**GALLATIN RIVER RANCH RURAL FIRE DISTRICT**

**BOARD OF TRUSTEES**

**SPECIAL BOARD MEETING MINUTES**

Tack Room, GRR Equestrian Center

725 Equestrian Center Loop Road, Manhattan, MT 59741

Date: Thursday, 5/19/22 Time: 10:00 am

**This meeting is open to the public**

Presiding Officer: Chair Spencer Millimen

Trustees present: Vice Chair Richard Anderson, Secretary/Treasurer Susan Piechowski, Rick McCourt, Wendy Ward.

Others present: Executive Assistant John Andrews

Quorum was established at 10:05 am

Public Comment: No members of the public were present.

New Business:

1. Manhattan Bank requires the Board to authorize a representative or representatives to sign financial documents for the Fire Station Project. Motion: Be it moved that Spencer Millimen and/or Henry “Rick” McCourt are authorized to sign loan, mortgage, and other documents required by Manhattan Bank on behalf of the Gallatin River Ranch Rural Fire District (GRRRFD) to finance its Fire Station Project.

Motion by: Anderson; Seconded by McCourt

Votes to approve: Millimen, Anderson, Piechowski, McCourt, Ward.

Opposed: none

Motion passed with unanimous approval.

1. Manhattan Bank requires the Board to determine and document who is authorized to view the financial documents for the Fire Station Project. Motion: Be it moved that the following persons are authorized to view the financing documents between GRRRFD and Manhattan Bank for the GRRRFD Fire Station Project: Richard Anderson, Susan Piechowski, Henry F McCourt, Wendy Ward, John Andrews, Marlin Sprow, Michael Ulmen, Kate Dinwiddie

Motion by: Piechowski; Seconded by Ward

Votes to approve: Millimen, Anderson, Piechowski, Ward, McCourt

Opposed: none

Motion passed with unanimous approval.

1. Manhattan Bank requires the Board to determine the term of the Fire Station Project mortgage. Motion: Be it moved that the term of the mortgage the GRRRFD will apply for with Manhattan Bank will be 15 years.

Motion by: Millimen; Seconded by Piechowski

Votes to approve: Millimen, Anderson, Piechowski, McCourt, Ward.

Opposed: none

Motion passed with unanimous approval

Review of meeting with Manhattan Bank on 5/15/22:

Trustees Millimen and Ward met with Charlie Pipal and Bob Fenno of Manhattan Bank on 5/15/22. The project budget of $450,000 was discussed. The current bank balance and financial standing of the GRRRFD was reviewed. The amount of money needed from Manhattan Bank to finance the fire station project is up to $300,000. The GRRRFD should be able to spend at least $150,000 of its money, possibly more depending on tax collections and project timing. Manhattan Bank is able to provide the needed financing but will require several things for its consideration of the financing. An appraisal may be needed, and the Bank will arrange that if needed. The GRRRFD will need to pass the motions, above. The Bank needs the GRR HOA Board of Directors to pass similar motions, since it will have to agree to allow the Bank to increase its security on the property as a whole for the loan. The loan will start with a standard construction loan which will be converted to a second mortgage upon project completion. The term of the mortgage can be as short as 5 years and as long as 15. For a $300,000 mortgage, the monthly payment for a 5-year loan would be $5,600/month and for a 15-year term loan the payment would be $2,140/month. There would be no penalty for early payment.

Review of meeting between Trustee McCourt and Manhattan VFD Chief Mike Ulmen on 5/15/22:

Trustee McCourt met with MVFD Chief Ulmen on 5/15/22 to review the fire station plans. Chief Ulmen had a number of suggestions. McCourt discussed the suggested modifications. The largest of these is the elimination of the locker room and small mechanical room. Instead, he recommended that PPE lockers be in the main bay and that the water softener and water heater not occupy a separate small room. These will simplify the project and reduce cost. McCourt will meet with architect Visser and the builder to discuss these plan modifications on Friday,, 5/20/22.

Discussion of other fire station matters:

Trustees discussed other fire station project matters including the builder’s timeline, the upcoming meeting between Trustee McCourt and architect Visser, and communications with the GRRHOA Board.

Motion was made to approve these minutes by Anderson; seconded by Millimen.

Votes to approve: Millimen, Anderson, Piechowski, Ward, McCourt

The meeting was adjourned at: 10:35 am

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Spencer Millimen, Chair Date Susan Piechowski, Secretary Date