

**Meeting of the TIFID Board of Directors  
Friday, February 12, 2021  
Community Development Department  
Conference Room  
And  
Teleconference**

Members Present by Teleconference – Todd Tregidga, Todd Johnston, Shawn Fredrickson, Rody Holman, Andy Durkin

Members Absent - Mick Ringsak, Cindy LaSalle

Staff Present – Kristen Rosa, Sherrie Walsh

Others Present by Phone – Cassandra Sunell, BLDC, Dustin Ebenkamp, Scoular, Debbie, Hoekema Trucking

1.0 Todd Tregidga called the meeting to order and determined there was a quorum. Todd Tregidga welcomed Shawn Fredrickson, Council of Commissioners as a new member of the TIFID Board.

2.0 There are no meeting minutes available to approve at this TIFID Board meeting.

3.A. Purchase and Sale Agreement with Hoekema Trucking – Staff Recommends Approval - Todd Tregidga gave an overview of the Purchase and Sale Agreement with Hoekema Trucking. Todd Tregidga stated that Hoekema Trucking is the primary shipper for Murdoch's and are looking to locate adjacent to the Murdoch project. Kristen stated that Exhibit A to the Purchase and Sale agreement shows where Hoekema Trucking would be located on Lot #2. Kristen stated that on the map that she sent to the TIFID Board electronically Hoekema's lot would be #13 and Murdoch's is Lot #18. Kristen stated that BSB is waiting to get final approval from DEQ and then will be able to file the final plat. There will then be a legal parcel to sell. Debbie, Hoekema Trucking, gave an overview of wanting to locate close to the Murdoch's facility in the MCBDP, as they are the primary shipper for Murdoch's. Todd Tregidga thanked Debbie, Hoekema Trucking for the interest in the MCBDP and will be a great addition. Todd Johnston moved, seconded by Rody Holman to recommend to the Council of Commissioners to approve the Purchase and Sale Agreement with Hoekema Trucking as presented. The motion passed unanimously.

3.B&C. Lease Agreement with Scoular – Staff Recommends Approval - Todd Tregidga gave an overview of the Lease Agreement with Scoular stating that Scoular will be working with Northwestern Energy on a gas transmission line project. Todd stated that Northwestern Energy will be using Scoular rail to off load pipe and would like to have control of the BSB property to initially do that. The term of the lease is one year at \$500 dollars per month for Scoular to lease the property so they can work with Northwestern

Energy on their projects over a one-year time frame. Also, Todd stated that Scoular has expressed interest in acquiring a portion of that piece of property from BSB. Todd stated that BSB is not interested in selling the entire piece of property. BSB would like to split the property and only sell Scoular the eastern half of the parcel. Also, Todd Tregidga stated that because the parcels are not subdivided, BSB cannot sell the eastern half of the parcel, therefore there is a Memorandum of Understanding of Scoular's interest of the eastern half of the parcel. Todd Tregidga reviewed what he and Kristen had talked about regarding Scoular's interest in the eastern half of the parcel. Kristen stated that BSB has shown this parcel a number of times, but it has some significant topographical challenges right in the middle of the parcel. Kristen stated that there is a drainage ditch, therefore there has not been a lot of interest in this parcel. Kristen stated that when Scoular approached BSB about the eastern half of the parcel, it seemed like a good use for Scoular's transloading. Kristen stated that it is important for BSB to keep the western half of the parcel, it is very important as it has access to all the infrastructure. Kristen stated there are two agreements and reviewed them with the TIFID Board as they followed along. Dustin Ebenkamp spoke and gave an overview of the five-year lease with Northwestern Energy to store the pipes for their project and Scoular's projects. Rody Holman moved, seconded by Todd Johnston to recommend to the Council of Commissioners to approve the Lease Agreement with Scoular as presented. The motion passed unanimously. Rody Holman moved, seconded by Todd Johnston to recommend to the Council of Commissioners to approve the Memorandum of Understanding with Scoular as presented. These two agreements will be on the Council of Commissioners agenda on Wednesday, February 17, 2021. The motion passed unanimously.

4.A. Land Requests – Kristen stated that she is getting a lot of land requests and is asking if the TIFID Board is comfortable with how she is doing the process. The TIFID Board stated that Kristen has done a good job of evaluating and addressing each project and likes and agrees with the way it has been done, and that Kristen's objective is to get in companies that will create economic diversity and jobs. The TIFID Board had questions and discussion on the remaining land which will remain in BSB's ownership. Kristen stated that she will schedule a strategic planning session for the TIFID Board, Finance and Budget and the Planning Departments in April or May 2021. There will be discussion regarding who will be there to market the property and other business matters in the MCBDP.

4.B. Rail Project – Kristen reported that she spent three hours on the phone finalizing with EDA and the comments in the bid documents completed. Shawn with RailPros then sent revisions to Kristen. Kristen stated that then the final bid documents and construction plans would be printed and sent to EDA. It will then take Veronica, EDA approximately a week to review the documents and plans. Kristen anticipates publishing the Request for Bids on March 3, 2021. The responses to the RFP will be opened at the Council of Commissioners meeting on or around April 7, 2021. Kristen will then have a special TIFID Board, to approve the contractor that is chosen for the rail project. It will then go to the Council of Commissioners on their meeting agenda for approval and then to the EDA as soon as possible. Kristen stated that there are two companies interested in parcels. One is going through the site plan and special review process with BSB Planning Department, and one other company has called and have a local representative and have expressed a lot of interest in one of parcels that are left to market in the MCBDP. Also, Kristen stated that if both of these companies come to fruition, there will be only one rail parcel available for marketing.

4.C. Sugarloaf Loop and Subdivision – Kristen stated that BSB is waiting on the potable water letter of approval from the DEQ. Kristen stated that once the potable water is approved, BSB will be able to file the final plat. Kristen stated that Levi Mork, Everly & Associates, sent over the construction drawings for everything completed and is now working on the bid documents. Kristen stated that she was able to

share the construction drawings with the Murdoch's project and is happy to share them with Debbie, Hoekema Trucking. Kristen stated that there are still two minor subdivisions to do in the rail park area and the TIFID has hired Pioneer Technical to work with BSB. All of this infrastructure will serve all of the parcels that start with R.

Kristen stated that once the rail and the Sugarloaf Road projects are out to bid, it will give BSB a good idea about how much money they are dealing with. Also, Kristen stated that there is some money set aside for the other subdivision. Kristen stated that then it will give BSB a good idea how much money is left and how much of the remaining infrastructure can be done. Also, Kristen stated that if BSB knows of a project that they want to do, BSB can earmark the money and continue the project after the TIFID sunsets on June 30, 2022. Kristen stated that any leftover money will go back to the taxing jurisdictions.

#### 4.D. Council of Commissioners Consent Agenda – All of the Items Passed on the Consent Agenda

5.0 Other Updates – Cassandra Sunell, BLDC gave an update and discussion on the Mitsubishi project at the legislature. Also, Cassandra talked about the grant funds with Headwaters RC&D. Also, Cassandra gave an update on other House Bills in the legislature. Cassandra and Joe Willauer, BLDC, will be attending the Site Selectors Conference. Cassandra spoke on a company that has put in a bid for the Golden Sunlight to load and take the tailings and move the byproduct down to northern Nevada. One company has come to look at some properties but are still in the bid process. Cassandra stated that there are seven companies that have put in a bid, and she and Joe will talk to Karen and Kristen.

Kristen stated that it is House Bill 170 that is for the Mitsubishi project. It is defining what green hydrogen is, defining it as a green and renewable energy and giving it a tax rate. Kristen stated that she, Joe Willauer, BLDC, and J.P. Gallagher, BSB Chief Executive, went over to the legislature in Helena and testified in favor of House Bill 170.

Kristen reported that she had attended a one-day Site Selectors Conference at the beginning of the week. Kristen stated that it was a good conference and was about manufacturing. Kristen was able to connect with others at the conference and give an update on the MCBDP and what is going on in the Butte community.

Kristen stated that she will send out the financials to the TIFID Board.

6.0 Public Comment – There was no public comment.

7.0 There being no further business, the meeting adjourned.