



BSCHT Board Minutes

May 10, 2023

Present: Elise Clark, Mia Lennon, Shannon Sears, Rick Simkins, Kenny Holtz, Jennifer Boutsianis, and Staff Members: David O'Connor and Becky Brockie. Sierra Hooze, Brad Niva, and Danny Bierschwale attended as board guests.

Absent: Dave Brown, Michelle Frederick, Mark Dean, Steve Brown, Kevin Hinkle and Staff Member Caroline Rothkopf.

Meeting was called to order at 2:03 P.M.

Approval of March 2022 Minutes: The Board did not approve the minutes as they were unavailable due to a staff member's leave of absence.

Conflict Declarations:

Kevin Hinkle has a standing declared COI due to his employment with Lone Mountain Land Co., a BSCHT partner-developer on Riverview Apts, Powderlight and potential other projects.

Kenny Holtz has a standing declared COI due to his involvement with Fire Lookout Capital, the developer of Yellowtail Condos, a BSCHT partner project.

Shannon Sears has a standing declared COI due to her employment with MT Title & Escrow, a BSCHT vendor-partner in its real estate transactions.

Financial Report:

DOC made the financial report as per agenda.

Accounting Fees were primarily payments to Rudd & Co, with their anticipated budget amortized across the whole year. Most of the expenses will actually be front-loaded early in the year.

Rudd will amend the last two years of 990s because of errors made in the previous filings.

OLD BUSINESS

Staffing Updates:

Staff will commence filling the additional full-time Stewardship Coordinator position, which was part of the original 2023 budget. Board requested a copy of the job description.

LPHS graduate, Michael Romney, Public Policy major at Duke, will begin internship with BSCHT mid-May.

Current part-time employee, Soren Swenson, will expand her hours at the end of the MSU term.

Caroline is on a leave of absence for the foreseeable future.

Give Big Fundraising Results:

BSCHT raised \$12,210 during Give Big on May 4-5.

PROJECT UPDATES

Riverview:

DOC made the Riverview Report as per Agenda.

Partnership closed May 2. (Closing of BSCHT's partnership with Blue Line Development and Boston Financial, the tax credit recipient.)

Ground breaking event held May 3. Construction will proceed immediately.

Waiting for Gallatin County to issue a land use permit. Cannot build vertical until then.

Rent Local:

Becky made the Rent Local Report as per Agenda.

As of May 3, 2023, the program has funded 107 long-term rentals that house 277 locals.

The two year anniversary of the program is on August 1. Many of the initial homeowners who signed up for Rent Local through the pilot have expressed a desire to continue in the program. Staff is concerned about losing some of the units gained through the program if funding is not extended beyond two years but also recognizes funding limitations.

Spanish Peaks Community Foundation awarded Rent Local the requested \$25k. Moonlight Community Foundation opted to redirect the \$25k request to them for Rent Local to Good Deeds. Resort Tax request is for \$150k (early June decision).

Good Deeds:

DOC made the Good Deeds Report as per Agenda.

Elevate Big Sky will meet May 16 to officially consider BSCHT's \$5M application for Good Deeds and Buy-Down programs.

BSCHT's Good Deeds Committee should resume meeting in June. Board did not vote in additional members during the meeting. The committee still needs three board members to join to establish criteria and evaluate applications for full board approval.

Discussion regarding marketing for Rent Local and Good Deeds programs uncovered Montana Title's or Big Sky Real Estate Co.'s ability to pull mailing lists for subdivisions for communication purposes.

Liquid Assets:

DOC made Liquid Assets Report as per Agenda.

DOC met with Brian Wheeler to gauge the Water and Sewer District's take on the ILA and BSCHT's role in the allocation process of the workforce housing SFEs.

DOC will circulate a proposal via email in preparation for BSWSD's June board meeting. BSCHT seeks to clarify its role in the approval of SFEs dedicated to workforce housing. Proposed system would involve the BSCHT Board approving applicants prior to seeking SFEs from BSWSD.

DOC plans to get in front of Canyon and Water District to seek dedicated workforce housing SFEs and will follow a similar plan for future BSWSD plant upgrades.

NEW BUSINESS

MeadowView Property Owner Exception Request:**ACTION**

MeadowView Owner Sierra Hooge presented her request to the board for an exception of her ground lease's work requirements while she seeks her Master's Degree. Her goal in seeking this additional education is to further her career as a professional ski instructor at Big Sky Resort. She has enrolled in a hybrid program and anticipates needing to spend three fall semesters on campus.

MOTION: Elise Clark motioned to grant Sierra the ground lease exception for three years to spend fall semester in pursuit of her Master's Degree out of state; Sierra will continue to work in Big Sky for 1,000 hours per year for those three years. Shannon Sears seconded, unanimously agreed by the Board.

DOC and staff will propose a MeadowView exceptions policy for the Board's review.

Collective Retreats Support Letter Request:**ACTION**

DOC made Collective Retreat Report as per Agenda.

Peter Mack requested a letter of support for the workforce housing portion of his proposal for the County Commissioner meeting on May 11. DOC brought Peter's late request for the board's consideration as BSCHT does not have an established endorsement policy.

Board directed DOC to generically respond to Peter Mack's request: Housing Trust generally supports businesses creating workforce housing for their employees. However, not enough information is known about this project to provide a more specific endorsement.

DOC will propose an endorsement policy for the board's review. Danny volunteered to share Resort Tax's policy.

Big Sky Capital Improvement Plan & Legislative Initiatives:

Danny Bierschwale (Resort Tax) and Brand Niva (Chamber) presented Resort Tax's current initiative to update the community's Capital Improvement Plan and reviewed their Road Map for this plan. More details available here: media.avcaptureall.cloud/meeting/b1237691-3c37-4908-93a3-382ca9ae97d8

(Review the Related Documents section at the top of the page, which includes the Road Map, Resort Tax Meeting Minutes discussing the Capital Improvement Plan, and a memo on infrastructure challenges in Big Sky.)

The Capital Improvement plan will likely cost billions of dollars and will also require legislative changes. Both the Chamber and Resort Tax currently work with lobbyists. Resort Tax funding can only support a portion of the plan, and Resort Tax may also need to reorganize how it currently distributes funds.

The roadmap looks at legislative action and voting opportunities in Big Sky. To accomplish even 50% of the road map, it needs additional community support from organizations like BSCHT. No action is needed at this time, but Danny and Brad hope for BSCHT's future support.

Presentation of Strategic Plan Draft:

Board opted to have more board members present to discuss the strategic plan. Discussion will happen in June with plans for a draft approval in July. Staff will resend the draft of the outline.

Meeting adjourned at 3:58 P.M. , motioned and approved by Rick Simkins, acting board chair.