LOCKWOOD TEDD AMENDMENT

Created in 2016

Development of infrastructure to support value-adding economic development.

Partnership with private development to build infrastructure to support value-adding and secondary value-adding industries.
PROJECT LOCATION
TEDD CREATION & AMENDMENT

A local government may, by ordinance and following a public hearing, authorize the creation of a targeted economic development district.

A. Must consist of a continuous area with an accurately described boundary that is large enough to host a diversified tenant base of multiple independent tenants;

B. Must be zoned for uses in accordance with the area growth policy;

C. May not comprise any property included within an existing TIF;

D. Must, prior to its creation, be found to be deficient in infrastructure improvements;

E. Must have in place a comprehensive development plan adopted by the local government; and

F. May not be designed to serve the needs of a single tenant or group of non-independent tenants.
PROJECT ACTIVITIES

Amendment Request
- Property Owner Request
- Boundary Continuity

Zoning
- Petition
- Public Hearings

Infrastructure Analysis
- Deficiency in infrastructure

Comprehensive Development Plan
- Analysis of Amendment Area
- Compliance with TEDD goals

Public Hearing
- Planning Board
- County Commission
PUBLIC MEETINGS

- Planning Board
  - Review
  - Sept. 25

- Lockwood
  - Public Meeting
  - Oct. 3

- Planning Board
  - Public Hearing
  - Oct. 10

- BOCC
  - 1st Reading
  - Oct. 30

- BOCC
  - 2nd Reading
  - Nov. 13
COMPREHENSIVE DEVELOPMENT PLAN

PLAN ELEMENTS:

BOUNDARY

COMPLIANCE WITH THE GROWTH POLICY

COMPLIANCE WITH ZONING

GOALS OF THE DISTRICT

INFRASTRUCTURE ANALYSIS

TARGETED INDUSTRIES AND RECRUITMENT

FINANCING AND USE OF TIF
Existing Area: 570 acres
Proposed Area: 624 acres
Total: 1,194 acres

Development Areas: 468 acres
Properties: 33
Owners: 18
"A Targeted Economic Development District (TEDD) may be used to foster secondary, value adding economic development. Properties within the general area of the TEDD may be initially zoned as agriculture with the intent to rezone to an industrial zoning district when and if the TEDD is implemented."
Zoning with the TEDD complies with the Growth Policy statement and future land use map.
GOALS

• Facilitate the provision and development of planned, ready-to-go industrial space
• Provide a locally-driven funding tool with the private sector for construction of key infrastructure
• Foster economic and employment opportunities
• Create a planned industrial area in Lockwood that attracts industry and leads to additional private investment
• Implement a development plan centered around the growth of industrial businesses while providing the basis for alternative transportation elements around the Billings Bypass project
INFRASTRUCTURE

Infrastructure Elements:
Rocks, Water,
Sewer, Fiber,
Stormwater,
Rail, Power
VALUE-ADDING ECONOMIC DEVELOPMENT

A TEDD may be created in support of value-adding economic development projects.

Secondary value-added products or commodities: manufactured, processed, produced, or created by changing the form of raw materials or intermediate products into more valuable products or commodities that are capable of being sold or traded in interstate commerce.

Secondary value-adding industry: business that produces secondary value-added products or commodities or a business that is engaged in technology-based operations that through employment of knowledge or labors adds value to a product, process, or export service.

MCA 7-15-4279
# TARGETED INDUSTRIES FRAMEWORK

<table>
<thead>
<tr>
<th>Industry Type</th>
<th>Subindustry</th>
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<tbody>
<tr>
<td>Upstream and Midstream Oil and Gas</td>
<td>oil and gas exploration and production field services</td>
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<tr>
<td></td>
<td>pipeline companies</td>
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<td></td>
<td>petroleum marketing companies</td>
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<tr>
<td>Health Care Services and Supply Chain</td>
<td>laboratories</td>
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<td></td>
<td>medical supply wholesaling and distribution</td>
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<td></td>
<td>medical equipment manufacturing</td>
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<tr>
<td>Manufacturing</td>
<td>value added food products</td>
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<td></td>
<td>machinery and equipment</td>
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<td></td>
<td>chemicals, and guns</td>
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<tr>
<td>Warehousing and Distribution</td>
<td>distribution hubs to the region</td>
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<tr>
<td></td>
<td>shipping and logistics companies</td>
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<tr>
<td></td>
<td>distribution and warehousing</td>
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BEST OPPORTUNITIES

AGRIBUSINESS/FOOD PROCESSING

- Pea Processing Facility
- Malting Plant
- Feed Pellet Manufacturing
- Pulse Crop Processing/Packaging
- Value-added Food Production

DISTRIBUTION

- Bulk Commodity Distribution
- Transloading Operation
- Co-Packer for Regional Manufacturers
- Shipping and Labeling Companies

MANUFACTURING

- Catalytic Converters
- Bolt/fasteners
- Shingles
- Asphalt
- Fertilizer
- Ceramic Capacitors (for laptops/cell phones)
- Galvanizing Plant
- Steel Painting/Powder-coating Facilities
- Fly Ash Operations

MEDICAL DEVICES

- Prosthetic manufacturing
- New to market medical device manufacturing
RECENT DEVELOPMENT

Lockwood TEDD Amendment
City-County Planning Board
September 25, 2018
Financing Options

- Developer Investment
- Grants and Loans
  - CDBG
  - BUILD
  - TA
  - TSEP
  - Montana CDBG
- Tax Increment Financing
**Advisory Board Membership**
- District Property Owners (4)
- Yellowstone County Commission (1)
- Lockwood Water and Sewer District (1)
- Yellowstone County Staff Representative (1)
- Lockwood Schools Representative (1)
- Lockwood Fire District (1)
- Lockwood Pedestrian Safety District (1)
- Lockwood Representative (1)

Total Board Membership: 11 Members
CONCLUSION

NEED
• Planned Industrial Space

TOOL
• TEDD is one tool to keep us relevant
• Public Private Partnership

BENEFIT
• Ability to plan for Lockwood’s future

OUTCOME
• Spur additional development within Lockwood