

Lockwood TEDD Advisory Board Minutes
Wednesday, January 20, 2021 – 2:30 pm
Via Zoom

Board Members Present: Woody Woods, Terry Seiffert, John Ostlund, Mike Ariztia, Nick Pancheau, Jennifer Kondracki, Josh Starr

Board Member Absent: Jason Heath, Pam Ask, Frosty Erben, Tim Miller

Staff and Guests: Tom Llewellyn, Matt Corcoran (KLJ), Matt Smith (KLJ), Becky Bey (KLJ), Dan Carter (Exxon), Dianne Lehm (BSED) Steve Arveschoug (BSED), 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

Terry Seiffert moved to approve the minutes of the December 16th meeting. Josh Starr seconded. Motion passed.

4. Updates.

Current Financials: Increment Balance - \$115,694. Expected FY2021 Increment - \$91,000

A property owner update meeting was held on January 14th. Only a few property owners attended other than those who serve on the Advisory Board or normally attend Advisory Board meetings. Items reviewed at the meeting included:

LWSD Boundary Expansion.

Mike advised that Terry and Jennifer will reach out to the other property owners in the TEDD about petitioning as a group to join LWSD. Those property owners represent an already defined area with a common interest. If 100 percent of those owners petition for inclusion, that area may be able to be included together without the need for a vote. Then parcels in the TEDD Study Area but outside the TEDD could petition for inclusion incrementally and as needed. Mike has discussed this method of expansion with City Administrator Chris Kukulski to confirm that it would be acceptable under the First Amendment to the WSA. Kukulski advised it would be.

Next Steps:

Mike will confirm telephone conversation with CA Kukulski via email.

Terry and Jennifer will reach out to TEDD property owners about petitioning into LWSD as one.

Priority Project #1 – Extension of Infrastructure under Johnson Lane Interchange from Old Hardin Road to Coulson Road.

This project was identified as a priority as it is time-sensitive – it is imperative to get this done before the Johnson Lane Interchange portion of the Billings Bypass Project. The estimated cost of the project in the 2019 Strategic Plan was \$765,000. That figure is probably around \$800,000 now. We need to explore how we can fund this. It is an eligible Tax Increment Financing expense, but the increment is not currently enough to cover. Ideas discussed – grants, Intercap loan, RSID, development agreement with LWSD or the County.

Next Steps:

Meeting of LWSD, KLJ, MDT, and BSED to review this project’s engineering needs and coordinate with MDT’s plans.

Mike, Woody, Steve, Dianne, and Thom meet to review possible funding methods before presenting to BOCC.

The Board also discussed outreach to the TEDD property owners due to the lack of attendance at last week’s property owner update. These individual meetings could be used to update those who could not attend. In addition, Allison Corbyn, BSED’s Director of Business Recruitment, could also participate to discuss the property owners’ plans and needs to develop a better understanding of the area and a more coordinated approach to locating industry in this area.

Next Steps:

BSED will set individual meetings with TEDD property owner to gain a better understanding from and with them and better coordinate our efforts to develop an industrial park.

5. Public Comment

None.

6. Adjourn

With no further business, Woody Woods adjourned the meeting at 3:00.

Next Meeting: February 17, 2021