

**Lockwood TEDD Advisory Board Minutes**  
**Wednesday, March 20, 2019 – 2:30**  
**Yellowstone Conference Room, 1<sup>st</sup> Floor – Granite Tower**

**Board Members Present:** Woody Woods, Terry Seiffert, Mike Ariztia, Tim Miller, John Ostlund, Kelly Wilson

**Board Member Absent:** Frosty Erben, Josh Starr, Pam Ask, Vu Pham, Nick Pancheau

**Staff and Guests:** Molly Herrington (KLJ), Becky Bey (KLJ), Matt Corcoran (KLJ), Ed Walker (Firstmark), Don Jones (BOCC), 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

Terry Seiffert moved to approve the agenda. Tim Miller seconded. Board voted to approve.

3. Approval of Minutes

Tim Miller moved to approve the minutes of the February 20, 2019, meeting. Kelly Wilson seconded. Minutes approved.

4. TEDD Updates

- Mike 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 to expand the district boundaries to include the entire TEDD area. Big Sky EDA will provide a short presentation to educate the City Council on the history, status, purpose, and goals of the TEDD. Then Mike and Dave Mumford will present information on the amendment of the LWSD contract with the City.
- The only other development since the last meeting is the revision of the proposed contract with KLJ.

5. KLJ Contract – Revised Scope of Work

Matt Corcoran of KLJ presented an overview of the revised contract proposed by KLJ. The scope of work is essentially the same as that discussed at the February 20, 2019, meeting, but with the suggested addition of individual interviews with each of the property owners in the TEDD to better understand their plans. It will involve a deeper dive into the Infrastructure Master Plan to strategically determine the best course of action for one or two initial projects to help spur and service development in the TEDD. The completed report will offer more concrete estimates of costs associated with the chosen projects as well as suggestions for possible sources of funding. The contract amount with the additional work is \$17,700.

Tim Miller moved to recommend approval of the contract as amended and forward it to the Yellowstone County Board of County Commissioners for their final decision. Mike Ariztia seconded the motion. There was no further discussion. The motion passed.

Molly Herrington of KLJ suggested that this new contract will provide a stronger product that will be more useful in future efforts to secure funding whether it is from a BUILD grant or other sources. John Ostlund asked KLJ about the expected level of community commitment for BUILD grants. Molly, Becky, and Matt advised that though the required match for BUILD grants is 20% for Urban projects and 0% for Rural, it is generally understood that a match of 40% or more is needed to be competitive. Becky stated that a change in process for the next grant cycle means that once the “top-tier” projects are identified, the match information will be withheld from evaluators. It was agreed that projects were not likely to make it to the top tier without a significant match. BUILD grants are highly competitive, so it is important that we look at other grant and funding sources. The deliverable of this contract will assist in all such applications.

Woody asked if there were any future agenda items that the Board would like to consider. John Ostlund said he would like to have a discussion concerning Big Sky Economic Development’s marketing and recruitment plans for the TEDD and the level of commitment that organization can bring to the further development of the area. Thom will relay that message to Melanie Schwarz, BSED’s Director of Marketing, and Allison Corbyn, Director of New Business Recruitment, and get them on a future agenda.

## 6. Public Comment

Doug Anderson of DOWL provided an update on the MDOT Billings Bypass project. There has been a change to the order of the various phases of the project. The Johnson Lane Interchange phase has been moved up in the order. It is now scheduled to be constructed in 2022. MDOT expected to have a contractor selected for that phase of the project by July 2019. The new order of project phases is:

- |                               |             |
|-------------------------------|-------------|
| 1. Five Mile Road             | 2019        |
| 2. Yellowstone River Bridge   | 2020 – 2021 |
| 3. Johnson Lane Interchange   | 2022        |
| 4. Railroad Overpass          | 2023        |
| 5. RR Overpass to Interchange | 2024        |
| 6. Mary Street                | 2025        |

John Ostlund noted that he has been contacted by business owners in the area of the Interchange, including Montana Peterbilt. They are concerned about access issued during and after construction. John emphasized the importance of maintaining good access to these businesses.

## 7. Adjourn

Meeting adjourned at 3:00.

Next Meeting: April 17<sup>th</sup> at 2:30 – Yellowstone Conference Room, Granite Tower