

**Lockwood TEDD Advisory Board Minutes**  
**Wednesday, December 19, 2018 – 2:30**  
**Yellowstone Conference Room, 1<sup>st</sup> Floor – Granite Tower**

**Board Members Present:** Woody Woods, Pam Ask, Terry Seiffert, Tim Miller, John Ostlund, Mike Ariztia, Vu Pham, Frosty Erben

**Board Member Absent:** Nick Pancheau, Kelly Wilson, Josh Starr

**Staff and Guests:** Rod Nelson (MDT)(by phone), Dianne Lehm (BSED), Matt Corcoran (KLJ), Ed Walker (Firstmark), Doug Enderson (DOWL), Jennifer Kondracki (JDW), Becky Weekes (LC Properties), Melanie Schwarz (BSED), Marcell Bruski (BSED), Thom MacLean (BSED)

1. Welcome and Introductions

Woody Woods called the meeting to order at 2:30.

2. Approval of Agenda

Tim Miller moved to approve the agenda. John Ostlund seconded. Board voted to approve.

3. Approval of Minutes

John Ostlund moved to approve the minutes of the November 28, 2018, meeting. Terry Seiffert seconded. Minutes approved.

4. TEDD Status Updates

- Mike Ariztia, Dianne Lehm, and Thom MacLean met with Billings Public Works Director Dave Mumford on December 3<sup>rd</sup> to discuss getting the City's approval to expand the Lockwood Sewer District to the TEDD study area. Approval is needed because of LWSD's contract with Billings to treat sanitary sewer water. Ten percent of area property owners must petition to expand. Then, you must have a majority vote of all area property owners to expand. There are 21 properties in the original TEDD and 13 in the recent expansion, for a total of 34. There are 32 parcels in the remaining TEDD study area, so if all the TEDD properties vote for the expansion, it will pass. The plan is to take this matter before City Council at a work session in early February and include a short presentation that will explain the TEDD and its goals to the council. Mike noted that the expansion of the Water District will not need to involve the City of Billings, but LWSD will need to explore obtaining additional water rights.
- Doug Enderson of DOWL provided an update on the Billings Bypass project. DOWL will be taking over the Public Information aspect of the project from Peaks to Plains due to the departure of Jolene Reick. Work on the Five Mile Road portion of the project will begin in late 2019. They are about 70% finished with the design of the Yellowstone River segment and are also working on floodplain issues. He clarified, with Matt Corcoran, that the railroad bridge will accommodate two additional tracks.
- The Yellowstone Board of County Commissioners adopted the TEDD expansion at their December 18<sup>th</sup> meeting. The requesting properties will now be part of the Lockwood TEDD with a base year of 2018.

## 5. Marketing the TEDD

Melanie Schwarz, Big Sky Economic Development Marketing Director, discussed her department's role in the development of the TEDD. Big Sky Economic Development has resources to help determine how to best market the TEDD. Lacking infrastructure, the TEDD is not currently the shovel-ready type of property that many potential industries are searching for. The lack of immediately ready space has presented a challenge in the past throughout Yellowstone County and will continue to be one with the TEDD. BSED can reach out to site selectors for possible developments willing to front the costs of infrastructure extension with development agreements in place to reimburse for those costs once the increment is sufficient. Frosty Erben suggested that Billings is a great location for a distribution center and, given that type of business's low water usage and lower infrastructure needs, that would be a good candidate for early development. Woody noted that until the Bypass project is complete it will have a significant effect on any development in the TEDD.

## 6. 2019 Annual Work Plan

The board had previously considered the Annual Work Plan at the November meeting. On December 13<sup>th</sup>, Woody Woods, Josh Starr, Mike Ariztia, Nick Pancheau, Dianne Lehm, and Thom MacLean met to work on and incorporate suggested amendments provided by several board member by email. These changes were reviewed by the board with no changes suggested.

There may be a slight change necessary on the budget portion. An estimate was recently received from KLJ on the cost of a BUILD grant assessment. Two options were proposed. Option 1 involves project identification, engineering concept development, cost estimating, and benefit-cost analysis. Estimated fee for this option is \$26,200. Option 2 assumes that the project has been identified, but includes engineering concept development, cost estimating, and benefit-cost analysis. Option 2 would cost about \$13,000. Both figures are over the \$11,000 we had estimated in the budget. We will seek further clarification from KLJ and amend the budget as necessary.

The board suggested that BSED take this Work Plan before the County Commissioners after the first of the year.

Vu Pham is attending a Montana Rail Service Council meeting at the end of January and will share the Work Plan with them after it is approved by the Yellowstone BOCC.

## 7. Public Comment

None.

## 8. Adjourn

Meeting adjourned at 3:30.

Next Meeting: January 16<sup>th</sup> at 2:30 – Yellowstone Conference Room, Granite Tower