

**Meeting of the TIFID Board of Directors
Friday, November 18, 2016
Boardroom, Business Development Center
305 W. Mercury**

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

Members Absent: Rody Holman

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 Todd Johnston moved, seconded by Mick Ringsak to accept the October 14, 2016 minutes as presented. The motion passed unanimously.
- 3.0 Agreements with Northwestern Energy – Fiber Agreement and Pole Attachment – Kristen gave an overview of the Fiber Optic Use Agreement and the Pole Attachment Agreement that she was bringing before the TIFID Board for their approval. Kristen is working with Northwestern Energy on these two agreements. Kristen stated that it would be great to get fiber all the way out to the TIFID and have better service. Kristen stated that in 1996 there was fiber connected from South Butte near MSE, out to the substation that services REC. That fiber was then carried into REC and they are serviced by Zayo. REC is the only company that has access to the fiber, as the fiber is not connected to the rest of the TIFID. The other companies are being serviced by Century Link or Charter and it is not adequate. In order to use the fiber that was built in 1996, Butte- Silver Bow needed to put an agreement in place, stating that Butte-Silver Bow built and owns the fiber. There has never been an agreement with Northwestern Energy. Kristen stated that they are working on the past history of this fiber.

Kristen stated that the Pole Attachment Agreement with Northwestern Energy includes anything that is attached to their poles. Again, there was not an agreement in place with Northwestern Energy. Kristen has been meeting with Northwestern Energy on this agreement. When Butte-Silver Bow goes out for an RFP, it will allow Butte-Silver Bow to do the rest of the build out. Kristen would like the TIFID Board's approval to recommend to the Council of Commissioners to approve these two agreements. After the Council of Commissioners approval, Kristen can then issue an RFP for the fiber optic project. The TIFID Board had questions and discussion on the procedures and process of Kristen bringing these two agreements to the TIFID Board for approval. Evan Barrett

moved, seconded by Brendan McDonough to recommend to the Council of Commissioners to approve the Fiber Optic Use Agreement, which memorializes the previous arrangements. The motion passed unanimously. After questions from the TIFID Board on REC's agreement with Zayo, Kristen stated that she will have to have a conversation with REC and Zayo.

Evan Barrett moved, seconded by Brendan McDonough to recommend to the Council of Commissioners to approve the Pole Attachment Agreement in its entirety. Evan then had questions for Kristen, regarding more detail on the fiber that this attached to the Northwestern Energy poles from the substation to MT Highlands College by the SOC Center. Kristen stated that is already there and we are not paying for it. Also, Evan asked if it then establishes the ability to string it around and use their poles throughout the entire TIFID reach others. Kristen stated that was correct. Kristen stated that it will be \$1.65/month per new pole. Kristen gave an overview of the wording that will be in the RFP regarding the pole attachments. The TIFID Board had additional questions and discussion regarding a professional engineer signing off on the project. The professional engineer will be with the company that is hired from the RFP. Kristen stated that this is a broad agreement, as Butte-Silver Bow as an entity is also working on hanging some additional fiber. Kristen stated that she will have the Butte-Silver Bow Management Information Systems Department bring this forward. The motion passed unanimously.

4.1 New Certificate of Survey – Kristen handed out a map of the TIFID to the TIFID Board. The TIFID Board followed along as Kristen spoke. Kristen pointed out the parcels 7B, Seacast option lot and 2A where Scoular is. Kristen stated that everything south of 7B, currently is two parcels. Kristen is proposing this parcel for the National Guard as was discussed in a previous TIFID Board meeting. In the previous meeting the TIFID Board agreed to work with the National Guard in creating a parcel for them to build in the future. Kristen stated that this parcel will work well for the National Guard. Kristen is working to negotiate a sale to Butte-Silver Bow to purchase the National Guard site at Stodden Park when they move. Kristen stated that this will probably not take place before 2021. Kristen is currently working on a Purchase and Sale Agreement with the National Guard. Kristen stated that it is a very detailed Purchase and Sale Agreement. Kristen stated that the proposed parcel is Tract NG, which is a fifty-two acre parcel. Kristen has been working with Bob Everly, Everly and Associates. Kristen stated that this will create a parcel that will then allow Butte-Silver Bow to figure out how to access the interior land in the TIFID. Kristen stated that a parcel 7C has been created, which is twenty-one acres and tract BE is the remainder of everything else. Kristen stated that Butte-Silver Bow can do this survey for a boundary modification rather than through a subdivision. The TIFID Board had questions and discussion on the parcels. Kristen stated that by creating 7C, a new road will be built and all of the other infrastructure will be brought in around the road. Kristen stated that she is confident that there could be a new development for 7C that she could be bringing before the TIFID Board in the next couple of months. They could possibly want to develop in the spring. Kristen stated that if this new development occurs, the infrastructure projects will be moved up much sooner than planned. The TIFID Board had questions and discussion on the infrastructure that will need to be completed. Kristen is working on the estimates of this new infrastructure that will need to be completed. Evan stated that on the next TIFID Board meetings agenda should have discussion on what do we do for acquisition of the state section. The TIFID Board had questions and discussion regarding what other parcels were looked at for the National Guard to build on. Kristen reviewed the process that took place two years ago when the National Guard was looking for a 50 acre parcel to build on. Evan asked Kristen if he could review the other

sites that were looked at for National Guard to build on. Evan asked to come to Kristen's office to review the sites that were looked at.

4.2 TIFID Survey – Kristen reviewed the draft of the TIFID survey that would be completed by the current businesses that are located in the Montana Connections Business Development Park. Todd Tregidga asked the TIFID Board to review and e-mail Kristen in the next couple of weeks with any edits or changes.

5.1 TIFID Action Items from Last Meeting were reviewed by the TIFID Board.

6.0 Other Updates – Todd Tregidga asked where we were at for filling the TIFID Board position. Kristen stated that she could not answer that question right now. There will be new administration in January.

Marketing Position – Kristen stated that only one person that had responded to the advertisement was interviewed. Kristen stated that this person would not be a good fit and that someone else was asking about this marketing position. Todd Tregidga stated that the Montana Ambassadors is a good network.

Financial Sheet – Evan had questions on the financial sheet. Kristen stated that it is just projections. Kristen reviewed some of the line items. Evan stated that this financial sheet could be looked at again, at the next TIFID Board meeting. The TIFID Board had questions and discussion.

7.0 None

8.0 None