

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
JUNE 12, 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 (via teleconference)

Minutes prepared 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 meeting was called to order at 9:00 a.m.

**2. PUBLIC COMMENT**

Jennifer Mohler, Director of Grow Wild, invited the public to a Gallatin River weed pull event on June 14, 2025, from 9:00 a.m. until 11:00 a.m., a Big Sky Community Park weed pull event on June 17, 2025, from 5:00 p.m. until 6:30 p.m., and events held July 8, 2025, through July 12, 2025, to celebrate the Third Annual Big Sky Wildflower Festival. More information and registration information can be found on the [www.growwildmt.org](http://www.growwildmt.org) website.

**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.**

Grace Young reported that the March 2025 collections reached \$4 million for the first time, an increase of 11%. April 2025 collections had a 14% increase. Operating expenses for FY25 are expected to be over budget due to legislative efforts, legal fees, and voter education events.

**4. OLD BUSINESS**

**4.1 FY26 Budget**

**On a motion made by Sarah Blechta, seconded by John Zirkle, it was resolved to approve the FY26 budget as presented, with adjustments made to FY27 and FY28 projections to reflect a 5% revenue growth rate. Motion carried.**

The Board noted changes made to the draft budget since the April 17, 2025, meeting. The capital expenditures line item for employee housing was increased from \$650,000 to \$850,000. John Zirkle clarified the debt service line item, explaining that FY26 **includes the second** corner parcel payment and only half of the projected yearly bond payment, since it is not expected to go through until January 2026. The FY27 debt service amount includes the final corner parcel payment and the full yearly bond payment. The FY28 amount is only the yearly bond payment. The FY26 budget being approved begins July 1, 2025. The FY27 and FY28 figures are only projections. The Board discussed the 10% revenue projections and requested that the projections be reduced to 5% for subsequent years. They also advised that all projected expenses should include a 3% growth rate increase. The budgeted investments did not increase due to expected large cash payments anticipated over the next several years.

#### **4.2 HRDC Update**

Steven Klein, HRDC Board member and HRDC governance committee member, thanked BSRAD for their support and partnership.

Heather Grenier, CEO of HRDC, stated that the HRDC is celebrating 50 years of providing services to the region. She presented a high-level overview of HRDC services and discussed their intentions to continue focusing on housing, transportation, early childhood education, renewable energy, and their campus as they plan for the next 50 years of service. She noted that demand for services has increased by 20% over the last three years. HRDC is addressing the increase in homelessness by working on transitional housing needs and emergency shelters.

Sarah Gaither, Operations Manager of the Big Sky Foodbank, provided information on the community served by the foodbank, the Big Sky customers using HRDC services, and an update on summer plans that include a cooler at the farmers market for fresh produce, a community garden plot, and the Food It Forward program collecting unused food from vacation rentals.

The Board expressed their gratitude and encouraged the participation of HRDC and the Foodbank in the creation of the wellness district.

#### **4.3 FY25 Contract Extensions as Transition Funding**

**On a motion made by Sarah Blechta, seconded by Grace Young, it was resolved to approve contract extensions for the community housing and preservation, Big Sky Community Library operations, Affordable Counseling for Improved Mental Health, and Big Sky Animal Shelter projects. Motion carried.**

Daniel Bierschwale explained that the grant funding cycle is shifting from spring to the fall when the actual amount of funds available is known versus projections made for the spring grant cycle. The grant subcommittee met with grant recipients to understand the implications for their organizations of transitioning grant awards from June to October. Four projects requested extensions. Two other requests for the Big Sky Community Organization (BSCO) and Visit Big Sky extensions will be discussed separately by the Board. The grant subcommittee is also discussing how to handle construction contracts for projects that cannot be completed within one year. Organizations not requesting extensions will be allowed to submit reimbursements for the period from July 15, 2025, until new funds are granted in late October 2025.

#### **4.4 Employee Housing Offer**

**On a motion made by Michelle Kendziorski, seconded by John Zirkle, it was resolved to give full authorization to the Properties and Facilities subcommittee to enter into a binding purchase-sale agreement. Motion carried.**

The Board discussed the purchase of a three-bedroom condominium within walking distance of the BSRAD offices. It is under contract with a July 2, 2025, closing date with contingencies for inspection, appraisal, and financing. The Board discussed Cold Smoke housing and the corner parcel as long-term options for employee housing needs, but acknowledged that an option was required to address immediate needs.

The floor was opened for public comment.

Tallie Lancey supported the idea of purchasing property for employee housing but expressed concern about the purchase of the particular unit selected. She offered to assist in evaluating properties and suggested that the subcommittee consider properties not yet on the market.

#### **5. NEW BUSINESS**

##### **5.1 Bond Next Steps**

**On a motion made by Grace Young, seconded by Sarah Blechta, it was resolved that John Zirkle will join the finance bonding subcommittee with Grace Young. Motion carried.**

##### **5.2 Microgrant – Mountain to Meadow Green Trail**

**On a motion made by Grace Young, seconded by Michelle Kendziorski, it was resolved to approve the microgrant request by the Southwest Montana Mountain Bike Association (SWMMA) for \$25,000 to support construction of a 3.5-mile trail. Motion carried.**

Hannah Waterbury, Board Member of SWMMA, explained that the microgrant will provide a matching grant to add to the 50% funding already secured to build the multiuse two-way family-friendly trail. The funding will allow completion of this safer trail paralleling the current M2M trail by the end of August 2025.

The floor was opened for public comment.

**Jonathan Gans** stated that it was a great project, and he could not wait to use the trail.

**Madeleine Feher**, CEO of BSCO, supported the family-friendly flow trail as a wonderful addition. She appreciated the workforce behind the project.

##### **5.3 Microgrant – Big Sky Center for the Arts Event Infrastructure**

**On a motion made by John Zirkle, seconded by Grace Young, it was resolved to approve the microgrant request by the Arts Council of Big Sky for \$10,000 to purchase infrastructure and equipment to support events at the Big Sky Center for the Arts. Motion carried.**

Brian Hurlbut, Executive Director of the Big Sky Arts Council, explained that the funding would allow the purchase of tables, chairs, and other equipment to alleviate the expense of renting equipment in order to hold events at the Center for the Arts.

The floor was opened for public comment.

**Hannah Waterbury**, Executive Director of Spanish Peaks Community Foundation, shared that the organization will be hosting a fundraising event at the Center for the Arts. She indicated that the microgrant allows them to reduce their costs by not having to rent equipment, leveraging the money raised back into the community.

**Brad Niva**, CEO of the Big Sky Chamber of Commerce, stated there is a deficiency of public meeting space in the community, noting they had to cancel an event due to lack of space. He supported the small microgrant request that will help fill a bigger need.

#### **5.4 FY26 Meeting Calendar**

**On a motion made by Sarah Blechta, seconded by Michelle Kendziorski, it was resolved to approve the amended FY26 meeting dates. Motion carried.**

The meeting scheduled for January 14, 2026, will now be held on January 7, 2026.

#### **5.5 BSCO Park Renovation Contract Amendment**

**On a motion made by Sarah Blechta, seconded by Grace Young, it was resolved to approve the Big Sky Community Park renovation contract extension and amendment. Motion carried.**

Madeleine Feher explained that the contract extension would allow renovations to begin in the summer of 2025 before bond funding is made available in the fall.

#### **6. PUBLIC COMMENT**

**Meg O’Leary**, Community Outreach Leader for the Big Sky Governance Study, announced that the third public meeting will be held on July 22, 2025, at 5:30 p.m. The WGM Group will present the three scenarios developed from public engagement and community outreach, provide explanation of the tax bill implications for each scenario, and request community feedback. The community survey results will be presented and added to the governance study website.

#### **7. NEXT MEETING**

The date of the next Board of Directors meeting is July 9, 2025.

#### **8. ADJOURNMENT**

**On a motion duly made and carried, it was agreed that there was no further business to transact; the meeting closed at 10:15 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 (Jul 10, 2025 09:31 MDT)

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Grace Young, Secretary and Treasurer






# 2025.06.12 Minutes

Final Audit Report

2025-07-10

Created:	2025-07-10
By:	Jenny Muscat (jenny@resorttax.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAACGHjxh70KMOKyUe8XeuD1ZOUx2jTE0Hy

## "2025.06.12 Minutes" History

-  Document created by Jenny Muscat (jenny@resorttax.org)  
2025-07-10 - 3:12:27 PM GMT
-  Document emailed to Grace Young (grace@resorttax.org) for signature  
2025-07-10 - 3:12:30 PM GMT
-  Email viewed by Grace Young (grace@resorttax.org)  
2025-07-10 - 3:30:51 PM GMT
-  Document e-signed by Grace Young (grace@resorttax.org)  
Signature Date: 2025-07-10 - 3:31:17 PM GMT - Time Source: server
-  Agreement completed.  
2025-07-10 - 3:31:17 PM GMT