

Lockwood TEDD Advisory Board Minutes
Wednesday, February 20, 2019 – 2:30
Yellowstone Conference Room, 1st Floor – Granite Tower

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

Board Member Absent: Frosty Erben, Mike Ariztia

Staff and Guests: Steve Arveschoug (BSED), Dianne Lehm (BSED), Matt Corcoran (KLJ), Jennifer Kondracki (JDW), Marcell Bruski (BSED), Tom Llewellyn, Doug Enderson (DOWL), 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. Pam Ask seconded. Board voted to approve.

3. Approval of Minutes

Josh Starr moved to approve the minutes of the January 16, 2019, meeting. Terry Seiffert seconded. Minutes approved.

4. TEDD Updates

- Woody, Dianne, and Thom updated the board on their meeting with Rod Nelson of the Montana Department of Transportation. The meeting was to discuss the possibility of the TEDD partnering with MDT on a BUILD grant related to their Bypass project. MDT administration in Helena has decided not to pursue a BUILD grant for the Bypass project this year, and possibly not even next year. They feel that the Bypass is not yet at a stage where it would be their best candidate for that grant opportunity.
- Dianne and Thom advised the board of plans to attend the City Council work session on April 1. Mike Ariztia of Lockwood Water and Sewer District has been working with Dave Mumford of Billings Public Works in preparation to request that the City amend its agreement with LWSD, so the district boundaries can be expanded to include the entire TEDD area. Prior to Mike's request, Big Sky EDA will provide a short presentation to educate the City Council on the history, status, purpose, and goals of the TEDD.
- Three board members' terms are expiring at the end of March. Pam Ask, Mike Ariztia, and Terry Seiffert were all originally appointed for one year to stagger the terms of the original board members. They have been sent letters by the County asking if they want to continue serving on the board. Once they reapply and are appointed to another term, their new term will be for the normal three years.

5. Discussion with KLJ on new Scope of Work

Considering the news that MDT will not be pursuing a BUILD grant for the Bypass project this year, Woody, Dianne, and Thom met with Becky Bey and Matt Corcoran of KLJ to discuss next steps. Matt presented the results of that meeting to the board.

Matt suggested that KLJ would now focus on helping this board and the County determine our priorities for the TEDD, decide what potential projects match up with those priorities, seek possible funding sources to move those projects forward, and analyze the feasibility of those funding sources. This process focuses on the next two years and would include a detailed cost analysis of identified projects. It would begin with two meetings facilitated by KLJ. The first meeting would be a deep dive into the Infrastructure Master Plan for the Advisory Board and possibly other interested parties. The Infrastructure Master Plan is a high-level view of the overall needed infrastructure in the TEDD with some general cost estimates. This meeting would review that plan to better familiarize the entire board on what needs to be accomplished. The second meeting would involve the Advisory Board, property owners, commercial realtors, and other interested parties. It would focus on what areas of the TEDD are likely to develop first and where initial infrastructure efforts should be located. KLJ would use the information gathered to provide a detailed analysis of the identified projects and recommendations for funding sources.

Steve suggested that KLJ's scope of work be amended to include individual meetings with TEDD landowners and their representatives in advance of the larger group meeting. Some of the information KLJ may need to complete their study may be proprietary in nature. Property owners may be willing to share information in a private meeting that they would not in a larger public meeting. These individual meetings could provide better direction to the overall conversation.

The Board agreed to move forward with an amended contract with KLJ including private meetings with any TEDD landowners willing to meet. Matt said that the contract can easily be amended to include these individual meetings. Big Sky EDA will provide KLJ with the number of TEDD landowners, so they can make this change. Once the amended contract is received, Big Sky EDA will take the new plan to the Yellowstone Board of County Commissioners for their review and approval.

6. Public Comment

Vu Pham raised the question of using USDA Rural Development grants or funds in the TEDD. Dianne advised that those funds are tied to income and Yellowstone County generally doesn't qualify as the income levels are above the threshold.

7. Adjourn

Meeting adjourned at 3:00.

Next Meeting: March 20th at 2:30 – Yellowstone Conference Room, Granite Tower