

LOCKWOOD TEDD COMPREHENSIVE DEVELOPMENT PLAN

PUBLIC MEETING
LOCKWOOD MIDDLE SCHOOL
OCTOBER 3, 2016
7:00PM



SANDERSON STEWART

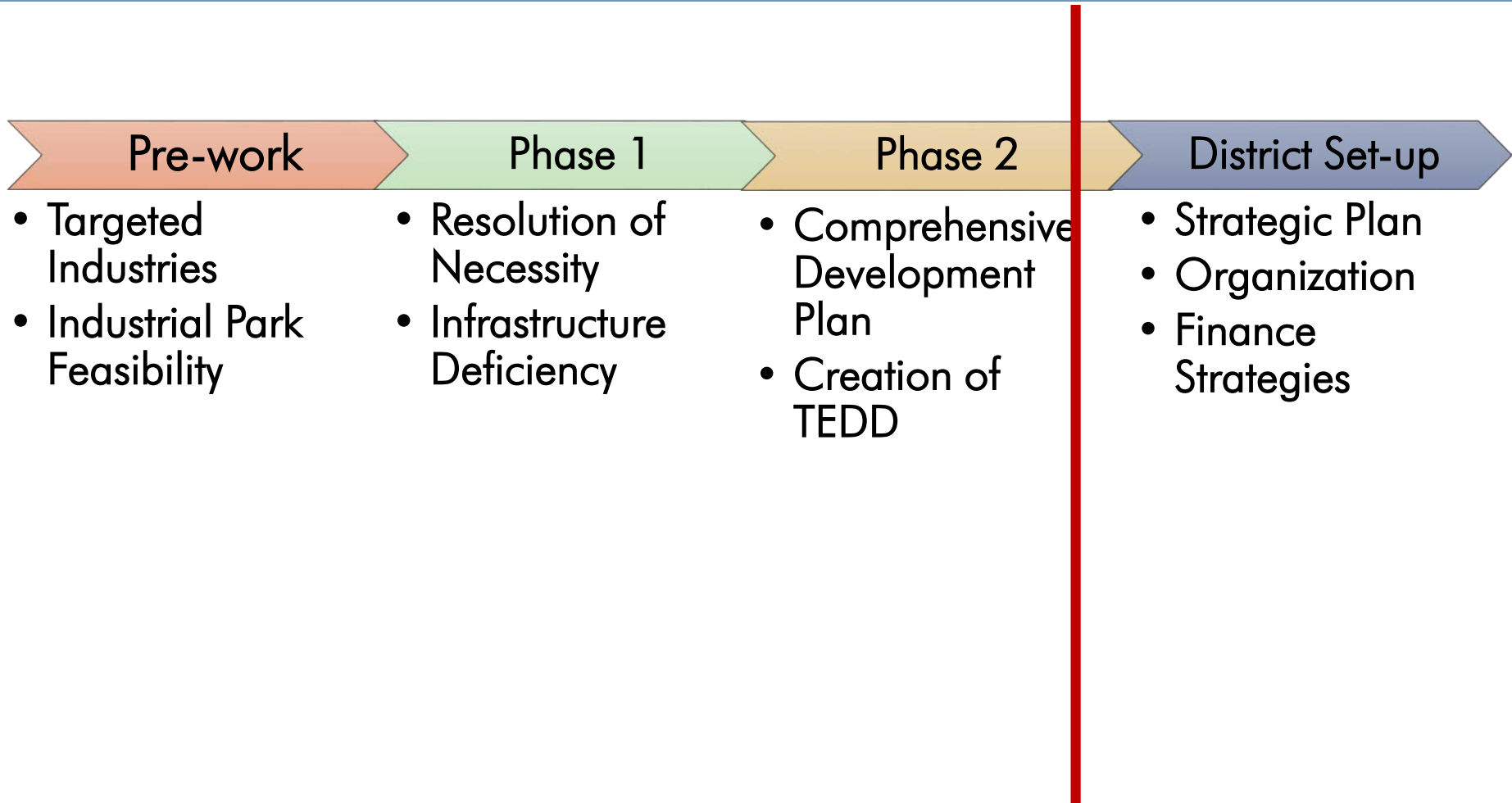


Why have a TEDD?

Local District to support value-adding economic development activities and secondary value adding industries.

A Targeted Economic Development District allows communities to use Tax Increment Financing to support development of infrastructure.

Project Timeline



Project Activities

Boundary

- Property Owners
- Boundary Continuity

Zoning

- Petition
- Public Hearings

Market Analysis

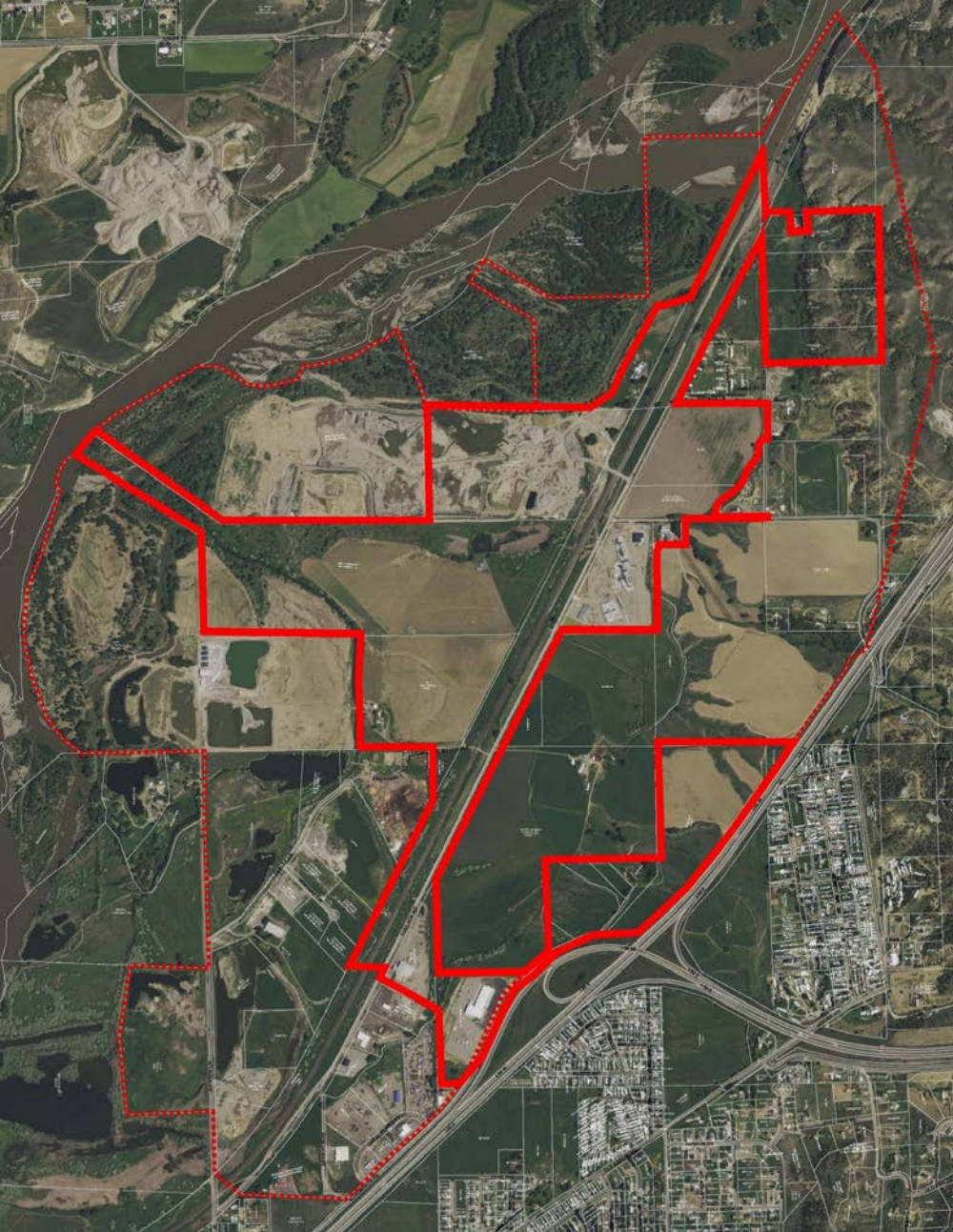
- Future Demand
- Estimated Tax Revenue

Trail Connection

- Connect Lockwood to Dover Park
- Alignment Option

Infrastructure Analysis

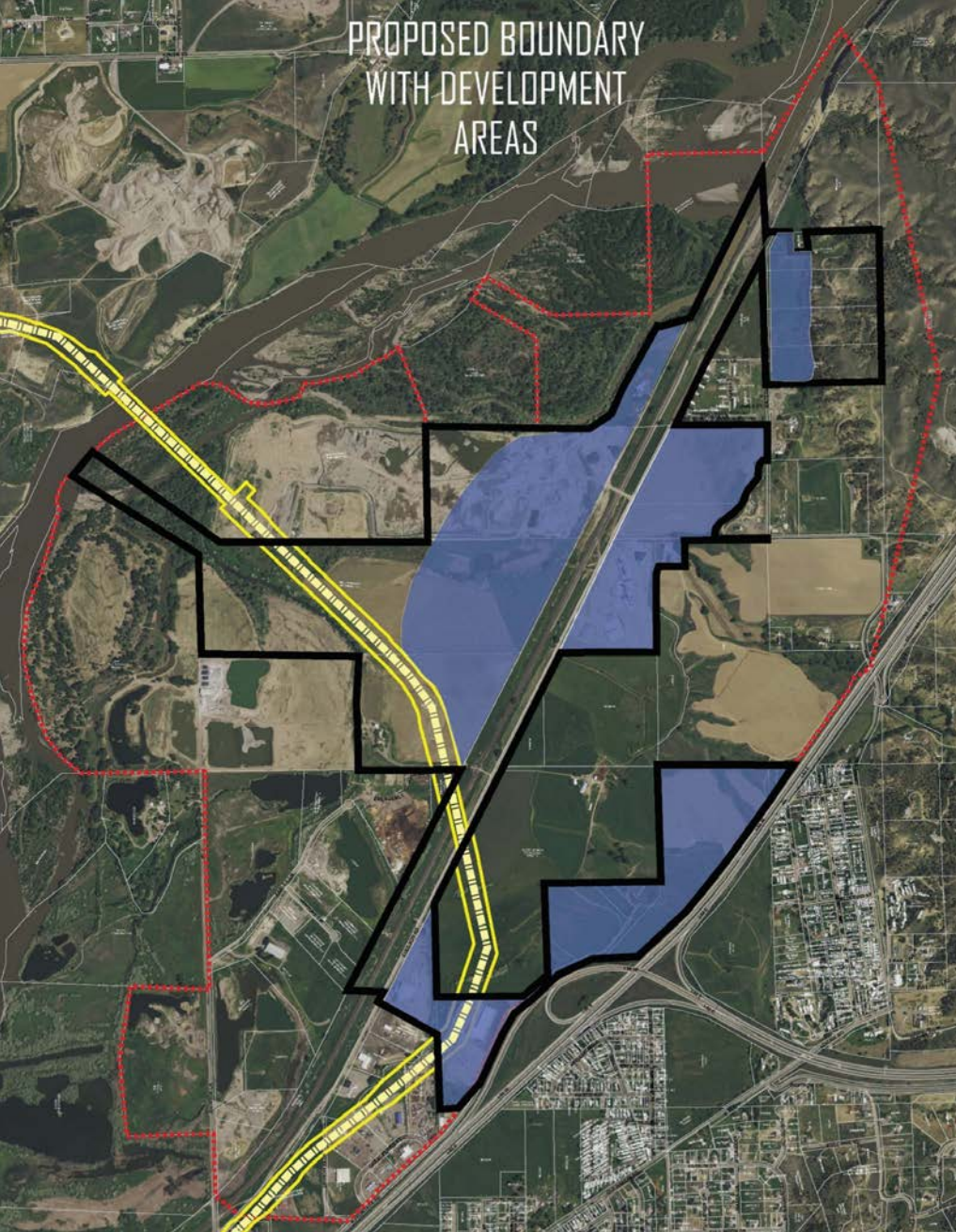
- Service Extensions
- Cost Estimates



TEDD BOUNDARY

Total Area: 570 acres

Study Area: 1,850 acres

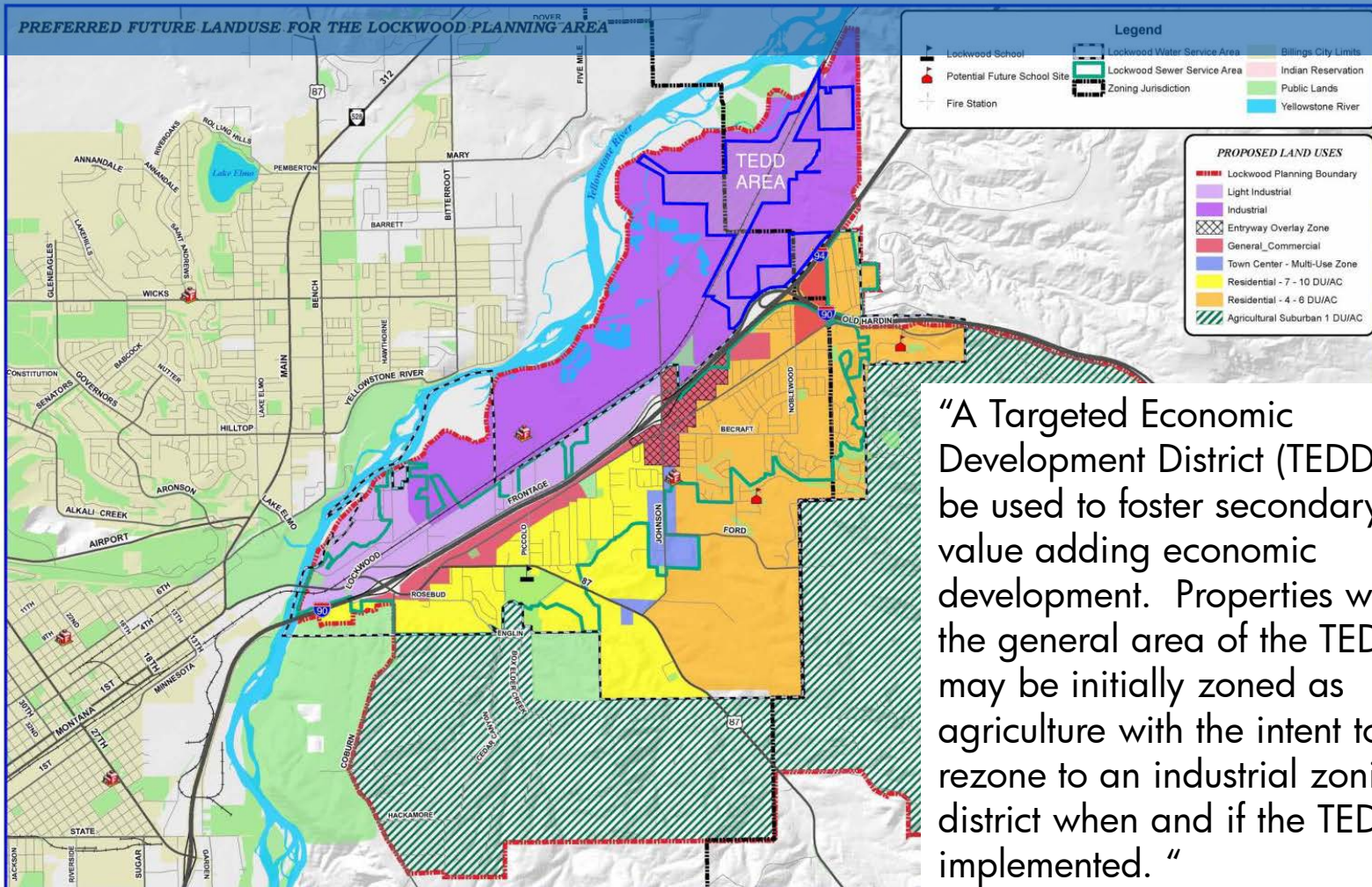


PROPOSED BOUNDARY
WITH DEVELOPMENT
AREAS

TEDD BOUNDARY

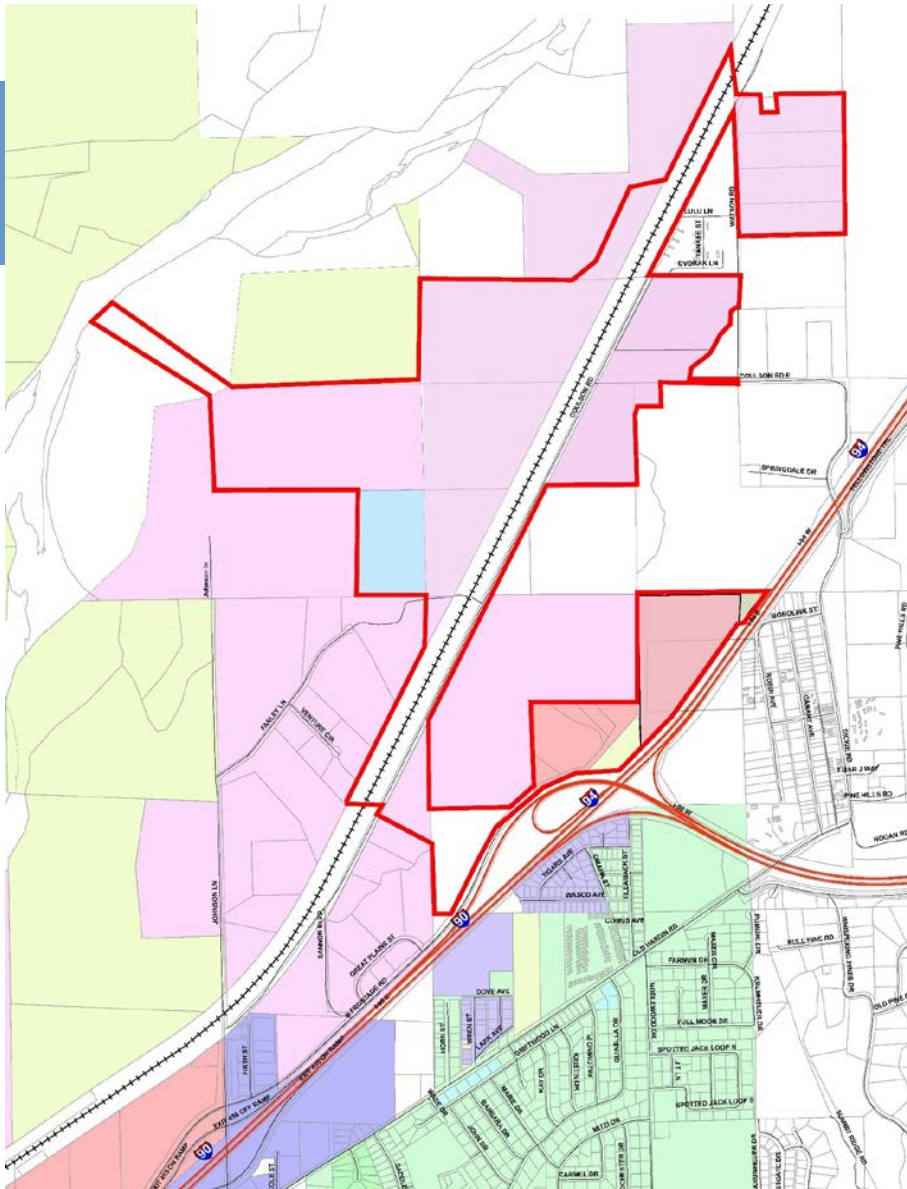
| | |
|-------------------------|-----------|
| Total Area: | 570 acres |
| Gross Development Area: | 293 acres |
| Net Development Area: | 219 acres |

GROWTH POLICY



“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



Planning Board will review and the County Commission must find that the TEDD is “zoned for uses by a local government, in accordance with the area growth policy”

GOALS OF THE TEDD

Abbreviated:

- Facilitate the provision and development of planned, ready-to-go industrial space
- Create a Locally-driven funding tool partnered with private sector for key infrastructure
- Foster economic and employment opportunities
- Implement a development plan centered around the growth of industrial businesses
- Facilitate alternative transportation elements around the Billings Bypass project

TARGETED INDUSTRIES

Upstream and Midstream Oil and Gas

oil and gas exploration and production
field services
pipeline companies
petroleum marketing companies

Health Care Services and Supply Chain

laboratories
medical supply wholesaling and distribution
medical equipment manufacturing

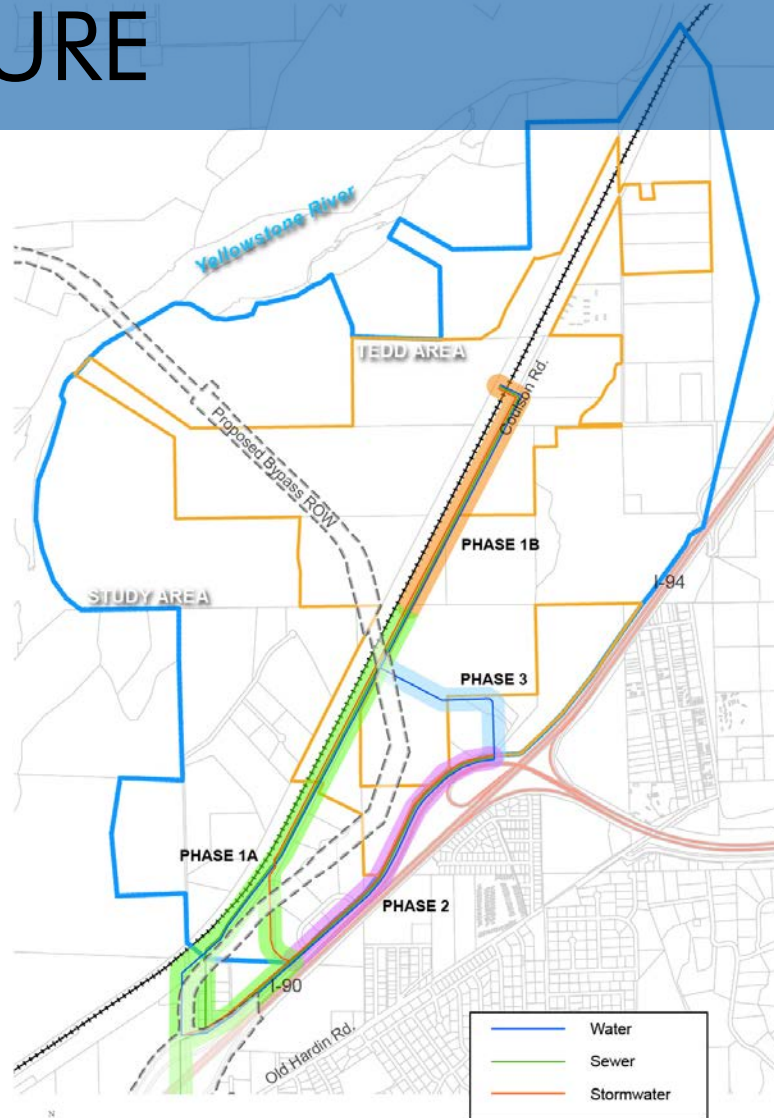
Manufacturing

value added food products
machinery and equipment
chemicals, and guns

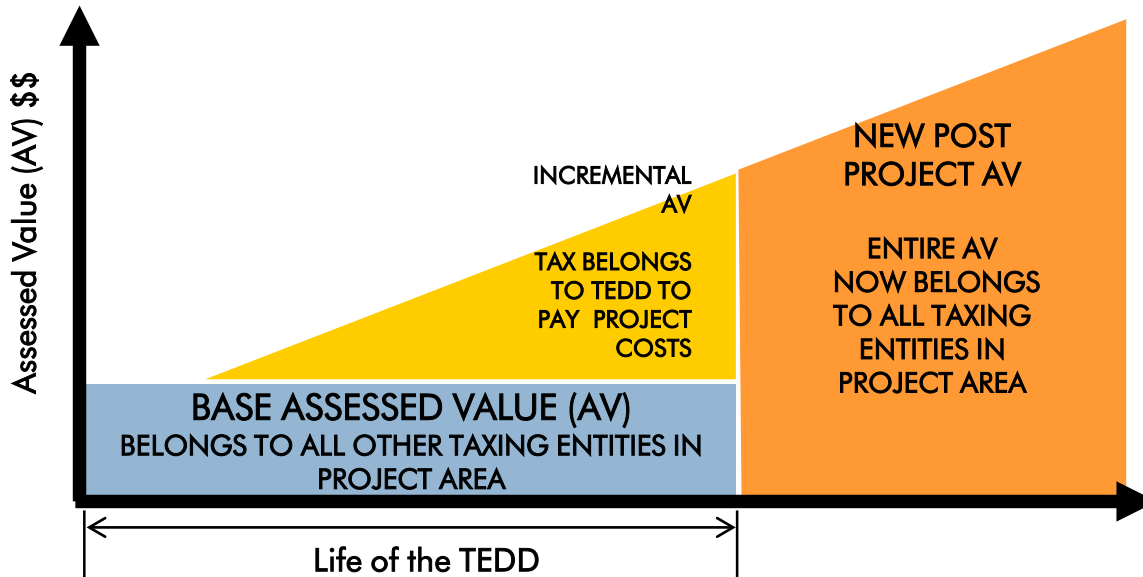
Warehousing and Distribution

distribution hubs to the region
shipping and logistics companies
distribution and warehousing

INFRASTRUCTURE



FINANCING



Tax Increment Financing

Developer Investment

Federal Grants:

CDBG

TIGER

TA

State Grants:

TSEP

Montana CDBG

TIF PROGRAM CRITERIA

For TIF Funded Projects:
Project Location



SANDERSON STEWART LOCKWOOD TEDD BOUNDARY

Taxable valuation



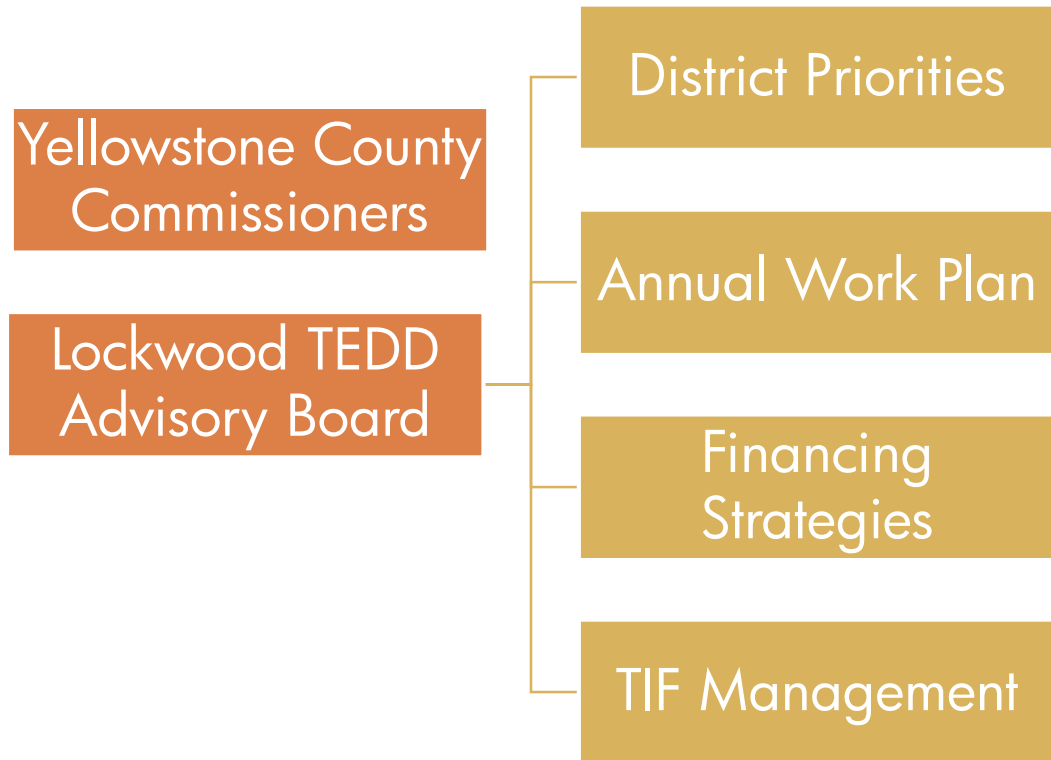
Job Creation



Value-Adding industries

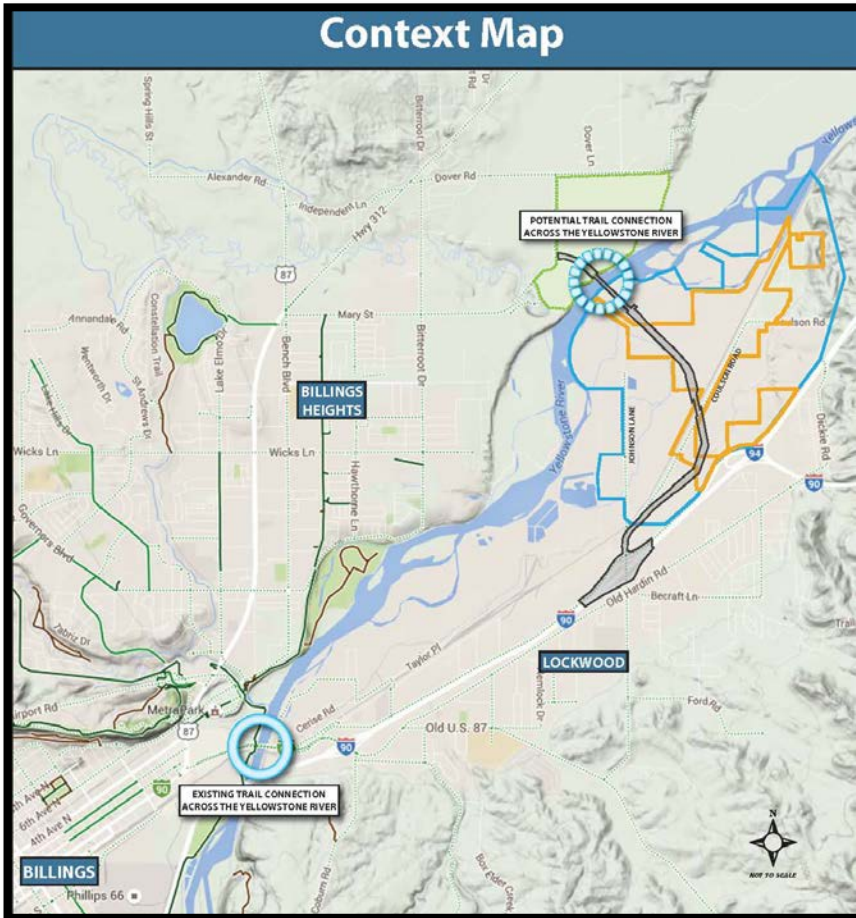


PROGRAM ADMINISTRATION

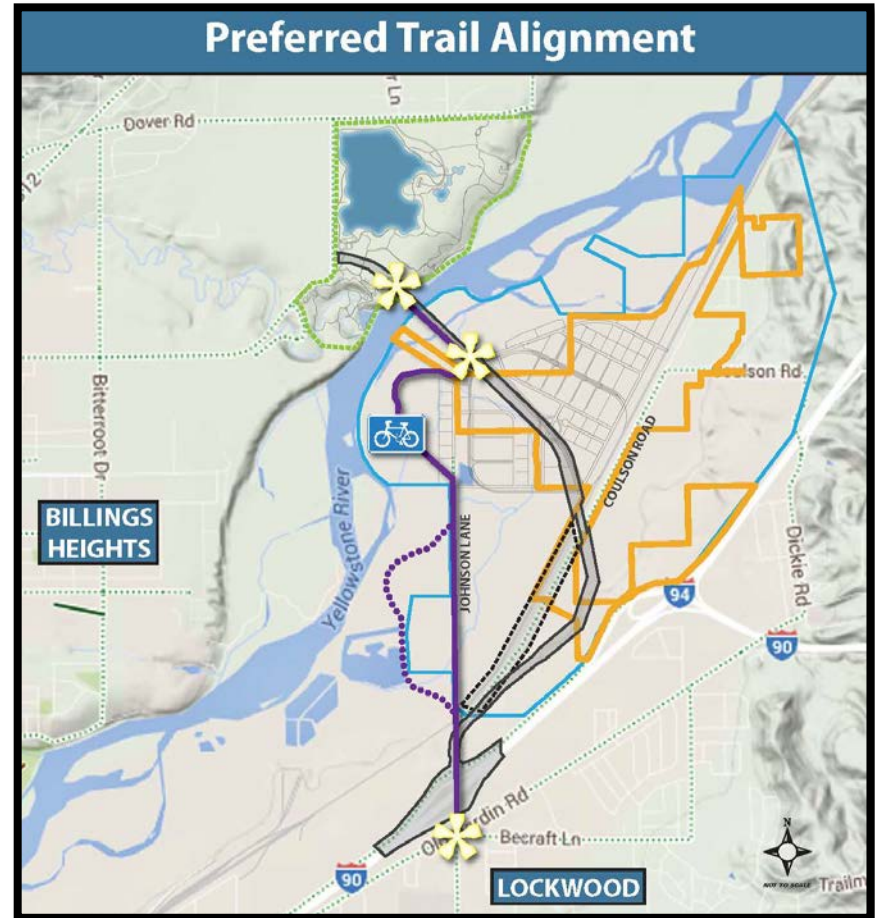


TRAIL CONNECTION

Context Map



Preferred Trail Alignment



NEXT STEPS

- October 3 Lockwood Public Meeting – Lockwood Middle School
- October 11 Lockwood School Board Presentation
- October 12 Planning Board Review BSED/Planning
- October 26 Planning Board Public Hearing and recommendation
- November 22 BOCC Public Hearing, First Reading of CDP and Provisional Adoption of Ordinance
- November 29 BOCC, Second Reading and Final Adoption of Ordinance