

Special City Council Meeting
November 1, 2023

Present: Mayor John Williams, Councilmembers Greg Koczur and Rose Hanser

Absent: Councilmember Jack Rosander and Councilmember Wayne Dudley

Also Present: Chief of Police Cory Hert, City Attorney Michelle Sullivan, Deputy City Clerk/Treasurer Krista Hazel

Mayor Williams called the meeting to order at 7:01 pm. Deputy City Clerk/Treasurer Krista Hazel completed Roll Call.

No Public Comment received.

Mayor Williams presented the City Council with the legal documents for the Business Innovation Center (BIC) between City of Colstrip and South Eastern Montana Development (SEMDC).

Councilmember Hanser moved to approve the Warranty Deed with 50% interest in Lot 8, Block 8, Cimarron Subdivision, 3rd Filing.

Councilmember Koczur seconded the motion.

Discussion: None.

Public Comment: None.

Motion carried with all in favor

Councilmember Koczur moved to approve the Office Lease Agreement with SEMDC.

Councilmember Hanser seconded the motion.

Discussion: Councilmember Hanser requested clarification on who is eligible to lease spaces in this building. James Atchison SEMDC explained that this lease agreement is specifically written for SEMDC to lease space to run their basic operations and also to manage the BIC. There will be opportunities down the road to rent office space. He has received interest.

Public Comment: None.

Motion carried with all in favor

Councilmember Hanser moved to approve the Property Management Agreement with SEMDC.

Councilmember Koczur seconded the motion.

Discussion: Councilmember Hanser asked for clarification if SEMDC will be the Manager of the BIC. City Attorney Michelle Sullivan & James SEMDC verified that to be correct, as stated in the contract.

Public Comment: None.

Motion carried with all in favor

Councilmember Koczur moved to approve the Covenant of Purpose, Use and Ownership

Document to the United States Department of Commerce, Economic Development Administration (EDA).

Councilmember Hanser seconded the motion.

Discussion: Councilmember Hanser requested clarification on the EDA releasing the lien for the Financial Assistance Award amount after the 20-year time period. James Atchison SEMDC verified that this is correct. This time period is called an Estimated Useful Life. He went on to explain that this is not a loan & there are no monthly payments.

Public Comment: None.

Motion carried with all in favor

Councilmember Hanser moved to approve the Security Agreement with the United States Department of Commerce, Economic Development Administration (EDA).

Councilmember Koczur seconded the motion.

Discussion: Councilmember Hanser questioned what this is for. James Atchison SEMDC explained that this may not be needed. The EDA only requires liens on equipment over \$10,000/each. At this point, we do not need it. The EDA will let us know if it is required.

Public Comment: None.

Motion carried with all in favor

At 7:19 p.m. council went into closed Executive Session regarding B.D. Litigation.

At 7:39 p.m. council returned to Special Meeting from Executive Session.

Mayor Williams adjourned the meeting at 7:42 pm.

Krista Hazel, Deputy City Clerk