



**Meeting of the TIFID Board of Directors  
Friday, August 16, 2019  
Boardroom, Business Development Center  
305 W. Mercury**

Members Present: Todd Tregidga, Brendan McDonough, Mick Ringsak, Andy Durkin, Rody Holman

Members Absent: Todd Johnston, Cindy LaSalle

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 Mick Ringsak moved, seconded by Brendan McDonough to accept the July 26, 2019 minutes as presented.
- 3.1 Operating Agreement for Access to Rail Easement Area with Western States Asphalt - Todd Tregidga gave an overview of the agreement. Todd reviewed that WSA was willing to accept the insurance requirements from Solvay and then entered into an easement directly, independent from BSB. Todd stated that they needed the access on behalf of BSB, as BSB will be working on this property to bring rail to the parcels in the MCBDP. Also, Todd stated that the \$20,000 dollars in the agreement is a reimbursement to WSA for the cost of the easement with Solvay. Kristen reviewed the agreement, and stated that the rail construction process will start in a couple of weeks. Kristen stated that this agreement has been reviewed by Eileen Joyce, BSB County Attorney and WSA's attorney. Mick Ringsak moved, seconded by Andy Durkin to recommend to the Council of Commissioners to approve the Operating Agreement for access to rail easement area with WSA as presented. The motion passed unanimously. The TIFID Board congratulated Kristen on a great job done getting this WSA agreement in place.

Kristen stated that an RFQ process will begin, and invited anyone from the TIFID Board to join in the construction management process. Kristen stated that everyone is in agreement that with this being a different kind of construction than BSB is used to that this process will used. Kristen stated that the contractors will be interviewed, pick one and then negotiate the contract with the contractor. Kristen will send updates to the TIFID Board, and this process should be around the end of September and construction will begin in the spring of 2020.

- 3.2 Fence Easement with Western States Asphalt – Todd Tregidga reported that WSA needed two more feet of property. This is a non-monetary agreement stating that WSA can have two more feet that they need. Kristen reviewed the process that was done by BSB engineers and that WSA needed two more feet for a fence line. Mick Ringsak moved, seconded by Rody Holman to recommend to the Council of Commissioners to approve the Fence Easement with Western States Asphalt as presented. The motion passed unanimously.

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3.3 Silver Lake Water Agreement with Western States Asphalt – Todd Tregidga gave an overview of the agreement. Todd stated that WSA needs forty-five thousand gallons a day, and three million in total. Todd Tregidga stated this is an agreement between BSB Water Division and WSA and the TIFID Board is just brokering the deal. Todd Tregidga stated that there is no financial benefit or financial cost to the district. Kristen stated that BSB has a water attorney, Holly Franz & Ryan McClain, on retainer that does all of these agreements. Kristen reviewed the Water Service Agreement process being hooked up the Silver Lake Water System and WSA has agreed to be on the meter system if that process is ever implemented. There is still three plus million gallons a day to market. The TIFID Board had questions and discussion regarding the volume of water used. WSA will discharge into Metro Sewers system. Brendan McDonough moved, seconded by Mick Ringsak to recommend to the Council of Commissioners to approve the Silver Lake Water Agreement as presented. The motion passed unanimously.

3.4 Railpros Contract Amendment – Kristen explained there was no need to amend the RailPros contract and was no longer an action item.

3.5 Purchase and Sale Agreement with German Gulch Development - Todd Tregidga reviewed the Memorandum of Understanding and Right of First Refusal with German Gulch Development for Building #2. Todd Tregidga clarified that this is an option to buy. Kristen stated that the walk through for completion is scheduled for August 30<sup>th</sup>. Dave Erickson, GGD, has found someone to potentially lease space in Building #2. Kristen stated that she has promoted Building #2 to more than one entity including a realtor who had inquired. Kristen stated that Dave needed to have the ability to get into some serious lease negotiations with a manufacturer and that this company would want to lease fairly quickly. Kristen stated that this manufacturing company would move here from California and create jobs. The manufacturing company will occupy all of Building #2 and possibly more space and needed a landlord more than a purchase option. The TIFID Board had questions and discussion regarding Dave accepting risk, and questions and discussion on BSB the relationship with GGD. Kristen spoke reviewing the GGD process from the beginning. Kristen stated that Eileen Joyce, BSB County Attorney, is still reviewing the Whereas clauses in the MOU and Right of First Refusal. Rody suggested that the MOU and Right of First Refusal go back to Eileen for her to review one more time and have Kristen talk to Eileen regarding the conversation and concerns that the TIFID Board has with this Purchase and Sale Agreement and Right of First Refusal with GGD. Also, after a question of the process of disposing of public property, Kristen stated that it is two thirds vote from the Council of Commissioners and has already been clarified. Brendan McDonough moved, seconded by Mick Ringsak to recommend to the Council of Commissioners to approve the Memorandum of Understanding and Right of First Refusal with German Gulch Development as presented, pending final legal review from the County Attorney's office. The motion passed unanimously. Kristen stated that it will be on the Council of Commissioners agenda in September.

3.6 MOU with Butte-Silver Bow Public Works for Snow Plowing Services – Kristen stated that this item is not an action item at this TIFID Board meeting, but gave some background on this item. Kristen stated that she budgeted in the new fiscal year TIFID budget to buy a snowplow for the MCBDP, due to the inconsistency of snowplowing services in the past few years. Kristen budgeted \$300,000 dollars and the approximate cost of the snowplow will be \$150,000 dollars. Kristen stated that the snowplow will be an asset of the BSB Public Works. Kristen stated this MOU could come to the TIFID Board as an action item at the next TIFID Board meeting. Kristen stated that this

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MOU would be between BSB Public Works and the TIFID – MCBDP for a part-time person to plow and sand all of the roads in the MCBDP. Kristen stated that the snowplow will be stored at the Public Works Shop to get the sand and have the maintenance done. Kristen stated that the Port of Montana plows inside the Port of Montana, but may be asking for help in the winter snowplowing. The TIFID Board had questions and discussion.

4.0 Kristen reported that she will have an action item on the September TIFID Board meeting agenda for a change order for Intermountain Contract Services (ICS) to grade and pave a pad for a coffee shop.

5.0 TIFID Action Items From Prior Meetings – The TIFID Board reviewed the action items that went to the Council of Commissioners meeting and were approved on the consent agenda.

6.0 Other Updates- Kristen reported that the fiber has been put in.

Kristen reported that she does not have a final plan in place to upgrade the substation to add an additional transformer to allow for higher power users. Kristen stated that when that time comes there will be meetings to discuss a partnership with Northwestern Energy to get this project completed. The TIFID Board had questions and discussion.

7.0 Public Comment – There was no public comment.

8.0 There being no further business, the meeting adjourned.