

**Meeting of the TIFID Board of Directors
Friday, February 12, 2016
Boardroom, Business Development Center
305 W. Mercury**

Members Present: Todd Tregidga, Todd Johnston, Evan Barrett, Mick Ringsak, Brendan McDonough

Members Absent: Rody Holman, Tim McHugh

Others Present: Pam Haxby-Cote

Staff Present: Kristen Rosa, Karen Byrnes, Sherrie Walsh

1.0 Todd Tregidga called the meeting to order and determined there was a quorum.

2.0 Evan Barrett moved, seconded by Mick Ringsak to accept the December 11, 2015 minutes as presented. The motion passed unanimously.

3.0 None

4.0 Review/Update the Strategic Plan – Kristen presented to the TIFID Board, the Long Range/Strategic Plan with the sunset of June 30, 2022. This Long Range/Strategic Plan was created a year ago by the TIFID Board. Also, during this past year there have been projects that have been completed and new projects started. Each project listed has a start date, progress, and estimated completion date. Also, Kristen reviewed and discussed each item in the goals and tasks. Some of the points that were discussed were Kristen is still working with Butte-Silver Bow on the sod farm in the TIFID, Rhodia owning the spur, but will lease to Butte-Silver Bow, and one final step by the EPA and then Butte-Silver Bow can purchase the land that Kristen has been working on. Kristen then reviewed the Condo project and stated that there is a potential small manufacturing company that would lease from German Gulch Development, LLC, 3,000 square feet of the condo space, continuing to work on the Silver Lake Water System, Potable Water is continuing to move forward with a contract with Pioneer Technical. Pioneer Technical will again come before the TIFID Board to answer their questions and discussion from the November 13, 2015 TIFID Board meeting which included more detail, more discussion on the two different options for alignment, one option being a proposed alignment by BSB Public Works Department and reduced construction costs by not going with this option. Kristen is still continuing to work with the National Guard on a 50 acre parcel that is south of Scoular Grain and not on Rick Jones Way. Kristen stated that the National Guard is willing to talk to Butte-Silver Bow regarding possibly purchasing their current site that is located to the west of Stodden Park. Kristen stated that more road development and future sites will be discussed. Also, a

shovel ready site in the TIFID is still moving forward with discussion from the Governor's office. Kristen reported that there is a company very interested in the fiber loop. Kristen will put out a Request for Proposals (RFP) for this project. Kristen stated that she has submitted information to Ramsay with no response back. Kristen has talked to MERDI and Fat Beam regarding the fiber loop. The TIFID Board had discussion and questions regarding the fiber loop. Kristen reported that Kathy Fasso, General Manager, Port of Montana has been unable to get a quorum for a meeting regarding the marketing contract. Kathy will be sending the draft of the shared marketing agreement out electronically for her the Port of Montana Board of Directors to review. After the Port of Montana Board of Directors has approved the draft of the shared marketing agreement, it will hopefully be on the March TIFID Board of Directors meeting agenda and Kristen will send it out for the TIFID Board to review as an action item. If approved by the TIFID Board, Kristen will get the shared marketing agreement to the Council of Commissioners in March. The salary and how this position will be advertised for this shared marketing person will be discussed again at another TIFID Board meeting. Kristen reported that she and Karen will be attending the Site Selectors Guild in Tennessee in two weeks. Kristen and Karen have some scheduled appointments while attending the Site Selectors Guild. Kristen spoke on the targeted lists and she and Kathy have combined on an ad where they have received some targeted marketing from companies that are looking to expand. Also, Kristen will schedule a ribbon cutting when the winter weather clears. Kristen reported that the master plan has been great and a potential company looking at the TIFID liked the master plan, as it answered all their questions. Kristen reported that Justin Ringsak has upgraded the Butte-Silver Bow TIFID website. Kristen stated that Butte-Silver Bow will partner with Butte Local Development Corporation (BLDC) with a piece to the website called GIS planning. Kristen reported that she has worked with George Bailey, Broker, Real Estate Agent regarding a potential power plant project. Also, Kristen has met with some of the Real Estate agent and none of them works on industrial property. Karen stated that real estate agents from out of Butte contact her and Kristen. Kristen stated that this will be discussed again and doing a boiler plate for a finder's fee document. The TIFID Board had questions and discussion regarding a finder's fee. The TIFID Board feels that the Long Range/Strategic Plan is more than adequate right now and can be added to in the future. The TIFID Board will revisit periodically. The TIFID Board had questions and discussed do you change the goals, get more aggressive in the way money is spent, or do we change the way we do business. Kristen stated that the new shared marketing person will help out with these areas. Also, the TIFID Board suggested that Kristen get the familiarization tour started. The familiarization tour is where professional site selectors are invited to come and are given tours of the community that gives them firsthand knowledge. Kristen reported that Fed Ex is going to expand its facility and has had contractors out to look. The TIFID Board had questions and discussion on the items in the Long Range/Strategic Plan.

4.2 TEDD Update – Kristen reported that a lot of groundwork has been done for the new TEDD (Targeted Economic Development District) in the south Industrial Park. Kristen stated that now is the appropriate time to develop. This district will include MSE, BLDC vacant land and other vacant land. Kristen stated that is the only vehicle available to Butte-Silver Bow to assist the MSE facility to stay in the right hands. The TEDD will not be created until approximately June 2016. Kristen spoke on the possibility of re-zoning the property and making smaller parcels of land. The resolution has passed at the Judiciary Committee and will now go to the Council of Commissioners for approval. Kristen stated that there are ten steps to creating a new TEDD. Kristen stated that there could be a

monetary request from the TIFID within a year to participate in the TEDD. The TEDD will have their own Board of Directors and additional staffing will be needed. The TIFID Board had questions and discussion regarding the TEDD.

4.3 Aerotech Update – Kristen reported on the exciting news that SPG is involved with JPL in doing some additional rocket testing. These rockets would eventually be sent to Mars. Kristen stated that they are going away from the fuel sources that they have been looking at such as the non-toxic paraffin wax and the oxygen to the a very toxic and corrosive fuel source. They are still looking into the fuel sources. This could potentially be a three year contract at approximately \$500,000/year. The testing site would be moved. NASA would come in help with their safety.

5.0 None

6.0 Kristen reported that the piggy packer at the Port of Montana has been fixed, therefore Kathy will not be submitting an application for TIFID funds.

REC Loans - Kristen reported that REC may be submitting an application for a loan for some energy upgrade projects. Kristen stated that Butte-Silver Bow wants to be a good business partner. Also, Kristen stated that Butte-Silver Bow is working with REC on a grant application that will not have to come before the TIFID Board. The money left from the bond refinancing will be used as a match to the grant application, which will be a total of a \$500,000 grant application. Also, the BLDC is working with REC.

7.0 None

8.0 There being no further business, the meeting adjourned.