

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING
APRIL 17, 2025, 9:00 A.M.**

MEMBERS:

Kevin Germain	Chair
Sarah Blechta	Vice Chair
Grace Young	Secretary and Treasurer
John Zirkle	Director
Michelle Kendziorski	Director

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
Jenny Christensen	Deputy Director
Kim Beatty	Legal Counsel

Minutes taken from a recording by Bethany Young of Minutes Solutions Inc.

1. CALL TO ORDER

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

2. PUBLIC COMMENT

David O'Connor, Executive Director of the Big Sky Community Housing Trust, reported that the negotiated price for the Cold Smoke land acquisition is \$39,750,000.

Brad Niva, CEO of the Big Sky Chamber, thanked the BSRAD team for the work they are doing.

3. CONSENT AGENDA

On a motion made by Sarah Blechta, seconded by Michelle Kendziorski, it was resolved to approve the consent agenda as presented. Motion carried.

4. OLD BUSINESS

4.1 Subcommittee Updates

4.1.1 Elections and Ballots

Daniel Bierschwale announced that the ballots will be mailed on April 18, 2025. They can be returned to the Big Sky Water and Sewer District (BSWSD) office starting Monday, April 21, 2025, during normal business hours. On election day, the BSWSD office will be open extended hours from 7:00 a.m. to 8:00 p.m. Appreciation was expressed for those involved in community education and to the community for their attendance and engagement.

4.1.2 Legislative

Jackie Haines reported that Senate Bill 172 (SB172) was signed by the Governor, allowing the 1% infrastructure tax to be used for workforce and community housing. Senate Bill 260 (SB260), to redefine school and hospital district funding boundaries, successfully passed committee and awaits House voting before moving to the Senate and the Governor. Appreciation was expressed for everyone involved, including Wellness in Action, and the community members who provided testimonies in support of the bill.

The floor was opened for public comments and questions.

David O'Connor noted that the passage of SB172 enables the 1% infrastructure tax to be used for a majority of the Cold Smoke land purchase price, separating it from the regular 3% funding for the grant cycle.

4.2 FY26 Microgrant Procedure

On a motion made by Sarah Blechta, seconded by Grace Young, it was resolved to approve the microgrant fund procedure as updated on April 17, 2025. Motion carried.

4.3 Morningstar Learning Center Update

Mariel Butan, Executive Director of the Morningstar Learning Center, provided an update on the strategy of increasing tuition by 15% for the 2024-2025 school year. She reported that HB 456 to provide best beginnings scholarships to childcare workers did not pass committee. Voters were encouraged to contact their state representatives to move the bill directly to the Senate floor for a vote. She noted their continued efforts to secure state funding to continue providing excellent and affordable childcare for the community.

4.4 Employee Handbook

On a motion made by Sarah Blechta, seconded by John Zirkle, it was resolved to approve the employee handbook update as presented. Motion carried.

The annual employee wellness stipend was increased from \$500 to \$1,000.

5. NEW BUSINESS

5.1 FY26 Budget

Daniel Bierschwale presented revenue and expense forecasts for the FY26 and FY27 budgets. Notable expenses include corner property expenses and two years of debt service payments. He indicated the need to increase operating reserves from three months to six months. He also noted that additional allocations to capital reserves may be paused until the debt service is paid off. After the bond vote, the budget numbers will be revised and presented in June 2025. Sarah Blechta mentioned that they are proactively investigating investment in employee housing.

5.2 FY26 Application Dates

On a motion made by John Zirkle, seconded by Grace Young, it was resolved to authorize the grant subcommittee to set FY26 application dates. Motion carried.

Jenny Christensen reported that the application dates need to be set and publicized for the new application timeframe. The new timeframe allows grant allocations to be based on actual

dollar amounts instead of forecasts. It also allows staff to focus on legislation and bond initiatives in the spring.

5.3 Hospital District MOU

The Board tabled the discussion until the completed Hospital District MOU is available.

6. PUBLIC COMMENT

Meg O’Leary reported that the governance study process has been delayed by recent legislative activity, including SB260, that may alter the content of the three scenarios presented in the final report. She thanked the community for their input and engagement, noting that a total of 364 survey responses were received. Dylan Pipinich, land planner with the WGM Group, will report on the governance study progress at the upcoming Joint County Commission meeting.

7. NEXT MEETING

The Joint County Commission meeting will be held on May 14, 2025, at 10:00 a.m.

8. ADJOURNMENT

On a motion duly made and carried, it was agreed that there was no further business to transact; the meeting closed at 9:50 a.m.

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 (Jun 12, 2025 15:47 MDT)

Grace Young, Secretary and Treasurer






2025.04.17 Meeting Minutes

Final Audit Report

2025-06-12

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