**Lockwood TEDD 2nd PublicMtg\_01-13-15**

Janet: You start with the situation, in some cases you have declining growth, or stagnating growth. In the case of the industrial areas in this Billings area, particularly in Lockwood, you have some growth but now that growth has reached a point in which the infrastructure can no longer adequately serve that growth, there isn’t enough sewer and water capacity or access for fire, or electrical services, for example, that would support any additional growth. When you create a TIF district you say we are going to begin at this point. Whatever property taxes, those alveolar taxes on our property, which are currently being generated in that area, they continue to flow to all the different taxing jurisdictions, schools, sewer and water, the fire department, to the county and to state. Any incremental increases, any increases in property values, from new construction and other increases in property values, any taxes that are derived from new growth, new value, are set aside in a special fund for infrastructure investments. So the property owner continues to pay taxes on the property, whatever was paid before you establish your district continues to go to all the taxing districts, whatever is paid after the district is established goes into a special fund. When the district ends, the increment then becomes part of the base and the whole community has a larger tax base, a bigger pie upon which to draw for its critical services and other community quality of life and amenities, and so forth.

Janet: So how are the taxing jurisdictions actually affected? Again, each taxing jurisdiction, the schools, the county, special districts, continues to receive property tax levied against the TEDD’s base value. Again, only within the boundary, we’re not talking about all of Lockwood; only within the boundary of this district.

Janet: The area currently that’s being considered here, although again, we haven’t finalized obviously the boundaries yet, if we look at the 4 current tenants that are located in that district, currently those tenants pay a little over $60,000 a year in taxes. And, how is that broken out, of that $60,000 as you can see, $13,000, almost $14,000 to the general fund in Lockwood fire, about, a little over $8,000 to the state education fund, $6,000 to the Billings School District, $4,200 to the county retirement transportation , $601 to the BSEDA, and a little over $13,000 to the Lockwood School District. So that gives you a sense of the $60,000 this is how it’s currently distributed. If any additional taxes are generated within this area, those would be placed in a separate fund for making public improvements within the TEDD for 15 years. And that 15 year assumes that there is no debt incurred, issuing any kind of debt, like a bond, that could extend that districts life.

Janet: What we’re really talking about here, as I said a few slides ago, is a public/private partnership. What we’re saying is if you make an investment in this area, which our community believes is a good area to invest in, we’re going to take your tax dollars and reinvest them in that area to make the public improvements for that area.

Janet: So let’s look at what that translates into numbers. If we begin with $2 million of appraised new value, when I say appraised value, the Department of Revenue, as Robin can explain, doesn’t necessarily assign a value to your property that’s the same value that you paid for it, or that it cost you to build it. So, what, that appraise, if we have to begin with appraised value, the way we do it in Montana is we apply a percentage to that appraised value and the percentage depends on the type of property you have. Most of what we’re talking about it commercial industrial residential properties, or class 4 and that is why I used that is the majority of properties in the state. I’m using a 2.2% factor, the 2.2% factor, we don’t know what it’s going to be for 2015 but I looked at the past rate of which we’ve been taxing and that seems to be about where will be. So if you, so in order to go from appraised value to tax value for class 4 property, we use 2.2% factor. That would generate in turn $44,000 in taxable value. So then if you apply the millage for Lockwood and this is based on 2013/2014, the number of mills levied was about 727.78. We take out the 6 mill university levy because that’s exempt from tax increment program, and we’re left with a mill 721.78, we apply that to the $44,000 and so a $2 million appraised value would generate about $31,700 in tax increment. So you have that private investment and public takes that tax increment and creates or provides funding for critical infrastructure.

So what does this look like in terms of YC? We currently have several districts in the City of Billings and one district in Laurel, they’re urban renewal districts, not industrial districts. But, currently, the, countywide the total taxable value, is $307,664,072 million. Of that, the incremental increases on property values within those districts represents about $6.7 million or 2.18% of the counties total taxable value. So the actual percentage of dollars that are being deferred and sent to the special fund is relatively small, when you compare it to the entire taxable value of the county.

So, many of you are property owner here, property owners in the district and it’s a very important question to answer is what is the effect of tax increment financing on your taxes. And there is no effect. Tax increment financing (TIF) in and of itself does not result in an increase of your taxes. It only effects the way those taxes are distributed once collected if they’ve been levied against new value; if you’ve added a new wing to your industrial plant and you have to pay another $30,000 a year in taxes, those additional taxes goes into the special fund. But again, what’s important is that those taxes are being invested in the area in which you’re doing business.

In the short term we talked about then the ability to assist private enterprise through the investment and public infrastructure. In the long term you are increasing the tax base. So again, for that $2 million of new appraised value, that would, when the district sunsets, would create an additional $7,000 per year revenue to build the Lockwood Fire District and the Lockwood Schools for example. So that’s, so again it’s a long term benefit and to the entire tax base of the community. And a shorter term benefit to both provides an opportunity for industry to locate in this area to create needed jobs and to provide the infrastructure to support the economic development.

Once you begin to collect those increments you can use them to fund projects in a number of ways. You can do it through your cash receipts that you receive every year from the increment. You can use debt financing; you can tax increment to pay back loans and bonds or other types of debt instruments in order to provide money up front to pay for infrastructure which you all know is quite expensive. You can use it leverage or match other funds, loans, grants, state and federal level, other private investment, there’s a variety of workforce training programs, and other types of funds that are available that can work with TIF to pay for, again, expensive improvements.

Janet: You can also create under Montana law a revolving loan fund, you can use those tax increment dollars and loan them to businesses for improvements in private infrastructure and um, there’s a wonderful match in other communities we’ve seen combinations of federal funds, local banks and TIF being put together to create a, for example, in Butte recently they used a local bank for construction financing, and then a combination of USDA and TIF for the long term finance. So there is a very interesting combination of things that you can do with TIF and you can provide bridge funding, you know, to get you to a point in which you are move into the grants longer term financing options.

Janet: The actual projects that can be funded by TIF include all the things associated with land, infrastructure development, roads, rail services, sewer water and storm water drainage, and this is just a parcel, utilities, gas, natural gas, electricity, telecommunications, we have broadband, telephone, lighting districts. You can use them to make improvements in site preparation. If you have brown’s fields you can use those monies to help clean up some sites, as part of that situation, and very importantly you can use the money to connect to services outside the district. So if you need a greater sewer capacity, a sewer plant, you can use TIF to pay for that as long as that is to the benefit of the district and then bring some pipes into the district. You can use it for rail transportation, sidewalks and roads, connecting infrastructures to other areas as long as you show you have the ability to demonstrate that that is truly a benefit to the districts tenants. You asked about lease vs buy but I say tenants, I’m just referring to whoever is owning or leasing land in that area.

Janet: You can also use it for public services. For example, if creating a TEDD district requires more emergency call out by your police and fire services, and you can show that there’s been an increase, it can pay for those increasing costs. We talked about maybe building an extra bay in a fire station or ?? having an ambulance bay ???, in the TEDD all of those things would be eligible. Some communities have used TIF to pay for extra policing services that may be required as a result of increased economic activity.

Janet: And also the county government and its staff, contractors can use the funds to provide technical assistance to businesses to help with locating businesses, doing recruitment and all in support of secondary value adding industries.

Janet: But again I want to repeat this that TIF is only one of several tools that would be available for use in a district like this. As the Governor’s Office of Economic Development can tell you, there is a variety of different programs that are available at the state level along with federal grants that can, and private investments, that can be used, right along with TIF.

Janet: So, that pretty much, I’m going to move on now to what are the steps to create a TEDD. Is there anything about the mechanics here of what we’re talking about, does anyone have any questions here, this is a good point before I move on, if anyone has any questions.

Okay, so the steps in creating a TEDD with TIFF provision . I’ve divided them into two phases, again to provide a decision making point for the Commissioners to know, okay, here’s what we’ve done now do you want to move forward. In phase 1 which begins really with the work that Steve and Sarah Hudson , who is the project manager for this effort within BSED, they have been doing all their research, they have been preparing all these sites analysis, which has culminated at this point in this visit and during this visit we’re working on identifying this concept area, we’re meeting with the public and the taxing jurisdictions, and all of you to get your input and then we’re hoping out of this we’ll be preparing that preliminary boundary map of the proposed district.

Janet: Once we take all this information back and we have the input reflected in our boundary we’ll begin preparing what’s called a resolution of necessity, that’s the first step, essentially saying that YC has identified areas or area with infrastructure deficiencies and addressing those deficiencies is in the best interest of the county and certainly of the community of Lockwood. And that’s accompanied by a statement of infrastructure deficiencies that actually lists the things that we’ve talked about with respect to sewer, water, and fire, and electrical services and so forth. What are the gaps in those services right now that need to be addressed for you to support this kind of development.

Janet: We have looked at this area of consideration which is generally described as being north of the interstate, south of the Yellowstone River, east of Johnson Lane, and west of the planning jurisdictional extent. So, it’s a fairly sizeable area, what’s important about considering an area is that you want to make that area large enough to address the concerns. When you do a statement of infrastructure deficiency, and then you follow that up with creating a TEDD, the TEDD can’t be bigger than that area, it can be within that area, so you want to make sure you study a large enough area that you’re not leaving anything out. So obviously it won’t be as big as the entire area of consideration, or likely not, but we’re looking at the entire amount of planned area.

Janet: And of course this is the concept that Steve talked about, these are not boundaries they are just showing you where there are some future, where the bypass is going, and some other improvements that will be there over time but we need your input and all the people we have been talking about over these last few days to be able to establish what is a reasonable boundary.

Janet: If, once we have presented that statement of infrastructure deficiencies and a boundary to the County Commissioners they will have the opportunity whether or not they want to adopt that resolution of necessity and to move on to Phase II which would be to prepare a plan for that area. The plan again would be developed with your input , public input, with agency input, again we have been talking to all the different service providers in the area, their input, the school district has had some wonderful ideas to share of what might work well in this community and having that kind of engagement process will be very useful.

Janet: And the plan will include TIFF, that statement of infrastructure deficiencies, the types of businesses we would like to attract to those areas, and then what would be the accompanying needs that those businesses would have, what kind of special program, would we want to have a revolving loan program, how will we decide, what criteria will the Commission want to use, deciding how the funds are going to be spent, how is the program going to be administered, and what are some funding strategies, how can we put those matching funds together. What’s the timing of the funding, how can that all work?

Janet: Once that plan is prepared, it goes to the Planning Board for review with respect to the growth policy. And it looks at this district in two ways. First of all, it looks at this plan to say, does this plan conform to our growth policy. Are the things that we establish for our community and our vision for our community are they being implemented through the creation of this district? And then, secondly, and this goes to this gentlemen’s question about zoning, has the area been zoned in accordance with the growth policy. And, so it’s looking both at its purposes and its land uses with respect again to the growth policy. Some of the things that the growth policy might have that would show conformance would include things like addressing economic issues. One of the current issues with respect to economic health of Yellowstone County, are there goals and objectives in respect to promoting value added industries, has TIF been identified in the growth policy as a strategy for implementation, and the land use maps in the growth policy, are those reflected in the zoning for the area.

Janet: And the current industrial zoning in the Lockwood area, if you look at the red, that’s what’s called heavy industrial and the purple is what’s called controlled industrial. Lannette, do you want to add anything to that part of it?

Lannette: No, I think you already made the point the areas that aren’t zoned, if there to be included in the TEDD, will need to be zoned, those will either have to be initiated by the property owners or the planning board, or the County Commissioners, but in order to be included they will have to zone in accordance with the growth policy. Thank you.

Janet: Yes

Audience: The blank spaces up there are they agriculture or are they zoned?

Lannette: The blank spaces basically to the left of the big black lines, see the big black line that kind of drags through the, that’s the river, that your pointing to there, the black line is over on the, not the straight one but the one that is jogging,

Janet: Oh, ok this over here

Lannette: The clear, the blank stuff, the white stuff that is on the left hand side of that is probably zoned agriculture or agriculture suburban. The stuff on the right hand side of that would be areas that are unzoned.

Janet: Thank you

Janet: Following the planning boards review, the planning board makes a recommendation to the County Commissioners and then the County Commissioners, if they decide again to move forward, they hold a public hearing on the TEDD plan notifying all the property owners in the district by mail and also through public notice in the paper. And following that public hearing the County Commissioners consider adopting an ordinance that creates the TEDD. And that’s usually done, an ordinance has to have two readings. And then following the passage of that ordinance it becomes effective 30 days after its passage. So, if we were, for example, wanting to create a base year of 2015, that ordinance has to be effective before the end of 2013, December 31. So the second reading and the adoption would have to occur by the end of November of this year.

Audience: 2015, right?

Janet: Pardon?

Audience: 2015

Janet: Oh, did I say 2013? Where was I the last 2 seconds. Excuse me, 2015.

Janet: Once that’s accomplished, all the materials, the statement of infrastructure deficiency, the planning board’s recommendations, the legal notice, the ordinances, all those things are packaged up, the letters that we sent to property owners, are packaged up and sent to the Dept. of Revenue. The Dept. of Revenue goes through all of the things that the law says you have to do and checks to make sure that all those things have been done and then certifies that the base year would be, and again, in this case 2015. Then the local offices of the Dept. of Revenue in each county are then charged with separating the increment and establishing an account.

Janet: How are these districts managed? Urban renewal districts can create their own urban renewal agency or authority to manage them. TEDD districts have no, there is nothing in the law, that talks about how there managed. So, what some communities have done is to create advisory groups. We have been talking about that the last couple of days, about the potential of creating an advisory group made up of Lockwood citizens and businesses in the district, that then would make recommendations to the County Commissioners on how to spend those funds. The County Commissioners can certainly manage the districts and hire staff or consultants to manage it for them, to set priorities, but again, most of the communities around the state that have either TEDD’s or industrial districts make use of some type of advisory board. There’s nothing statutorily that talks about this at all, but, you know, many of those boards will have seven to nine members, and they will review project proposals each year, they’ll suggest capital improvement assessments and make those recommendations to the County Commission. But in all cases the County Commission, has the final budget authority on how these funds are spent.

Janet: That’s it. So, why don’t we begin by, if you want to take a minute to think about it, I would like to just go around the room and ask each of you if you have any questions, if you have any concerns, and have an opportunity to try to wrestle with some of these ideas and then, we’d like to as the last step of today’s meeting, have an opportunity to come up and look at these maps, and talk with us, and to Steve and Sara and others, to kind of begin to say, well, you know, over here this line makes more sense, this area shouldn’t be included, and that would be very helpful for us.

Janet: So, I’ll start here. Do you have any thoughts?

Audience: My concern would be the management, who would be managing. I don’t know if the County Commissioners have had any thoughts, or how they would prefer that to be done.

Audience: We would probably do it the same way as we do with our real special improvement districts, we have advisory boards on each one of them.

Audience: Advisory boards.

Audience: My only concern would be the impact of the cost of the Billings bypass, if there were any costs and how that would be shared with the development.

Janet: And we’ve had that question come up before, Steve do you want to start, or answer that?

Steve: I may defer to Vu, because Vu has looked at that issue in context of the Trailhead Commerce Park. The general question would be, obviously you would need to make sure that there is access. We can’t invest all these resources in creating this infrastructure and then just wave to the people on the bypasses as they go by. So you understand, you’ve been in conversations, so it’s a matter of when we do our comprehensive development plan, I’m thinking, maybe we ought to articulate in that, what are those access needs that we would have and then have a conversation with you about how we are going to cost share that. Who’s going to pay for what.

Audience: And then timing, because that would be the other concern is timing. The consultant we’ve hired or are in the process of getting under contract. He started the design of this and within the next few months I assume, the highway portion, so the timing would be very important also.

Steve: So I’m guessing, Commissioner you can correct me, or Sara as the manager of the project, we would have a decision I would think on whether to move forward within the next 3 to 6 months probably, and at that point if we’re moving forward at the request of the Commissioners, I think it’s still timely enough to get in your planning process and make it work. If they opt not to, then we continue our work with the private sector and see if there’s other ways to make things happen.

Commissioner: I think, Steve, a lot of it is the timing, is going to be what you bring to us.

Steve: Yeah

Commissioner: Because we have given you the blessing to go forward and put together a plan and bring it back and whatever your time frame is because it’s going to voted up or down, one way or the other on the Commission, so, you know, I would say that the due diligence becomes now after you’ve had your public meetings why don’t you get your plan together and bring it back.

Janet: Yes, we have that first step first Commissioner Kennedy. We have to go through the statement of light and adopt the resolution of necessity

Commissioner: Sure

Steve: The Statement of Infrastructure Deficiency

Janet: Oh, did I do that again The Statement of Infrastructure Deficiency

Commissioner: But, that is going to be your piece, correct, that you have been given the due diligence to go forward on.

Janet: Correct

Commissioner: So if you get a blessing on everything else, it comes back to the Commission ---*COUGHING, could not hear what was being said here* ------ that’s something we can go forward

Janet: Thank you

Audience: I have no further questions or comments

Audience: The only question that I had, knowing more about the transportation ? I have been in contact with a company that would like to relocate here and one of their primary needs is that railroad spur. See the way the railroad spur is laid out on your preliminary plan, how is that going to interact with the highway? Is it going to be overpasses, is it going to be crossings, how would they do that? If you get the road in first, how are they going to deal with the railroad?

Janet: I don’t know, I guess that’s another questions for Steve.

Audience: And that’s the coordination I think that needs to occur in the next 6 months or so

Audience: Figure out how that works

Janet: Ok, good

Audience: I can’t see any downside to this. If somebody sees one would you tell me what it is, because I can’t see it?

Steve: Well can I talk about a concern that has come out that I think will be part of the discussion the Commissioners will have. And that is when you set that base what you’re saying to the taxing entities is that you’re going to keep those dollars that you already have, but you are going to forego the benefit of dollars from new growth for a period certain. In our planning, in thinking, and with Janet’s experience, what happens if this really moves forward is you’re going to see growth outside that area that will help make up for these taxing entities, but the legitimate concerns on the schools board part, on the water and sewer, that how might this play out in their budgets going forward. So that’s, I’m not saying it’s a downside but it’s something that you better look at and be paying attention to as part of this process.

Janet: Another thing we talked about this morning is that while they are forgoing or deferring that new increment for a period of years, they also for example, we now have the resources to provide some assistance to those service providers, for example, if the fire district needs to put new roads into the TEDD, there’s money available rather than, to do that.

Audience: Without having to take it out of their budget.

Janet: That’s right, or which is still somewhat limited. You’re asking these taxing jurisdictions to forgo that income, but as I said, our experience has been that growth continues. People have to build houses or open their own retail stores outside the district that helps the tax base.

Steve: I just thought I needed to throw that out.

Janet: Oh, I know, I know.

Steve: I agree with what you’re saying but there are things you better be paying attention to in the process.

Janet: Right. When people ask those questions, we have to acknowledge that those concerns are there. Robin, would you like to add anything?

Robin: I guess my only question when I came in the door, was just, you know, having an industrial company already out here how it’s going to affect us, if there is going to be any tax increases and I already got that answered.

Janet: Good.

Audience: Billings is at 3 or 3 ½% unemployment so where are all these workers that you’re building the jobs for going to come from? You know this looks like a tool for a town that’s struggling like Malta, Glasgow, Butte, or somebody else rather than Billings that’s already at capacity. Most of us can’t grow our business, because there aren’t any workers available.

Janet: That’s a really good question. I’m going to start with one answer and then maybe others in the room can add to that. One of the things in working in the planning field, you’re watching the impacts that the oil development is having on this region and the increase of employment. But we’re also seeing currently a dip in those oil prices that are going to change that dynamic. And maybe they will change it a little bit now and a little more later, in any case, the more we diversify our economic base, the stronger we become. And there’s some growth, in other words if you have new people moving into the area that can support school districts and others, you know, by putting their kids in schools, and paying taxes on houses here, it can benefit, and again, increasing the pie. We have to understand that a lot of that economic stability in Billings right now, I think, has to do with the growth in the energy field, and that we can see right now can become tenuous. That’s my initial…

Steve: Can I add something, because that’s a very, in little bits of the repot I had mentioned in the introduction is one of the readiness factors is workforce and it’s just as important as infrastructure if you don’t have the manpower with the right training you’re kind of flat-footed you can’t respond to opportunities.

Steve: So in addition to this effort, we have another room that is filled with almost the same number of people that include the key stakeholders in education and training and our key industries working on strategies related to workforce development. So I want you to know that, from our standpoint that is just as important initiative as the one we are undertaking here. Secondly, and you guys might just laugh at this, or say well that’s just your fault Steve, I get criticized a little bit for, which I’m a big guy, I can take the criticism no big deal, somebody criticized the other day saying, that the location of the new FED EX wasn’t really the best location. And, I’m not going to debate whether it is the best location or not, but this particular property owner in that area, the criticism they had on us was that you should have been planning for planned industrial space 5 years ago. Then when that company was ready to expand, you would have had some where to put them. And so, I don’t know where we are in that cycle necessarily, in terms of economic cycle, but I want to start to work today so 5 years ago I don’t get that same criticism saying that shouldn’t have you guys been planning for that. So we may be at odd fit where with the cycle is but the planning the community can do to try to get out ahead of that, know that it’s a long term proposition, you create the TEDD, things don’t happen overnight, it will take some time. So I don’t know whether we will be in the economic cycle but I want to get out ahead of that the best that we can even thought some people would argue I’m already behind the 8 ball. Does, does that kind of make sense?

Commissioner: Yes, I guess my point on that is that FED EX came in anyway. The private sector provided what was needed came in, and you didn’t have to defer any taxes and anything like that to get those guys to come in. My thing is that if there is demand it’s going to show up whether you guys are helping or not.

Steve: And that happens in some cases but the industries in many cases are saying we pay a lot of property tax, we pay corporate income tax, we’re committing to this, and now you want us to pay all the cost of the infrastructure? And so we want to, at least, try and find a way to partner where they have to make some commitment. There is no way the TIF revenue from the TEDD’s going to be enough to do all that. They’re going to have to come to the table with additional resources.

Janet: And, then the other thing too, yes development, we’ve had this conversation too, development might occur anyway, but this way, the community has a say, a little bit more of a say in some of the things that happen and there’s an opportunity, to we’re talking about how then, helping all these different jurisdictions, how, you know, assist in that, and also thinking about the kind of industries we want to see, it’s a nice marriage of private enterprise and community will that I think can work together in a really positive way.

Janet: This lady right here

Audience: The taxes were the number one thing for us being the neighbor. I guess I’m also curious and interested to see how it goes about with adding the sewer and water which is going to have to happen down there mainly because it’s in the fringe of the floodplain according to the map B since they were so wonderful in expanding that. So those are things that we would be concerned about and obviously would benefit from having those put in also. But needing to know the cost, whose going to, you know, what would be the overall cost for those on the edge of that, adding those amenities and all of that.

Janet: Is Woody still here?

Audience: No

Janet: Oh, he just left us. Well their talking about, there would be improvements that would be required to the water filtration system and then there would have to be additional agreements with the City of Billings to provide those services. Again, this is an advantage, the TEDD, can, the TIF, if there is enough TIF monies in there can pay for connecting those service systems. The individual private, the homeowners wouldn’t have to bear that cost of building that whole big line, but just their share of hooking up, so it could really lower the cost of the services over time.

Steve: Part of that is that it would require some partnership between Lockwood Water and Sewer and the City of Billings, City Council. Tina’s here and can speak to this, but they had just an initial discussion about this concept and no decisions, no commitments made but the concept is being discussed.

Janet: Yes, do you want to add to that?

Audience: Well this is one of three areas that the City Council is considering changing its policy, which has been in the past several years, not to allow what we call ad hoc or ala carte annexation. Particularly when there is a distance involved as there is in this case. But this is an area where we understand the need, the potential for economic development. We don’t envision that it will be annexed into the area, the city, anytime soon. So it’s one area, one of three, as I say, that the Council is looking at, but as yet has made no decision on and will have further discussion I’m sure.

Janet: Gentlemen right here

Audience: It makes sense to me. I have some of the same concern as says, you now the workforce, I guess you would hope that some of this development would attract some people from other areas that would be good for us.

Janet: Commissioner Kennedy?

Commissioner: I’ve heard it many times.

Janet: Liz, do you have any questions?

Liz: No, just taking notes through this as this is very interesting in terms of how local community is looking at this and the types of questions they have so thank you.

Janet: Thank you

Audience: In the realm of the commercial real estate we do most of our work in the development, we’ve noticed over the last two, three years in particular, a growing interest in the Lockwood area in both for the retail and industrial and a number of our clients acting on that, so I think the times come and I’m really glad that this process is starting now because if you don’t get organized today as you express, you’ll be in trouble 5 years down the road, so I commend you for doing this.

Janet: Thank you…next to you

Audience: Very informative and I would agree that it’s important to plan for things like this so that we are ready down the road so I’m excited to see this going on.

Janet: Ok. Thank you

Audience: Yes, I guess you’ve addressed it somewhat and it’s a concern that types of industry that this will bring in, depending on what those are, could generate significant more traffic. And in Lockwood, we have, for instance, I’ll just use Old Hardin Road, more traffic down Old Hardin Road would cause necessary improvements to be made on that road. And depending on how traffic goes in and out of this new project, can the monies that are accumulated be used to improve Old Hardin Road, as an example?

Janet: You know we have been talking about that quite a bit particularly today and, even in terms of, even though it’s outside the district like installing traffic control lights and other improvements and I think because we can provide connecting infrastructure, and because you can draw a straight line between, there is a cause and effect, that you could justify spending at least a percentage of those improvements or use TIF to finance at least some of those improvements that can be attributed to the increase in use based on those new employees.

Audience: It probably wouldn’t be that much money, would it?

Janet: No

Audience: So here you got, it’s kind of like putting the cart before the horse, another example I could use is the new middle school in the Heights. When that school opens up, if the roadways to and from that school are not improved, the bottleneck out there is going to be horrendous. People, for the City Council,…..*coughing so hard to hear what was said*…... And in Lockwood here these new industries would come in and yet again we suffer because our infrastructure on streets and roadways isn’t there to support them. So I think you really ought to consider that factor in your thinking in this new district. And again, depending on what kind of industry. It might be a plant with just a few employees, but it might be a distribution facility where trucks are going in and out constantly and a lot of those trucks or a lot of those employees from those industries may want to use Old Hardin Road., or other streets….

Janet: And again, I think that puts that infrastructure that critical to the success of that district, so I can’t speak for what the advisory committee or the County Commissioners would place as a priority for using some of those dollars but it would certainly be eligible if you could carefully make that connection which obviously you are.

Commissioner: It’s going to be developed, and once it’s developed, you have a pot of money here that you could, if you could show that, have that money directed to a problem. But if you don’t create it, you don’t have that ability to direct that money to that project. So, you know, depending on how you want to approach it, if you want to approach it, that you have an opportunity, it may be a few dollars but you can leverage those few dollars over a period of years, a bonded project would be able to do it too. So you do have a lot more tools to be able to do it than you would if it just ???

Audience: There’s a period of pain you have to go through with the increased traffic.

Audience: We’ve already had that, right? When you add Town Pump and now Peterbilt . It wasn’t as big an issue but now that Peterbilt is there and we’re down on the end of Johnson Lane, when you’re coming up, you know how many wrecks I’ve almost been in? Because they do not pay attention to the traffic coming up Johnson Lane and there’s been numerous times where we’ve almost bit it and that is with a semi against a truck and trailer. So that problem is already huge.

Janet: And we’ve talked about this morning too, combining your two thoughts, maybe there are some better pedestrian connectors that have to be addressed as well. I know the safety committee is looking into that.

Audience: It seems though that the bypass going in is going to alieve some of that issue. It’s going to add some way in or outs

Audience: Have you ever seen a semi on a roundabout? Let’s put it next to the Town Pump, shall we.

Janet: Let’s continue around. Do you have any thoughts?

Audience: Well, I was just going to say we had discussion at the Lockwood Safety District meeting yesterday about pedestrian facilities within an industrial park whether or not they are needed. Tobin and Joel are on that committee as well and the conclusion we came to is that yes, so we encourage you when you write your statement of deficiencies the inclusion of pedestrian facilities should be on that list.

Commissioner: You’ll have that written up and send it in them.

Audience: We certainly will.

Commissioner: If you see something that they need, make sure you get it written and get it to them and then they can get it in the plan. Because I think that’s important that we can go back through and make sure that all these things have been addressed.

Janet: And we want to in both, we want it in the statement of infrastructure deficiency and then we want to have it, we want to include it as something that we want to prioritize or give attention to with respect to allocation of those resources.

Audience: No questions

Audience: As far as the industrial part of the business, this here thing, it look like it could be a real good thing but if you look at the history of Lockwood here, if you go over there to the malls and all these little businesses that have tried to make it over there, they rent, they run business, they go broke and they close, they rent and you know they just keep renting that out, and I don’t know if there is going to be area for small supported businesses like that, say like another gas station, because not everybody wants to go into Town Pump to get a six pack of pop or a twelve pack of beer after they get off work, you know. So are they going to be able to make it there if they have some smaller supported type businesses there? Because all the other ones have been closing and opening, like that tire shop shut up and stuff.

Janet: So there are kind of two parts to your question. You can have supported business inside ?? You can as long as there related to those businesses. It’s not designed for nor is it really value added industries. You can’t like for most retail hotels that sort of thing, restaurants, but a small café could open, maybe one of the businesses it provides, you know, food for some of the people that work there, but generally its purpose is not to support retail activity but other kind of supported businesses, tracking firms and distribution and engine repair and that sort of thing sometimes go in. But again if you have more people in the community than those businesses that are in the outlying and in the town itself would benefit because you just have more activity.

Audience: More customers.

Janet: More customers.

Audience: Well, Town Pump has those 8 acres up above me up there and they’ve talked about putting a motel in they’ve talked about truck wash in they’ve talked about putting in a tire shop up there. Nothings ever happened because they don’t think there’s the monetary value to support any of those businesses yet.

Janet: And this, this is what base industry is all about. When you bring in those base industries it creates real wealth. You talk about those primary and secondary value adding industries, they really create that, you’re actually increasing the pie. Whereas, you know, I worked for a long time in urban renewal and working with retail and you get three taco shops and there eating each other’s lunch literally. When you’re increasing the pie through the creation of primary industry you can support more taco shops. But I think that’s the relationship, that’s what happens in town, versus what’s happening in this industrial area.

Audience: OK

Janet: I don’t know if you want to add anything to that.

Steve: No, you said it well.

Janet: Jean, Sara?

No

Janet: Tobin

Tobin: Just a little, this reflects a little bit of what our conversation was this morning, that, you know, we’ve had unrestricted growth out here, unplanned growth and we’re trying to play catch up quite a bit now. I think this TEDD is a tool for us to get ahead of the game and start planning, like Steve said, you know, like 15, 20 years down the road and have some planned areas.

Janet: Bob?

Bob: I agree with most of what was said here. I guess I wouldn’t say that this is a new tool and I think that the management does need to be flexible in the sense that go fast when we need to go fast and go slow when we need to go slow because the fear would be just like any new venture that you could kill it by moving it to fast or to slow.

Janet: Mark?

Mark: I support the TEDD, I commend Vu and Steve for having the foresight to put this out there. This is a pretty public process. They’ve had a meeting last night, they’ve been with the Commissioners, and they’ve been with the steering committees. Like County Commissioner Kennedy said, developments going to happen. So you can either take control of that development or you can not be in control of development and still have it happen. And this is a pretty public process, you all got to stand up and say what you thought, what you thought was good and what you thought was bad. If you don’t want to do it and you have private development, you’ll find out what’s bad, I’m sure.

Janet: Vu

Vu: If you look around this is agri-cross section of what it’s going to take to make this TEDD happen. You’ve got private Lockwood business owners, Lockwood residents, you’ve got Lockwood safety boards, city, county and state, and it’s this is what’s going to take to make this whole thing happen and it’s good to see everybody here. I think the larger conversation, we’re talking about the TEDD today, but it’s not what we’re really talking about, we’re talking about what’s Lockwood going to be like. How are we going to get there? There is a greater vision, is this the tool to get there, and hopefully so, and hopefully with everybody’s work we can achieve that goal. This is a 5 to 10 year play and hopefully will be catalyst at what level we’ll be in 15 to 20 years and now is the time to start that conversation and build it and grow into something bigger.

Steve: Janet, is there a plan, we’ve got two maps…

Janet: Yes, we have two maps here and we can pull them down and set them on the tables, that might be easier to get more people around them or you can come up to the easels

Steve: We’ll just set them up in the center.

TRANSCRIPTION ENDS