

**BIG SKY RESORT AREA DISTRICT
11 LONE PEAK DRIVE NO. 204
BIG SKY, MONTANA**

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SEPTEMBER 11, 2024, 9:00 A.M.**

MEMBERS:

Kevin Germain	Chair
Grace Young	Secretary and Treasurer (via teleconference)
John Zirkle	Director
Ashley Wilson	Director (via teleconference from 9:03 a.m.)

STAFF:

Daniel Bierschwale	Executive Director
Jackie Haines	Director of Economic and Strategic Development
Kristin Drain	Finance and Compliance Manager
Tammy Estensen	Communications and Community Engagement Manager
Kim Beatty	BSRAD Attorney (via teleconference)

ABSENT:

Sarah Blechta	Vice Chair
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Minutes taken by Bethany Young of Minutes Solutions Inc. from a recording

1. CALL TO ORDER

There being a quorum present, and adequate and proper notice of the meeting having been given, the open meeting was called to order at 9:00 a.m.

2. PUBLIC COMMENT

There were no public comments.

3. CONSENT AGENDA

On a motion made by John Zirkle, seconded by Grace Young, it was resolved to table approval of the July 10, 2024, and August 14, 2024, minutes and the July 2024 financial report pending corrections. Motion carried.

The approval of minutes was tabled until corrections can be made. The approval of the financial report was tabled to obtain clarity on the percentage increase between July collections of 2023 and 2024.

4. REGULAR AGENDA

4.1 Old Business

4.1.1 Bylaw Revision

On a motion made by Ashley Wilson, seconded by Grace Young, it was resolved to accept the updated bylaws as drafted. Motion carried.

Modifications were made to the Board officer position responsibilities, including making the Vice Chair role more meaningful. Changes to term limits were not included in the redlined version of the bylaws. Kim Beatty explained that term limits are an issue of Montana constitutional law that only apply to certain state-wide offices. The Board was advised not to self-limit terms and allow the term limit to be determined by the electorate.

4.1.2 Incorporation Exploration Subcommittee Report

The WGM Group and M2O Group will be hosting the first community meeting on September 24, 2024, at 5:30 p.m. regarding incorporation exploration. Meg O’Leary, Vice President of Stakeholder and Community Engagement at M2O Group, encouraged participation from community partners.

4.1.3 Legislative Action Subcommittee Report

A familiarization tour for legislators was held to highlight the economic impact of the Big Sky Resort District. Jackie Haines presented on the ripple effect. The presentation and the economic impact report are on the Resort Tax website.

4.1.4 Elevate Big Sky Subcommittee Report

As vetting for CIP projects continues, specific education sessions have been hosted through each of the three foundations and Elevate Big Sky.

4.1.5 CIP Subcommittee Report: Phase 2 Questionnaire Overview

High-level summaries of each project considered in Phase 2 of the capital improvement plan were reviewed. Key stakeholders, milestones, responsibility, level of public engagement, and alternatives considered were highlighted. Further detail is included in the supplemental packet and on the Resort Tax website. The Cold Smoke project is expected to construct 264 multi-family apartments and 125 single-family homes. The Big Sky wildlife overpass and bridge retrofit project is focused on the north end of Gallatin Canyon and the Dudley Creek/Jack Smith Bridge area, all within the Resort Tax boundary. The Morningstar campus expansion does not yet have a budget, and the Board will be asking for more information on some survey responses. The Big Sky Community Art Center project was not in the original CIP but is gaining traction. More details will be shared at the October meeting.

The Big Sky community park renovation is comprised of a park renovation, a new park, and future trailheads and wilderness trails. The Board will prepare three questionnaires, one for each segment, to reflect the multiprong nature of the project. The transit bus stop pull-outs and waiting facilities project is not the transit hub included in the original CIP, but a need forecasted within the next three years. The Canyon sewer project was triggered by a vote in 2020 with a \$27 million commitment to a wastewater treatment plant and a \$12 million commitment for a pipeline to the district that was not formed yet. The pipeline cost is now expected to exceed the \$12 million approved requiring the Board to decide whether to request another 1% vote or start over with a new request for the correct funding amount.

Daniel Bierschwale stated that the Big Sky water reuse and disposal project, the MDT project, and the Big Sky Medical Center projects do not have the same detail level as others in the Board packet since they are in active discussion. Discussions are ongoing with Johnny O’Connor, Executive Director of the Big Sky Water and Sewer District, regarding the Big Sky water reuse and disposal project that expands on the original CIP project to improve the reuse pumping station. As the largest zero-discharge community in Montana, alternative methods to dispose of treated effluent and their costs are being developed. This includes the opportunity afforded by receiving the first permit in Montana for snowmaking with treated effluent.

Further details of MDT's 191/64 optimization plan are expected during Community Week. The Big Sky Medical Center plan is being refined with CEO Dr. Bertany. At a meeting on September 9, 2024, the committee learned that a replacement for the former medical center administrator has been found. It was noted that the x-ray machine replacement should not be in the CIP but treated as a normal grant request. Dr. Bertany also articulated the need for workforce housing.

The vetting timeline was reviewed. The Board is preparing specific questions for each project sponsor. Each sponsor will have until October 1, 2024, to respond. The Board will approve the CIP subcommittee's recommendation of projects at the October 9, 2024, meeting with the Joint County Commission. At the January 2025 Board meeting, a resolution will be in place to get the ballot measures to the elections office by February 14, 2025, for inclusion on the May 2025 ballot. The projects must be on the ballot, since costs are expected to exceed the statutory limitation of \$500,000 per project that the Board is allowed to bond without a community vote. The Board encouraged educating the community on the importance of their vote to allocate existing funds for the projects. More information will be provided during Community Week.

David O'Connor from the Big Sky Community Housing Trust highlighted that the resort tax funding mechanism is a great opportunity to fund infrastructure needs through taxes paid primarily by visitors to the community instead of raising personal property taxes of residents.

Whitney Montgomery from the Big Sky Community Organization expressed willingness to communicate the capital improvement plan in the months leading up to the May 2025 vote. He requested clarification on any expected match funding requests required for the CIP projects so that planning can begin to secure outside funding. The Board responded that everyone is encouraged to bring in any possible matching funds.

4.1.6 Grant Subcommittee Report: Budget Cycle Transition

On a motion made by Grace Young, seconded by Ashley Wilson, it was resolved to accept the recommendation of the subcommittee to move the grant application cycle from June to August. Motion carried.

Shifting the grant application and award schedule to the Fall will provide time for the Board to make decisions based on the actual financial amounts for the fiscal year. The Board is aware that this change will affect the grantees' cash flows and propose reimbursing amounts incurred between July 1 and the actual grant allocation date. Contracts going forward would extend for a full year from the date issued instead of a July to June schedule.

Whitney Montgomery mentioned that the Coordinating Council of Big Sky had discussed the change and there was strong support with some neutral opinions.

Brian Hurlbut from the Arts Council of Big Sky expressed support for aligning the grant application cycle with their budget process.

David O'Connor indicated that a calendar-based fiscal year works well for their budget cycle and, after an expected bumpy first year, would be appreciated.

Mariel Butan from the Morningstar Learning Center supported having better financial projections but expressed concerns that the change would complicate their awarding tuition assistance to families if not done prior to school starting in August. The Fall date would impact their determination of monthly assistance each year, not just the first year of the change.

John Zirkle indicated that the Board would need to work individually with partner organizations that had a more complex cash flow and whose funding timelines did not align with the grant application cycle.

4.1.7 Election and Ballot Issues Subcommittee Report

On a motion made by Ashley Wilson, seconded by Grace Young, it was resolved to accept the subcommittee's recommendation. Motion carried.

The Board will issue a public call for interested parties to fill the vacant Board position with a term ending in May 2026. The Board will review the applicants and appoint a new Board member at a public working session to be held on October 1, 2024. The appointee will need to be confirmed by a vote in May 2025. If the electorate does not agree with the Board's appointee, a new member will need to be appointed to fill the term until May 2026. In May 2026, the position will be filled by a contested election with other candidates.

4.2 2024 Community Week Schedule

A full schedule of Community Week events is scheduled for October 7 to 12, 2024. The partnership with Big Sky Chamber has continued to grow.

4.3 Remaining FY25 Meeting Calendar

On a motion made by John Zirkle, seconded by Grace Young, it was resolved to accept the new FY25 meeting calendar and review the FY26 and FY27 calendars. Motion carried.

A Board member requested moving normal business meetings from Wednesdays to Thursdays to accommodate their teaching schedule for FY25. The change will be reviewed on a yearly basis.

4.4 Ashley Wilson Resignation

The Board thanked Ashley Wilson for filling the Board vacancy and wished her well.

5. PUBLIC COMMENT

There were no public comments.

6. NEXT MEETING

The date of the next Board of Directors meeting is October 1, 2024, at 12:00 p.m.

7. ADJOURNMENT

On a motion duly made and carried, it was agreed that there was no further business to transact; the meeting closed at 10:17 a.m.

GUESTS:

Whitney Montgomery	Coordinating Council of Big Sky and CEO, Big Sky Community Organization
Brad Niva	Big Sky Chamber of Commerce and Visit Big Sky
Mariel Butan	Morningstar Learning Center
David O'Connor	Executive Director, Big Sky Community Housing Trust
Brian Hurlbut	Arts Council of Big Sky
Jack Reaney	Explore Big Sky
Dustin Tetrault	Deputy Fire Chief, Big Sky Fire Department
Katie Alvin	Arts Council of Big Sky
Anna Johnson	Lone Mountain Land Company
John Bowersox	Lone Mountain Land Company (via teleconference)
Laurenz Busch	Bozeman Daily Chronicle
Kristin Gardner	CEO, Gallatin River Task Force (via teleconference)
Tallie Lancey	Community Member
Laynee Jones	Community Member
John McGuire	Community Member
Daniel Hayden	Community Member
Emily Eckhoff	Community Member
Meg O'Leary	Community Member
Annie Mitzel	Community Member

DISCLAIMER

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.

Respectfully submitted,

Grace Young

Grace Young (Nov 15, 2024 10:13 MST)

Grace Young, Secretary and Treasurer






2024.09.11 Minutes

Final Audit Report

2024-11-15

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