

**Board Meeting
City and County of Butte-Silver Bow
South Butte TEDD Board of Directors**

**Thursday, February 2, 2023
4:00 PM**

**Boardroom, Business Development Center
305 W. Mercury**

Members Present: Linda Granger, Dave Micheletti, John Sorich, Judy Jonart, Speaker Phone

Members Absent: Carter Anderson

Staff Present: Kristen Rosa, Sherrie Walsh

1.0 Linda Granger called the meeting to order and determined there was a quorum.

2.0 John Sorich moved, seconded by Dave Micheletti to accept the October 27, 2022, South Butte TEDD minutes. The motion passed unanimously.

3.1. Professional Services Agreement with Water and Environmental Technologies for North Parkmont Engineering Services for \$100,000 – Staff Recommends Approval – Kristen reported that the contract that she had the TEDD Board amend at the last meeting was expired. The Council of Commissioners caught it at their last meeting. Also, Kristen stated that when she had put the RFP out, it did not include in the first contract, that BSB wanted design and construction oversight services in the RFP. Kristen stated that she will go to the Council of Commissioners in two weeks and apologize to them. Kristen worked with Public Works, and instead of having to go out for the full published RFP and put it in the newspaper. Public Works has already gone through a process where they asked all of the engineering firms that have ever responded to anything, and had gotten the firms statement of qualifications, and then Public Works ranked the firms. Kristen stated that she took the top five engineering firms for roads and multi-use trails and then sent the engineering firms the scope of work for North Parkmont in the TEDD. Kristen stated that she got one response, and it was from Water and Environmental Technology (WET). In WET's response it is the same scope of work and cost. Other engineering firms responded back saying they were too busy. Kristen stated that when she sent out the scope of work to the engineering firms, she strongly suggested that it be accomplished in 2023. Dave Micheletti moved, seconded by John Sorich to recommend to the Council of Commissioners to approve the Professional Services Agreement with Water and Environmental Technologies for North Parkmont Engineering Services for \$100,000 dollars. The motion passed unanimously.

4.1 Expansion of the Boundaries of the TEDD – Kristen reported that John McDermott has quite a bit of property around the TEDD and on his own, has gone through the re-zoning process to re-zone the property to M1, which is the light manufacturing industrial zoning. John is very interested as a developer

in developing this property. This property was zoned as agriculture and BSB was not ready to look at changing the zoning. Kristen stated that BSB is very interested in bringing this property in and modifying the TEDD boundaries. Kristen stated that then BSB can start working on public infrastructure to get this property ready for development. Kristen stated that Butte is lacking strongly in a lot of good manufacturing sites, especially for smaller manufacturers and smaller industrial sites. Kristen stated that MCBDP has done a good job in filling in and getting some of the bigger industrial developments.

5.1 TEDD Action Items from Prior Meeting that went to the Council of Commissioners Meeting for Their Approval - There are currently no items to report at this TEDD meeting.

6.0 Kristen stated that at the next TEDD Board meeting, John McDermott will come and talk about his property. Kristen stated that John has a development coming in but does not have access to sewer. The sewer is along Basin Creek Road, but not along the frontage where John is developing his property. Kristen has been in contact with John, and let him know that in the Montana Law, BSB is allowed to build connecting infrastructure. Kristen stated that she is going to propose to the TEDD Board, that they support John's development, and that BSB pays for getting the sewer from where it is at currently and build it South, so John can connect into the sewer on his property. Kristen stated that the preliminary numbers for this sewer project is \$80,000 dollars. Kristen stated that John is looking to build a building now to bring in a flooring distributor manufacturer. Kristen stated that this project would be approximately 200 acres. Kristen stated that she could send the TEDD Board a zoning map, but it is incorporating property south of the existing boundaries of the TEDD and then also going across the Basin Creek and going south of the Fed Ex property.

Kristen asked the TEDD Board if they could meet again in three weeks on Thursday, February 23, 2023, or wait for four weeks in March 2023. The TEDD Board stated that they could meet when Kristen was ready.

7.0 Public Comment – There was no public comment.

8.0 There being no further business, the meeting adjourned.