

Lockwood TEDD Advisory Board Minutes
Wednesday, May 2, 2018 – 2:30
Rosebud Conference Room, 2nd Floor – Granite Tower

Board Members Present: Tim Miller, Kelly Wilson, John Ostlund, Pam Ask, Vu Pham, Frosty Erben, Terry Seiffert, Nick Pancheau, Josh Starr

Board Member Absent: Mike Ariztia, Woody Woods

Staff and Guests: Dianne Lehm (BSED), Becky Bey (KLJ), Dan Schwarz (Dep. County Atty), Cameron Munoz, Thom MacLean (BSED)

1. Welcome and Introductions

Dianne called the meeting to order at 2:30 pm.

2. Advisory Board Operations

Thom briefly advised that, based on discussions with Deputy County Attorney Dan Schwarz and the Montana Department of Revenue, there is no requirement for this advisory board to have formal bylaws. Dan did suggest that a Chairperson and Vice-Chairperson be chosen to facilitate meetings. It was clarified that this board is meant to advise the Yellowstone County Commissioners, who have responsibility for decisions regarding the Lockwood TEDD.

Dan asked about anticipated revenue from increment. Balance is currently -\$78,000. Dianne advised there are some recently completed (Town & Country) or pending (American Steel) improvements in the area, but assessments will likely not generate increment until 2019. Josh stated that DOR is assessing Town & Country on May 19th. He will keep the board advised of the results. Dianne will ask Robin Rude of the Dept of Revenue to attend the next meeting to discuss anticipated increment.

3. Appointment of Chair and Vice-Chair

Dianne asked for volunteers or nominations for Chair and Vice-Chair, stating that though Woody Woods is unable to attend this meeting, he expressed willingness to serve in either of these positions. Woody was chosen to be Chair and Terry agreed to serve as Vice-Chair.

4. Approval of Minutes

Frosty moved to approve the minutes of the March 28, 2018 meeting. Vu seconded. Minutes approved unanimously.

5. TEDD Updates

Dianne provided the following updates:

- Big Sky Economic Development has received inquiries from two realtors requesting information on the TEDD.
- Dianne made a presentation about the TEDD to the Community Advisory Panel at ExxonMobil.
- Zoning letters to property owners just outside the TEDD boundaries are being prepared. This is the initial step for the possible expansion of the TEDD.
- DOWL and the Montana Dept of Transportation presented information on the Billings Bypass project to the Lockwood Steering Committee at their April 26th meeting
- Dianne also presented on the TEDD at the Better Off in Billings event at the Pub Station April 20th.

6. BUILD and INFRA grant programs

Becky Bey of KIJ presented information to the board on the Better Utilizing Investments to Leverage Development (BUILD) and the Infrastructure For Rebuilding America (INFRA) grant applications as possible resources for funding the buildout of transportation infrastructure in the TEDD.

BUILD replaces the TIGER (Transportation Investment Generating Economic Recovery) program. Each program, BUILD and INFRA, offers a total of about \$1.5 billion in annual grant funding nationwide. She discussed the purpose, criteria, amount of funding available, eligibility, grading, and match requirements of each program. Both grant programs are very competitive with very involved application processes. She advised at least a year of preparatory work before applying and suggested that a grant writer be hired who has experience with this process. Due to the complexity of the application process, expect to pay \$20,000 - \$30,000 for the grant writer.

Vu asked about matching fund requirements, specifically what types of funds we can use for the match. Other grant funds? Other federal grants? Becky advised that the programs are looking for innovative combinations of financing, and that other grant funds (including federal grants) can be part of that mix. She suggested that Billings Bypass funding could be considered as match funds for BUILD or INFRA grants if incurred during the same timeframe.

Vu asked if ANY infrastructure, including water and sewer, can be financed with these grants. Becky explained that these grants are specifically for transportation infrastructure. Other types of infrastructure are eligible only if they can be tied to transportation. INFRA has a more Regional/National focus, so Rail infrastructure would be a good project for that type of grant.

Becky advised that water and sewer infrastructure improvements will likely need to find funding through a collection of smaller state grants, including CDBG.

7. Meeting Schedule

The board decided that meeting will be held the 3rd Wednesday of each month at 2:30.

8. Other Business

The Lockwood TEDD website (www.lockwoodtedd.com) is in the process of being updated. All meeting notices, agendas, and minutes will be posted on that site.

Vu suggested that, because of the timing of the Billings Bypass project, infrastructure plans will need to be in place by 2021.

There was discussion of the Lockwood Water and Sewer plans, including:

- Expansion of the Lockwood Water and Sewer District to incorporate the TEDD.
- A new contract with the City of Billings for wastewater treatment.
- Water rights – haven't secured additional water rights yet. Possibility of purchase of water from the Heights Water district was discussed.

Josh expressed concerns about floodplain issues in the area and fire suppression restraints due to the current lack of municipal water. Both may limit development in the area until they are resolved.

9. Adjourn

Meeting adjourned at 3:30.

10. Next Meeting

The board's next meeting is scheduled for June 20th at 2:30. Electrical and natural gas supply and infrastructure will be addressed. Robin Rude from Montana Department of Revenue will be asked to join us to discuss expectations regarding anticipated tax increment in the TEDD.