

**Lockwood TEDD Advisory Board Minutes**  
**Wednesday, May 20, 2020 – 2:30 pm**  
**Via Zoom**

**Board Members Present:** Woody Woods, Terry Seiffert, Josh Starr, Nick Pancheau, Mike Ariztia, Pam Ask, Jennifer Kondracki

**Board Member Absent:** John Ostlund, Tim Miller, Frosty Erben, Jason Heath

**Staff and Guests:** Steve Arveschoug (BSED), Dianne Lehm (BSED), Matt Corcoran (KLJ), Becky Bey (KLJ), Matt Smith (KLJ), Lisa Olmsted (DOWL), Jeana Lervick, Tom Llewellyn, Aaron Redland, Todd Hertz, Linda Green, 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. Nick Pancheau seconded. Motion passed.

**3. Approval of Minutes**

Josh Starr moved to approve the minutes of the February 19<sup>th</sup> meeting. Terry Seiffert seconded. Motion passed.

**4. Election of Officers**

Jennifer Kondracki was introduced as the new Advisory Board member. She was appointed by the Board of County Commissioners to fill the board seat vacated by Vu Pham as a property owner representative.

Terry Seiffert nominated Woody Woods to continue in the role of Board Chairperson. Josh Starr seconded. The Board voted its approval.

Woody Woods nominated Terry Seiffert to continue as Vice-Chair. Josh Starr seconded. Board voted to approve.

**5. Updates/Review since last meeting**

Lisa Olmsted of DOWL provided an overview/update on the progress of the Billings Bypass project. Five Mile Road is under construction now and will connect Mary Street and the Yellowstone River bridge to

Highway 312. The Johnson Lane interchange is set for construction in 2023 and will be a Diverging Diamond Interchange – animations illustrating the operation of this type of interchange are available on the Montana Dept of Transportation website. Construction of the Yellowstone River bridge will begin in 2021. That portion of the project will be advertised tomorrow, May 21, with bids due June 18. Renderings of the bridge are shown on the MDT website. MDT will schedule public meetings soon on the project, likely in a virtual format until circumstances allow otherwise. Woody Woods asked if there are any funding complications likely due to the current situation. Lisa advised that they haven't heard of any and that this project is a high priority for MDT. Pam Ask asked if a name to replace Billings Bypass has been chosen. Yes, it will be called "Trailhead Road."

Matt Corcoran of KLJ provided an update on previous discussions concerning the remapping of floodplain in the eastern portion of the TEDD. Acceptance of the 2D model rather than the 1D model by FEMA would result in lowering the base flood elevation almost two feet – removing about 200 acres from the flood zone and reducing the fill requirements on other acres that remained in the flood zone. This would result in a \$20 million economic benefit to the affected property owners as well as a benefit to the County due to an increased property tax value of about \$8 million. The data needed to support the 2D mapping has already been developed in the planning process associated with the Bypass project. Still, the cost of using that information to gain acceptance of the 2D mapping through FEMA could range from \$400,000 to \$675,000. How that cost would be shared between the various entities benefiting from the work would need to be determined. There has not been a lot of new discussion on this matter since the last meeting. Commissioner John Ostlund advised that the wastewater service issue needs to be resolved first.

Steve Arveschoug advised that talks with the City regarding wastewater service have continued and we are currently discussing a compromise approach that would allow LWSD to seek extension of their wastewater system into the TEDD without the requirement of Waivers of the Right to Protest annexation by TEDD landowners when they hook into the system. The City and County cooperated recently on the two BUILD grant applications for this area, and that spirit of cooperation has been extended to our efforts in the TEDD. We will be meeting with Commissioner Ostlund and a couple City Council members along with City Administrator Chris Kukulski to further discuss this issue on Friday, May 22. Following that meeting we will put the outlined concept in writing and share with this Advisory Board for consideration.

Allison Corbyn provided a comment that industrial projects nationally are still moving forward despite the current pandemic and stressed the important advantage Yellowstone County would have with site selectors with planned industrial space available here. Steve Arveschoug commented on the additional infrastructure funding possible as a federal response to the economic stress created by COVID19 and our need to be alert to these possibilities. Dave Lewis of American Steel noted significant indicators that Billings has strong growth potential, particularly its access to the interstate system, great healthcare system, and adjacency to the main communication trunk line between Chicago and Seattle. In addition to the advantages offered by Billings distinction as a micro-city in a rural region, the suggested moves to shorten supply lines and return manufacturing from other nations may play into Billings' growth.

**Discuss Budget for FY2021**

The following fund figures were reviewed:

TEDD Balance – May 2020

Beginning Balance (7/1/2019)		\$75,734
Increment received (approx.)		
November 2019	\$23,000	
May 2020	\$22,000	
TOTAL INCREMENT Rec'd		\$45,000
SUBTOTAL		\$120,734
Less:		
BSED – Three pmts. of \$10,225	<\$30,675>	
KLJ – Pmts. on Contract for Short Term Plan	<\$18,081>	
TOTAL EXPENSES		<\$48,756>
Balance After May Tax Payments		\$71,978
Balance as of May 20, 2020	\$49,800	

Some of these figures are approximate. The amount of increment received this year (\$45K) is significantly short of the amount expect for FY2020 based on DOR's estimate (\$69K). Thom MacLean is working with the Dept of Revenue and the County to reconcile. Dianne Lehm advised that the County's budget hearings are coming up. When we learn the time that the TEDD is scheduled, we well communicate with the Advisory Board.

**Public Comment**

None.

**Adjourn**

With no further business, Woody Woods adjourned the meeting.

**Next Meeting:**            June 17, 2020 @ 2:30 – Location TBD