

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING
AUGUST 13, 2025, 8:00 A.M.**

MEMBERS:

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| Sarah Blechta | Chair |
| John Zirkle | Vice Chair |
| Michelle Kendziorski | Director |
| Kevin Germain | Director |

STAFF:

| | |
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| Daniel Bierschwale | Executive Director |
| Jackie Haines | Director of Economic and Strategic Development |
| Kristin Drain | Finance and Compliance Director |
| Tammy Estensen | Communications and Community Engagement Director |
| Jenny Christensen | Deputy Director |
| Kim Beatty | Legal Counsel |
| Bridget Ekstrom | Public Finance Banker, D. A. Davidson (via teleconference) |
| Courtney Ellis | Bond Counsel, Dorsey and Whitney (via teleconference) |

ABSENT:

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| Grace Young | Secretary and Treasurer |
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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 8:00 a.m.

2. PUBLIC COMMENT

Mariel Butan, Co-chair, Coordinating Council of Big Sky (CCBS), reported that the group is gathering information on federal funding impacts on the community, planning the Pizza with a Purpose event to be held during Community Week, and coordinating a youth-led community forum to uplift the voices of the Big Sky's youth. A forum planning workshop will be held on August 18, 2025. Members of CCBS and the community will meet with students interested in facilitating that forum.

3. CONSENT AGENDA

On a motion made by Kevin Germain, 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 Wellness District

Kim Beatty explained that SB260 allows redrawing district lines to withdraw from the Madison Valley Hospital District (MVHD) and form separate wellness districts in Gallatin and Madison counties. Once the two districts are set up and approved, they will be able to work together to ensure that the health and wellness issues in Big Sky are addressed and funded. She outlined the next steps and processes for both Gallatin County and Madison County.

The floor was opened for public comment.

Marief Butan requested verification that renters are not allowed to sign the Gallatin County petition.

Sarah Blechta explained that only property owners can sign the petition, but if the issue goes to vote, any registered voter in the Wellness District area will be allowed to vote on the matter.

John Zirkle asked if the two new Wellness Districts could join in the future.

Kim Beatty indicated that the two districts could merge. There is a legal and annexation process required to blend them that was too complex to accomplish at this time. In the future it can be determined if the two separate districts are working or if it would be best to merge them.

4.1.2 FY26 Subcommittee Restructuring

BSRAD staff are developing new ideas and slight changes to bring clarity to the subcommittee structure. They intend to present their proposal at the September 2025 Board meeting.

4.1.3 Property and Facilities

Daniel Bierschwale reported that BSRAD will be closing on the purchase of an employee housing unit on August 13, 2025. The appraisal was \$655,000, and the purchase price was \$620,000.

4.2 Resolution 2025-05R Cold Smoke Bond Resolution

On a motion made by Kevin Germain, seconded by Michelle Kendziorski, it was resolved to approve Resolution 2025-05R Cold Smoke bond. Motion carried.

Courtney Ellis explained the purpose of the resolution and the steps going forward.

4.3 Resolution 2025-06R Community Park Bond

On a motion made by John Zirkle, seconded by Michelle Kendziorski, it was resolved to approve Resolution 2025-06R Community Park bond. Motion carried.

Bridget Ekstrom outlined the process to obtain bonds for the community park project. The BSCO is anticipating having cash in hand in October 2025.

5. NEW BUSINESS

5.1 FY26-28 Strategic Plan

On a motion made by Michelle Kendziorski, seconded by Kevin Germain, it was resolved to approve the updated strategic pillars. Motion carried.

Daniel Bierschwale reviewed the five strategic pillars that represent the work being done by BSRAD. The high-level overview will guide the development of the detailed strategic plan.

Kevin Germain highlighted the second pillar regarding stewardship of taxes paid. Sarah Blechta encouraged attendance at the August 19, 2025, Chamber of Commerce meeting with Department of Revenue Director Brendan Beatty. The purpose of the session is to discuss the complicated property tax process and help residents understand the appraisal process and legislation ahead of the August 25, 2025, appeal deadline.

5.2 Microgrant: Task Force 151 Wellness and Impact in Big Sky

On a motion made by Kevin Germain, seconded by John Zirkle, it was resolved to deny the microgrant application from Big Sky Bravery as currently presented. Motion carried.

Crystal Kramer, Director of Development, Big Sky Bravery, presented the microgrant request for reimbursement of costs associated with a Task Force program held the week of July 6, 2025, for four Special Operations Forces members from across the country. She highlighted that the funds would be reinvested in the local economy.

The floor was opened for public comment.

Holly Coltea encouraged the Board to reconsider its decision. She stated that previous participants in the Task Force program revisit Big Sky. The programming plants seeds for veterans who then consider Big Sky as a lifelong oasis.

5.3 Microgrant: Active Transportation Plan

On a motion made by Kevin Germain, seconded by Michelle Kendziorski, it was resolved to approve the microgrant application from the Big Sky Transportation District in the amount of \$24,650, contingent upon receipt of matching funds, towards the development of an Active Transportation Plan for the Big Sky community. Motion carried.

Bayard Dominick, Big Sky Transportation District (BSTD) Board Member and Chair of the Active Transportation Planning Committee, provided background on the project. He stated that their request's purpose is to obtain local matching funds to support grant applications. John Zirkle noted that the amount needed from BSRAD may be less depending on which grants are awarded.

The floor was opened for public comment.

Holly Coltea, Executive Director, Big Sky Owners Association (BSOA), reported that their 2,400-member survey results indicated that transportation was a top concern in the area. She expressed full support for the development of the active transportation plan and was excited to partner with BSTD.

Laynee Jones supported the active transportation plan as a great step forward for the community. She reported her previous positive experience with Alta.

5.4 **SB260 Implementation Subcommittee Assignment**

On a motion made by Kevin Germain, seconded by John Zirkle, it was resolved to expand the scope of the SB260 subcommittee to include the School District, and to change the subcommittee members to Michelle Kendziorski and Grace Young. Motion carried.

Daniel Bierschwale explained the need for designated Board members to collaborate with the school district as they navigate the complexities of implementing SB260. Sarah Blechta indicated that a member change was needed because her term ends in May 2026 and it would be difficult for a new committee member to immediately begin making subcommittee decisions. She indicated she would stay involved with the Wellness District, but in a different role.

6. **PUBLIC COMMENT**

Holly Coltea invited attendees to an informal session on August 29, 2025, from 5:15 p.m. to 6:00 p.m. following the BSOA annual meeting to meet with the Department of Revenue Director Brendan Beatty and Property Assessment Division Administrator Paula Gilbert.

7. **NEXT MEETING**

The date of the next Board meeting is September 10, 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 8:52 a.m.

9. **FY26 IMPACT AREA WORK SESSION**

9.1 **Public Comment**

There was no public comment.

9.2 **Work Session**

The Board discussed the FY26 impact area budgets in a work session following the Board meeting. The proposed budget allocations from the July 9, 2025, working session were adjusted after reviewing updated information and board discussion.

9.3 **Resolution 2025-04R FY26 Impact Area Budget**

On a motion made by John Zirkle, seconded by Kevin Germain, it was resolved to approve Resolution 2025-04R FY26 Impact Area Budget. Motion carried.

The Board agreed that the FY26 budget was influenced by specific anticipated needs and does not reflect the percentages historically allotted to each impact area. It was suggested that future planning involve a multiyear forecast.

9.4 **Public Comment**

Mariei Butan, Executive Director, Morningstar Learning Center, thanked the Board for their thoughtfulness and intentionality put into the impact area budget process.

Tim Drain, Big Sky Chamber of Commerce, thanked the Board for recognizing the Economic Development needs in Big Sky and forecasting for potential increased funding needs.

David O'Connor, Executive Director, Big Sky Community Housing Trust, noted that a substantial amount of communication occurred between grant applicants and the Board leading up to the finalization of the Impact Area Budget. He thanked the Board for considering the input they received in the process.

John Zirkle highlighted the successful efforts to pass HP162 which allowed housing funding to be part of the infrastructure portion of resort tax. That allowed for a productive working session with at least \$2 million more to allocate to the impact areas than if the legislation had not passed.

Sarah Blechta reminded potential grant applicants to review the Impact Area budgeted amounts and utilize the BSRAD staff as a resource in their application process.

9.5 **Adjournment**

On a motion duly made and carried, it was agreed that there was no further business to transact; the work session closed at 9:53 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 D. Young

Grace D. Young (Sep 10, 2025 11:49:47 MDT)

Grace Young, Secretary and Treasurer







2025.08.13 Minutes

Final Audit Report

2025-09-10

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