

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING
NOVEMBER 13, 2025, 8:45 A.M.**

MEMBERS:

Sarah Blechta	Chair
John Zirkle	Vice Chair
Grace Young	Secretary and Treasurer
Michelle Kendziorski	Director
Kevin Germain	Director (until 10:25 a.m.)

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
Courtney Ellis	Bond Counsel, Dorsey and Whitney (via teleconference)
Morgan Scarr	Auditor, Amatics CPA Group (via teleconference)

Minutes prepared by Bethany Young of Minutes Solutions Inc. from a partial 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 8:45 a.m.

2. PUBLIC COMMENT

Kathryn Barker with the US Forest Service made a public comment about the Greater Yellowstone Conservation and Recreation Act.

Marief Butan with the Coordinating Council of Big Sky made a public comment about upcoming events.

3. CONSENT AGENDA

On a motion made by Kevin Germain, seconded by John Zirkle, it was resolved to approve the consent agenda, as presented. Motion carried.

4. OLD BUSINESS

4.1 Wellness District Update

Jackie Haines gave an update on the status of both the Gallatin and Madison County Wellness Districts' formation.

4.2 Ordinance 98-01 Amendment Second Reading

On a motion made by Kevin Germain, seconded by Grace Young, it was resolved to approve the second reading of Ordinance 98-01 as amended. Motion carried.

4.3 Ordinance 2008-01 Amendment Second Reading

On a motion made by Grace Young, seconded by Kevin Germain, it was resolved to approve the second reading of Ordinance 2008-01 as amended. Motion carried.

4.4 Resolution 2025-08R-FY26 Awards

On a duly made motion, it was resolved to approve Resolution 2025-08 R as presented. Motion carried.

5. NEW BUSINESS

5.1 FY25 Audit

On a motion made by Kevin Germain, seconded by Michelle Kendziorksi, it was resolved to approve the FY25 as presented. Motion carried.

Morgan Scarr of Amatics CPA Group gave a brief overview of the clean FY25 audit.

5.2 Resolution 2025-09R-Authorizing Interfund Transfer

On a motion duly made by John Zirkle, seconded by Kevin Germain, it was resolved to approve Resolution 2025-09R authorizing interfund transfer. Motion carried.

5.3 BSCHT Cold Smoke Bond Grant Agreement*

On a motion made by John Zirkle, seconded by Grace Young, it was resolved to approve the grant agreement with the Big Sky Community Housing Trust substantially in the form presented to the Board and to authorize and direct the Executive Director to finalize and execute the grant agreement. Motion carried.

Daniel Bierschwale explained the resolution outlays the disbursement of funds for bond proceeds. It also provides a drawdown schedule on the \$15 million for infrastructure that was developed to best meet the needs of all parties.

The floor was opened for public comment.

David O'Connor, Executive Director of the Big Sky Community Housing Trust (BSCHT), reported that the BSCHT passed a similar resolution at their November 12, 2025, Board meeting. They are approving any documents they physically have and have empowered the Executive Director to sign additional documents as they arrive. BSCHT is confident they will meet the deadline.

**Recording begins here*

5.4 Resolution 2025-10R-Cold Smoke Critical Water Infrastructure Funding

On a motion made by Grace Young, seconded by Kevin Germain, it was resolved to approve Resolution 2025-10R for the Cold Smoke critical water infrastructure funding. Motion carried.

John Zirkle explained that the original Cold Smoke bond funding resolution needed to be amended to reflect rising infrastructure costs. The actual land purchase was less than the expected \$45 million, and the actual infrastructure estimates and unexpected additional costs

have totaled more than the anticipated \$15 million. This resolution increases the infrastructure funding from \$15 million to \$17.75 million for a total project investment of just under \$58 million.

David O'Connor stated that the developer is absorbing cost overruns for labor and materials as agreed upon. However, a contingency of the land purchase included an annexation with the water and sewer district. The nature of the land and district requires that a water storage tank and accompanying infrastructure be sited on the single-family portion of the Cold Smoke project.

Johnny O'Connor, Executive Director of the Big Sky Water and Sewer District (BSWSD), responded to a Board question on the responsibility of maintaining the water tank.

5.5 BSWSD Planning Overview

Brian Wheeler, BSWSD Board President, and **Al Malinsowski**, BSWSD Board Vice President, discussed the interdependencies and collaboration required for BSWSD projects, including the Canyon interconnection project and the Phase II WRRF expansion. The BSWSD representatives requested the establishment of a joint financial planning committee to facilitate ongoing communication and collaboration as they plan for critical water, sewer, and reuse services

The Board agreed that a subcommittee could be created under their Government Relations Committee and should include other water and sewer districts. They encouraged BSWSD to seek additional funding sources beyond BSRAD since not all Big Sky tax collectors are within the BSWSD.

The floor was opened for public comment.

Becky Brockie, Firelight Meadows County Water and Sewer District, stated that the FMCWSD would welcome any participation in future conversations, when appropriate.

5.6 MDT Winter Road Maintenance Plan

Josh Ritchie, Bozeman Maintenance Chief for the Montana Department of Transportation, shared that the division has increased staffing in the Gallatin Gateway in the last four months. Training has been provided, and more projects are being completed.

5.7 VBS Seasonal Outlook

Kristin Drain gave a report on Q1 FY26 collections and the changes year-over-year. The resort tax collections by sector were reviewed. Daniel Bierschwale noted that obtaining a more itemized remittance from the tax collectors to improve data reporting. BSRAD is currently in the business renewal period with a deadline of December 31, 2025. Over 300 businesses have already renewed.

The Board requested that future reports include a YTD collections comparison and that a short-term rental data benchmark be established.

Brad Niva, CEO of Visit Big Sky (VBS), presented occupancy and visitor spending data. VBS will be conducting its resident sentiment survey on tourism in Big Sky in 2026 and is interested in seeing any changes from the 2023 survey.

5.8 Microgrant – Updated Big Sky Childcare Report

Michelle Kendziorski made a motion, seconded by **Sarah Blechta**, to fund the updated Big Sky childcare report in the full amount of \$19,700. Motion failed.

On a motion made by Michelle Kendziorski, seconded by Sarah Blechta, it was resolved to fund an updated Big Sky childcare report, with an expanded scope to include the cost of childcare in the entire southwest Montana region, in the amount of \$10,000, matching the contribution from the Spanish Peaks Community Foundation. Motion carried.

Wylie Phillips, Executive Director of the Northern Rocky Mountain Economic Development District (NRMEDD), responded to the Board's question regarding the initiators of the report request.

The Board discussed the need for a regional survey to identify the cost of childcare in a variety of settings in communities across Southwest Montana.

The floor was opened for public comment.

Hannah Waterbury, Executive Director of the Spanish Peaks Community Foundation, stated the foundation has also supported this request and stated the value of NRMEDD's partnership on this project.

Matt Dodd encouraged the Board to be mindful of the limited funds available and to invest in projects that would benefit children now.

5.9 Microgrant – MT64 Youth Hockey Program Funding

Grace Young made a motion, seconded by Michelle Kendziorski, to fund the MT64 youth hockey program microgrant in the full amount of \$17,340. Motion failed.

On a motion made by John Zirkle, seconded by Michelle Kendziorski, it was resolved to fund the MT64 youth hockey program microgrant in the amount of \$8,340. Motion carried.

Matt Dodd, responded to the Board's question regarding plans to sustain the low-cost program and gave an overview of the history of the program,.

John McGuire, BSCO Board Chair, supported MT64 Hockey for what they are doing for Big Sky's youth hockey.

5.10 Microgrant – Sustainable Access to Beehive Basin

On a motion made by Michelle Kendziorski, seconded by Grace Young, it was resolved to fund the sustainable access to Beehive Basin microgrant in the full amount of \$25,000. Motion carried.

The Board supports finding a solution and emphasized the need to work with partners. and the community to determine a way for the visitors and locals using trails to contribute.

5.11 Microgrant - Navigator Network

On a motion made by John Zirkle, seconded by Sarah Blechta, it was resolved to fund the Navigator Network microgrant in the amount of \$11,637. Motion carried.

Shannon Steele, Be Well Big Sky, provided the Board with clarification that the requested funds would support the tending and building of the Navigator Network through expanded training and outreach.

The Board recommended that Be Well Big Sky clarify the work being done during the pilot phase with corporate partners and specify the benefits to both parties.

5.12 Microgrant – MDT Housing Support

On a motion made by John Zirkle, seconded by Grace Young, it was resolved to fund the MDT housing support microgrant in the full amount of \$15,750. Motion carried.

The Board appreciated the considerable matching funds and the creative housing solution for a Big Sky-based MDT plow and maintenance employee.

5.13 FY26 Budget Amendment – Microgrant

On a motion made by Michelle Kendziorski, seconded by John Zirkle, it was resolved to approve the addition of \$25,000 to the microgrant fund to cover allocations made at the November 13, 2025, Board meeting, and to close microgrant applications for the remainder of FY26. Motion carried.

The Community Investment Subcommittee will work on improvements to the microgrant process and procedure for the next fiscal year and will take board and public feedback into consideration.

The floor was opened for public comment.

Maribel Butan shared support for the microgrant program and the nature of it being open year-round.

Shannon Steele, Be Well Big Sky, shared support of the microgrant program.

6. PUBLIC COMMENT

Meg O’Leary, Big Sky Governance Study Team, announced the final Big Sky governance study meeting would be held at the Wilson Hotel on November 17, 2025, at 5:30 p.m.

7. NEXT MEETING

The date of the next Board of Directors meeting is January 7, 2026, at 9:00 a.m.

8. ADJOURNMENT

On a motion duly made and carried, it was agreed that there was no further business to transact.

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 (Dec. 18, 2025 08:07:10 MST)

Grace Young, Secretary and Treasurer







2025.11.13 Minutes

Final Audit Report

2025-12-18

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