plans), 5-Year Recurring Asphalt Sealing (\$55,000), \$17,000 for Parks & Trails Equipment, and BSSHA Operations (\$38,000 with recommended contract requirements for FY24 and FY25 operating plans): Ciara Wolfe

**Second:** Grace Young

[03:32:06](#) **Vote: Motion Passed**

[03:32:54](#) **Motion:** approve Sustainable Tourism Materials: Sarah Blechta

**Second:** Ciara Wolfe

[03:33:26](#) **Vote: Motion Passed**

[03:33:47](#) **Motion:** fund Conserving Big Sky's Wild & Open Lands at \$20,000 and Early Childhood Community Playground at \$12,000: Kevin Germain

**Second:** Steve Johnson

[03:34:12](#) Grace Young asked, and Kevin Germain clarified motion to include contract requirements for FY24 and FY25 operating plans for Conserving Big Sky's Wild & Open Lands.

[03:34:35](#) **Vote: Motion Passed**

[03:35:07](#) **Motion:** fund Little Coyote Pond & West Fork River Restoration with contingency for public access dedication in perpetuity: Grace Young

**Second:** Kevin Germain

[03:35:39](#) Kevin Germain requested a long-term plan for maintaining access for the public and possible inclusion as part of the Parks & Trails District.

[03:36:18](#) Steve Johnson was not supportive of the beach but was supportive of restoration and requested more details.

[03:36:52](#) Ciara Wolfe was supportive of river restoration but shared concerns with ownership and did not support project funding. Sarah Blechta shared Ciara's concerns and requested very clear public dedication.

[03:38:15](#) Daniel Bierschwale explained Kim Beatty will create clear contract contingencies for recommended projects for the next meeting on June 9<sup>th</sup>.

[03:40:13](#) **Vote: Motion Passed**

[03:40:39](#) **Motion:** fund \$265,000 for BASE Operations & Maintenance with recommended contract requirements for FY24 and FY25 operating plans: Kevin Germain

**Second:** Grace Young

[03:41:47](#) Board members discussed and reviewed operations and maintenance costs.

[03:43:26](#) **Motion Amended:** fund \$316,000 for BASE Operations & Maintenance with recommended contract requirements for FY24 and FY25 operating plans: Kevin Germain

**Second:** Grace Young

[03:44:40](#) **Vote: Motion Passed**

[03:45:09](#) **Motion:** fund \$5,400 for Town Center Recycling & Composting: Sarah Blechta

**Second:** Kevin Germain

[03:45:38](#) Sarah Blechta explained that changes can be made at the next meeting on June 9<sup>th</sup> when Big Sky SNO has more accurate numbers.

[03:46:28](#) Whitney Montgomery of Big Sky Community Organization agreed to cover the costs of Town Center Recycling & Composting.

[03:46:51](#) **Vote: Motion Did Not Pass**

[03:47:29](#) **Motion:** put remaining balance in Capital Reserve: Sarah Blechta

**Second:** Kevin Germain

[03:48:17](#) Ciara Wolfe encouraged using excess to pay off current debt.

[03:49:11](#) **Vote: Motion Passed**

E. Public Comment

[03:50:01](#) **Motion: Meeting Adjourned**

Respectfully Submitted,

***Steven Johnson***

[Steven Johnson \(Jul 25, 2022 20:01 CDT\)](#)

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Steve Johnson, Secretary & Treasurer

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**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

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



## Application Review #2 Meeting Minutes

June 9th, 2022 | 5:30 pm

Big Sky Resort Area District  
11 Lone Peak Drive #204  
PO Box 160661  
Big Sky, MT 59716  
www.Resorttax.org  
info@resorttax.org  
406.995.3234

*FY23 Application Review meetings were held on Monday, June 6th, and Thursday, June 9th, at 5:30 pm at BASE Community Center and through Zoom.*



### I. Open Meeting

#### A. Roll Call

[00:00:05](#) Sarah Blechta called the meeting to order at 5:44 pm. All board members in attendance.

#### B. Public Comment

[00:00:24](#) Jennifer Boyer introduced herself.

[00:03:01](#) Daniel Bierschwale reviewed public comment received prior to the meeting. (read public comment received prior to the meeting here:  

[00:04:19](#) Daniel Bierschwale explained Wellness In Action reduced their request to \$150,000 and received an 8-year lease. And Big Sky Owner's Association has been working with Kim Beatty to develop a plan for permanent public access.

[00:07:35](#) Daniel Bierschwale clarified the funds available with previous meetings motions. Contract contingencies discussed at the previous meetings were outlined as follows:

Score Consultation. Within forty-five (45) days of execution of this Agreement, Contractor shall meet with the District's Board Chair and staff to discuss Contractor's sponsor score and project score to fully understand the District's scoring process and develop methods to improve Contractor's sponsor and project scores on future project applications ("Score Consultation"). It shall be Contractor's responsibility to timely contact the District to schedule the Score Consultation.

#### ***25 Applicable Projects:***

- *Library Programming and Services*
- *VBS Operations*
- *Big Sky Chamber Operations*
- *Visitor Impact Research*
- *Business Skill Building Training*
- *Workforce Sustainability*
- *Leadership Big Sky*
- *Destination Stewardship Plan*

- *Replacement of Self-Contained Breathing Apparatus*
- *BSCHT Operations*
- *Maintenance Building Completion*
- *Firepit Park Public Bathrooms*
- *Big Sky Community Library Operations*
- *Western Transportation Institute Safety Study*
- *Upkeep of Town Entrance Lights and Bus Stop*
- *Library Copier Replacement*
- *Library Facility Improvements-Prep*
- *Parks & Trails Operations & Maintenance*
- *BASE Operations & Maintenance*
- *Community Park Redesign & Engineering*
- *Sustainable Tourism Materials*
- *5-Year Recurring Asphalt Sealing*
- *Park & Trails Equipment*
- *BSSHA Operations*
- *Conserving Big Sky's Wild & Open Lands*

CVB Subcommittee Consultation. Within fifteen (15) days of execution of this Agreement, Contractor shall meet with the District's CVB Subcommittee to discuss, determine and validate whether Contractor is still an appropriate entity for designation as a "nonprofit convention and visitor's bureau" defined by applicable sections of the Montana Code Annotated ("CVB Designation"). Within thirty (30) days of such meeting, Contractor shall submit a letter to the District from the CVB Subcommittee confirming the CVB Designation. Should it be determined that Contractor is no longer an entity entitled to a CVB Designation, the funding for this Project shall be withdrawn, Contractor shall return any Project funds previously issued under this Agreement, and this Agreement shall terminate.

***1 Applicable Project:***

- *VBS Operations*

Cost of Living Analysis. On or before February 1, 2023 Contractor shall submit to the District an economic analysis of the cost of living within the District.

***1 Applicable Project:***

- *Workforce Sustainability*



Future Inclusion in Interlocal Agreement. Contractor acknowledges this Project is best suited for inclusion within the Interlocal Agreement in place between Contractor and the District. Contractor agrees that following the expiration of this Agreement, Contractor shall request any future funding requests for this Project, or similar projects, shall be addressed and included within the scope of the Interlocal Agreement.

***4 Applicable Projects:***

- *Replacement of Self-Contained Breathing Apparatus*
- *Wildfire Detection Cameras*
- *Search and Rescue Equipment*
- *Search and Rescue Trainings*

Maintenance Building Deed Restriction. The District's obligation to disburse any funds to Contractor under this Agreement is contingent upon Contractor placing deed restrictions on the Maintenance Building that include (a) the dwelling units within the Maintenance Building shall not be rented as short-term rentals; (b) the tenants of the dwelling units shall at all times be employed at a business registered within the District; and (b) the monthly and annual rent for each dwelling unit shall be aligned with and consistent with the endorsed AMI used by the Big Sky Community Housing Trust on projects for workforce housing in and around the Big Sky area to ensure affordable housing rental rates. The Contractor shall provide a copy of the recorded deed detailing these restrictions within forty-five (45) days following the execution of this Agreement. Should the Contractor fail to timely provide a copy of the recorded deed, such failure may be considered an event of default, and the District may elect to terminate this Agreement and seek a refund of all money previously disbursed under this Agreement.

***1 Applicable Project:***

- *Maintenance Building Completion*

Public Restroom Maintenance and Operations Plan. The District's obligations to disburse any funds to Contractor under this Agreement, is contingent upon Contractor submitting a plan for the ongoing maintenance and operations of the public restroom facilities ("Public Restroom Maintenance and Operations Plan") to the District for its approval. The Public Restroom Maintenance and Operations Plan shall detail who will be responsible for all ongoing maintenance and operations of the facilities, and who shall pay for the costs of such maintenance and operations, and the Town Center Owners Association shall be signatory to and consent to the proposal. Therefore, prior to making its first request for disbursement of funds under this Agreement, Contractor shall submit the Public Restroom Maintenance and Operations Plan to the District. The District shall have thirty (30) days to review and approve

or reject the submitted plan. Should the Contractor fail to timely submit the Public Restroom Maintenance and Operations Plan to the District, or should the District reject such plan, this Agreement shall terminate and the District shall not be obligated to provide any funding for this Project.

***1 Applicable Project:***

- *Firepit Park Public Bathrooms*

Collaboration with TIGER Grant Project Coordinator. As a condition to receipt of funding for this Project, Contractor shall coordinate its efforts with the TIGER Grant Project Coordinator to ensure the appropriate transportation and safety interests are being considered and addressed in a collaborative and complimentary process for the benefit of the District’s residents.

***1 Applicable Project:***

- *Western Transportation Institute Safety Study*

Comprehensive Bus Stop Maintenance Plan. The District’s obligations to disburse any funds to Contractor under this Agreement, is contingent upon Contractor submitting a comprehensive plan for the ongoing maintenance of all bus stops within the District (“Bus Stop Maintenance Plan”) to the District for its approval. Contractor shall work collaboratively with the Big Sky Transportation Department to develop the Bus Stop Plan, and will address who will be responsible for all ongoing maintenance of the District’s Bus Stops and detailing why the Big Sky Transportation Department should be obligated for the payment of these Project expenses in the future following the expiration of this Agreement. Therefore, prior to making its first request for disbursement of funds under this Agreement, Contractor shall submit the Bus Stop Maintenance Plan to the District. The District shall have thirty (30) days to review and approve or reject the submitted plan. Should the Contractor fail to timely submit the Bus Stop Maintenance Plan to the District, or should the District reject such plan, this Agreement shall terminate and the District shall not be obligated to provide any funding for this Project.

***1 Applicable Project:***

- *Upkeep of Town Entrance Lights and Bus Stop*

**Additional Items of Note:**

Little Coyote Recreational Easement. There is already in place a recreational easement. This recreational easement gives the public a 70 foot wide easement between the river channel and the pond and specifically allows public use for walking, hiking, running, cross-country skiing, and horseback riding. The easement does not mention beach access or water access, though that may be implied. If the beach and water falls within the 70 foot easement, that access

would be covered. If the beach and water falls outside the 70 foot easement, then arguably the public does not have the right to access, but BSOA has stated its intent is to allow public access – and indeed they are building beach and picnic facilities for public use. Therefore, I think the existing recreational easement likely covers the Board’s desire for public access. A simple amendment to the recreational easement to specifically include beach and water access in the list of public uses would provide additional clarity.

Collaboration Letter. Prior to requesting disbursement of any funds, Contractor shall submit a letter executed jointly by the Big Sky Owners Association, the Big Sky Community Organization, the Gallatin River Task Force, and the Big Sky Water and Sewer District (“Collaborators”) detailing their agreement to coordinate work on the Little Coyote Pond & West Fork River Restoration Project, the Community Park Redesign & Engineering Project, and the Middle Fork Restoration Project to ensure the appropriate interests of the river are being considered and addressed in a collaborative and complimentary process for the benefit of the District’s residents.

***3 Applicable Projects:***

- *Little Coyote Pond & West Fork River Restoration*
- *Community Park Redesign & Engineering*
- *Middle Fork Restoration*

[00:15:00](#) **Motion:** accept slate as presented as a starting point: Sarah Blechta

**Second:** Grace Young

[00:15:27](#) **Vote: Motion Passed**

C. Application Review: Action

a. Arts & Education

[00:15:48](#) **Motion:** to ratify Arts & Education projects as presented (Tuition Assistance Program for \$325,000; 2023 Music in the Mountains Concert Programming for \$225,000; Annual Cultural Programming at WMPAC for \$225,000; MLC Operations for \$75,000; Library Programming & Services for \$66,485; 3 & 4 Year-Old Programming for \$55,000; Morningstar Campus Expansion for \$50,000; Early Childhood Tuition for \$32,000): Kevin Germain

**Second:** Steve Johnson

[00:16:43](#) **Vote: Motion Passed**

b. Economic Development

[00:16:58](#) **Motion:** to not fund Visitor Impact Research: Grace Young

**Second:** Steve Johnson

[00:17:47](#) Brad Niva with Visit Big Sky discussed Visitor Impact Research project.

[00:19:12](#) Tim Drain shared public comment in support of Visitor Impact Research.

[00:20:11](#) Brian Hurlbut shared public comment in support of Visitor Impact Research.

[00:20:36](#) David O'Connor shared public comment in support of Visitor Impact Research.

[00:21:14](#) Kristin Gardner shared public comment in support of Visitor Impact Research.

[00:21:46](#) Daniel Bierschwale encouraged all involved partners to submit a joint application next year.

[00:22:07](#) Kevin Germain discussed tourism management and was supportive of Visitor Impact Research.

[00:22:44](#) Grace Young explained her hesitation to fund Visitor Impact Research as it scored very low. Steve Johnson agreed.

[00:23:21](#) Sarah Blechta discussed score consultations for projects and organizations that scored low this year.

[00:24:59](#) **Vote: Motion Did Not Pass**

[00:25:38](#) **Motion:** approve Economic Development as presented (VBS Operations for \$183,500; Big Sky Chamber Operations for \$168,000; Visitor Impact Research for \$50,000; Business Skill Building Trainings for \$45,000; Workforce Sustainability for \$26,000; Leadership Big Sky for \$25,000; Destination Stewardship Plan for \$15,000): Ciara Wolfe

**Second:** Kevin Germain

[00:26:16](#) **Vote: Motion Passed**

c. Health & Safety

[00:26:33](#) **Motion:** fund Counseling Service Hub – Building Remodel for \$231,000: Ciara Wolfe

**Second:** Sarah Blechta

[00:27:06](#) MaryBeth Myrand Executive Director of WIA shared the initiatives they have been working on.

[00:28:13](#) Suzie Sensbock shared public comment in support of WIA and Counseling Service Hub – Building Remodel project.

[00:29:24](#) Kevin Germain thanked WIA for getting a longer lease and encouraged exploring a long-term solution. Steve Johnson agreed and discussed expanded services and needs.

[00:30:46](#) Ciara Wolfe and Sarah Blechta discussed the importance of healthcare as the priority community need.

[00:33:06](#) Steve Johnson discussed the importance of services verses building remodel of a space that will need to be replaced. Ciara Wolfe compared it to lease costs of other Resort Tax funded organizations and capital improvements.

[00:34:43](#) **Vote: Motion Passed**

[00:35:13](#) **Motion:** fund Health & Safety as presented (Fire Training Facility for \$554,906; Replacement of Self-Contained Breathing Apparatus for \$281,659; Wildfire Detection Cameras for \$40,000; Counseling Service Hub – Equipment for \$69,000; Emergency Food & Social Services for \$51,570; Search & Rescue Equipment for \$59,000; Search & Rescue Training for \$24,000): Kevin Germain

**Second:** Sarah Blechta

[00:35:38](#) **Vote: Motion Passed**

d. Housing

[00:35:55](#) **Motion:** ratify Monday's decision (Deed Restriction Incentive for \$750,000; RiverView Apartments on Lone Mountain Trail for \$600,000; BSCHT Operations for \$175,000; Rent Local Incentives for \$150,000; Maintenance Building Completion for \$97,200): Kevin Germain

**Second:** Grace Young

[00:36:23](#) **Vote: Motion Passed**

e. Public Works

[00:36:46](#) **Motion:** ratify Monday's decision (Fire Pit Park Public Bathrooms for \$333,600; Big Sky Community Library Operations for \$62,360; Western Transportation Institute Safety Study \$16,100; Upkeep of Town Entrance Lights & Bus Stop for \$15,000; Library Copier Replacement for \$10,000; Library Facility Improvements – Prep for \$5,000)

**Second:** Sarah Blechta

[00:37:12](#) Ciara Wolfe shared concerns with Fire Pit Park Public Bathrooms. Ciara encouraged the board to pay off debt. Steve Johnson suggested using reserves to pay off debt.

[00:38:54](#) **Vote: Motion Passed**

f. Recreation & Conservation

[00:39:17](#) **Motion:** not fund Little Coyote Pond & West Fork River Restoration: Ciara Wolfe

**Second:** Sarah Blechta

[00:39:35](#) Kenny Holtz, Big Sky Owners Association board member, discussed the Little Coyote Pond & West Fork River Restoration project.

[00:40:54](#) Kim Beatty discussed public access concerns and recreational easement. Kim also explained the collaboration letter between Little Coyote Pond & West Fork River Restoration, Community Park Redesign & Engineering, and Middle Fork Restoration projects.

[00:43:37](#) Anna Krider shared public comment in support of Little Coyote Pond & West Fork River Restoration project.

[00:44:50](#) Kevin Germain discussed reserves. Kevin was supportive of the Little Coyote Pond & West Fork River Restoration project and encouraged Big Sky Owners Association to collaborate with Gallatin River Task Force.

[00:46:08](#) Steve Johnson discussed the history of the Little Coyote Pond.

[00:49:40](#) Ciara Wolfe asked the cost of the recreation verses restoration. Kenny Holtz explained \$1.5 million is the total cost, and amenities are budgeted at \$238,000. Ciara suggested funding \$275,000 for the pond restoration part of the project without the amenities like the beach.

[00:54:40](#) Sarah Blechta discussed concerns, including public comments, regarding the beach and amenities. Steve Johnson discussed coordination with multiple projects addressing the same goals. Steve also shared concerns and encouraged a master plan for the West Fork.

[01:00:24](#) **Amend Motion:** fund \$262,000 to cover restoration and not recreation: Ciara Wolfe

**Second:** Sarah Blechta

[01:01:22](#) Sarah Blechta discussed collaboration. Kevin Germain was very supportive of a beach and recreational amenities.

[01:03:24](#) **Vote: Motion Passed**

[01:03:53](#) **Motion:** do not fund Sustainable Tourism Materials: Grace Young

**Second:** Steve Johnson

[01:04:17](#) Brad Niva of Visit Big Sky and the Chamber of Commerce discussed Sustainable Tourism Materials project and its focus on tourism management instead of marketing.

[01:05:57](#) Mariel Butan shared public comment in support of Sustainable Tourism Materials.

[01:06:35](#) Lizzy Peyton shared public comment in support of Sustainable Tourism Materials.

[01:07:17](#) David O'Connor shared public comment in support of Sustainable Tourism Materials.

[01:08:30](#) Sarah Gaither shared public comment in support of Sustainable Tourism Materials.

[01:08:59](#) Tim Drain shared public comment in support of Sustainable Tourism Materials.

[01:09:51](#) Kevin Germain supported managing tourism as opposed to marketing.

[01:10:12](#) Grace Young explained this project scored low.

[01:11:17](#) Ciara Wolfe asked, and Brad Niva explained future messaging campaigns. Steve Johnson asked questions about collaboration with Big Sky Community Organization.

[01:15:17](#) **Vote: Motion Does Not Pass**

[01:15:38](#) **Motion:** fund Sustainable Tourism Materials for \$40,000: Ciara Wolfe

**Second:** Grace Young

[01:17:05](#) Grace Young shared that she supported tourism management but questioned how the current campaign achieves that.

[01:17:40](#) **Vote: Motion Passed**

[01:17:55](#) **Motion:** adopt the rest of Recreation & Conservation as presented (Parks & Trails Operations & Maintenance for \$708,000; BASE Construction Costs for \$500,000; BASE Operations & Maintenance for \$316,552; Water Supply Resiliency Projects for \$146,734; Community Park Redesign & Engineering for \$80,000; River Access Restoration for \$79,351; West Fork Nitrogen Reduction for \$65,234; Community Water Communications Campaign for \$62,904; Watershed Monitoring & Assessment \$60,471; Water Conservation for \$56,500; Middle Fork Restoration for \$55,056; 5-Year Recurring Asphalt Sealing for \$55,000; Parks & Trails Equipment for \$17,000; Carpool Incentivization Program for \$50,000; GRTF Operations for \$47,472; Climate

Action Plan (CAP) Implementation for \$40,000; BSSHA Operations for \$38,000; Invasive Species Education for \$34,055; Buck Ridge Snowmobile Trail Additional Groomings for \$27,000; Waste Composition Assessment for \$25,000; Recycling/Composting Education & Outreach for \$24,000; Landowner Stewardship Project for \$23,430; Crail Gardens Programming for \$23,105; Invasive Species Management on Wildlife Habitat for \$21,555; Conserving Big Sky's Wild & Open Lands for \$20,000; Clean Recreation Project for \$16,380; Early Childhood Community Playground for \$12,000): Kevin Germain

**Second:** Ciara Wolfe

[01:18:33](#) **Vote: Motion Passed**

[01:20:35](#) **Motion:** add remaining \$107,000 to capital reserves: Kevin Germain

**Second:** Grace Young

[01:21:14](#) **Vote: Motion Passed**

[01:21:29](#) **Motion:** Collaboration letter contract requirement between Big Sky Owners Association, Big Sky Community Organization, Gallatin River Task Force, and the Big Sky Water & Sewer District: Steve Johnson

**Second:** Sarah Blechta

[01:22:30](#) **Vote: Motion Passed**

E. Public Comment: *NONE*

[01:23:53](#) **Motion to Adjourn**

Respectfully Submitted,

***Steven Johnson***

[Steven Johnson \(Jul 25, 2022 20:01 CDT\)](#)

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Steve Johnson, Secretary & Treasurer

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**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

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## Board Meeting Minutes

June 29th, 2022 | 12:00pm

Big Sky Resort Area District

11 Lone Peak Drive #204

PO Box 160661

Big Sky, MT 59716

www.Resorttax.org

info@resorttax.org

406.995.3234

Board meeting was held on Wednesday, June 29th at 12:00 pm at the Resort Tax office (11 Lone Peak Drive, Suite #204) and through Zoom.

### I. Open Meeting

#### A. Roll Call

[00:06:02](#) Sarah Blechta called the meeting to order at 12:00 pm. All board members present.

#### B. Public Comment: *NONE*

#### C. Regular Agenda

##### 1. New Business

##### a. Big Sky Community Housing Trust Contract Amendment: Action

[00:07:10](#) Daniel Bierschwale reviewed Big Sky Community Housing Trust previous contracts and explained the reasons for amendment are to add David O'Connor, Executive Director of the Big Sky Community Housing Trust, to the contract and extend the date as the closing date and appraisal has been delayed.

[00:08:50](#) Steve Johnson asked about other funding partner requirements and appraisals; David O'Connor explained market analysis and appraisal requirements. Board members discussed.

[00:15:32](#) Kevin Germain was supportive of land acquisition for affordable/workforce housing.

[00:16:16](#) Steve Johnson was not supportive of purchasing land if the housing project did not happen.

[00:17:32](#) David O'Connor discussed secured SFE's, zoning, and financing.

[00:25:01](#) Kim Beatty discussed legal obligations and contingencies in the contract and explained amendment options. Board members discussed deadlines and contingencies.

[00:35:23](#) **Motion:** to approve amendment with term date of December 30<sup>st</sup>, closing date of December 30<sup>th</sup>, and final payment date of January 15<sup>th</sup>, 2023: Grace Young

**Second:** Kevin Germain

[00:36:04](#) **Vote: Motion Passed Unanimously**

#### D. Public Comment: *NONE*

[00:36:41](#) **Motion to Adjourn**



Respectfully Submitted,

***Steven Johnson***

Steven Johnson (Jul 25, 2022 20:01 CDT)

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Steve Johnson, Secretary & Treasurer

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**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

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## Board Meeting Minutes

July 13th, 2022 | 9:00am

Big Sky Resort Area District

11 Lone Peak Drive #204

PO Box 160661

Big Sky, MT 59716

www.Resorttax.org

info@resorttax.org

406.995.3234

July's Board meeting was held on Wednesday, July 13th at 9:00 am at the Resort Tax office (11 Lone Peak Drive, Suite #204) and through Zoom.

### I. Open Meeting

#### A. Roll Call



[00:01:51](#) Sarah Blechta called the meeting to order at 9:00 am. All board members present.

#### B. Public Comment

[00:02:18](#) Whitney Montgomery, CEO of the Big Sky Community Organization, thanked everyone for their work with the allocation process.

[00:02:46](#) Kristin Gardner of the Gallatin River Task Force shared upcoming meeting information and details.

*Madison County TEDD District presentation was moved up in agenda.*

[00:04:10](#) Kevin Germain (*as public comment and not as a board member*) presented an Overview of Proposed Moonlight Targeted Economic Development District (TEDD).  

[00:14:24](#) Board members asked clarifying questions and Kevin Germain explained TEDD details.

[00:18:38](#) Brad Niva with the Big Sky Chamber asked, and Kevin Germain explained terms and renewals.

[00:19:49](#) Al Malinowski asked, and Kevin Germain discussed Madison County and Ennis Districts' support of TEDD.

[00:21:17](#) Ciara Wolfe asked, and Kevin Germain clarified that TEDD would not add any additional taxes or increase current taxes, the difference is where and how the tax is spent.

[00:24:10](#) Kevin Germain asked the Board to support TEDD efforts with a letter of support.

[00:25:49](#) **Motion:** Letter of Support for TEDD: Ciara Wolfe

**Second:** Grace Young

[00:25:56](#) Steve Johnson shared concerns with lobbying for action. Daniel Bierschwale suggesting amending motion for pending approval by legal.

[00:28:12](#) **Amended Motion:** in collaboration with legal, determine a letter of support from resort tax for the Madison County TEDD: Ciara Wolfe

**Second:** Grace Young

[00:28:59](#) **Vote: Motion Passed 3-1** (*Kevin Germain abstained from the vote*)

[00:29:38](#) *Grace Young left the meeting.*

C. Consent Agenda: *Action*

- a. Approval of Minutes: May 11th, 2022; June 6th, 2022; June 9th, 2022; June 29th, 2022
- b. Finance Report: April 2022

[00:30:02](#) **Motion**: to approve the Consent Agenda as presented: Kevin Germain

**Second**: Ciara Wolfe

[00:30:13](#) Daniel Bierschwale explained balances from awards for FY22 will not be available after July 15<sup>th</sup> and Daniel spoke with all organizations that still had a balance and 2 are requesting extensions later in the agenda.

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

D. Regular Agenda

1. Old Business

- a. Executive Report: *Discussion*

[00:31:46](#) Daniel Bierschwale discussed census data and District population growth within counties.

2. New Business

- a. Contract Amendments: *Action*

- Headwater Alliance Partners Water Supply Resiliency—Kristin Gardner

[00:33:43](#) Kristin Gardner discussed the Headwater Alliance Partners Water Supply Resiliency project delays and requested an extension on contract through FY23 fiscal year, June 2023.

[00:35:59](#) **Motion**: Amend Contract to extend through June 30<sup>th</sup>, 2023: Steve Johnson

**Second**: Ciara Wolfe

[00:36:29](#) **Vote: Motion Passed**

- BSTRPD FY22—Al Malinowski

[00:37:13](#) Al Malinowski discussed Big Sky Trails, Recreation, & Parks District delays and requested an extension on contract through FY23.

[00:41:18](#) **Motion**: Amend Contract to extend through Fiscal Year 2023: Kevin Germain

**Second**: Ciara Wolfe

[00:41:59](#) Steve Johnson recused himself from the vote since he is a Big Sky Trails, Recreation, & Parks District board member.

[00:42:15](#) **Vote: Motion Passed**

- b. CVB Committee: *Action*

[00:42:38](#) Sarah Blechta explained the CVB Committee contract requirement and Steve Johnson and Kevin Germain volunteered to be on that committee.

[00:43:14](#) **Motion**: Steve Johnson and Kevin Germain on CVB Committee: Ciara Wolfe

**Second**: Sarah Blechta

[00:44:06](#) **Vote: Motion Passed**

c. ~~Madison County TEDD District — Kevin Germain: Action~~ — (discussed at [00:04:10](#))

E. Public Comment: *NONE*

[00:44:29](#) **Motion to Adjourn** at 9:22 am.

Respectfully Submitted,

*Steven Johnson*

[Steven Johnson \(Aug 23, 2022 10:28 MDT\)](#)

Steve Johnson, Secretary & Treasurer

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**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, Deputy Director | Sara Huger, Office Manager

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## Board Meeting Minutes

August 10th, 2022 | 9:00am

Big Sky Resort Area District

11 Lone Peak Drive #204

PO Box 160661

Big Sky, MT 59716

www.Resorttax.org

info@resorttax.org

406.995.3234

August's Board meeting was held on Wednesday, August 10th at 9:00 am at the Resort Tax office (11 Lone Peak Drive, Suite #204) and through Zoom.

### I. Open Meeting

#### A. Roll Call

[00:03:20](#) *All board members present.*

#### B. Public Comment: *NONE*

#### C. Consent Agenda: *Action*

a. Approval of Minutes: July 13th, 2022

b. Finance Report: May 2022

[00:03:53](#) **Motion**: to approve the Consent Agenda: Kevin Germain

**Second**: Steve Johnson

[00:04:06](#) Board members discussed financials, collections, and strategic investments.

[00:09:10](#) **Vote: Motion Passed**

#### D. Regular Agenda

##### 1. Old Business

a. Executive Report: *Discussion*

[00:09:35](#) Daniel Bierschwale gave updates on Navigate Big Sky, Community Week, and census data.

[00:13:12](#) Board members discussed redistricting opportunities in Madison County.

b. Resolution 2022-02R: *Action*

[00:16:47](#) **Motion**: to approve Resolution 2022-02R: Kevin Germain

**Second**: Steve Johnson

[00:17:01](#) **Vote: Motion Passed Unanimously**

c. Committee Reports: *Discussion*

◆ 3% Renewal

[00:17:26](#) A committee was formed to discuss 3% renewal.

◆ Elevate Big Sky

[00:17:39](#) There will be an Elevate Big Sky committee meeting on the August 16<sup>th</sup>.

◆ Joint County

[00:18:24](#) Kevin Germain gave an update on emergency services and evacuation plans with the counties.

◆ Application Review

[00:27:33](#) Subcommittee members met to review survey results from the FY23 application process.

◆ Big Sky Relief

[00:28:23](#) Board members discussed the Big Sky Relief fund and emergency fund and agreed to move Big Sky Relief funds to the emergency fund. Free COVID tests are still available.

2. New Business

a. FY23 Community & Applicant Survey Results: Discussion

[00:30:46](#) Daniel Bierschwale gave an overview of the surveys. Only 4 of 22 applicants completed the survey but community response was better. Board members discussed results and how to improve the application process.

[00:36:38](#) Daniel Bierschwale discussed positive feedback from community and the budget tool. Daniel explained opportunities for community engagement and involvement with applicants and their projects.

[00:38:29](#) Sarah Blechta discussed feedback related to community council and how to ensure community involvement and education. Sarah discussed specific survey responses.

[00:43:54](#) Kevin Germain made suggestions for application questions and directions. Board members discussed concerns and possible improvements.

[00:46:53](#) Board members discussed elections, lack of candidates running, and engagement opportunities.

[00:50:11](#) *Ciara Wolfe left the meeting.*

b. Our Big Sky Housing Strategy: Discussion

[00:51:14](#) David O'Connor, executive director of the Big Sky Community Housing Trust updated the board and public on their current and future projects.

[00:56:08](#) Kevin Germain discussed how employer housing creates challenges for employees and an inability for them to switch jobs and advance their careers when their home is tied to their jobs. David O'Connor discussed employer housing challenges and possible solutions.

[01:03:50](#) David O'Connor gave an update on MeadowView and their first resale worked well.

[01:04:33](#) David O'Connor reviewed current rental housing in progress.

[01:09:44](#) David O'Connor gave updates on the Rent Local and Good Deeds programs.

E. Public Comment: *NONE*

[01:25:25](#) Motion to Adjourn.

Respectfully Submitted,

*S Johnson*

S Johnson (Oct 27, 2022 17:27 MDT)

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*Steve Johnson, Secretary & Treasurer*

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**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, Deputy Director | Sara Huger, Office Manager

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## Meeting Minutes

September 14th, 2022 | 9:00am

Big Sky Resort Area District

11 Lone Peak Drive #204

PO Box 160661

Big Sky, MT 59716

www.Resorttax.org

info@resorttax.org

406.995.3234

September's Board meeting was held on Wednesday, September 14th at 9:00 am at the Resort Tax office (11 Lone Peak Drive, Suite #204) and through Zoom.

### I. Open Meeting



#### A. Roll Call

[00:00:00](#) Sarah Blechta called the meeting to order at 9:00 am. Board Members present include Sarah, Ciara Wolfe, Steve Johnson, and Kevin Germain; Grace Young was not present.

#### B. Public Comment

[00:00:41](#) David Kack thanked the District for supporting the Transportation District.

[00:03:03](#) Al Malinowski shared information about Trails, Recreation, & Parks District. Al and board members discussed future funding options and opportunities outside Resort Tax.

[00:20:46](#) Jenny Muscat read an email from Dan Potocki  

#### C. Consent Agenda: Action

a. Approval of Minutes: August 10th, 2022

b. Finance Report: June 2022

[00:22:26](#) **Motion:** to approve the Consent Agenda: Kevin Germain

**Second:** Ciara Wolfe

[00:23:54](#) **Vote: Motion Passed**

#### D. Regular Agenda

##### 1. Old Business

a. Executive Report: Discussion

[00:24:10](#) Daniel Bierschwale gave updates regarding hiring (Tammy Estensen will be joining the BSRAD team starting in late September), Navigate Big Sky, Annual Business Registration, RiverView property closing, and FY23 contract contingencies.

b. Community Week Update: Discussion

[00:29:38](#) Daniel Bierschwale gave an update on Community Week (October 3<sup>rd</sup>-7<sup>th</sup>) and reviewed events.

[00:34:31](#) Kevin Germain and Daniel Bierschwale discussed Voter Education on Monday, Oct. 3<sup>rd</sup>, who will be attending, and which initiatives will be discussed.



[00:38:39](#) Kevin Germain suggested inviting candidates to the County Commission Meeting on Wednesday Oct. 5<sup>th</sup>.

c. Big Sky Relief Funds: Action

[00:39:31](#) Daniel Bierschwale explained a formal motion needs to be made to move relief funds to emergency reserves.

[00:40:01](#) **Motion:** move to release funding from relief allocation and move to reserves: Steve Johnson

**Second:** Kevin Germain

[00:40:14](#) Board Members discussed and explained that reserves can be used to any unseen emergency including COVID if needed in the future.

[00:41:07](#) **Vote: Motion Passed**

d. Gallatin Canyon Water & Sewer District Interlocal: Action

[00:41:43](#) Daniel Bierschwale explained 3-year interlocal agreements and progress reporting. Gallatin Canyon Water & Sewer District is requesting additional funds through the interlocal agreement.

[00:43:19](#) Mace Mangold presented the Transportation District's budget and discussed ARPA and other funding.

[00:48:11](#) Mace explained their request is \$200,000 for FY23 and \$300,000 for FY24. Board members discussed.

[00:51:11](#) **Motion:** Amend interlocal agreement to increase from \$74,000 to \$200,000 for FY23: Kevin Germain

**Second:** Ciara Wolfe.

[00:52:15](#) **Vote: Motion Passed**

e. Committee Reports: Discussion

◆ 3% Renewal

[00:52:46](#) Committee has not met yet but will have an update in October.

◆ Elevate Big Sky

[00:52:56](#) Elevate Big Sky will be meeting and have an update in October.

◆ Joint County

[00:54:45](#) Daniel Bierschwale shared a draft of the October 5<sup>th</sup> agenda and Board Members discussed.

[01:01:08](#) Daniel explained in April an action item will be on the Joint County agenda regarding the Sheriff interlocal agreement.

[01:04:57](#) Daniel and Board Members discussed the need for a Madison County polling station in Big Sky.

◆ Application Review

[00:53:17](#) Sarah Blechta shared ideas for future applications.

2. New Business

a. Ordinance 98-01 First Reading: Action`

[01:06:12](#) Sarah Blechta explained this is a laser amendment to add clarity to Ordinance 98-01.

[01:06:33](#) Daniel Bierschwale explained the amendment is being made to clarify that all businesses are required to register even when selling goods and services which are exempt from tax such as Necessities of Life.

[01:08:28](#) Kristin Drain explained taxable fees related to VRBO and short-term rental agreements.

[01:12:08](#) Sarah Blechta asked, and Daniel Bierschwale clarified that there is no exception for age.

[01:13:39](#) **Motion:** Approve the First Reading of Ordinance 98-01: Kevin Germain

**Second:** Ciara Wolfe

[01:14:03](#) **Vote: Motion Passed**

E. Public Comment

[01:14:40](#) Motion to Adjourn.

Respectfully Submitted,

*S Johnson*

[SJohnson](#) (Oct 27, 2022 17:27 MDT)

*Steve Johnson, Secretary & Treasurer*

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**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, Deputy Director | Sara Huger, Office Manager

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

LOCAL GOVERNMENT AT WORK:  
FALL COMMISSION/BSRAD MEETING

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October 5<sup>th</sup>, 2022 | 9:00am

This meeting was conducted in person at the Wilson Hotel (145 Town Center Ave, Big Sky, MT 59716) and virtually using ZOOM.

I. Open Meeting

[00:00:10](#) Sarah Blechta, Big Sky Resort Area District Board Chair, called the meeting to order at 9:03 am.

A. Roll Call

[00:00:21](#) In attendance: Sarah Blechta, BSRAD Board; Grace Young, BSRAD Board; Scott MacFarlane, Gallatin County Commission; Kevin Germain, BSRAD Board, Zach Brown, Gallatin County Commission; Ron Nye, Madison County Commission; Joe Skinner, Gallatin County Commission; John Heckler, Madison County Commission; Ciara Wolfe, BSRAD Board.

B. Public Comment: NONE

C. Consent Agenda: Action

a. Approval of Minutes: September 14th, 2022

b. Finance Report: July 2022

[00:02:31](#) **Motion**: to approve Consent Agenda: Kevin Germain

**Second**: Grace Young

[00:02:43](#) **Vote: Motion Passed**

D. Regular Agenda

1. Old Business

a. Ordinance 98-01 Second Reading: Action

[00:03:00](#) Sarah Blechta explained that Ordinance 98-01 was revised for clarity related to which businesses are required to register (all businesses operating within the District, even those that may not be required to collect tax) and which businesses are required to collect and remit Resort Tax.

[00:03:25](#) **Motion**: to approve Ordinance 98-01 revision: Kevin Germain

**Second**: Ciara Wolfe

[00:03:36](#) **Vote: Motion Passed**

b. MT 64 TIGER Grant Update – Sanderson Stewart: Discussion

[00:03:57](#) Sarah Blechta explained that a TIGER grant presentation will not be made at this time. But will be discussed at the Panel Discussion on Transportation on Thursday October 6<sup>th</sup>.

(Watch Transportation presentations here: <https://www.youtube.com/watch?v=-lb1ZiAdTak>)

c. Big Sky Post Office - Al Malinowski: Discussion

[00:04:15](#) Al Malinowski with Gallatin Partners presented updates regarding the Big Sky Post Office. Gallatin Partners has decided to provide notice of contract termination with the US Postal Service. Al Malinowski explained they have been contracted and have operated the post office for 21 years and no longer have the space required for Big Sky. The goal is a federally operated post office in Big Sky.

[00:06:45](#) Al Malinowski explained the benefits of a federally operated Post Office and additional services which may be available. Al discussed the current challenges, needs, and possible future of the Big Sky Post Office.

[00:12:56](#) The Post Office LLC will be submitting their notice of termination to the US Postal Service this week with an effective date of termination on February 28<sup>th</sup>, 2023.

[00:13:55](#) *Public Comment:* Tally Lancey asked what will happen in March. Al Malinowski explained the decision will be made by the US Postal Service. Al discussed long-term challenges and the need for US Postal Service involvement.

[00:15:34](#) Sarah Blechta asked, and Al Malinowski believes the US Postal Service is required to offer services to Big Sky.

[00:15:46](#) *Public Comment:* Lizzie Peyton asked about historical precedents for comparison; Al Malinowski did not know of any other communities with similar situations.

[00:16:50](#) Al Malinowski discussed possible future locations and actions residents may take, such as a petition.

d. Madison County Polling Station - John Heckler: Discussion

[00:22:10](#) Commissioner John Heckler discussed needs of Madison County voters in Big Sky. A polling station will be in place before the next federal election, though a location is not yet known.

[00:25:20](#) Greg Megaard of the Fire Department suggested station 2 as a polling location.

e. Jack Creek Road - Madison County: Discussion

[00:26:46](#) Ron Nye, Madison County Commission, discussed road/bridge improvements on Jack Creek Road.

2. New Business

a. Big Sky Evacuation Plan - Sheriff Dan Springer: Discussion

Evacuation information can be found at [ReadyGallatin.com](http://ReadyGallatin.com)

View Big Sky Evacuation Flyer:  [?](#)

[00:28:17](#) Sheriff Dan Springer introduced evacuation and emergency management plans.

[00:31:11](#) Sheriff Dan Springer discussed the sheriff's response model and resources, and explained safe zones.

[00:37:22](#) Kevin Germain discussed evacuation routes and requested to add Beaver Creek Road as an additional possible route. Sheriff Dan Springer stated they were in discussions with the HOA and will need to evaluate the road and its ratings.

[00:40:56](#) Ciara Wolfe asked, and Sheriff Dan Springer explained Big Sky resident deputies and coverage.

[00:44:53](#) Sheriff Dan Springer discussed changes in Search and Rescue.

[00:48:02](#) *Public Comment:* John Kudrug asked about mobile crisis response and Sheriff Dan Springer discussed response to mental health needs.

[00:51:08](#) Sarah Blechta confirmed that dialing 988 is available for mental health.

[00:51:49](#) Zach Brown explained the process of creating and contracting a mobile crisis response team and current steps.

b. [Big Sky Emergency Planning - Patrick Lonergon & Joe Brummel](#): *Discussion*

[00:55:39](#) Patrick Lonergon discussed Big Sky's emergency management planning.

c. [Big Sky Economic Impact Report -](#)

[Northern Rocky Mountain Economic Development District](#): *Discussion*

[00:57:52](#) Jackie Haines with the Northern Rocky Mountain Economic Development District presented an economic profile for Big Sky.

(A more detailed presentation can be viewed here: <https://www.youtube.com/watch?v=hSZXeZaBxsA>)

[01:13:44](#) *Public Comment:* MaryBeth Moran asked about inflation adjustments.

[01:14:50](#) *Public Comment:* Max asked questions related to short-term rentals. Short-term rentals are required to collect and remit both Resort Tax and Montana State Lodging Facility Sales & Use Tax. Daniel Bierschwale explained short-term rental compliance.

[01:16:57](#) Daniel Bierschwale clarified that customers pay Resort Tax and businesses do not pay, they collect and remit the tax.

d. [Gallatin Rest Home Mill Levy - Zach Brown](#): *Discussion*

[01:21:48](#) Zach Brown reviewed ballot initiatives and explained the Gallatin Rest Home Mill Levy.

[01:30:22](#) *Public Comment:* Question related to cemeteries. Joe Skinner explained cemeteries in Gallatin County are run by districts or privately.

E. Public Comment

[01:31:27](#) *Public Comment:* Jennifer Boyer thanked partners for hosting Community Week events.

[01:32:40](#) **Motion to Adjourn**

Respectfully Submitted,

**Steven Johnson**

Steven Johnson (Feb 10, 2023 12:46 MST)

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Steve Johnson, BSRAD Secretary & Treasurer



## Meeting Minutes

November 9th, 2022 | 9:00-11:00 am

Big Sky Resort Area District

11 Lone Peak Drive #204

PO Box 160661

Big Sky, MT 59716

www.Resorttax.org

info@resorttax.org

406.995.3234

### I. Open Meeting

#### A. Roll Call

[00:00:07](#) Sarah Blechta called the meeting to order at 9:00 am; all board members in attendance.

#### B. Public Comment

[00:00:28](#) Daniel Bierschwale reviewed public comment that was sent to the board and included in the packet.

[00:00:41](#) Daniel clarified that public comment cannot be submitted anonymously. It must include a name and becomes part of the public record.

[00:01:15](#) Board members discussed comment related to the Transportation District and cancelation of bus stops.

[00:02:23](#) Whitney Montgomery of the Big Sky Community Organization gave updates to community engagement workshops related to additional recreational needs.

[00:03:31](#) Brad Niva with the Chamber of Commerce shared comments.

#### C. Consent Agenda: *Action*

a. Approval of Minutes: October 5th, 2022

b. Finance Report: August 2022

[00:04:51](#) **Motion**: to approve Consent Agenda: Kevin Germain

[00:05:03](#) **Vote: Motion Passed Unanimously**

#### D. Regular Agenda

##### 1. Old Business

a. Executive Report: *Discussion*

[00:05:12](#) Daniel Bierschwale discussed investment options and strategies.

[00:06:54](#) Daniel explained the RFP for the US 191/MT64 feasibility study was recently released. Board members discussed visioning process and public engagement.

[00:08:42](#) Daniel discussed the next phase of tax education will move away from 101 basic building blocks and into more complicated layers of understanding line-item detail including Special Purpose Districts. Ciara Wolfe suggested timing tax education when tax bills are sent out, November and May; board members agreed.

b. Post Office Contract: *Discussion*

[00:12:20](#) Al Malinowski explained Post Office Contract changes, challenges, possible solutions, and discussions happening with the Postal Service.

[00:18:57](#) Ciara Wolfe asked, and AI discussed possible best long-term and short-term solutions and goals.

[00:23:04](#) Kevin Germain asked, and AI shared how the community can get involved and help.

*Letters can be sent to:*

Leslie Johnson-Frick  
United States Postal Service Headquarters  
475 L'Enfant Plaza SW  
Washington, DC 20590

[00:31:24](#) Board members discussed costs, future costs, and funding options for the Post Office.

c. Committee Reports: Action

- 3% Renewal

[00:33:54](#) Daniel Bierschwale and Steve Johnson reviewed Resort Tax terms, renewal, and how it relates to bonding. Kevin Germain discussed strategic investments and capital improvement plans.

[00:39:47](#) Kevin Germain discussed long-term planning, bonding, and funding sources.

[00:44:29](#) **Motion:** I move the committee develop recommendations for sequencing the 3% renewal, bonding, and 1% for Infrastructure votes including collaborating with Gallatin County Zoning to update the CIP plan, and to approve unbudgeted expense for RFP: Grace Young

**Second:** Ciara Wolfe

[00:45:06](#) **Vote: Motion Passed Unanimously**

- Elevate Big Sky

[00:45:23](#) Ciara Wolfe explained and shared updates on the Elevate Big Sky RFP for housing. Board members discussed.

- Joint County

[00:47:35](#) Daniel Bierschwale gave updates related to County Commissioners and Interlocal agreements. Board members discussed topics for Joint County Commission meeting.

- Application Review

[00:48:52](#) Daniel Bierschwale explained recommendations form Application Review Committee including Eligibility Criteria, Meeting Schedule Adjustments, and Expanded Acknowledgments. Board Members discussed applicant expectations and requirements.

[00:54:18](#) Board Members discussed a possible opportunity fund.

[00:55:11](#) **Motion:** to adopt the recommendations as presented from the application review committee with striking the “Sponsoring organizations must not be an HOA/Membership group” bullet under Eligibility Criteria: Kevin Germain

**Second:** Ciara Wolfe

[00:55:35](#) Board Members discussed the importance of clarity and expectations. Board Members agreed with creating an opportunity fund for smaller projects.

[00:57:11](#) **Vote: Motion Passed Unanimously**

2. New Business

a. Contract Amendments: Action

- Good Deeds (Big Sky Community Housing Trust)

[00:57:29](#) David O’Connor with the Big Sky Community Housing Trust gave updates on the Good Deeds deed restriction program.

[00:59:09](#) **Motion:** to adopt the contract amendment for Good Deeds as presented: Kevin Germain

**Second:** Steve Johnson

[00:59:25](#) **Vote: Motion Passed Unanimously**

- BSSHA Operations (Big Sky Skating & Hockey Association)

[00:59:44](#) Ryan Blechta from Big Sky Skating & Hockey Association gave updates on the asset transfer from BSSHA to Big Sky Community Organization.

[01:00:40](#) **Motion:** to adopt the contract amendment for BSSHA Operations as presented: Kevin Germain

**Second:** Ciara Wolfe

[01:00:51](#) **Vote: Motion Passed Unanimously**

- Tuition Assistance Program (Morningstar Learning Center)

[01:01:08](#) Mariel from Morningstar Learning Center gave updates on current staffing and programming, and long-term solutions.

[01:04:29](#) Board members discussed the need to coordinate with all childcare partners in Big Sky, regionally, and statewide.

[01:06:30](#) **Motion:** to accept Morningstar’s request to reallocate the Friday closure funds into the General Operations for Morningstar: Kevin Germain

**Second:** Steve Johnson

[01:08:51](#) **Vote: Motion Passed Unanimously**



b. FY22 Audit: Action

[01:09:08](#) Morgan Scar with Amatics CPA Group gave an overview of the FY22 Audit.

[01:12:08](#) **Motion:** to accept the FY22 District Audit as presented: Ciara Wolfe

**Second:** Kevin Germain

[01:12:50](#) **Vote: Motion Passed Unanimously**

c. Pay Down of BSRAD Debt Service: Action

[01:13:05](#) Daniel Bierschwale explained the benefits of paying down Bonds and mortgage. Board discussed.

[01:16:20](#) **Motion:** to pay off the remaining balances of the bonds and loans as presented

**Second:** Steve Johnson

[01:16:36](#) **Vote: Motion Passed Unanimously**

d. 2023 Business Registration Overview: Discussion

[01:17:23](#) Daniel Bierschwale summarized current Business Registration information and explained the importance of data for the community.

e. Resolution 2022-03R: Repeat Non-Compliant Businesses: Action

[01:18:25](#) Daniel Bierschwale discussed non-compliant businesses and explained tools for non-compliance. Legal has confirmed that the District has the authority to print a list of businesses out of compliance. Board Members discussed concerns and confidentiality.

[01:23:18](#) Ciara Wolfe shared concerns with businesses collecting taxes from guests/customers and those businesses withholding public dollars.

[01:24:29](#) Kim Beatty explained the legal parameters. Board members discussed specific procedures for non-compliance. The procedure will be brought to the January Board meeting.

[01:28:34](#) **Motion:** to adopt Resolution 2022-03R as presented: Steve Johnson

**Second:** Ciara Wolfe

[01:28:48](#) **Vote: Motion Passed Unanimously**

f. Community Week 2023: Action

[01:29:04](#) Daniel Bierschwale discussed feedback from Community Week 2022 and asked the Board if they would like to align Community Week 2023 with the high school homecoming. Board Members discussed.

[01:32:55](#) **Motion:** to conduct Community Week on October 2<sup>nd</sup>: Ciara Wolfe

**Second:** Steve Johnson

[01:33:56](#) Brad Niva was in support of aligning Community Week with Homecoming.

[01:35:18](#) **Vote: Motion Passed Unanimously**

g. Formation of & Participation in Resort Tax Association: Action

[01:35:36](#) **Motion:** move to adopt the articles of incorporation as presented to form and participate in the Montana Resort Tax Association: Kevin Germain

**Second:** Ciara Wolfe

[01:37:06](#) **Vote: Motion Passed Unanimously**

h. Visit Big Sky: Winter Economic Forecast: Discussion

[01:37:21](#) Brad Niva of Big Sky Chamber of Commerce and Visit Big Sky reviewed the Winter Economic Forecast and relevant data.

[01:40:00](#) Steve H. reviewed key data and occupancy data for Winter 2023.

[01:50:54](#) Kevin Germain asked about comparison of residents and visitor spending. Brad and Steve explained and discussed how data can be filtered.

i. Chamber of Commerce: Big Sky Country Health Insurance Program: Discussion

[01:54:32](#) Brad Niva of Big Sky Chamber of Commerce discussed Health Insurance needs and shared relevant data.

[01:56:36](#) Brad Niva explained their Health Insurance program options and guidelines.

[01:59:46](#) Sarah Blechta asked and Brand Niva discussed business interest in this program and flexibility of options.

E. Public Comment

[02:03:49](#) **Motion to Adjourn**

Respectfully Submitted,

***Steven Johnson***

[Steven Johnson \(Feb 10, 2023 12:46 MST\)](#)

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Steve Johnson, Secretary & Treasurer

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