

Lockwood TEDD Advisory Board Minutes
Wednesday, March 28, 2018 – 1:30 PM
Rosebud Conference Room, 2nd Floor – Granite Tower

Board Members Present: Tim Miller, Kelly Wilson, Mike Ariztia, Pam Ask, Vu Pham, Frosty Erben, Terry Seiffert, Woody Woods, Nick Pancheau, Josh Starr

Board Member Absent: John Ostlund

Staff and Guests: Steve Arveschoug (BSED), Dianne Lehm (BSED), Becky Bey (KLJ), Matt Corcoran (KLJ), Dan Schwarz (Dep. County Atty), Thom MacLean (BSED)

1. Welcome and Introductions

Dianne called the meeting to order at 1:30 pm. Since this was the first meeting of this board, all present introduced themselves.

2. History of the Lockwood TEDD

Steve Arveschoug provided a brief history of the Lockwood TEDD project. He explained that the need for ready-to-go industrial space in the Yellowstone County area was revealed several years ago, and that this area had missed several opportunities to attract industrial businesses here due to this lack of such space. To address this situation, an Industrial Park Feasibility analysis was conducted in 2014. This analysis identified three possible locations within Yellowstone County. Of these, Lockwood rose to the top because of its convenient access to rail and the willingness of the landowners. The project then proceeded to the master planning process and the development of the Targeted Economic Development District (TEDD) so the project could take advantage of tax increment financing. The Strategic Plan and Infrastructure Master Plan have been completed, and now we will turn our attention to the support of existing industry and the recruitment of new industry to the Lockwood TEDD.

3. Strategic Plan

Dianne reviewed the Strategic Plan, including the overall study area, the boundary of the TEDD, the objectives for development of targeted industries, and the coordination of the TEDD development with the Billings Bypass project, including the pedestrian path.

4. Infrastructure Master Plan

Matt Corcoran of KLJ provided a brief overview of the Infrastructure Master Plan. The Master Plan looked at the infrastructure needs related to water/wastewater, flood, transportation, and rail.

Water/wastewater – he reviewed the potential distribution and collection networks and the associated costs. Water concerns include the attainment of additional water rights to properly service the Industrial Park. Wastewater will require a revision of the agreement with the city of

Billings regarding treatment. Josh Starr asked if the Master Plan addresses stormwater. Matt advised there is no plan for a storm sewer system. Stormwater will be conveyed to roads to drain.

Flood – the Master Plan recommends incremental fill to address flood issues as it is the most feasible. Other options outlined include mass fill and a levee system, but those are substantially more expensive.

Transportation – The potential network of roads and the pedestrian path were reviewed, as was the coordination with the Billings Bypass project.

Rail – the Master Plan calls for the development and extension of additional rail sidings and spurs as needed based on the overall development of the new and existing businesses. Dianne mentioned that BNSF representative have recently visited, and they expressed interest in assisting with future development through their certification program for industrial parks.

Matt also reviewed the implementation plan, action plan, and possible funding through the TIGER or INFRA grant programs. Steve asked what we could do to prepare for submission of TIGER or INFRA grants. What can we do to put us in a stronger position? Becky Bey can provide us some of this information at a later meeting. It is a long, involved process and we are likely looking at the 2019 grant cycle at the earliest. DOWL has completed a lot of the data needed for the TIGER grant with their Billings Bypass work.

Vu Pham expressed concerns about the Bypass project and the mess and obstacles it may present. These may present problems for recruitment and development until that project is complete. Matt and Dianne discussed the Bypass project, including the different phases and the flexibility expressed by the MDOT regarding the timing of these phases to accommodate development in the TEDD.

5. Mission/Purpose of the Board

Dianne led a brief discussion on the mission and purpose of the TEDD Advisory Board. The board is responsible for oversight of the development of the TEDD and making recommendations to the Board of County Commissions regarding this development and the investment of TIF funds when they are available. (The TEDD is currently “in the hole” approximately \$78,000 due to a revaluation of properties by the Dept of Revenue.)

6. TIFDs and TEDDs

Dianne provided a brief review of the mechanics of tax increment financing in Montana, and the purpose and development of the Targeted Economic Development District concept in Montana.

7. Zoning and the Expansion of the TEDD Boundary

Dianne advised that there are several property owners within the study area, but not currently in the TEDD, who wish to be incorporated into the TEDD. The first step in that process is for these property owners to request rezoning. Big Sky Economic Development will contact these owners soon to start this process. The entire process will take approximately six months. Once complete, those properties will be incorporated into the TEDD with a 2018 base year.

Nick Pancheau asked whether these zoning changes will result in property tax changes regardless of development. Dianne advised that properties in Yellowstone County are taxed by current use, regardless of the zone.

8. Website and Information Sheet with Current Map

Dianne reviewed the Big Sky Economic Development website and showed board members where they could find the information and many documents and plans related to the Lockwood TEDD. The board was also provided with an information sheet and current map of the Lockwood TEDD.

9. Board Contact List

Dianne advised that she had developed two board contact lists – one with addresses, phone numbers, and email addresses for distribution to the board members, and one with only email addresses which will be posted publicly. Discussion was held as to what information should be included publicly.

10. Meeting Schedule

Discussion was held regarding the schedule and frequency of future meetings. Vu suggested monthly and Woody Woods agreed. Dianne offered that the meeting should be set on a specific schedule, e.g., the second Tuesday of each month. It was generally agreed. Dianne will send out a doodle poll to decide which day of each month will be used.

11. Next Meeting

The date and time of the next meeting is yet to be determined. At the next meeting, Becky Bey of KLJ will provide some information on TIGER and INFRA grants for the board. Tim Miller also suggested that some discussion be held then on power infrastructure and supply – electric and natural gas.

Meeting adjourned at 3:06 pm.