YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 18-62

Reaffirmation of Resolution of Necessity Declaring an Infrastructure Deficient Area Exists within Yellowstone County, Montana, in an Area Known as the Lockwood Concept Area and that Investment in Infrastructure in that Area is Necessary in the Interest of Public Health, Safety, or Welfare of the Residents of Yellowstone County

WHEREAS, the State of Montana has recognized that portions of its cities, towns and counties are deficient in infrastructure improvements for targeted economic development and therefore constitute an impediment to the growth of infrastructure intensive value-adding economic development;

WHEREAS, the creation of infrastructure in support of value-adding economic development is a matter of state policy and state concern because the state and its local governments have continued to suffer economic dislocation due to the lack of value-adding industries;

WHEREAS, local governments lack sufficient capital to rectify the infrastructure shortage in infrastructure-deficient areas, thus impeding their ability to achieve economic growth through the development of value-adding industries;

WHEREAS, the procedure provided in Title 7, Chapter 15, Part 42 and 43 of the Montana Codes Annotated authorizes local governments to exercise statutory development powers through comprehensive targeted economic development plans and projects, after the local government has made a finding that an infrastructure deficient area exists that substantially impairs or arrests the sound growth of the local government or its environs; retards the development of new and expanded value adding industry; constitutes an economic or social liability and/or is detrimental to the financial wellbeing of the community and its citizens;

WHEREAS, in 2013, on behalf of the Yellowstone County Board of County Commissioners, Big Sky Economic Development conducted a study to identify Yellowstone County’s opportunities for an industrial park; assess supply and demand for industrial lands; evaluate site options and develop operational plans for selected sites; evaluate opportunities for operational ownership and development of an industrial park, and provide a set of recommendations with implementation strategies; the Industrial Park Feasibility Analysis for Yellowstone County was completed in October 2014;

WHEREAS, on November 25, 2014, on behalf of the Yellowstone County Board of County Commissioners, Big Sky Economic Development secured professional services to assist the County Commissioners in taking the steps to develop a Targeted Economic Development District (TEDD) for the Lockwood Concept Area, identified in part in the Industrial Park Feasibility Analysis, and directed that an analysis of the infrastructure deficiencies in the Lockwood Concept TEDD Study Area be conducted;
WHEREAS, on behalf of the Yellowstone County Board of County Commissioners, Big Sky Economic Development has prepared a Statement of Infrastructure Deficiencies (attached is a copy) to document the existence of infrastructure deficiencies in the Lockwood Concept TEDD Study Area, which encompasses an area of approximately 1,000 acres generally located north of Interstate 90 and 94, south and east of the Yellowstone River, and with the majority east of Johnson Lane, in portions of Sections 07, 08, 17, 18, 19 and 20, Township 1 North, Range 27 East, PMM; Yellowstone County, Montana, and in particular found:

1. Water System – A public water system is not available in the area, and will require expansion of the Lockwood Sewer and Water District, main extensions, and increased filtering capacity.
2. Sewer System – A public sewer system is not available in the area, and will require expansion of the Lockwood Sewer and Water District, renegotiation of the agreement with the City of Billings for additional treatment capacity, main extensions, and upgrading of lift station.
3. Transportation – Both on- and off-site transportation upgrades, including rights-of-way, will be required for traffic circulation, safety and access. Rail trans-loading facilities and multi-modal opportunities are not available.
4. Utilities – Electric and gas service for ordinary industrial users is available with rights of way and line extensions. Heavy load industrial users would require supply, transmission line and substation expansions, and redundancy.
5. Broadband Connectivity – The area has limited access to broadband service and upgrades would probably require a new line from downtown Billings. Critical information infrastructure would have to incorporate redundancy to assure reliable service.
6. General Improvements – Additional infrastructure and public service deficiencies will be identified over time, for example, public transportation, lighting, storm water drainage systems, and emergency services.

WHEREAS, the original deficiencies still exist in the study area;

NOW THEREFORE, BE IT RESOLVED,

The Yellowstone County Board of County Commissioners finds that infrastructure deficiencies exist within the Lockwood Concept TEDD Study Area and that infrastructure investment in this area (pursuant to the Montana Urban Renewal Law) is necessary and desirable in the interest of the public health, safety, and welfare of the residents of Yellowstone County and that this investment in infrastructure be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making. Attached is a copy of the Statement of Infrastructure Deficiencies.
Passed and Adopted this ___ day of July, 2018.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

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John Ostlund, Chairman

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Denis Pitman, Member

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Robyn Driscoll, Member

Attest:

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Jeff Martin
Yellowstone County Clerk and Recorder