



Big Sky Resort Area District

11 Lone Peak Drive #204

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Board Meeting Agenda

January 7, 2026 | 9:00 am

January's Board meeting will be held on Wednesday, January 7, at 9:00 am at the Resort Tax office (11 Lone Peak Drive, Suite #204) and through Zoom.

Join this meeting here: us02web.zoom.us/j/87431282400

I. Open Meeting

- | | |
|---|------------|
| A. Roll Call | — 9:00 am |
| B. Public Comment | |
| C. Consent Agenda: <i>Action</i> | — 9:15 am |
| 1. <u>Approval of Minutes</u> : December 17, 2025 | |
| D. Regular Agenda | |
| 1. Old Business | |
| a. <u>Subcommittee Updates</u> : Discussion | — 9:20 am |
| • <u>SB260/Wellness District</u> | |
| • <u>Community Investments</u> | |
| • <u>Elections & Community Engagement</u> | |
| b. <u>Big Sky Governance Report</u> : <i>Discussion</i> | — 9:35 am |
| c. <u>Cold Smoke Bond Closure</u> : <i>Discussion</i> | — 9:45 am |
| 2. New Business | |
| a. <u>Resolution 2026-01 Director Elections</u> : <i>Action</i> | — 9:55 am |
| E. Public Comment | — 10:00 am |

Please note that all listed times are estimates. We encourage participants to attend for the entire duration of the meeting.

BSRAD BOARD & STAFF: Sarah Blechta | Kevin Germain | Michelle Kendziorski | Grace Young | John Zirkle | Daniel Bierschwale | Jenny Christensen | Kristin Drain | Tammy Estensen | Jackie Haines

All Board Meetings are recorded. Please visit resorttax.org for more information. Materials for this meeting, once available, can be found under "Upcoming Events" on the District website.

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

**MINUTES OF THE BOARD OF DIRECTORS VIRTUAL MEETING
DECEMBER 17, 2025, 8:30 A.M.**

MEMBERS:

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

STAFF:

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

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 8:30 a.m.

2. PUBLIC COMMENT

None shared

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. REGULAR AGENDA

4.1 Resolution 2025-11R Cold Smoke Bond

Bridget Ekstrom gave an overview of the process for securing the bonds and the rates.

Courtney Ellis gave an overview and highlights of the Resolution presented.

On a motion made by Grace Young, seconded by John Zirkle, it was resolved to approve the resolution, as presented. Motion Carried.

4.2 Active Transportation Plan Microgrant Amendment

Bayard Dominick gave an overview of why the amendment was needed and explained the matching funds.

On a motion made by Kevin Germain, seconded by Grace Young, it was resolved to approve the amendment as presented. Motion carried.

5. PUBLIC COMMENT

Jackie Haines, Big Sky Resort Area District, announced the successful filing of the Gallatin County Wellness District Petition that will be presented to the Gallatin County Commission on January 6.

6. NEXT MEETING

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

7. 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 Young, Secretary and Treasurer

COMMUNITY INVESTMENTS SUBCOMMITTEE

MEMBERS

- Board Representation: John & Michelle
- Staff Coordinator: Jenny

KEY RESPONSIBILITIES

Ensure that community projects and programs receive strategic investments, establish clear accountability for how community funds are used, and support the continuous updating of the Big Sky Capital Improvement Plan (CIP), Elevate Big Sky, management of Big Sky intergovernmental ongoing relationships, and other activities assigned by the board.

STANDARD DELIVERABLES

- Grant applications
- Applicant impact reports
- Scoring system updates
- CIP updates
- CIP applications
- ILA updates

FOCUS AREAS AND DISCUSSION TOPICS

- ✓ Review FY26 allocations
- Elevate Big Sky & foundation coordination
- SMART Goals & grant reporting
- CIP updates & process
- FY27 (next year) applications
- Interlocal impact reporting
- FY28-FY30 interlocal applications
- Review of scoring system & eligibility requirements
- FY27 microgrant updates
- CCBS & Our Big Sky Plan
- Local government coordination
- Event & scholarship funding

STANDING AGENDA

45 minutes every other Wednesday @ 8:45 am

- Review the focus area list (5 minutes)
- Discuss the upcoming board meeting and needed updates (10 minutes)
- Relevant topic or discussion: milestone-based (25 minutes)
- Topics for next subcommittee meeting (5 minutes)

BIG SKY GOVERNANCE STUDY

Key Findings and Scenarios

Purpose

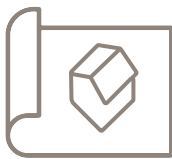
A neutral, data-driven analysis of potential local governance structures for the Big Sky community.

Assumptions



2,357

Estimated resident population within Incorporation boundary



\$1.6M

Avg. owner-occupied home within Incorporation boundary

\$2.7M

Avg. owner-occupied home within County boundary

Community-Defined Priorities



Community Representation

A direct, local voice in decision-making and accountability



Coordination of Service Gaps

Addressing fragmented service delivery



Implementation Barriers

Legal, administrative, and political feasibility of a new structure



Impacts to Resort Tax

Effect on collection, allocation, and stability of the resort tax



Fiscal Responsibility

Balancing new revenues against the cost of services

Analyzed Governance Scenarios

	Current Services	Basic Incorporation	Expanded Incorporation	New County
Key Services	 Patchwork of providers	 Adds planning, zoning, roads	 Adds law enforcement, parks, charter	 Adds courts, elections, tax collection
Market Value of Taxable Property	\$36B	\$5.7B		\$36B
Taxable Value of Property	\$704M	\$81.6M		\$704M
Property Tax Impact*	None	\$958	\$1,948	\$1,513
Key Hurdle	N/A	Administrative Complexity	Higher Startup Costs	Legislative Action, Requires Vote in Both Counties

* Assumptions for property tax impacts are based on Average owner-occupied home value. Additional information can be found in the fiscal memo appendix of the Governance Study.

RESOLUTION NO. 2026-01R

A RESOLUTION OF BIG SKY RESORT AREA DISTRICT CALLING FOR ELECTION OF DIRECTORS TO BE CONDUCTED BY MAIL BALLOT

WHEREAS, the electorate of the Big Sky Resort Area District in each Gallatin County, Montana and Madison County, Montana, originally approved a resort area district which became effective on April 7, 1998, and was subsequently extended until June 30, 2065; and

WHEREAS, the District is managed by an elected Board of Directors with staggered terms of service; and

WHEREAS, the terms of two of the District's Board of Directors will expire in 2026; and

WHEREAS, pursuant to Mont. Code Ann. §13-19-201, the District's Board of Directors may conduct an election to fill the two expiring Director terms; and

WHEREAS, pursuant to Mont. Code Ann. §13-1-504(1) and the District's Bylaws, an election for the two expiring Director terms must be conducted on May 5, 2026; and

WHEREAS, pursuant to Mont. Code Ann. §13-1-504(5), the District's Board of Directors desires that the election be conducted by mail ballot.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BIG SKY RESORT AREA DISTRICT AS FOLLOWS:

The Big Sky Resort Area District resolves that an election for two Board of Director positions shall be conducted; that the election shall be held on May 5, 2026; that the election shall be conducted by mail ballot; and that the places of deposit for the mail ballot election shall be as follows:

Gallatin County Elections Office: 311 West Main Street, Room 210, Bozeman, MT, and BASE Community Center: 285 Simkins Drive, Big Sky, MT

PASSED BY THE BOARD OF DIRECTORS OF THE DISTRICT ON THE 7th DAY OF JANUARY 2026, BY A VOTE OF ____ IN FAVOR and ____ OPPOSED.

ATTEST:

Sarah Blechta, Chair

Grace Young, Secretary/Treasurer