

**Meeting of the TIFID Board of Directors  
Friday, February 10, 2023  
Business Development Center  
305 West Mercury**

Members Present: Todd Tregidga, Shawn Fredrickson, Andy Durkin, Todd Johnston

Members Present by Speaker Phone: Henry Klobucar

Members Absent: Rody Holman, Mick Ringsak

Others Present: Kayla Lappin, BLDC

Others Present by Speaker Phone: Robby Lindsey, Montana Grow

Staff Present: Kristen Rosa, Sherrie Walsh

1.0 Todd Tregidga called the meeting to order.

2.0 Approval of Minutes – Andy Durkin moved, seconded by Shawn Fredrickson to accept the February 10, 2023, minutes as presented. The motion passed unanimously.

3.1 Purchase and Sale Agreement Montana Grow/Curt Stone – Staff Recommends Approval – Todd Tregidga welcomed Kayla Lappin, BLDC and Robby Lindsey, Montana Grow by speaker phone to the TIFID Board meeting. Kristen spoke on the Purchase and Sale Agreement with the red line changes and pointed out parcel #15 on the map as the TIFID Board followed along. Kristen stated that she has spoken to Robby Lindsey and Curt Stone, Montana Grow. Kristen stated that Robby and Curt have been looking around the Montana Connections Business Development Park (MCBDP) for a few months. Robby Lindsey and Montana Grow gave a presentation to the TIFID Board regarding the company, their product, and the project. Montana Grow mines volcanic phosphorus that is a fertilizer, outside of Missoula. Andy Durkin asked Robby what the investment into the two proposed buildings would be. Robby stated that it would be approximately \$500,000 dollars. Also, Robby stated Montana Grow would hire and train workers to run a forklift, packaging and shipping the product. Robby stated that there would be three to five employees in the first couple years of growth. Andy asked what Montana Grow's timeline of the project would be. Robby stated that hopefully by fall, but can give a better answer in two weeks. Robby stated that the product is 100% natural and gave an explanation of the advantages of their product. Also, Robby stated that the hoop barn would protect the neighbors from any dust etc.. Andy Durkin moved, seconded by Shawn Fredrickson to recommend to the Council of Commissioners to approve the Purchase and Sale Agreement with Montana Grow. The motion passed unanimously. Kristen stated that the Purchase and Sale Agreement with Montana Grow will be on the February 15, 2023, Council of Commissioners agenda.

3.2 Marketing Contract with BLDC – Staff Recommends Approval - Kayla Lappin, BLDC, Director of Marketing and Business Recruitment for the BLDC and the Joint Venture Headwaters RC&D attended the meeting. Kristen stated that she had held off doing another marketing contract with the BLDC due to the Tax increment provision expiring and didn't know where the TIFID would be financially, and the BLDC was transitioning with a lot of staffing changes. Kristen stated that BSB has still continued to work with the BLDC and they have been great to work with on any RFP's that are received from the State. Kristen stated that it is great to now have Kayla and she could assist with the website, the LinkedIn account the Pintler Group and Kyle Pucko were managing, the BLDC can support with going to some of the conferences such as Select USA, a national Department of Commerce program in Washington, DC and look to bring in foreign companies that want to invest in the United States. The Montana World Trade Center is organizing the Montana group that will have a booth and host an event at Select USA this year. Kayla will be attending with other Montana City representatives. This conference supports the industrial park in Butte. Kristen stated that the Community and Business Development flyer that was discussed at the last TIFID Board meeting was put together by Kayla with the stats that Kristen had sent her. Kayla gave an overview of her background. The TIFID Board had questions and discussion on renewing the marketing contract with the BLDC. Kristen answered the TIFID Board questions and reviewed the attached marketing services outline with the TIFID Board. Kristen stated that \$6,000 dollars is to support going to the Site Selectors conference and \$500.00 dollars a month in miscellaneous materials accounts for the \$12,000 dollars. The BLDC Marketing Contract with the BLDC would be for twelve months. Kayla stated that she accounts for her hours spent on the items listed in the contract. Kayla spoke on the time she spends on each proposal and has been responding to approximately three RFPs a month. Kayla will give the TIFID Board a periodic report. Kristen stated that the BLDC will not be printing any digital material. Andy Durkin moved, seconded by Todd Johnston, to recommend to the Council of Commissioners to approve the Marketing Contract with the BLDC. The motion passed unanimously.

3.3 Dirt Moving Project – Staff Recommends Approval - Todd Tregidga gave an overview of the Dirt Moving Project. Solvay wants the approximately 70,000 cubic yards of dirt that BSB needs moved for the Empire project. Empire would like to get started on their construction this year. Kristen stated that Solvay doesn't have their final approvals of how the clean up will work. Kristen stated that BSB tried to get Solvay to move the dirt, but Solvay will not expend the funds right now, because Solvay doesn't have all of the final clean-up documentation in place. Kristen stated that there is a little bit of risk in that BSB will move the dirt, and maybe one day Solvay won't use the dirt and BSB won't get paid back for it, but BSB needs to move the dirt. The BSB Public Works is not able to move the dirt, due to not having enough equipment and fuel costs. Kristen stated that BSB has spent the last year trying to sell the dirt, tried to get Superfund to take it, and started telling people they could have it. Kristen stated that this dirt doesn't have value to anyone, but Solvay at this point. Kristen explained that the Memorandum of Agreement states that BSB will pay to move the dirt, put it on the Solvay property and they will store the dirt, and then if and when Solvay uses the dirt, they will pay BSB back for what was spent. Kristen stated that there is not a totally agreed upon price yet. Kristen stated that she has the bid documents and is requesting a bid opening on March 1, 2023, on getting the dirt moved. Kristen stated that she doesn't plan on putting it in front of the Council of Commissioners, but would like to put it in front of them on March 1, 2023, and then have the bid opening. If the Council of Commissioners have a question, Kristen will tell them what the price is going to be based on what BSB will have to pay to have the dirt moved. Kristen stated that she has a contractor, that is already working at the MCBDP on the subdivision, that gave BSB an estimate, which is \$1.50 a cubic yard. Kristen stated that there is \$215,000 dollars set aside

in the budget to move the dirt. The TIFID Board had questions and discussion. Kristen stated that there is no market for this. Kristen stated that Solvay has tested the dirt and it meets their standards. The TIFID Board had questions and discussion that once the dirt is moved to the Solvay property, Solvay cannot change their minds. Todd Johnston moved, seconded by Shawn Fredrickson to recommend to the Council of Commissioners to approve the Dirt Moving Project. The motion passed unanimously.

4.1 Capstone Project – Kristen reported that she is continuing to work on the report, and just got access to the historical material this week. Kristen hopes to have the report completed and brought to the TIFID Board meeting in March.

4.2 New District Creation – Kristen stated that she had a meeting with J.P. Gallagher, Chief Executive, regarding the new TEDD District. Kristen stated that BSB wants to expand the TEDD out south in the TEDD industrial district. John McDermott is out in the south industrial TEDD District has rezoned quite a bit of his property into industrial. Kristen stated it has been proposed to move the boundaries to include this property, and then would be added into the existing TEDD District, after going through the public process of being approved. Kristen stated that BSB is looking at incorporating State Land that will benefit the State in a new TEDD around the Montana Connections Park. Kristen stated that the Uptown Urban Revitalization Agency, also has some proposed boundary changes, and there will be a meeting with Danette Gleason, Budget and Finance Director and Dan Fisher, Assessor regarding their opinions on the proposed boundary changes. The TIFID Board had questions and discussion.

6.0 Other Updates - Todd Tregidga asked for an update on Mitsubishi project. Kristen stated that Mitsubishi cannot commit to making this investment at the MCBDP, until they have a customer. Kristen stated that Mitsubishi has a five-year option and they have paid the third option in July 2022, and have approximately one and a half years left. Kristen will keep the TIFID Board updated.

Kristen updated the TIFID Board on the Legislature. Kristen stated that there are three bills that drafts have been requested. Two of the bills are on hold and one is a study. Kristen stated that she firmly believes that at a minimum will take away the 95 state mills. Kristen stated that when the new TEDD is created, 47 mills have already been taken by the 2021 legislature. Kristen stated she expects legislation that would eliminate all school mills leaving only the local government mills available for increment.

Kristen reported that there is an issue on the construction project in the MCBDP. Kristen stated that when Earthworks put in the casings under Town Pumps track, Earthworks did a very poor job. The casings are not at the right grade. Kristen stated that BSB has not paid any money. Kristen stated that the rail is not in use yet. Kristen stated that the MOU with Town Pump is \$95,000 dollars and was going to be reimbursed when the project was completed. The contractor, MJD is going to be held up in their workflow due to this rail issue. Kristen stated that the work had to be cameraed when completed for documentation as to what Earthworks has done. The file from Troy Colvin, Pioneer Technical was then sent to Earthworks, and after reviewing the files and the camera documentation, Earthworks realized how bad the casings were. Kristen stated that she will be bringing some items before the TIFID Board regarding the work that will need to be done to fix Earthworks mistakes.

7.0 Public Comment - There was no public comment.

8.0 There being no further business, the meeting was adjourned.