

**Meeting of the TIFID Board of Directors**  
**Friday, July 26, 2019**  
**Boardroom, Business Development Center**  
**305 W. Mercury**

Members Present: Todd Tregidga, Rody Holman, Brendan McDonough, Andrew Durkin, Cindy LaSalle, Todd Johnston, Mick Ringsak

Members Absent: All Members Present

Others Present: Julie Jaksha

Staff Present: Kristen Rosa, Sherrie Walsh

- 1.0 Todd Tregidga called the meeting to order and determined there was a quorum.
- 2.0 Brendan McDonough moved, seconded by Mick Ringsak to accept the May 17, 2019 and June 28, 2019 minutes as presented. The motion passed unanimously.
- 3.0 BLDC Marketing Contract – Todd Tregidga gave an overview stating that the TIFID is now without a marketing consultant. Todd stated that there are currently no plans to fill Jeremy Gatz-Miller's marketing position but instead going to outsource the marketing of the MCBDP to the BLDC and Pintler Group- Geofli.

Kristen spoke and stated that she has added money to the marketing TIFID budget. Kristen stated that she is re-establishing the relationship that BSB had with the BLDC for many years. Kristen had the TIFID Board follow along as she reviewed the three year proposed Professional Services Agreement with the BLDC for \$20,000 dollars per year. Julie Jaksha, Headwaters RC&D spoke on behalf of the BLDC. Mick Ringsak had concerns regarding the three year contract and would like to see a one year contract as they are short staffed and then revisit this Professional Services Agreement. Julie Jaksha stated that the Headwaters RC&D now has Cass and an intern from MT Tech that has a marketing degree. Julie stated that Headwaters RC&D is now fully staffed. Kristen stated that BLDC has some great key staff and what they have done. Kristen stated that Joe Willhauer, Director, BLDC markets the MCBDP when he attends conferences. The TIFID Board had questions and discussion regarding the last contract that had expired for fiscal year 2018-2019 for \$17,500 dollars, how BSB and Port of Montana split the cost of Jeremy Gatz-Miller before he resigned in July. Also, the TIFID Board had questions and discussion regarding the public's perception and past political issues with the BSB, Council of Commissioners and the BLDC. Kristen

then had discussion with the TIFID Board. During this discussion, Rody Holman wanted it to be reflected in the minutes that he serves on the BLDC's Loan Committee. The TIFID Board would like to approve one year now, and then revisit the Professional Services Agreement. The TIFID Board had questions and discussion on the BLDC and Pintler Group – Geofli overlapping. Kristen spoke and explained what each does and that she will be responsible for the analytical data and reviewing marketing materials for the new six month contract with the Pintler Group- Geofli. Also, Kristen stated that Cass, BLDC could take that over some of the oversight responsibilities with the Geofli contract if it is determined that Kristen does not have enough time. The TIFID Board stated that the partnership with the BLDC is important. Brendan McDonough, Council of Commissioners, spoke on behalf of the CofC and that they have an ongoing discussion with the BLDC. Mick Ringsak moved, seconded by Rody Holman to recommend to the Council of Commissioners to approve the contract as presented, with the amendment to the term of the contract to be twelve months with a review, with the option of adding the remaining two year contract. The motion passed unanimously.

3.2 Pintler Group – Geofli Contract – Staff recommends approval of contract for website and social media marketing assistance for six months at \$3,220 dollars per month – Kristen gave an overview of the current contract that is \$2,625 dollars per month. Kristen stated that they do all of the social media marketing, maintain the website, and write the blogs. Kristen stated that with the absence of Jeremy they are putting additional software solutions in place. Kristen explained what the new software would entail. Kristen is recommending six months to see how it works and meshes. The TIFID Board had questions and discussion. Andy Durkin moved, seconded by Mick Ringsak to recommend to the Council of Commissioners to approve the six month contract with Pintler Group – Geofli. The motion passed unanimously.

3.3 Granite Water Works Lease – Staff recommends approval of lease of 3,000 square feet for twelve months at \$1,000 dollars per month – Todd Tregidga gave an overview of the unused space in Building #1 and Granite Water Works would like to lease this space for their canned water for \$1,000 dollars per month, which is market price. The lease would be short term, as Granite Water Works is looking at building in Phillipsburg. Todd stated that Kristen did look at the private sector, but couldn't find any space that would work. Rody stated that he wanted the minutes to reflect that Granite Water Works was encouraged to look elsewhere. The TIFID Board had questions and discussion regarding the insurance language. Kristen stated that Eileen Joyce, County Attorney, has reviewed this lease. Brendan McDonough moved, seconded by Mick Ringsak to recommend to the Council of Commissioners to approve the Granite Works lease as presented. The motion passed unanimously.

Kristen reported that Black Block Lock is closed and is selling block making equipment.

3.4, 3.5, & 3.6 - These action items were not ready for the TIFID Board to vote on.

3.7 Infrastructure Grant for WSA – Staff recommends approval of \$175,000 dollars for infrastructure assistance – Todd Tregidga gave an overview and that WSA has broken ground. Kristen stated that the agreements that are tabled, allow us to get onto the Solvay property and WSA has signed an easement. Kristen stated that property boundaries changed by two feet in between design and final surveying, and this is why a fence easement is needed. Also, WSA needs access to Silver Lake Water. Kristen stated that WSA has broken ground on a \$17 to \$18 million dollar asphalt plant. Kristen stated that there is a portion that BSB needs built for the lead track that feeds into the WSA property. Kristen stated that BSB does not have the rail done nor is it going to come anytime in the next couple weeks, so WSA needs to do some additional excavating. Kristen stated that this is why Western States Asphalt is asking for an

infrastructure grant and is a benefit for our project to do some grading on the north end of the WSA property that allows for it not to be a fifteen foot sheer cut. The TIFID Board had questions and discussion on this infrastructure grant for WSA.

Andy Durkin had to leave the meeting at 12:50 PM. There is still a quorum for the TIFID Board meeting.

Kristen reported that a \$7.7 million BUILD grant has been submitted and if BSB were to receive this grant it would finish the rail work in the MCBDP. Kristen stated letters of recommendation from all three Montana representatives were submitted. The TIFID Board had questions and discussion. Brendan McDonough moved, seconded by Rody Holman to recommend to the Council of Commissioners to approve the \$175,000 dollar Infrastructure Grant for WSA as presented. The motion passed unanimously.

Rody Holman had to leave the meeting at 1:00 PM. There is still a quorum for the TIFID Board meeting.

3.8 Intermountain Construction Services Contract Extension – Staff recommends extending the construction contract to 10/31/2019 – Todd Tregidga gave an overview of the requested extension. Todd stated that is related to the second manufacturing building that is under construction in the MCBDP. Todd Tregidga stated that this extension request goes hand in hand with the Markovich Construction contract extension that has been approved by the Council of Commissioners. The TIFID Board had questions and discussions regarding the extension. Brendan McDonough moved, seconded by Todd Johnston to recommend to the Council of Commissioners to approve the Intermountain Construction Services contract extension as requested. The motion passed unanimously.

4.1 Food Court Area – Kristen reported that Forrest Jay has worked out a new estimate taking out all of the paving except for the entrance. Also, it takes out pulling the infrastructure in to hook a coffee shop up to sewer and water. Kristen stated that it does do more of our shovel ready type process by grading a flat level place for the building to go if there was to be a building put on there in the future. Also, the gravel allows for food trucks or a temporary coffee kiosk to go there. Kristen stated that the cost is \$68,000 dollars. Kristen reported that during some construction, Rick Jones Way was closed and the food trucks went to the REC facility and this increased the food trucks business by 100%. The TIFID Board had questions and discussion regarding the private sector run with this.

5.0 TIFID Action Items From Prior Meetings – SeaCast Lease Amendment is on the Council of Commissioners Agenda on August 7, 2019 for final approval. WET Contract Extension was approved on the consent agenda on July 2, 2019.

6.0 Kristen reported that she is trying to put the railroad out under the Construction Management process, as there is no railroad expertise in BSB. Kristen has asked Eileen Joyce, County Attorney that instead of doing a public bid process that we could do a GCCM and pre-qualify contractors. Kristen stated that the BSB rail engineers are cautioning her that you can end up in a bad situation, if you get a bad contractor. Kristen will move forward with the GCCM option. Kristen explained this process. The TIFID Board had questions and discussion.

Kristen stated that the fiber is being installed this week.

Montana Precision Products – Kristen reported that the MPP expansion project will begin when they can get a storm water permit. The TIFID Board had questions and discussion on the delay of the storm water permit as Kristen gave an update on why there is a delay.

Kristen reported that she gave a presentation to the Exchange Club on the MCBDP.

Kristen reported that BSB will promote the Old Dominions Building when they move into their new building.

7.0 Public Comment – There was no public comment.

8.0 There being no further business, the meeting adjourned.