

Eastern Montana Economic Development Authority
February 10, 2010 Meeting

Members Present: Brandon Schmidt, Norton Walker, Chuck Lee, Sharon Gookin, Carson Beach, Mona Madler

Members Absent: Desiree Thielen, Karol Zachmann

In the absence of President Karol Z., Sharon called the meeting to order.

January meeting minutes are not available.

Financial Report Submitted

Additional Notes: Checking account balance of \$81,348.03 with all bills paid to date.
 2009 Tax Levy Income - \$102,577 = \$8548/month average.
 Since inception of Port Authority in 2005, we have received a total of \$176,210.76 from
 Tax Levy (2 mills).

Old Business:

- Floor Plans – Steve has copies of the floor plans. 1200 sq. ft., 3 bedroom, 2 bathrooms with garage for each unit. There will be 2 driveways from the street and 2 from the alley.

- Architect – Per Brandon, Steve talked with an architect – possibly Mike Stevenson – regarding time line and cost of helping us get the plans ready for bid. We estimated a cost of \$5000.00, but Brandon said it would probably be less than that. The architect gave Steve a time line of approximately 3 months.

- Bid Letting – Must publish a notice calling for bids twice in newspaper.
Publication must include: Date, time, and place of action; brief statement of action to be taken; and contact information.
Bid must be let to the lowest responsible bidder.
Discussion was held regarding important items to be listed on the bid such as recommendations, local company, time frame, cost, bonded, warranty of workmanship, permits and licensing, penalty for unreasonable overage of time, et al. The Commissioners also discussed using a point system for each item for impartial scoring of bid.

- Funding – Big Sky Trust Fund; Southeast Montana Development Corp Revolving Loan Fund, Coal Board, Intercap, RC & D Revolving Loan Fund. Mona is researching the possibility of tax exemption benefits to a commercial lender.

New Business:

Zoning Permit and Variance Information – Mona applied for zoning permit with the City (\$35), which had to be denied so that we could ask for a variance from the Planning Board to accommodate 4 dwelling units on two city lots. Ordinance dictates that there must be 4000 sq. ft. per dwelling unit. Two city lots are 14,000 sq ft (100x140). 14,000 divided by 4000 equals 3.5 dwelling units. So, the variance is to request an additional .5 dwelling unit. We are on the agenda for the February 17th City Council meeting to update them on the project and inform them of the variance request. We are on the Planning Board meeting agenda February 22nd at 7:15pm to request the variance. Formal variance request has been filed with the County Planner and \$100 fee paid. The variance hearing will include all three sections of the project so we don't have to go through this process again when the time comes. We will need to request a zoning permit for the other two sections as a permit is only good for 1 year.

Brandon Schmidt reported that he had sat in on a Public Service Commission webinar regarding Transcanada pipeline on-ramp. Attached are the notes he took from the webinar.

Discussion was held about the on-ramp and if the oil producing companies would be interested in using an on-ramp for Transcanada's pipeline. Mona will contact Bridger, Encore, Continental, High Plains, and Conoco Phillips to talk with them about their knowledge of the ramp and desire for it. Mona will draft a letter to PSC and Governor Schweitzer stating our support, interest and corporate interests in pursuing the feasibility of installing an on-ramp in Fallon County.

Montana Liquid Gas Pipeline Association will be holding a contractor meeting/luncheon at Thee Garage on February 23rd. Mona will check into this and attend if appropriate.

Next meeting is scheduled for Wednesday, February 24th at 7pm at the SMART office. Norton made a motion to adjourn the meeting; Chuck seconded it. Meeting adjourned.