

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

Members Present: Todd Johnston, Mick Ringsak, Andy Durkin, Rody Holman – Called in on Speaker Phone

Members Absent: Todd Tregidga, Harry Klobucar, Shawn Fredrickson

Staff Present: Kristen Rosa, Sherrie Walsh

1.0 Todd Johnston called the meeting to order.

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

3.1 Amendment to Pioneer Technical Rail Park Subdivision Contract for \$35,000 – Staff Recommends Approval – Kristen Rosa spoke on the amendment to the Pioneer Technical Rail Park Subdivision Contract for \$35,000 dollars. Kristen stated that the staking for the Rail Park Subdivision was not included in the original contract. Kristen stated that a conservative amount would be allocating \$20,000 dollars to the staking and the \$1,000 dollars is for an easement that is needed from the Bell Mont properties. Kristen stated that an approach is being included, so engineering needed to be done. Also, Kristen stated that with the Town Pump’s casings, engineers needed to be on site because of the issues. Kristen stated that this covers the \$35,000 dollars that is being requested in the amendment to the Pioneer Technical Rail Park Subdivision Contract. Andy Durkin moved, seconded to Mick Ringsak to recommend to the Council of Commissioners to approve the Amendment to the Pioneer Technical Rail Park Subdivision Contract for \$35,000 dollars. The motion passed unanimously.

3.2 Dirt Moving Contract MJD for \$120,840 – Staff Recommends Approval - Kristen stated that bids were opened on Wednesday, March 8, 2023, at the Council of Commissioners meeting. Kristen reported that the bids ranged from \$120,840 dollars to \$311,600 dollars. Kristen stated that there was a lot of interest in the dirt moving project with six submittals, and a seventh submittal at the Council of Commissioners meeting that was disqualified because you can’t submit the bid at the meeting. Kristen stated that submittals came from Washington, Texas and Montana. MJD Contracting was the low bidder at \$120,840 dollars and is already on-site doing work. Kristen stated that the dirt will be moved to the Solvay property and if and when Solvay uses the dirt, they will reimburse Butte-Silver Bow to use for a future project. Mick Ringsak moved, seconded by Andy Durkin to recommend to the Council of Commissioners to approve the Dirt Moving Contract with MJD for \$120,840 dollars. The motion passed unanimously.

Kristen stated that due to issues with the installation of the casings under the Town Pump tracks, BSB is working with Town Pump on the MOU that is in place for reimbursement. Kristen will put a letter together to amend the MOU with Town Pump for \$94,000. BSB will now take the \$94,000 dollars and fix the casings problem. Kristen stated that Earthworks did the track construction, and they did a great job and were a pleasure to work with. Kristen stated that BSB has good partnerships with Town Pump, and they also want this piping and casings problem fixed before everything goes into service. Kristen stated that the extra time and effort that Troy, Pioneer Technical now has to put into fixing this piping and casings problem, is lost. The TIFID Board had questions and discussion. MJD has put in a bid to fix the piping and casings problem. Kristen stated that MJD will reuse the casings that are there and fix the problem, the current bid is \$84,000 dollars. Also, Kristen stated that there is a liner that separates the tracks from the infrastructure. The liner is an environmental protection in case there is a spill. BSB did not account for how they will deal with the liner, as it has to be cut. BSB does not know if the liner will need to be replaced or if it still can be used. Kristen stated that BSB has a contract with MJD for the subdivision work, and this would be an additional contract. The TIFID Board had questions and discussion.

4.1 Stace Infrastructure Grant – Kristen reported that Stace McGee has come back and has a request for the TIFID Board and BSB. Kristen stated that Stace McGee would like to use the \$1,000,000 dollar infrastructure grant that BSB gave them and now would like to use a portion of this money to do a feasibility study on how to increase the housing stock in Butte. Stace McGee believes that they cannot fill their workforce from the Butte area and will have to recruit outside the area. Kristen stated that what Stace McGee is proposing are things that Butte is very interested in having information on, such as how do you create Community Land Trusts, and where to locate additional housing. Kristen stated that if the feasibility study is approved, BSB will stipulate that they own the reports and the information that will be produced. Kristen stated that Stace McGee will come before the TIFID Board at the April meeting requesting \$100,000 dollars that will be matched with \$100,000 dollars from Stace McGee to do a feasibility housing study. Also, Kristen has talked with JP Gallagher, BSB Chief Executive and Karen Byrnes, Community Development Director, regarding this feasibility study for housing and they stated that this would be very supplemental to a housing study that BSB is doing. Kristen stated that Stace McGee has some housing developers that they have worked with in Colorado. Kristen would have the housing developers come and give a presentation to the TIFID Board. The TIFID Board had discussion and questions regarding whether other entities could help fund the feasibility study. Kristen stated that she could ask around to see if maybe the BLDC etc., would be interested. Also, the TIFID Board had questions and discussion as to BSB straying from the infrastructure mission. Kristen stated that the State is probably going to get rid of the Big Sky Trust Fund Planning Grants. Kristen stated that she will check around and bring in other partners to see if there are any other options and get back to the TIFID Board. Kristen stated that feasibility studies are allowed under Tax Increment Financing. Kristen will talk to Eileen Joyce, BSB County Attorney and will be prepared for this discussion at the April TIFID Board meeting.

4.2 Proposed Purchase and Sale Agreement with Modifications – Kristen reported that BSB is talking to a large, advanced manufacturing battery maker that is looking at the MCBDP. This company will do a site visit next week and Kristen will be meeting with them for two days. The company is from Norway. Also, they will be in Helena and have a meeting with the Governor, and the Department of Commerce. This company is requesting that BSB allows them to have control of the 40 acres until the end of the year, rather than BSB's typical 60 days with 45 days extensions. Kristen stated that for what they are proposing, she is in support. Kristen stated that the company may need to purchase the property, so that they can have their name on a piece of property, so they can qualify for some of the funding. The

parcel is number 19, which is closest to REC and to the west of where Deleve is going to locate. Kristen stated that a full buildout would be a \$300,000,000 dollar investment and 200 plus jobs. The TIFID Board had questions and discussion regarding whether BSB should look at an option to purchase like what was done for Mitsubishi. Kristen wanted to know if the TIFID Board would be receptive to something like this and what is the TIFID Board looking for. Kristen stated that we can buy it back if the company has not started development. Kristen stated that ideally what the battery companies ultimately envision is a pipeline for the Silane gas rather than trucking it. Also, Kristen stated that this battery company wants Kristen to give them some kind of assurance that the TIFID Board is in favor of this project next week when she is talking to them. The TIFID Board is in favor of this battery company locating in the MCBDP.

3.3 Capstone Project - Kristen reported that she is still working on the Capstone Project.

3.4 Dirt Moving Project – This project was already discussed by the TIFID Board on 3.2 of the TIFID Board Meeting agenda.

3.5 New District – Kristen reported that she and others have met with Dan Fisher, BSB Assessor, and Danette Gleason, BSB Finance and Budget Director and they have given their support to move forward with the new district. The next step will be to give an annual report presentation from last year to the Council of Commissioners and then public meetings will be posted and talking about new boundaries. She will bring this new district discussion back to the TIFID Board meeting in April. The TIFID Board had questions and discussion on how much acreage is left in the MCBDP. Kristen is estimating 200 acres are left in the MCBDP. Kristen stated that BSB will go south and bring in a portion of the State parcel. Kristen updated the TIFID Board on the parcels that are left in the MCBDP. There are two rail served parcels, one being more of a challenge than the other one and a 54-acre parcel. Kristen stated that there is other property further south, with some topographical challenges.

Kristen reported that Empire is making strides.

5.0 TIFID Action Items from Prior Meetings

5.1 Purchase and Sale Agreement – Montana Grow – Approved on the Consent Agenda

5.2 Marketing Contract with BLDC – Approved on Consent Agenda

6.0 Other Updates -There were no other updates.

7.0 Public Comment – There was no public comment.

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