

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
JANUARY 7, 2026, 9:00 A.M.**

**MEMBERS:**

|                      |                         |
|----------------------|-------------------------|
| Sarah Blechta        | Chair                   |
| John Zirkle          | Vice 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)               |

**ABSENT:**

|               |          |
|---------------|----------|
| Kevin Germain | Director |
|---------------|----------|

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**

**Marief Butan** reported that she is now Chair of the Coordinating Council, and David O'Connor is serving as Vice Chair of the Council.

**3. CONSENT AGENDA**

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

**4. OLD BUSINESS**

**4.1 Subcommittee Updates**

**4.1.1 SB260/Wellness District**

**Jackie Haines** reported that Madison County Commissioners approved a resolution to put the hospital district issue on the ballot. Gallatin County Commissioners were presented with the petition with 346 valid signatures and will vote on January 13, 2026, to put the wellness district issue on the ballot. She outlined the next steps to be taken in establishing and organizing the wellness districts in each county.

#### 4.1.2 Community Investments

**Jenny Christensen** stated that the subcommittee has begun work on the microgrant process. They will bring suggestions for changes to the Board and seek input from the public. The subcommittee is meeting the week of January 12, 2026, with the Beehive Basin Access Alliance group, along with representatives from all parties involved, including Madison County, BSCO, BSOA, BSTRP, and the U.S. Forest Service.

#### 4.1.3 Elections and Community Engagement

**Tammy Estensen** provided an overview of the FY25 impact report that was distributed in December 2025. The timing allowed for a full review of the 2025 year, as well as mention of awards and plans for 2026.

#### 4.2 Big Sky Governance Report

**Sarah Blechta** reported that BSRAD completed the governance report, providing fact-based information and analysis of potential government scenarios. It is a tool residents can use to have informed conversations about incorporation. The report is available on the BSRAD website for the public. The subcommittee is dissolving.

#### 4.3 Cold Smoke Bond Closure

**David O'Connor**, Executive Director of the Big Sky Housing Trust, announced that the closing on the land purchase for the Cold Smoke development will be completed on January 7, 2026. He outlined the schedule for infrastructure and construction. He acknowledged the 10-year effort, legislative changes, and partnership with Lone Mountain Land Company that led to the unprecedented community land trust.

**John Zirkle** thanked the community and committee for their involvement with the insurance and bond rating officials, resulting in an AA bond rating and the best rate possible.

#### 5. NEW BUSINESS

##### 5.1 Resolution 2026-01 Director Elections

**On a motion made by Grace Young, seconded by Michelle Kendziorski, it was resolved to adopt Resolution 2026-01. Motion carried.**

**Sarah Blechta** stated that there would be two BSRAD Board positions available in May 2026. The filing period is from January 20, 2026, until February 4, 2026.

#### 6. PUBLIC COMMENT

**Dustin Tetrault**, Chair of the Madison County Local Government Study Commission, announced that the Madison County study commission is holding a listening session on January 8, 2026. He explained that the listening session is designed to educate residents on the study process and obtain input from the public.

**Laynee Jones** introduced herself and announced she would be running for a seat on the BSRAD Board in May 2026.

#### 7. NEXT MEETING

The date of the next Board of Directors meeting is February 11, 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; the meeting closed at 9:38 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 (Feb 18, 2025 18:11:03 MST)

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Grace Young, Secretary and Treasurer







# 2025.01.07 Minutes

Final Audit Report

2026-02-19

|                 |  |
|-----------------|--|
| Created:        | 2026-02-17                                   |
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## "2025.01.07 Minutes" History

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