

July 23, 2018

Lockwood School District #26
Attn: Tobin Novasio
1932 U.S. Highway 87 East
Billings, MT 59101

RE: Lockwood Targeted Economic Development District

Dear Mr. Novasio:

Thank you for the opportunity to meet with you and Pam Ask to discuss the Lockwood Schools' concerns regarding the proposed expansion of the TEDD.

Your July 10th letter was addressed to the County Commissioners, but I thought it was appropriate for BSED to respond as well. The Commissioners will conduct formal hearings that are open for comment regarding the zoning and potential expansion of the TEDD. In the interim, BSED will be available to address your questions as best we can.

The process now underway to consider the zoning of parcels that wish to be included in the TEDD is driven by the request of individual landowners. TEDD law requires that parcels be properly zoned to be included in a TEDD. BSED is working with Yellowstone County and the TEDD Advisory Board to respond to those requests in preparation for consideration by the Yellowstone County Commissioners. That process will include:

- A public hearing before the Planning Board on July 24th.
- Board of County Commissioners public hearing on the Planning Board's zoning recommendation on August 21st.
- Thirty-day period for public comment.
- Board of County Commissioners public hearing to consider public comment and make a final decision on requested zoning changes on September 25th.
- Further County Commissioner public hearings (not yet scheduled) regarding:
 - Adoption of an amended Comprehensive Development Plan.
 - Adoption of an ordinance to expand the Lockwood TEDD.

The Lockwood TEDD was created December 27, 2016. As the Comprehensive Development Plan documents, the need for infrastructure in that area is significant, and it will take years and a lot of commitment by property owners to establish the resources to address those infrastructure needs.

GRANITE TOWER
222 NORTH 32ND ST, SUITE 200
BILLINGS, MT 59101-1948

P 406.256.6871
F 406.256.6877

BIGSKYECONOMICDEVELOPMENT.ORG

As we discussed, BSED will assist the Advisory Board in the application of grants and other funds to kick off the infrastructure investment. Until infrastructure needs are addressed, the private investment in the TEDD will be limited and incremental. The TEDD is a long-term approach to develop planned industrial space. When executed with thoughtfulness, the development of the TEDD will benefit the entire Lockwood community.

BSED remains committed to the goals of the TEDD (planned industrial space) as well as our partnership with the community of Lockwood. From the beginning of this project and over the years of supporting public and private projects in Lockwood, BSED has demonstrated that commitment. So please know that we are always available to address your questions and concerns and share updates and information with the school board.

I would note that the comments in the letter and at the July 10th School Board meeting regarding the intent and character of BSED in its work with property owners and the Lockwood community are unfair. As an organization, we are absolutely committed to conduct our work in an open and honest manner and we have demonstrated that with years of service to the Lockwood community.

We remain dedicated to our economic development mission, which will always include an honest, open partnership with property owners, the Lockwood community, and Lockwood Schools. I am available to continue the dialogue with Lockwood Schools as the work on the TEDD continues.

Respectfully,



Steve Arveschoug
Executive Director
Big Sky Economic Development

CC: Yellowstone County Board of County Commissioners
Rep. Jeff Essman
Sen. Tom Richmond
Rep. Sue Vinton
BSEDA/EDC Board of Directors
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