

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
SEPTEMBER 10, 2025, 9:00 A.M.**

**MEMBERS:**

Sarah Blechta	Chair
Grace Young	Secretary and Treasurer
Michelle Kendziorski	Director

**STAFF:**

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 (via teleconference)
Bridget Ekstrom	Public Finance Banker, D. A. Davidson (via teleconference)
Courtney Ellis	Bond Counsel, Dorsey and Whitney (via teleconference)

**ABSENT:**

John Zirkle	Vice Chair
Kevin Germain	Director

Minutes prepared by Larissa Cherry 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**

**Mariel Butan**, Co-chair, Coordinating Council of Big Sky (CCBS), provided an update that the Pizza with a Purpose event will be held during Community Week, on October 9, 2025. The focus will be on the Wellness District.

**3. CONSENT AGENDA**

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

Grace Young provided a brief finance update. The fiscal year 2025 audit has commenced, and the results will be presented in November, 2025. The operating account and investment account are doing well. She requested the Board's opinion and approval on consolidating finances with DA Davidson, with whom there is an existing, positive relationship. The Board agreed to consolidate and will put an item on the agenda to this effect for a motion at the next meeting.

## **4. OLD BUSINESS**

### **4.1 Subcommittee Updates**

#### **4.1.1 Grants**

Jenny Christensen reported that 29 project applications were received, for a total of just over \$6.3 million in requests. Board review has commenced, and the projects will be added as agenda items to Board meetings held in October 2025.

Daniel Bierschwale reported that two requests for grant increases could not be accepted because the requests came in after the acceptance period was closed.

#### **4.1.2 Incorporation Exploration**

The project team is working on the draft report, the subcommittee will meet next month, and the final report will be presented on November 18, 2025, at The Wilson Hotel.

#### **4.1.3 Legislative**

Jackie Haines reported that on September 14 and 15, 2025, Big Sky will host legislators. The goal is to build relationships with the legislators and familiarize them with Big Sky's projects and values. Preparations for the upcoming year are ongoing, including involvement in the statewide sales tax conversations, which could have an impact on communities with resort tax.

#### **4.1.4 SB260 Implementation**

The team is focused on getting petition signatures from Gallatin County residents, with a goal to receive 400 signatures, which is 20% more than required and has received 133 signatures so far. There is a need for Community Members interested in running for both boards (Gallatin and Madison counties)

Madison County partners agreed to work toward an agreement with County Commissioners. County Commissioners will meet in the afternoon of September 10, 2025, to discuss this.

Grace and Michelle have been appointed to serve on the SB260 committee, and Danny and Jenny are supporting the School District's efforts. The first meeting of the joint committee is set for September 11, 2025.

### **4.2 Subcommittee Assignments**

**On a motion made by Michelle Kendziorski, and seconded by Grace Young, it was resolved to approve BSRAD Subcommittee (Option 1), as presented. Motion carried.**

**On a motion made by Michelle Kendziorski, seconded by Grace Young, it was resolved to approve staff recommendations for subcommittee members. Motion carried.**

Daniel Bierschwale explained that there are 11 subcommittees and a proposal to organize and consolidate the structure of the committees. There are two options for reorganization of the subcommittees. The first option is to consolidate the existing subcommittees.

The subcommittees will be consolidated as follows and run by the Board Members as listed below:

- Community Investments – John Zirkle and Michelle Kendziorski
- Elections & Community Engagement – Sarah Blechta and Michelle Kendziorski
- Finance & Operations – Grace Young and John Zirkle
- Government Relations – John Zirkle and Kevin Germain
- Properties & Facilities – Sarah Blechta and Grace Young
- Incorporation Exploration – Sarah Blechta
- SB 260 Implementation – Michelle Kendziorski and Grace Young

#### **4.3 BSCO Community Park Renovation Bond Grant Agreement**

**On a motion made by Grace Young, seconded by Michelle Kendziorski, it was resolved to approve the Grant Agreement with the BSCO, substantiating the form provided to the Board with such changes as may be approved by the finance and operations subcommittee and to authorize and direct the Executive Director to execute the agreement, once finalized. Motion carried.**

Daniel Bierschwale and Courtney Ellis gave a brief summary of the draft Community Park Renovation Bond Grant Agreement. After discussion with the BSCO, they adjusted the agreement as follows:

- Section 3 – The language was changed to identify types of appropriate expenses.
- Section 4C – The phrase "sole discretion" was changed to "reasonable discretion".
- Section 17 – An affirmative obligation of the District was added, to use commercially reasonable efforts to sell and issue the bonds by October, 2025. In addition, "in good faith" was added to the end of the phrase "the District and the Contractor will meet..."

#### **4.4 Bylaw Revision Draft:**

Daniel Bierschwale outlined the changes made to the draft bylaws. The Board did not have any comments. This item will be made into an action item for the November meeting.

#### **4.5 Lone Peak Film Festival Contract Amendment**

**On a motion made by Michelle Kendziorski, seconded by Grace Young, it was resolved to approve the amendment to the Lone Peak Film Festival Contract, as presented. Motion carried.**

### **5. NEW BUSINESS**

#### **5.1 Ordinance 98-01 Amendment First Reading**

**On a motion made by Grace Young, seconded by Michelle Kendziorski, it was resolved to approve the first reading of the amendment made to Ordinance 98-01. Motion carried.**

#### **5.2 Ordinance 2008-01 Amendment First Reading**

**On a motion made by Michelle Kendziorski, seconded by Grace Young, it was resolved to approve the first reading of the amendment made to Ordinance 2008-01. Motion carried.**

#### **5.3 Microgrant-Support of a Tourism Improvement District**

**On a motion made by Grace Young, seconded by Michelle Kendziorski, it was resolved to approve the financial support of the Tourism Improvement District for Big Sky in the amount of \$25,000, and that the grant will be reimbursed within 12 months of the formation of the District. Motion carried.**

**Brad Niva** briefly outlined the project, which involves a request to cover legal funds to establish two Tourism Improvement Districts. The aim is to have the Districts up and running by the summer of 2026.

**5.4 Community Week 2025 Schedule**

Jenny Christensen gave an overview of the events taking place during Community Week, October 6-10.

**6. PUBLIC COMMENT**

There was no public comment.

**7. NEXT MEETING**

The date of the next Board meeting is to be decided.

**8. ADJOURNMENT**

**On a motion duly made and carried, it was agreed that there was no further business to transact; the meeting closed at 10:00 a.m.**

**DISCLAIMER**

The above document 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 (Nov 17, 2025 11:30:08 MST)

---

Grace Young, Secretary and Treasurer







# 2025.09.10 Minutes

Final Audit Report

2025-11-17

Created:	2025-11-17
By:	Jenny Muscat (jenny@resorttax.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAovbYkocKlocxUnjbL3x96j3JeuoyK1LE

## "2025.09.10 Minutes" History

-  Document created by Jenny Muscat (jenny@resorttax.org)  
2025-11-17 - 4:45:45 PM GMT
-  Document emailed to Grace Young (grace@resorttax.org) for signature  
2025-11-17 - 4:45:49 PM GMT
-  Email viewed by Grace Young (grace@resorttax.org)  
2025-11-17 - 6:29:24 PM GMT
-  Signer Grace Young (grace@resorttax.org) entered name at signing as Grace D. Young  
2025-11-17 - 6:30:06 PM GMT
-  Document e-signed by Grace D. Young (grace@resorttax.org)  
Signature Date: 2025-11-17 - 6:30:08 PM GMT - Time Source: server
-  Agreement completed.  
2025-11-17 - 6:30:08 PM GMT