



**Community Development Block Grant
Report and Recommendations
To the Wyoming Business Council Board of Directors
May 23, 2013**

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CDBG FINANCIAL SUMMARY

Nineteen Community Development Block Grant (CDBG) applications were submitted by the January 15th deadline. Nine were submitted for the Community and Economic Development component of the program (housing infrastructure, public infrastructure, facilities, accessibility projects, downtown development, and job creating infrastructure) and three of the applications were withdrawn. Eight applications were received under the Planning Grant component of CDBG. The following table tracks current funding appropriations, project recommendations and funding levels should all the recommendations be approved. The determination of the amount of allocation in each funding category is based on past experience and best judgment.

Projected CDBG Program Summary 2013				
2012 Remaining Balance				\$137,351
2013 Grant Year Allocation				\$2,500,000
Total				\$2,637,351
Restricted Allocations and Limits				
Administration and Planning -- <i>No more than 20% allocation can be used for administration or planning. (\$2,500,000 * 20% = \$500,000)</i>	State Administration & Technical Assistance		\$	175,000
	Planning and Technical Assistance Grants		\$	325,000
Total Planning and Administration and Planning			\$	500,000
2013 Sub-Allocations				
Administration				
State Administration & Technical Assistance (3% allocation plus \$100,000)			\$	175,000 7%
Grants Allocations				
Community Development Grants			\$	1,989,000 28%
Economic Development Grants			\$	250,000 31%
Planning and Technical Assistance (TA) Grants			\$	223,351 13%
Total Allocations			\$	2,462,351
Total Funds (Administration and Project Funding)			\$	2,637,351 100%
Project Types	Categories	Initial Allocation	WBC Meetings May-12	Balance Available
Community Development	Community Facilities	\$1,989,000	\$645,914	\$0
	Handicapped Accessibility		\$0	
	Public Infrastructure		\$948,086	
	Housing		\$395,000	
	Homeownership Assistance		\$0	
Economic Development	Downtown Development	\$250,000	\$250,000	\$0
	ED Infrastructure			
	Planning and TA Grants	\$223,351	\$203,750	\$19,601
Total		\$2,462,351	\$2,442,750	\$19,601
Notes:				
1. Existing allocations are based on past experience and best judgment. Planned allocations are not meant to be restrictive and upon Council approval, funds from one program category may be moved to fully fund requests in other program categories. Funding for Technical Assistance, Job Training, Float and 108 Loans, or other eligible activities shown in CDBG rules will be reallocated from existing categories above, if grant applications are received and approved.				
2. Any deobligations from previous years have been reallocated to this component of the program.				
3. If all grants are awarded as recommended we will not have another grant round for 2013. The next projected deadline for CDBG funds will be January 15, 2014.				

Community Development Block Grant and Loan Program										
PLANNING PROJECT PRIORITIZATION RESULTS					Job Creation	Integrated Effort	Potential Economic Benefit	Total Points	Recommendation	Consent List
Applicant	Project	Type	Funding Request		20	50	30	100		
Powell, City of	Comprehensive E&CD Master Plan	C&ED	\$ 50,000		20	35	30	85	\$ 50,000	x
Buffalo, City of	Cowboy Carousel Development Study	FS	\$ 15,000		20	30	25	75	\$ 15,000	x
Riverton, City of	Dementia Facility Study	FS	\$ 15,000		20	40	15	75	\$ 15,000	x
Wheatland, Town of	Commercial Kitchen Feasibility Study	FS	\$ 15,000		20	35	20	75	\$ 15,000	x
Worland, City of	Comprehensive E&CD Master Plan	C&ED	\$ 33,750		20	25	30	75	\$ 33,750	x
Wright, Town of	Comprehensive E&CD Master Plan	C&ED	\$ 45,000		20	20	30	70	\$ 45,000	x
Johnson County	Buffalo Senior Center	FS	\$ 15,000		20	30	10	60	\$ 15,000	x
Elk Mountain, Town of	Community Center	FS	\$ 15,000		10	10	30	50	\$ 15,000	x
Total			\$ 203,750						\$ 203,750	

Community Development Block Grant and Loan Program										
COMMUNITY DEVELOPMENT PROJECT PRIORITIZATION RESULTS					Seriousness	Urgency	Integrated Effort	Total Points Possible	Recommendation	Consent List
Applicant	Project	Type	Funding Request		100	50	50	200		
Thermopolis	HOPE Agency	CF	\$469,170		85	45	25	155	\$469,170	x
Evansville	Replacement Man Holes & Fire Hydrants	PI	\$309,553		90	40	25	155	\$269,733	x
Mills	Water Main Replacement	PI	\$347,828		80	35	35	150	\$347,828	x
Laramie	Cedar Street Refinery Clean Up	PI	\$330,525		85	35	30	150	\$330,525	x
LaGrange	Rural Health Clinic	CF	\$176,744		85	20	45	150	\$176,744	x
Cody	Mountain Spirit Addition Subdivision	HI	\$500,000		85	20	40	145	\$395,000	x
Total			\$2,133,820						\$1,989,000	

ECONOMIC DEVELOPMENT DOWNTOWN DEVELOPMENT PROJECT PRIORITIZATION RESULTS									
Applicant	Project	Type	Funding Request	Job Creation	Integrated effort	Potential Economic Benefit	Total Points for Prioritization	Recommendation	Consent List
				25	25	25	75		
Rawlins	Downtown Façade Easement Program	DD	\$500,000	10	40	30	80	\$ 250,000	x
Total			\$500,000					\$ 250,000	

PLANNING

The CDBG program has funded approximately 265 planning grants since the inception of the WBC. They range from community and economic development plans to feasibility studies for recreation centers, housing, senior centers, and daycares, to infrastructure and wastewater management plans.

The CDBG rules provide that planning grants are available to local governments and non-profit entities to perform feasibility studies related to increased economic development and community development. All planning grants must demonstrate the potential to meet one of the CDBG National Objectives: Benefit to low to moderate income persons; Elimination of Slum and Blight; or Urgent Need). Grants are available as follows:

Community Development and Economic Development plans: \$50,000 maximum award with a cash match of 25% of the total project cost. Preference will be given to communities with current plans seven years old or older.

Housing plans, assessments, or development codes: \$20,000 maximum award with a cash match of 25% of the total project cost.

Feasibility studies and site specific development studies: \$15,000 maximum award with a cash match of 25% of the total project cost. Plans must demonstrate that they may create job opportunities for low and moderate income people or otherwise benefit low and moderate income people.

Planning grant funds may not be used for the implementation of any such plans. For example, a grant for a marketing study/strategy may cover costs associated with a brochure design, but not the cost of printing brochures.

Applications are scored as follows:

Job Creation – Emphasis placed upon the projected number and type of jobs created/retained should the results of the study prove positive (up to 20 points).

Integrated Effort – Up to 50 points

Partners – are there partners in the project and if so, describe them and their contribution (up to 20 points).

Percentage of CDBG funds (up to 10 points).

0-25% - 10 points

26-50% - 5 points

51-75% - 0 points

Operations and Maintenance – Are operations and maintenance expenses addressed (up to 10 points)?

Community Readiness – Is there a community readiness potential in this project (up to 10 points)?

Potential Economic Benefit – Demonstrate how the overall economic boost that would accrue to a community or region if the results of the study were implemented (up to 30 points).

Additional review criteria include whether or not there are funds or plans in place to implement the study recommendations, whether or not the project involves entities with a track record of success as well as personnel, and other resources necessary to implement study recommendations.

Partnership with State Library The WBC has partnered with the State Library to digitize and post CDBG funded plans through the state library's website. This digital library is a valuable tool for sharing work among communities and will maximize limited CDBG funds so that a community does not have to start from scratch with each planning initiative. Plans can be found at <http://will.state.wy.us/planning/map.html>.



City of Powell

Economic Development Plan

\$50,000 Planning Request

**Staff Recommendation:
Fund as requested**

PLANNING

Project Description: The Powell Economic Partnership (the newly formed economic development organization) has completed those things necessary to establish their organization. Throughout the process it was noted that Powell did not have a current, comprehensive strategy for sustainable economic development. Thus, the organization, along with the city of Powell, the Powell Chamber of Commerce, Northwest College and the Downtown Merchants Association propose to create such a strategy that will address public policy, quality of life, entrepreneur development, infrastructure development, existing business development, expansion and retention, and recruitment of new business and industry within the context of the community. This will be done through opportunities for public input understanding anchor institutions, demographic information and more.

Comments from Leah Bruscano, Regional Director:

This will be an excellent use of CDBG Planning Only grant dollars. The Powell Economic Partnership has worked hard to create their new economic development organization and has started the process to hire a full-time seasoned economic development professional to lead the organization. This planning process will give the new organization a road map for success. The final outcome, a well thought out and comprehensive plan, is vital to the success of the new organization, but the process of creating that plan is every bit as important and it will solidify the community support that is already evident in the community.

Project Funding: The \$66,667 plan will be funded with a contribution from the Powell Economic Partnership, Inc. (\$16,667). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Comprehensive Community and Economic Development Planning Grants.

Projected Grant Expenditure Schedule for Powell Economic Development Plan			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (Powell Econ. Partnership, Inc.)	
Consultant Services	\$50,000	\$16,667	\$66,667
Total Project Cost	\$50,000	\$16,667	\$66,667

Staff Recommendation: Staff recommends funding as requested contingent upon WBC receipt of HUD allocation. This project has the potential to meet the national objective of benefit to low to moderate income persons.



City of Buffalo

**Carousel Complex Feasibility
Study**

\$15,000 Planning Request

**Staff Recommendation:
Fund as Requested**

PLANNING

Project Description: In December 2012 the Beutler Building was purchased by Arts Along the Bighorns (AAB), a non-profit organization. The Beutler building is a 6,000 square foot building on a 24,000 square foot lot one block east of Buffalo's historic downtown district. Constructed in the 1920's for the Northern Wyoming Railroad depot, it was later used as Beutler's Feed Store. AAB plans to rehabilitate and develop the site as an art education venue capable of hosting cultural and community events, meetings, seminars, social and family gatherings. The central attraction would be the historic Cowboy Carousel acquired through a cooperative effort with the Buffalo Downtown Association.

The feasibility study would address moving the carousel from its current location, provide cost estimates for bringing the building up to code, costs for site preparation and beautification, a market study and budget projections as well as projections for operations,

maintenance and cash requirements. The study would also address staffing needs (permanent and seasonal). AAB believes this study is important to demonstrate the project comports with the city's Economic and Community Development Master Plan and it will provide an achievable usage plan for the facility.

Comments from Dave Spencer, Regional Director: This project has grown in scope and maturity over the past several years. Acquisition of the Beutler Building by AAB as well as the reincorporation of the non-profit operating corporation will provide some structure for the Carousel project. This planning grant is intended to bring the entire project to the implementation phase and provide a fundraising credibility to move the process forward. The AAB Board has taken on a wider vision than just the revitalization of the Cowboy Carousel and broadened its purpose to provide job opportunities that could be filled by low and moderate income persons and also provide impetus for a community wide arts education program and facility. The feasibility/business plan is something that has been largely lacking in previous efforts. This grant if awarded should place the project on solid footing. The private approach to development is also something that the city and community has encouraged and this is the approach they are taking. It is worthwhile as a planning project and if implemented it will contribute significantly to economic and community development in Buffalo.

Project Funding: The \$20,000 plan will be funded with a contribution from Arts Along the Bighorns (\$5,000). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Site Specific Planning grants.

Projected Grant Expenditure Schedule for Buffalo Carousel Complex Study			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (AAB)	
Consultant Services	\$15,000	\$5,000	\$20,000
Total Project Cost	\$15,000	\$5,000	\$20,000

Staff Recommendation: Staff recommends funding as requested contingent upon WBC receipt of HUD allocation. This project has the potential to meet the national objective of benefit to low to moderate income persons through job creation.



**City of Riverton
Community Entry Services
Dementia Facility**

\$15,000 Planning Request

**Staff Recommendation:
Fund as requested**

PLANNING

Project Description: The Executive Management Team and Board of Directors for Community Entry Services of Riverton (CES) have carefully considered adding a dementia program and/or facility to its services and have determined that this is a growing need that should be addressed. Wyoming’s population is aging at one of the fastest rates in the nation. In terms of care available, assisted living provides boarding with limited nursing care, personal care and other activities of daily living. A Level II facility is designed to offer care for those who also have a tendency to become spatially confused, lose memory and may wander. It includes secured units and special care and services for people with Alzheimer’s disease or other dementia conditions. Presently there is only one such facility in Wyoming located in Buffalo. In other communities, such as Riverton, secure care may only be available at a hospital which is more costly and not an appropriate setting. The first step in determining whether or

not it is feasible for CES to undertake such a facility and care is to study the market, need and the financial viability of such an undertaking. The CDBG funds would do that in providing a business and financial plan as well as an implementation plan.

Comments from Roger Bower, Regional Director: This is a good project. As part of the planning process every entity needs to understand and determine the size of the market. Market size is key to the viability of any business entity.

Project Funding: The \$20,000 plan will be funded with a contribution from Community Entry Services (\$5,000). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Site Specific Planning Grants.

Projected Grant Expenditure Schedule for CES Dementia Facility			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (CES)	
Consultant Services	\$15,000	\$5,000	\$20,000
Total Project Cost	\$15,000	\$5,000	\$20,000

Staff Recommendation: Staff recommends funding as requested contingent upon WBC receipt of HUD allocation. This project has the potential to meet the national objective of benefit to low to moderate income persons.



**Town of Wheatland
Commercial Kitchen
Feasibility Study**

\$15,000 Planning Request

**Staff Recommendation:
Fund as requested**

PLANNING

Project Description: In 2008, a statewide study of commercial kitchens was done to develop an inventory of facilities that currently exist. The 2008 study did show that a kitchen was needed but that it was not feasible to locate one at the fairgrounds (a common location) for several reasons. Additionally, the 2008 study was broad in scope and lacked information specific to Platte County and Wheatland. In a recent Community Assessment the desire for a commercial kitchen ranked high. The town of Wheatland wishes to conduct a new study to determine whether a commercial kitchen incubator is a viable project and whether there is enough usage to support such a facility. The study would assist in determining what type of facility would be required, the initial costs as well as on-going maintenance and operational costs.

Comments from Tom Johnson, Regional Director: Wheatland has a long history of agricultural-based

entrepreneurship. This feasibility study (should it prove out) will not only help (in the future) to create jobs for low to moderate income individuals in the future, it will help to expand and add value to existing agricultural ventures in the area.

Project Funding: The \$20,000 plan will be funded with contributions from the town of Wheatland (\$3,333) and Platte County Economic Development (\$1,667). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Site Specific Feasibility Planning Grants.

Projected Grant Expenditure Schedule for Wheatland Commercial Kitchen Study			
DESCRIPTION	CDBG	MATCH	TOTAL
Consultant Services	\$15,000		\$15,000
Town of Wheatland		\$3,333	\$3,333
Platte Co. Econ. Development		\$1,667	\$1,667
Total Project Cost	\$15,000	\$5,000	\$20,000

Staff Recommendation: Staff recommends funding as requested contingent upon WBC receipt of HUD allocation. This project has the potential to meet the national objective of benefit to low to moderate income persons and elimination of slum and blight.



**City of Worland
Master Plan**

\$33,750 Planning Request

**Staff Recommendation:
Fund as requested**

PLANNING

Project Description: The city of Worland proposes to create a master plan that will serve the community for many years to come. It is their intent that the planning process identify crucial elements concerning economic development, infrastructure improvements, and land use guidelines including timelines, funding sources and key implementation groups for twenty years into the future. Currently, because the old master plan is quite dated (1978), projects lack coordinated communication and implementation efforts.

Comments from Leah Bruscano, Regional Director: The Worland 20 Year Comprehensive Master Plan – Economic Development, Infrastructure, and Land Use Guidelines is a good project. This plan will replace the Worland portion of the 1978 Washakie County Land Use Plan. As Worland grows and develops in the future it makes sense to plan for where that growth will be, what kind of infrastructure is necessary to

accommodate that growth and what kind of economic development can be expected. The planning dollars that are spent now could save many dollars in the future by knowing where infrastructure will be needed and the size and type – it will prevent inadequate infrastructure from being installed and then replaced because it was not adequate. Not only will this process lead to a strong plan, it will allow the public to get involved and have input as well as understand the future opportunities and challenges.

Project Funding: The \$45,000 plan will be funded with a contribution from the city of Worland (\$11,250). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Community and Economic Development Planning Grants.

Projected Grant Expenditure Schedule for the Worland Master Plan			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (Worland)	
Consultant Services	\$33,750	\$11,250	\$45,000
Total Project Cost	\$33,750	\$11,250	\$45,000

Staff Recommendation: Staff recommends funding as requested contingent upon WBC receipt of HUD allocation. This project has the potential to meet the national objective of benefit to low to moderate income persons.

Community Development
Block Grant Program



**Town of Wright
Comprehensive Community
Plan**

\$45,000 Planning Request

**Staff Recommendation:
Fund as requested**

PLANNING

Project Description: The town of Wright is one of Wyoming's fastest growing communities. Incorporated in 1985 as a company town to house coal mine workers in the area, Wright has a lack of connectivity in terms of roads, industrial property near residential areas and growth that has not been managed in a well coordinated manner. In 1998 the town completed a Master Plan. That plan was update in 2005. The town has also completed the Community Assessment process (first in 2001 with a follow-up in 2009). The community and local economy have changed significantly since these efforts and the community feels it is time to once again undertake comprehensive planning. The plan will include a review of all previous planning efforts, collection of current demographic information, will establish land use criteria, provide infrastructure plans and develop a list of priorities with timelines and

implementation plans.

Comments from Dave Spencer, Regional Director: The proposed planning project should help the town of Wright sort out its priorities and select appropriate projects to leverage public and private investment. For many years the town was somewhat landlocked by single ownership of vacant property within the town limits and in surrounding growth areas. This has resulted in impeded growth in both housing and commercial development. Currently they are just about out of industrial property as well. The town has shown a willingness to acquire property so that it can meet development needs. This was evidenced by the Up Town Wright project that was funded by a WBC grant a few years ago and has resulted in some new commercial activity. The mall has recently been purchased by the owners of the anchor tenant business which may result in some redevelopment. In addition the town has planned to build a new city hall and redevelop its existing municipal building. We have recently funded the planning for that project. In addition the town council is in the process of relocating the roping arena and is considering the acquisition of additional land to add industrial property for new development. All these activities make it imperative that the town update its comprehensive plan to ensure that development occurs in a coordinated fashion. In addition the town will need to make provisions to ensure that the lower income families and individuals have adequate housing and economic opportunity. The current planning is several years old and there have been a number of important market changes in the past eight years. It would seem to be an opportune time to

update and expand the overall planning that the town relies on. This appears to be a worthwhile effort for the town to undertake at this time through the proposed WBC funded planning effort.

Project Funding: The \$60,000 plan will be funded with a contribution from the town of Wright (\$15,000). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Site Specific Planning Grants.

Projected Grant Expenditure Schedule for the Wright Master Plan			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (Wright)	
Consultant Services	\$45,000	\$15,000	\$60,000
Total Project Cost	\$45,000	\$15,000	\$60,000

Staff Recommendation: Staff recommends funding as requested contingent upon WBC receipt of HUD allocation. This project has the potential to meet the national objective of benefit to low to moderate income persons.

Community Development
Block Grant Program



Johnson County

Buffalo Senior Center Study

\$15,000 Planning Request

**Staff Recommendation:
Fund as requested**

PLANNING

Project Description: The Buffalo Senior Center currently serves 681 people and the number of seniors in the Buffalo area keeps growing. The center's services include congregate meals, home delivered meals, community home based in-home service, National Family Caregiver Program and public transit services. The center feels it is time to evaluate current services determining what should be added or changed and whether or not the current physical facility will be able to accommodate the anticipated growth. A planning committee has been formed to help with the development of the study.

Comments from Dave Spencer, Regional Director: This project is a basic needs assessment study to help the Buffalo Senior Center prepare for the future. It is very similar to the study done in Sheridan a few years ago that was also funded by CDBG and they have consulted with

that program to develop this project. As they state in the application they serve a predominately low and moderate income segment of the population in Buffalo and the number of seniors has continued to grow as the local population has continued to age in place. There has also been some retirement influx into the county but this is generally a more affluent population which is not necessarily impacting the organization as much. The presence of the Wyoming Veterans' Home in the community also influences the demographic of the older population as well. This is a basic study to help Buffalo prepare for the future and make operational as well as public and private investment decisions in relations to its senior population.

Project Funding: The \$20,000 plan will be funded with a contribution from the Buffalo Senior Center (\$5,000). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Site Specific Planning Grants.

Projected Grant Expenditure Schedule for Buffalo Senior Center			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash	
Consultant Services	\$15,000		\$15,000
Community Contributions		\$5,000	\$5,000
Total Project Cost	\$15,000	\$5,000	\$20,000

Staff Recommendation: Staff recommends funding as requested contingent upon WBC receipt of HUD allocation. This project has the potential to meet the national objective of benefit to low to moderate income persons.

Community Development
Block Grant Program



**Town of
Elk Mountain**

Community Center Study

\$15,000 Planning Request

**Staff Recommendation:
Fund as requested**

PLANNING

Project Description: The Elk Mountain Elementary School was demolished in the early 2000s. It had been the community's gathering space for funerals, meetings, receptions, and so on. The town then purchased the Odd Fellows building hoping to renovate it for use as a community facility. The building was deemed structurally unsound. At this point the town has determined they would benefit from a feasibility study that would provide them site information on environmental issues such as ground water, and soil stability. The study would also address demolition of an existing building versus the viability of rehabilitation or adding additional square footage to another building. Ultimately, the study will aid the community in designing a space that would meet the community's needs in terms of size and function and will still be within the budget of the town for operations and maintenance. It will provide a clear vision of what the community can afford

and utilize.

Comments from Pat Robbins, Regional Director: The town of Elk Mountain has spent the last several years trying to find a way to fund a community gathering space. The need for a multipurpose facility has been identified in the community and was validated in their rural community assessment. The town solicited community comments and suggestions about the design, location, and use of the building. The town even had a preliminary design prepared. While the next logical step was to apply for funding for the construction of the project, the governing body decided to take a step back and gather more information before moving ahead. Given the size of the community and the limited resources at their disposal, the town decided that the most prudent action would be to have an independent source determine the feasibility of the project. This grant would allow them to have an objective party determine the need, demand, cost and scope of the project or the lack of. This grant will provide the town the necessary foundation to help them make the right decision for their community and is the perfect use of planning dollars.

Project Funding: The \$20,000 plan will be funded with a contribution from the town of Elk Mountain (\$5,000). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Site Specific Planning Grants.

Projected Grant Expenditure Schedule for Elk Mountain Community Center			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (Elk Mt.)	
Consultant Services	\$15,000	\$5,000	\$20,000
Total Project Cost	\$15,000	\$5,000	\$20,000

Staff Recommendation: Staff recommends funding as requested contingent upon WBC receipt of HUD allocation. This project has the potential to meet the national objective of benefit to low to moderate income persons.

Community Development
Block Grant Program



**Town of Thermopolis
HOPE Agency Building
Demolition and Construction**

**\$469,170 Community
Development Grant for
Community Facility**

**Staff Recommendation: Fund as
Requested**

COMMUNITY FACILITIES

Project Description: The town of Thermopolis is requesting \$469,170 Community Facilities Grant for demolition of the Hope Opportunity Partnership Empowerment (HOPE) Agency's current office building and construction of a new office building on the existing site. The proposed project will include office spaces, meeting rooms and storage areas. The facility is owned by the non profit.

Background: The service provided by the HOPE Agency helps to promote public safety as well as quality of life for the residents of Hot Springs County. They host yearly awareness campaigns, educate the public on issues surrounding domestic violence, sexual assault and stalking. During the most recent program year the HOPE Agency provided services to 71 people. These numbers are derived from the Wyoming Survey and Analysis Center (WYSAC). The agency is required, through the Division of Victim Services, to report monthly statistics. Black mold has been

discovered in the basement of the office building the HOPE Agency is operating in. Due to this, employees are not allowed to have the furnace running while they are in the building and have had to work in alternative locations. This causes problems for their clients as they do not know where to go for services. If no remediation is completed on the building, the building will be condemned. In light of the health risks posed by the presence of black mold, the HOPE Agency will temporary move into the Common Ground building (an extension of Hot Springs county Counseling Center) and remain there during the construction period if the grant is awarded.

Project Goals and Objective: The home that the HOPE Agency is currently housed in is 83 years old. A newer and bigger building with a better floor plan will allow for clients to receive confidential services in a safer and healthier environment. When clients are comfortable and confident in the services that they receive, it enhances the likelihood of them returning for additional services; a newer building that looks more professional and organized will also appeal to those who are seeking services. Professionalism, confidentiality and quality of services are what the HOPE Agency strives for in providing these invaluable services to the community. A new building will help to provide many more years of service to the residents of Hot Springs County.

The Business The organization was founded in 1983 and was named the Hot Springs Crisis Line. It provided a shelter for victims of all crimes and was a place where the homeless were fed, transients dropped off, and juveniles gathered.

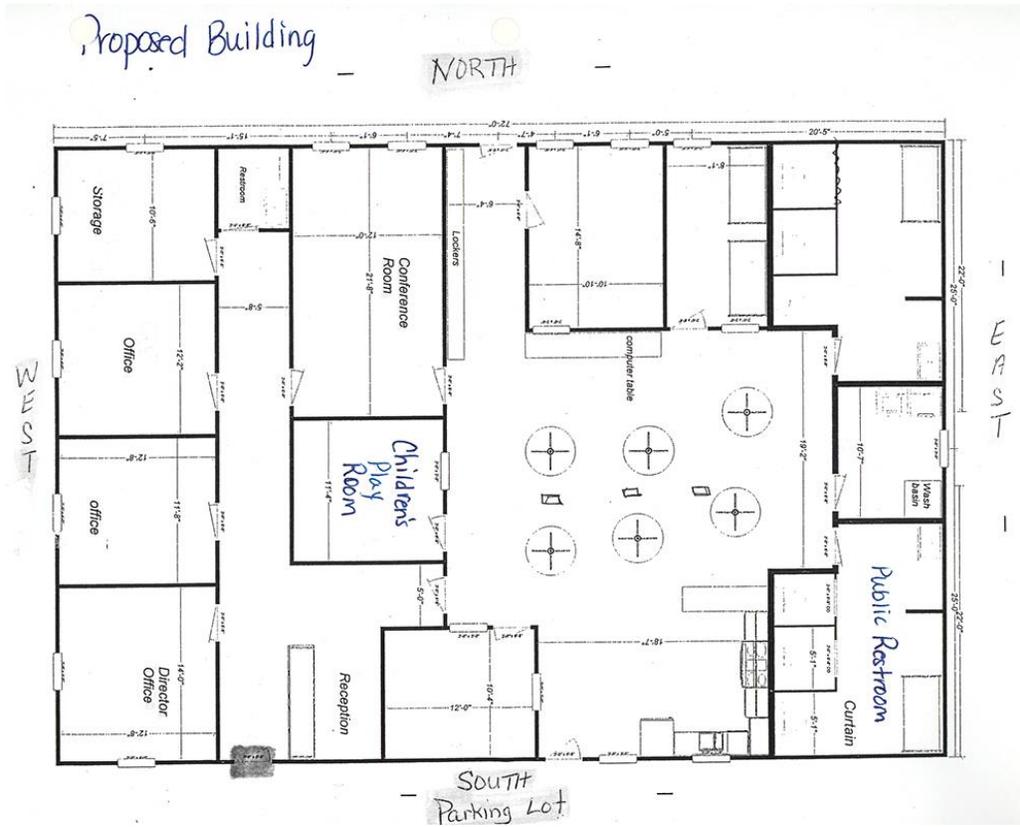
Project Funding The total project cost is \$476,910 of which components are as follows: fees and permits \$6,110; demolition and removal \$6,000; construction \$418,320 and contingencies \$46,480; the HOPE Agency has appropriated a match of \$7,740

Projected Grant Expenditure Schedule for Thermopolis HOPE Agency			
DESCRIPTION	CDBG	MATCH Cash	TOTAL
Construction Costs	\$469,170	\$7,740	\$476,910
Total Project Cost	\$469,170	\$7,740	\$476,910

Regional Directors Comments by Leah Bruscano This is a good project. The current HOPE Agency facility is, size-wise, barely adequate for office space, let alone set up for confidential meetings with clients. The facility also has black mold and asbestos so it is an unhealthy workplace. Due to the age and condition of the building it does not make sense to fix it – demolition and construction on the same site makes more sense.

Staff Recommendation: Staff recommends funding for this project. Project funding is contingent upon WBC receiving their allocation from HUD. This project scored 150 points out of a possible 200. The grant would allow them to demolish the existing facility and build a new facility. The agency is the only one in their area providing these services.





Community Development Detailed Analysis of Project

Project Title Thermopolis HOPE Agency		
Scoring Criteria	Score	Comments
Seriousness Need (max 100)	85	The building has black mold and asbestos. The furnace cannot be turned on due to the mold spores.
Urgency (max 50)	45	The staff is being relocated to the Common Ground building. It will be difficult for clients to know where they need to go for services.
Integrated effort (max 50)	25	Working with the county and have conducted successful fundraisers.
Total Points (total max 200)	155	

Additional Evaluation Criteria	Yes/No	Comments
Additional & Previous Activities	Yes	They have remodeled the facility several times.
Community Planning	Yes	They have been working with the county to apply for funds.
Timeliness	Yes	They would be able to proceed with the project as soon as grant is awarded.
National objective	Yes	Low to moderate income families.
Qualifying Activity	Yes	Community Facilities - demolition and new construction of facility.

Community Development
Block Grant Program



Town of Evansville Fire Hydrant and Sewer Manhole Replacement

**\$309,553 Community
Development Grant for Public
Infrastructure**

**Staff Recommendation: Staff
Recommends Partial Funding as
Requested for \$270,188**

PUBLIC INFRASTRUCTURE

Project Description: The town of Evansville is requesting a \$309,533 Public Infrastructure Grant for the replacement of eleven sanitary sewer manholes and twenty six fire hydrants. The town will own the infrastructure.

Background: Replacement of the sanitary sewer manholes is needed as the existing manholes have deteriorated. The manholes have become deteriorated over the years due to corrosion produced by hydrogen sulfide gas, which is a natural by-product of sewage systems. The deterioration of manholes can result in raw sewage being leaked into the surrounding soils and the areas groundwater supply. It also provides creates safety hazards for the town's employees when they need to access the manhole to service the sanitary sewer system. Corrosion of the manholes could result in collapse of the street surface when the weight of heavy equipment is driven over the already compromised area.

The fire hydrants that need to be replaced are over 50 years old and were manufactured by a company that is no longer in business so replacement parts are nonexistent. In addition the fire hydrants are unreliable and at times won't turn on or once on won't shut off. The hydrants are not self-draining. If one of the hydrants is used in the winter it must be manually flushed by the town's Public Works Department. The fire department reports that it is its standard practice to not use these hydrants due to their unreliability. As such, the fire department is not using the closest hydrant to the fire which results in lower pressures and volumes available to fight the fire.

Properly functioning fire hydrants are also an important aspect of maintaining water quality. Fire hydrants are used to flush sediments from the water system. Poorly or non-functioning fire hydrants limit the town's ability to adequately flush the water system.

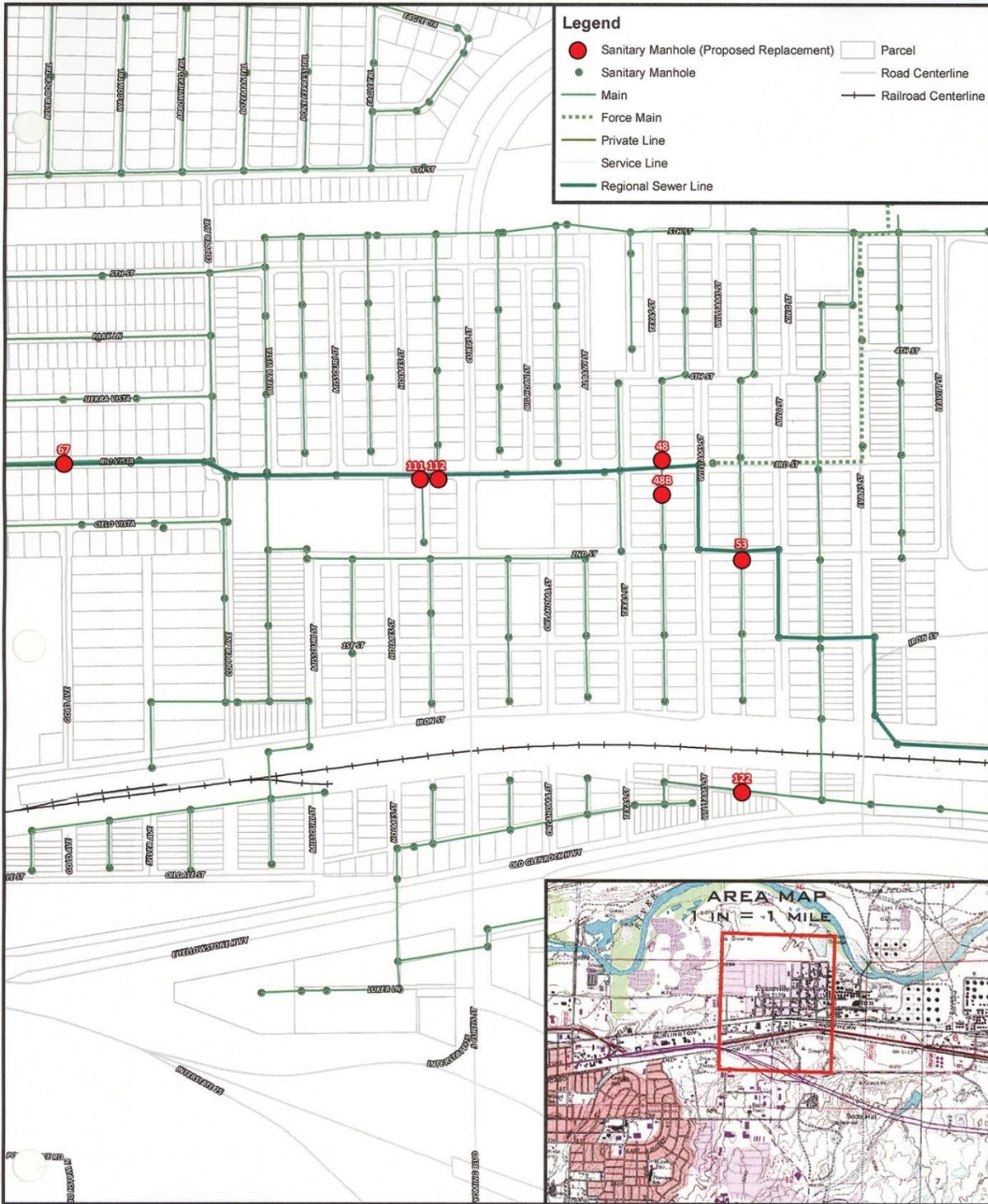
Project Goals and Objective: The public benefits of this project are the ability to maintain a safe, functional water and sewer systems. The ability to provide basic infrastructure is a key component in community and economic development. The project will benefit the entire population of the town of Evansville, which is approximately 2,544 people.

Project Funding The total project cost is \$337,735 of which components are as follows: architectural and engineering fees \$51,959; construction \$259,796 and contingencies \$25,980; the town of Evansville has appropriated a match of \$67,547

Projected Grant Expenditure Schedule for Evansville Hydrant Sewer Manhole			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash	
Non Construction Costs	\$41,567	\$10,392	\$51,959
Construction Costs	\$228,621	\$57,155	\$285,776
Total Project Cost	\$270,188	\$67,547	\$337,735

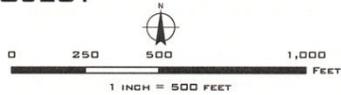
Regional Directors Comment by Kim Rightmer The town has been repairing manholes and fire hydrants as other road and infrastructure improvements are made. The remaining manholes and hydrants are all positioned along roadways that are currently in good condition and will not need repair in the foreseeable future – yet the holes and hydrants themselves are in poor shape. Continuing corrosion creates health and safety concerns for both town staff and community members. It appears this project meets CDBG objectives and should be considered for funding.

Staff Recommendation: Staff does recommend partial funding of the request for \$270,188. Project funding is contingent upon WBC receiving their allocation from HUD. The project scored 155 points out of a possible 200. The town requested \$309,553 of funding, but staff recommends the applicant take a lesser amount due to lack of CDBG funds, with the assurance that at least a portion of the project could be completed with the awarded amount. The town worked with staff on their highest priority with the remaining available funds and that totaled \$270,188. The town eliminated five fire hydrants and will repair those as able. If the grant is awarded it will benefit the entire population of Evansville.



**MANHOLE REPLACEMENT PROJECT
EVANSVILLE, WYOMING**

SOURCE: CITY OF CASPER GIS, WLD, USGS
 DATE: 1/23/2012 BY: BSR
 PATH: S:\TOWN OF EVANSVILLE\BENJAMIN\MANHOLE_REPLACEMENT_2013.mxd
 THIS DOCUMENT CONTAINS INFORMATION PREPARED BY WLD. WLD HAS NOT VERIFIED THE ACCURACY AND COMPLETENESS OF THIS INFORMATION. WLD SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCURRED AS A RESULT OF ANY USER'S INTERPRETATION PROVIDED BY WLD, AND WLD SHALL NOT BE HELD RESPONSIBLE FOR ANY USE OF THIS INFORMATION. PLEASE TO MAKE ALL CLARIFICATIONS WLD ARISING FROM THE SERVICES PERFORMED BY WLD.





Community Development Detailed Analysis of Project

Evansville Fire Hdrant and Sanitary Sewere Manhole Replacement		
Scoring Criteria	Score	Comments
Seriousness Need (max 100)	90	Collapsing manholes. Fire department won't use some of the hydrants.
Urgency (max 50)	40	Threat to town public works workers. Water quality could be compromised.
Integrated effort (max 50)	25	The town has allocated 20 % match of funds (\$77,388). The town has replaced several sewer manholes and hydrants.
Total Points (total max 200)	155	

Additional Evaluation Criteria	Yes/No	Comments
Additional & Previous Activities	Yes	The town has replaced sewer manholes and hydrants.
Community Planning	Yes	The town has a plan in place to replace the most
Timeliness	Yes	If the grant is awarded the project will commence right away.
National objective	Yes	Low to moderate income families.
Qualifying Activity	Yes	Public infrastructure rehabilitation.

Community Development
Block Grant Program



**Town of Mills
Wyoming Boulevard Water
Main Replacement**

**\$347,828 Community
Development Grant for Public
Infrastructure**

**Staff Recommendation: Fund as
Requested**

PUBLIC INFRASTRUCTURE

Project Description: The town of Mills is requesting a \$347,828 Public Infrastructure Grant for replacing approximately 1,500 linear feet of old undersized 6” deteriorated steel water main and related equipment. The town will own the infrastructure.

Background: The water main is located along Wyoming Boulevard from Connie Avenue south to the Boatwright/Mobile Concrete facility. The existing water main is a deteriorated steel water main that is approximately 50 years old and has been subject to several breaks within the last few years. In addition to the water main being old, it is undersized and does not meet the recommended Wyoming Department of Environmental Quality (DEQ) minimum size for the type of water mains. The DEQ minimum pipeline size for this project is an 8” waterline; the existing waterline is only a 6” waterline. The existing 6” waterline performs at a reduced level due to mineral deposits on the inside of the existing iron pipe. Undersized water mains can result in low water pressures and decreased fire flows. Since this water main is constructed of steel, it is also subject to

tuberculation which is the development of small mounds of corrosion product or tuberculation on the inside of steel pipe which roughen the inside of the pipe, increasing its resistance to water flow and the possibility of corrosion.

Project Goals and Objective: The project will provide a great public benefit by ensuring the town of Mills residents and businesses are provided with a clean and safe water supply not only for domestic use but for fire protection as well. It is anticipated the replacement and upgrading this water main will substantially increase fire flow capabilities in the area. Currently fire flows in the area are estimated at 650 to 750 G.P.M. (Gallon per Minute) and projections upon completion the fire flows will be approximately 1,000 G.P.M.

This water main serves a heavily industrialized/commercial area. The Casper Area Metropolitan Planning Organization collected data stating that area businesses benefiting from this project employ over 100 employees.

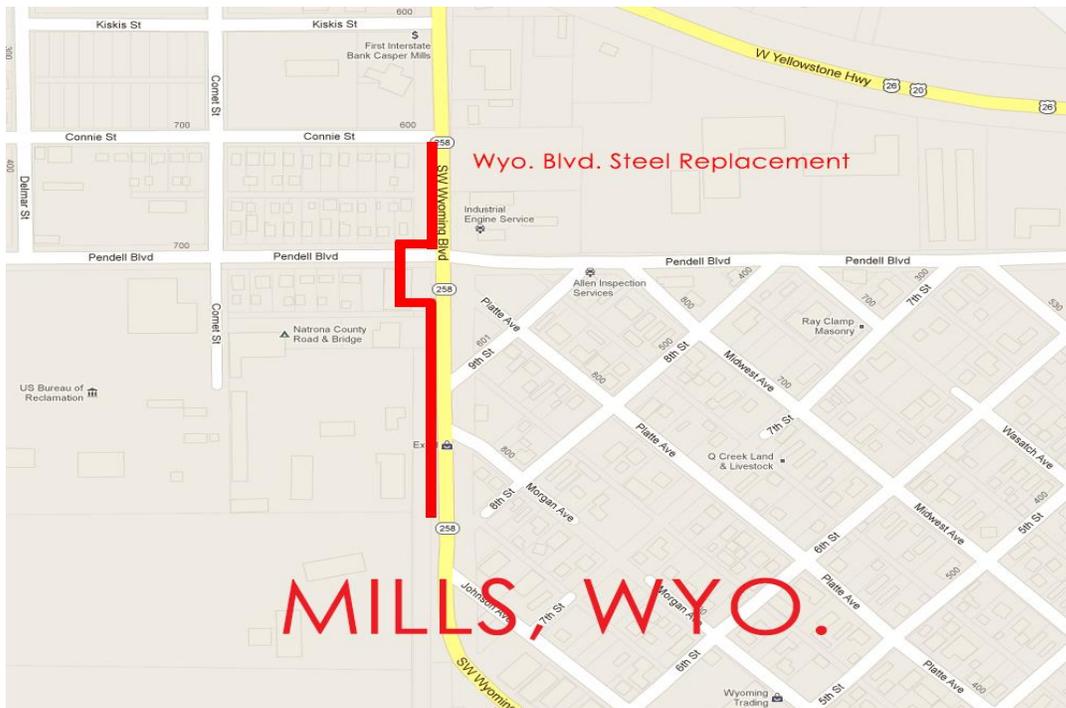
Project Funding The total project cost is \$434,785; of which components are as follows: architectural and engineering fees \$66,890; construction \$334,450 and contingencies \$33,445; the town of Mills appropriated a match of \$86,957

Projected Grant Expenditure Schedule for Mills Wyoming Blvd Water Main Replacement			
DESCRIPTION	CDBG	MATCH Cash	TOTAL
Non Construction Costs	\$53,512	\$13,378	\$66,890
Construction Costs	\$294,316	\$73,579	\$367,895
Total Project Cost	\$347,828	\$86,957	\$434,785

Regional Directors Comments by Kim Rightmer This project is of particular importance. A section of the town’s 50 year old water line is weakening and does not meet DEQ’s minimum standard for this type of line. There have been several breaks in the line over the last few years and repairs are becoming more difficult. The current 6” pipe does not allow adequate water supply for emergency fire demands. This situation poses a direct threat to the health and safety of Mills’ residents and businesses. It appears this project meets CDBG National and Project Objectives and should be considered for funding.

Staff Recommendation: Staff recommends funding for this project. Project funding is contingent upon WBC receiving their allocation from HUD. Project funding is contingent upon WBC receiving their allocation from HUD. This project scored 150 points out of a possible 200. The project will provide pipeline replacement which is critical for the safety and health of the community. The water main mainly serves commercial and industrial water users. As such, the project promotes both community and economic development.





Community Development Detailed Analysis of Project

Mills - Wyoming Blvd. Water Main Replacement

Scoring Criteria	Score	Comments
Seriousness Need (max 100)	80	Improve fire flow. The businesses served employee 147 FTE and 13 PTE.
Urgency (max 50)	35	Non-emergency concerns. The problem will progressively get worse, the pipe is 50 years old. DEQ could shut down the line for non-compliance.
Integrated effort (max 50)	35	The town has been replacing portions of the line when funds are available. Mills has allocated a 20% cash match of \$69,564.
Total Points (total max 275)	150	

Additional Evaluation Criteria	Yes/No	Comments
Additional & Previous Activities	Yes	Town has been replacing lines as finances are available.
Community Planning	Yes	Would have applied for SLIB dollars, but they require a 50% match the town doesn't have. In 2011 they received a CDBG planning grant to address the towns water needs.
Timeliness	Yes	If grant was awarded the work would commence on the project right away.
National objective	Yes	Low to moderate income families.
Qualifying Activity	Yes	Public Infrastructure improvements.

Community Development
Block Grant Program



**City of Laramie
Cedar Street Refinery
Clean Up**

**\$330,525 Community
Development Grant for Public
Infrastructure**

**Staff Recommendation: Fund as
Requested**

PUBLIC INFRASTRUCTURE

Project Description: The city of Laramie is requesting \$330,525 Public Infrastructure Grant for the demolition of derelict buildings and reclamation of a former 5.6 acre industrial site. The Laramie Rivers Conservation District (LRCD) owns the site.

Background: The area has been a hazard nuisance and eyesore for over fifty years. The LRCD purchased the property in January of 2012 after determining that the former private owner had no intention of remedying the public safety, visual, and environmental problems associated with the property. It was determined that local government entities like LRCD are much more effective in dealing with such properties, because of eligibility for federal EPA programs like Targeted Brownfield Assessment, which has funded extensive environmental evaluations at the site, and the State of Wyoming Volunteer Remediation Program, which is assisting LRCD in determining environmental (soil and groundwater) cleanup and monitoring needs and plans.

Project Goals and Objective: The scope of the grant is limited to reclaiming the property to prepare it for redevelopment in the next few years as the LRCD board identifies sources of funding. Because of the status as a special district, the LRCD is legally precluded from acquiring a mortgage. This means that other financing options or partnerships must be identified. The board anticipates seeking a planning grant after remediating the dangers on the property and currently contemplates either using it as a location for a new administrative facility or selling it to the private sector for development. Without the proposed demolition and remediation, the community will not have a complete understanding of the potential uses and potential redevelopment for the site.

This property is adjacent to what is slated to be the new Harney Street viaduct (HWY 130/230), for which construction is anticipated in 2015 or 2016 depending upon funding availability. This viaduct will be the primary east/west connector in the core of town and will act as a gateway for many visitors and citizens passing through town.

The Laramie Rivers Conservation District: On December 29, 1945, the Laramie Rivers Conservation District was organized in accordance with Wyoming State Statues. The district is responsible for directing conservation programs in Albany County. To promote sustainable use of nature resources in both rural an urban community, the District Board of Supervisors oversees technical assistance provided by the Natural Resource Conservation Service (NRCS). LRCD employees four full time staff members.

Project Funding: The total project cost is \$330,525 of which components are as follows: site work \$96,640; demolition and removal \$233,885.

Projected Grant Expenditure Schedule for Laramie Cedar Street		
DESCRIPTION	CDBG	TOTAL
Construction Costs	\$330,525	\$330,525
Total Project Cost	\$330,525	\$330,525

Regional Directors Comments by Tom Johnson The project complies with the national objective of the removal of slum and blight in the community. The area in question will soon be near an overpass; as such, the area will be a high profile area viewed by both residents and visitors to the community. This grant will go a long way to helping to remediate this entrance into downtown.

Staff Recommendation: Staff recommends funding for this project. Project funding is contingent upon WBC receiving their allocation from HUD. The project scored 150 points out of a possible 200. The project will provide elimination of slum and blight and will provide opportunities for economic development in the area.





Community Development Detailed Analysis of Project

Project Title Laramie Cedar Street Refinery Clean Up		
Scoring Criteria	Score	Comments
Seriousness Need (max 100)	80	Environmental clean up and rid the community of nuisance. Stop the transients and teenagers from hanging out in the area. Many calls to law enforcement .
Urgency (max 50)	40	WYDOT is putting in an off ramp in the area and they would like the area cleaned up for some economic development opportunities.
Integrated effort (max 50)	30	Working with Laramie Rivers Conservation District.
Total Points (total max 200)	150	

Additional Evaluation Criteria	Yes/No	Comments
Additional & Previous Activities	Yes	The property is enrolled in the Wyoming Department of Environmental Quality's Volunteer Remediation Program and the USEPA's Targeted Brownfield Assessment Program.
Community Planning	Yes	The community will be applying for an EPA Brownfield Remediation Grant in fall of 2013.
Timeliness	Yes	The project could commence as soon as the grant was awarded.
National objective	Yes	Low to moderate income families.
Qualifying Activity	Yes	Public Infrastructure.

Community Development
Block Grant Program



Town of LaGrange Rural Health Clinic

**\$176,744 Community
Development Grant for
Community Facility**

**Staff Recommendation: Fund as
Requested**

COMMUNITY FACILITIES

Project Description: The town of LaGrange is requesting a \$176,744 Community Facilities Grant to renovate and reconfigure 1,793 square feet of the LaGrange Heritage Square cultural and business center into a medical clinic. The town will own the building and lease it to Banner Health for the purposes of a medical clinic. Banner Health will be responsible for operating and maintaining the facility.

Background: The LaGrange community identified access to healthcare as a priority during the LaGrange Community Assessment conducted by Rural Development in 2004. One of the priorities for the town was found to be a medical facility. In 2009 the University of Wyoming, Fay W. Whitney School of nursing, further substantiated the need as well. There were 235 surveys sent out and 198 were returned. The needs assessment documented a strong base of support for urgent care, pharmacy and primary health care. In 2007, the town of LaGrange received \$1.3M of Community Facilities Grant and Loan Program funding to renovate a former school for the

purpose of a community center, the LaGrange Heritage Square. There are several other businesses located in the facility.

The Business Banner Health is a non-profit health system in the United States, based in Phoenix, Arizona. It operates 23 hospitals as well as specialized facilities. The health system is the second largest employer in Arizona employing more than 35,000. The organization provides emergency care, hospital care, hospice, long-term/home care, outpatient surgery centers, labs, rehab services, pharmacies, and more recently has begun operating primary care physician clinics, which include Banner Arizona Medical Clinic and Banner Medical Group.

Project Goals and Objective: The nearest medical facility is 35 miles away in Torrington. A health clinic in LaGrange will deliver primary healthcare services with an emphasis on services for the elderly and college students. The clinic will offer urgent care, suturing, and lab draws. A telepharmacy would provide an option at the rural clinic for patients to obtain commonly prescribed medications on site.

The town of LaGrange has experienced positive growth and an increase in population from 332 in 2000 to 448 in 2010. The clinic would also serve the surrounding communities of Albin, Hawk Springs for a total population of 1,497 within a 20 mile radius of LaGrange.

In the past years the town has worked with Wyoming Rural Development, Goshen County Economic Development, University of Wyoming School of Nursing, the LaGrange/Albin Health Planning Committee (formed in 2011), and Banner Health. The town of LaGrange is home of the Frontier School of the Bible, which has 300 students and spends \$6,000 - \$9,000 annually for acute care as indicated by the Dean of Students.

The town council feels that a medical facility would be a huge benefit to the community. The LaGrange/Albin Health Planning Committee members secured a grant from MDU Resources to cover some of the equipment costs. The rest of the equipment will be covered by additional sources with Banner Health.

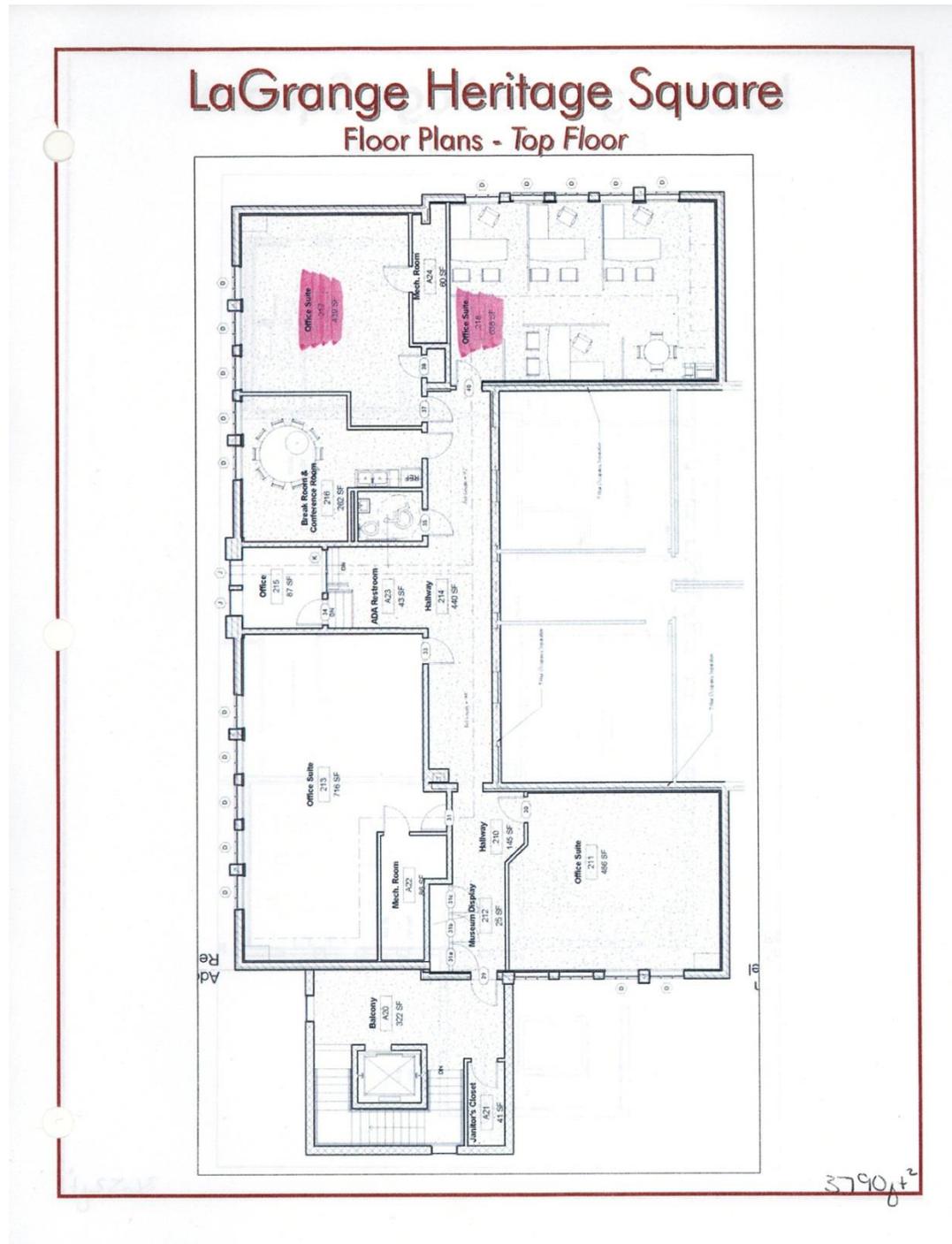
Many of the people who will be served by the clinic have limited English proficiency. This is a concern as conversational Spanish is largely inadequate when attempting to translate medical terminology. Banner Health has one physician on staff in Torrington who speaks both English and Spanish fluently. He would be one of those staffing the clinic in LaGrange. In his absence there will be translation services available via a video translation service offering multiple languages.

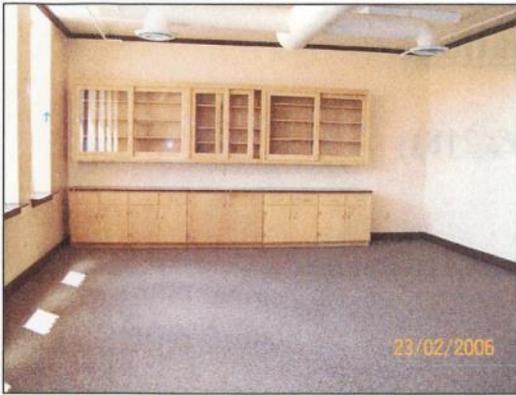
Project Funding The total project cost is \$183,494 of which components are as follows: architectural and engineering fees \$10,950; site work \$1,899; demolition and removal \$6,181; construction \$123,938 and contingencies \$12,525; other fees (survey's, tests) \$28,001) the town has an in kind match of \$136,935 (which is the building). The building's assessed value is \$1,200,000. The cost per square foot to renovate the clinic space will be approximately \$164.00 per square foot.

Projected Grant Expenditure Schedule for LaGrange Rural Health Clinic			
DESCRIPTION	CDBG	MATCH Cash	TOTAL
Land Acquisition	\$0	\$0	\$0
Non Construction Costs	\$31,016	\$1,185	\$32,201
Construction Costs	\$145,728	\$5,565	\$151,293
Total Project Cost	\$176,744	\$6,750	\$183,494

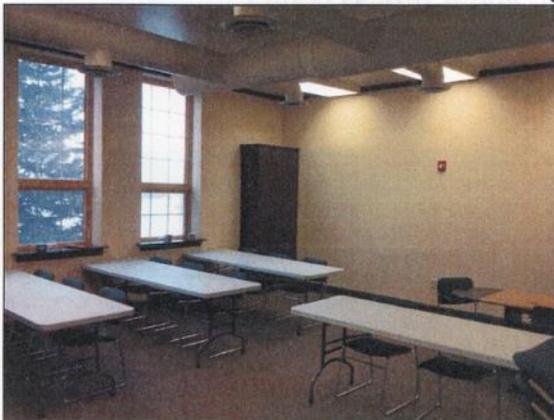
Regional Directors Comments by Tom Johnson The need for rural health care is great, especially for elderly people living in the LaGrange area that aren't able to travel long distances. Not only does this project benefit low to moderate income people in LaGrange, but also in the neighboring community of Albin. It should also be noted that the town of LaGrange has followed through on a number of priorities identified in the 2004 Community Assessment, including this project to develop a rural health clinic. Finally, Banner is a solid tenant for the LaGrange Heritage Square that will complement the other tenants in the building and contribute to the overall community and economic development of LaGrange.

Staff Recommendation: Staff recommends funding for this project. Project funding is contingent upon WBC receiving their allocation from HUD. This project scored 150 points out of a possible 200. The project will renovate a space for a Rural Health Clinic. It will benefit 1,497 people.





Suite 218 (638 sf)



Suite 217 (439 sf)



**Hallway to
Suite 217 & 218**

Community Development Detailed Analysis of Project

LaGrange Rural Health Clinic		
Scoring Criteria	Score	Comments
Seriousness Need (max 100)	90	Nearest clinic is 35 miles away in Torrington. Health care would be more accessible. Has been a priority since 2004. A town survey was completed and out of 235 surveyed 198 replied and feel healthcare is a big issue.
Urgency (max 50)	20	Many people won't travel for healthcare and don't take care of their health needs. If there is an emergency they have to be taken by ambulance to Torrington.
Integrated effort (max 50)	40	Currently the town has been working with the Goshen County Economic Development Corporation to promote the business space and health clinic space.
Total Points (total max 200)	150	

Additional Evaluation Criteria	Yes/No	Comments
Additional & Previous Activities	Yes	Community assessment was conducted and a town survey.
Community Planning	Yes	They have been working with the Goshen County Economic Development Group.
Timeliness	Yes	If the grant is awarded they would be able to proceed on the project immediately.
National objective	Yes	Low to moderate families.
Qualifying Activity	Yes	Community facilities renovation.

Community Development
Block Grant Program



**City Cody
Habitat for Humanity**

**\$500,000 Community
Development Grant for Housing
Infrastructure**

**Staff Recommendation:
Recommend Partial Funding as
Requested for \$395,000**

HOUSING ACQUISITION OR INFRASTRUCTURE

Project Description: The city of Cody is requesting a \$500,000 Housing Infrastructure Grant to complete installation of infrastructure in an affordable housing subdivision currently being built in Cody by Mountain Spirit Habitat for Humanity, Inc. (MSHFH). The project is located in the McLain Subdivision. The town will own the infrastructure.

Background: MSHFH was established in 1998, and since inception has built 16 homes in partnership with the families who become homeowners, and with about 2,500 volunteers each year. In May of 2004, MSHFH received a gift of \$120,000 that allowed for the purchase of 6 acres of land in Cody. The partnership successfully launched the Mountain Spirit addition, its first subdivision, which can house 26 low to moderate income families upon completion. Phases I and II were completed in 2010 and consists of 8 homes. Infrastructure is needed to start construction on the remaining 18 homes.

Project Goals and Objective: MSHFH's mission is to build affordable houses and then sell them to Park

County residents who make 30% to 60% of the county median income. To make homes affordable to this group, MSHFH builds homes of modest size, makes extensive use of volunteer labor and donated building materials, and provides zero interest mortgages. Without MSHFH unique construction and financing system, the people in this income range could seldom experience homeownership.

To date, eight families are the beneficiaries of the infrastructure development of phase I and II. Eight homes were built in partnership with eight families that were of low to moderate income levels. Eighteen more low to moderate income families will become the beneficiaries of an affordable, decent home within the Mountain Spirit Addition Subdivision once the infrastructure is completed and in place.

Project Funding The total project cost is \$395,000 of which components are as follows: architectural and engineering fees \$34,290; construction and contingencies \$360,710;

Projected Grant Expenditure Schedule for Cody Habitat for Humanity		
DESCRIPTION	CDBG	TOTAL
Non Construction Costs	\$34,290	\$34,290
Construction Costs	\$360,710	\$360,710
Total Project Cost	\$395,000	\$395,000

Regional Directors Comments by Leah Bruscano This is an excellent and needed project. The Mount Spirit Habitat for Humanity (MSHFH) has a successful track record of leveraging vast resources to build affordable homes for people in Park County who, without MSHFH, may never own their own home. Getting past the hurdle of developing the necessary infrastructure will allow approximately nine families to get out of sub-standard housing and realize the American Dream of homeownership. Access to affordable housing is admirable in its own right but a great thing about Habitat for Humanity model is that it brings the community together to work for a common goal and to work toward a solution to housing challenges.

Staff Recommendation: Staff does recommend partial funding of the request for \$395,000. Project funding is contingent upon WBC receiving their allocation from HUD. The project scored 143 points out of a possible 200. The city requested \$500,000 of funding, but staff requested that the applicant take a lesser amount due to lack of CDBG funds, with the assurance that at least a portion of the project could be completed with the awarded amount. The city worked with staff on their highest priority with the remaining available funds and that totaled \$395,000. That means that they will only be able to complete infrastructure for 8 houses, but the income that will be generated from the mortgage payments will help subsidize some of the remaining infrastructure and they will be applying for additional CDBG funds.



Community Development Detailed Analysis of Project

Project Title Cody Habitat for Humanity		
Scoring Criteria	Score	Comments
Seriousness Need (max 100)	85	They had a housing study completed in 2011 that validates the need for more affordable housing.
Urgency (max 50)	20	More affordable housing needed in the area.
Integrated effort (max 50)	40	Work with many other agencies and programs
Total Points (total max 200)	145	

Additional Evaluation Criteria	Yes/No	Comments
Additional & Previous Activities	Yes	They have many partners throughout the community.
Community Planning	Yes	Work with WCDA for a portion of this phased project.
Timeliness	Yes	They would be able to begin the construction as soon as the grant was awarded.
National objective	Yes	Low to moderate income families.
Qualifying Activity	Yes	Housing Infrastructure.

Community Development
Block Grant Program



**City of Rawlins
Downtown Façade Easement
Program**

**\$500,000 Community
Development Grant for What
Downtown Development**

**Staff Recommendation:
Recommend Partial Funding as
Requested for \$250,000**

DOWNTOWN DEVELOPMENT

Project Description: The city of Rawlins is requesting \$500,000 Downtown Development Grant to eliminate some slum and blight to stimulate bricks and mortar redevelopment in downtown.

Background: The city of Rawlins and Rawlins Downtown Development Authority (DDA)/Main Street has created a unique and creative program to rehabilitate the commercial facades (storefronts) in downtown Rawlins – the Rawlins Downtown Façade Easement Program. The Downtown Development Plan is Rawlins DDA/Main Street’s blue-print to economically revitalize the downtown.

Project goals and objective: The Façade Easement Program is one more project that will revitalize downtown. The City along with Rawlins DDA/Main Street will partner with the downtown property owners to improve the appearance of the downtown buildings. The property owners will deed their facade to the City and Rawlins DDA/Main Street. The intent of Rawlins DDA/Main Street is to have 80% of all the easements

signed by the downtown property owners by August 15, 2013. The program will include public/private partnerships totaling \$1,646,183 enhancements to downtown.

The Rawlins Downtown Façade Easement Program will accomplish similar outcomes as the renovation program being used in Casper, Wyoming to revitalize the Old Yellowstone District, also funded by a Casper Entitlement Community Development Block Grant.

The applicant has provided a Facade Easement Program Overview which includes:

1. The property must lie within the boundaries of the DDA/Main Street District.
2. The program is strictly for the exterior of the buildings and will be applied to the architectural design and physical construction.
3. Eligible improvements include exterior signs, lighting, windows, awnings, storefronts and entrances, doors, brickwork stonework, painting, repair or replacement to decorative details, cornices or spot blight.
4. Up to 65 total façade improvements on downtown businesses.
5. A three year timeframe once all funds are awarded for the design and construction.

6. A property owner may apply for funds ranging from \$5,000 to \$30,000 based on structure's condition and level of need.
7. Private funds of 10% from the property owner will be required on the construction, contingency, and escalation costs.
8. The property owner provides the city a facade easement for up to eight years. The easement will stay in effect for five years following projection completion.
9. The property owner must possess clear title to the property and be current on all taxes.
10. For the purpose of the program, a building with four or more residential units will be considered commercial.
11. The roof of the property must be new or in good repair.

The Facade Easement Program is innovative, and will have a broad downtown district impact. The benefits directly impact the economies while aiding the physical transformation of the downtown, reducing rural sprawl and creating destinations for tourist and local residents.

Project Funding The total project cost is \$250,000 of which components are as follows: architectural and engineering fees \$215,362; construction \$31,172 and contingencies \$3,464 the Rawlins DDA has appropriated a match of \$5,000 and the property owners match of \$141,183

Projected Grant Expenditure Schedule for Rawlins Façade		
DESCRIPTION	CDBG	TOTAL
Non Construction Costs	\$134,440	\$215,362
Construction Costs	\$22,137	\$34,638
Total Project Cost	\$156,576	\$250,000

Regional Directors Comments by Pat Robbins The Rawlins DDA/Main Street, in partnership with the City of Rawlins, is submitting a CDBG application for an innovative façade project for the Main Street district. This project would utilize both CDBG and BRC funds, along with private investment, to undertake an ambitious and innovative solution to remodel and update the majority of the storefronts in the area.

The Rawlins DDA/Main Street program had a thorough master plan completed a few years ago that outlined action steps for revitalization of the area. The DDA/Main Street program has completed several of the steps outlined including a branding study and marketing plan; multi modal plan which will redesign parking and add visual enhancements; and a wayfinding/signage program that is in process. The final, and most complicated component, is the façade project which has been three years in planning and development.

The DDA/Main Street organization will be deeded the front 3 feet of at least 80% of the downtown buildings, and then will utilize public funding to renovate those building facades at

one time to the specifications and design criteria outlined in the master plan. The results will be drastic visual improvements to the area which will hopefully increase traffic, enhancement businesses, and aid in future expansion and recruitment. This project has widespread support of elected officials, the business community and the residents. The success of the DDA/Main Street program, and their ability to complete successful projects, has created an energy and atmosphere of support in the business community which will aid in their execution of the renovations. The project is a critical component in the success of their downtown master plan and, when completed, could serve as a model for other Wyoming communities.

Staff Recommendation: Staff does recommend partial funding of the request of \$500,000. Project funding is contingent upon WBC receiving their allocation from HUD. The project scored 77 points out of a possible 100. The city requested \$500,000 of funding but staff requested that the applicant take a lesser amount due to lack of CDBG funds, with the assurance that at least a portion of the project could be completed with the awarded amount. The city worked with staff on their highest priority with the remaining available funds and that totaled \$250,000. That means that they will complete all the architecture work and possible 2-3 facades. They will be applying for more CDBG funds in the future.



Economic Development Detailed Analysis of Project

Rawlins Downtown Façade Easement Program		
Scoring Criteria	Score	Comments
Job Creation (max 25)		
Organization (max 25)	25	They work with many organizations.
Integrated effort (max 25)	25	They have been working with over 65 businesses to get easements for the storefronts.
Economic Benefit (max 25)	25	This project has good economic development potential to draw new businesses into the downtown.
Total Points (Total max 100)		

Additional Evaluation Criteria	Yes/No	Comments
Private Investments	Yes	DDA is contributing \$5,000 and there is a private match of \$141,183
Additional Economic Development Activity	Yes	They have been working on enhancing their downtown for years. They will be submitting a application for a BRC grant for signage.
Historic Value	No	
Participation	Yes	They have many partners that they work with and also the community.
Timeliness	Yes	The project could commence as soon as the grant funds are awarded.
National objective	Yes	The elimination of slum and blight .
Qualifying Activity	Yes	Economic Development