

City Water and Sewer Services for the Targeted Economic Development District (TEDD) in Lockwood

Big Sky Economic Development (BSED)'s *Industrial Park Feasibility Analysis* completed in October 2014 by KLJ recommended that BSED work with the County Commissioners to capture and synergize the economic activity underway in the Lockwood area as the best opportunity to develop “planned” industrial space for current and future industry needs. KLJ further recommended the creation of a Targeted Economic Development District to help overcome the critical infrastructure deficiencies that are impeding this opportunity for further growth in that area.

The BSED Board of Directors and the County Commissioners have directed BSED staff to develop a TEDD proposal in the Lockwood area highlighted as the Lockwood Concept Area in the KLJ report (see attached map). While the Lockwood property owners will identify the boundaries of the TEDD later this month as a part of a public outreach/discussion process (with the assistance of our consultant, Janet Cornish of CDS of Montana), several property owners in the area, including the Trailhead Commerce Park development, have identified themselves as anchor tenants of the proposed TEDD.

Should the Commissioners elect to move forward with the creation of the TEDD, BSED will offer to manage and administer it, with the Trailhead Commerce Park as the catalyst project.

Development of the Trailhead Commerce Park cannot move forward without the provision and sufficient capacity for water and sewer services. Lockwood Water and Sewer District (LWSD) may be able to provide these services if the City will revisit its agreements with the District.

Given the tremendous benefits that planned space for clustered industrial, manufacturing, warehousing and transportation services can lend to the City of Billings and Yellowstone County, BSED encourages the City's consideration of extending these services to the Targeted Economic Development District within the context of the City of Billings and Lockwood Water and Sewer District's current partnership, should the County elect to create it.

Among the many benefits that may be realized from the strategic planning and management of a Targeted Economic Development District with the Trailhead Commerce Park as its primary economic driver are:

- key infrastructure investment to provide “planned and ready-to-go” space for industry,
- remain regionally competitive for expanding and new industry,
- an increased tax base and net new jobs,
- leverage to secure and match other funding opportunities,
- cost efficiencies and capability gained by planned growth, and
- sufficient infrastructure to support further long-term investments in the community.

BSED seeks the City's partnership in realizing this tremendous economic development opportunity and looks forward to answering any questions you may have.

For further information, please contact: Steve Arveschoug, Executive Director, BSED, 869-8401.



Figure 4-2: Lockwood Area

