

COMMUNITY GRANT AND LOAN COMMITTEE



AGENDA ITEMS

December 8, 2016

Community Grant and Loan Committee:

- B-7** Community Grant and Loan Block Grant Program
Action Item: Consideration of Staff Recommendations

- B-25** Business Ready Communities Applications
Action Item: Consideration of Staff Recommendations





Community Development Block Grant Program

Report and Recommendations to the Wyoming Business Council

December 8, 2016

CONTENTS

CDBG Application and Financial Summary	B-7
CDBG Imminent Threat Award De-obligation	B-8
Albany County	B-9
Fort Laramie	B-11
Deaver	B-13
Rock Springs	B-15
Rawlins	B-17
Evansville	B-21
Washakie County	B-23



CDBG Application and Financial Summary

2016 CDBG Appropriation Summary		
2016 Grant Year Appropriation	\$	2,797,710
2014 & 2015 Remaining Carryover balance	\$	178,850
Balance	\$	2,976,560
Proposed Grant Uses For 2016		
Administrative funds for 2016	\$	183,931
	\$	2,792,629
Types of Projects		
Planning	\$	-
Economic Development	\$	1,000,000
Community Development	\$	1,792,203
Total CDBG Funds Available for Awards	\$	426

CDBG Application Summary					
	Applicant	Project	Project Type	Amount	
				Requested	Recommendation
1	Albany County	Community Facility	Big Brothers Big Sisters Community Mentoring Center Phase II	\$499,857	\$ 488,857
2	Fort Laramie	Public Infrastructure	Sewer/Water Lines Replacement/Sewer Lagoon Project	\$322,229	\$ 322,229
3	Deaver	Public Infrastructure	Potable Water Distribution System and Fired Hydrant/Fire Flow Upgrade	\$489,000	\$ 489,000
4	Rock Springs	Elimination Slum/Blight	Demolition of Downtown Buildings	\$500,000	\$ 500,000
5	Rawlins	Elimination Slum/Blight	Adaptive Reuse of Historic Guards' Quarters	\$500,000	\$ 500,000
6	Evansville	Public Infrastructure	Sidewalk Installation	\$356,000	\$ 356,000
7	Washakie County	Community Facility	County Library Ten Sleep Branch Expansion	\$136,117	\$ 136,117
TOTAL				\$2,803,203	\$2,792,203
Available CDBG Funds					\$2,792,629
Remaining CDBG funding if projects are funded					\$426

Applications for the CDBG program were accepted March 1, 2016. Fourteen were submitted and seven were withdrawn. Three of the withdrawn applications were planning grant requests, which staff declined to consider because of eligibility requirements.

Each project must meet one of the CDBG program's National Objectives:

1. Benefit to low -to moderate-income persons.
2. Aid in the prevention or elimination of slums or blight.
3. Activity designed to meet community development need having a particular urgency.

Awards are contingent on satisfactory execution and administration of previous grants or loans by an applicant. Other contingencies, if any, are spelled out in the project descriptions.



214 West 15th Street
Cheyenne, WY 82002
Tel: (307) 777-2800 Fax: (307) 777-2837

To: Wyoming Business Council Board of Directors
From: Julie Kozlowski, Community Development Director
Subject: CDBG Imminent Threat Award De-obligation
Date: December 8, 2016

The purpose of this memo is to provide the board an update on the city of Buffalo's Imminent Threat CDBG Award. The board awarded this grant at the May 2016 board meeting.

At the site visit, because staff is always concerned with HUD timeliness requirements, staff specifically asked about the timing of the FEMA award which represents 75% of the project. The city of Buffalo believed it would be awarded July 2016. This was a contingency approved by the board in May.

Since July, staff has periodically contacted FEMA to inquire about the status of Buffalo's award, FEMA staff indicated they are uncertain when it will be funded but it will likely be several more months.

Further, the project is at the 18-month mark since the flooding occurred (June 2015). An imminent threat grant is predicated on the fact that the issue is of recent origin or recently became urgent within the previous 18 months.

I advised staff to de-obligate the funding as the CDBG program has other applications ready to move forward.

I fully understand this project is important to the community. My staff and I are committed to researching other sources of funding to bridge the gap. A new CDBG application is one possibility. However, the census data for the blocks in the affected area is marginal in terms of qualifying the area as low-to-moderate income (LMI). Staff is exploring whether the area affected by the flooding could be surveyed to determine the LMI population.

Sandy Quinlan, CDBG Program Manager and I have advised Buffalo their grant will be deobligated.



ALBANY COUNTY GREATER WYOMING BIG BROTHERS BIG SISTERS COMMUNITY MENTORING

**Community
Development Block
Grant Program**

\$499,857 Community Facilities Grant

Staff Recommendation:
Fund \$488,857

Project Description

Albany County requests a \$499,857 CDBG Community Facilities grant that will be used to complete phase two of the Greater Wyoming Big Brothers Big Sisters (GWBBBS) facility renovation located at 1010 South 6th Street, to meet the needs of the organization. GWBBBS was established in 1971 in Laramie and manages seven sites throughout the state. In August 2012, a WBC planning grant funded a feasibility study that provided cost estimates for purchasing, renovating and partially refurbishing the 16,000 square-foot building for \$1,500,000. Albany County also received a \$500,000 Business Ready Community Enhancement grant and an \$829,754 Community Facilities grant for the first phase of renovations to the building.

The second phase will complete the remaining interior (4,630 square feet) basement space (currently roughed in), minor exterior repairs and parking lot repairs and will bring sidewalks up to code.

Project Goals and Benefits

Completing the basement will allow for consolidation of services including community-based mentoring, on-site mentoring, after school programming and two restorative justice programs. It will also provide storage for gear. Consolidating services to one location will enable better use of staff time on-site to manage various programs and allows GWBBBS to expand its program offerings.

The benefits of community-based mentoring to quality-of-life and future earning potential of youth served are demonstrated through multiple high-quality, peer-reviewed and replicated research studies. The project contributes substantially toward helping local youth achieve success, complete their education and increase earnings as they become adult members of Wyoming communities.

This project meets the national objective of serving low -to moderate-income clientele. The facility served 315 youths, of which 177 were low-to-moderate (LMI) income, 56% which exceeds the HUD requirement of at least 51%. The projected increase of on-site youth services is 10%. Unduplicated beneficiaries are obtained and calculated through registered youth documented in each program's attendance database.



Project Funding

Total project cost is \$523,229, of which \$499,857 represents the CDBG request and \$23,372 in SLIB Mineral Royalty Retrofit grant funding that will be used for electrical upgrades, demolition, aluminum storefront, caulking, construction manager at risk and some architectural and engineering fees. Certified cost estimates for this project were prepared by William F. Gorman, a certified engineer. The operation and maintenance fees are paid by GWBBBS.

Sources	
CDBG amount	\$ 488,857
SLIB Energy Grant amount	\$ 23,370
Total eligible project cost	\$ 512,227
CDBG % of total eligible project costs	95%
Uses	
Non-Construction Costs	
Architect & Engineer Costs	\$ 25,825
Rehabilitation	\$ 453,467
Contingencies 10%	\$ 32,935
Total Uses	\$ 512,227

Staff Recommendation

Staff recommends funding the Albany County Public Infrastructure grant in the amount of \$488,857, a lesser amount than requested due to limited CDBG funds. Staff contacted the community and it agreed that the project could still be completed without the additional \$11,000 by adjusting the budget. Funding is contingent upon receiving the 2016 allocation from HUD.

Albany County Greater Wyoming Big Brothers Big Sisters Community Mentoring Center Phase II			
Purpose	To complete the remaining interior of basement space, minor exterior repairs, parking lot repairs and to bring the sidewalks up to city code.		
Project Budget	Projected Grant Expenditure Schedule		
	Description	CDBG	Match
	Non-Construction Costs	\$ 24,183	Cash \$ 1,643
	Construction Costs	\$ 453,467	\$ 21,728
	Total Project Cost	\$ 477,650	\$ 23,371
			\$ 25,826
			\$ 475,195
			\$ 501,021
Performance Measures	Measure	Quantity	Notes
	People served	195	177 LMI youth + 10%
Project Infrastructure	Existing Building Renovation	4630 SF	Architect, Engineer Fees and Construction

Project Overview





FORT LARAMIE SEWER/WATER LINE REPLACEMENT/SEWER LAGOON

\$322,229 Public Infrastructure Grant

Staff Recommendation:
Fund

**Community
Development Block
Grant Program**

Project Description

The town of Fort Laramie requests a \$322,229 CDBG Public Infrastructure grant to remove and replace 8-inch vitrified clay pipe (VCP) sewer lines with new 8-inch PVC lines. Funding will also be used to replace sanitary sewer collection pipelines, bringing them up to code. The lines, located at Brooke Avenue from Otis Street south to U.S. Highway 26/85, are 55 years old.

Fort Laramie also needs improvements to its wastewater treatment lagoons. The current lagoon system consists of three unlined lagoons located directly north of the North Platte River. These lagoons that have a significant amount of sludge accumulation and extensive vegetative growth along the banks. The farthest downstream lagoon is the oldest and has no liner. The two newer lagoons were constructed in 1993 and contain synthetic liners.

Finally, the town needs to update water lines on Brooke and Jim Bridger Avenues. Water lines on both of those streets are asbestos cement installed in 1950 through the 1960s. Continued use of these water lines create the potential for asbestos fibers and material to enter the town's drinking water supply.

Upgrades will make it possible for the town to remove the sludge from the lagoon system and increase the capacity of its waste water and install better controls for preventing a breach. The pipe has experienced significant amount of root intrusion and blockage. This project will replace the sanitary sewer pipelines with new 8" PVC SDR-35 sanitary sewer collection pipelines to bring them up to current standards.

Project Goals and Benefits

Removing the outdated materials as indicated will assist the town with updating critical infrastructure. Fort Laramie has been upgrading infrastructure incrementally. Last summer, the town replaced sewer lines where a block was causing backup into homes. The town has addressed water line leaks as they develop. Replacing this deteriorated infrastructure will benefit the community as they will not continue to incur repair costs.

This project meets the national objective of serving low -to-moderate income clientele on an area basis. The project serves the entire population of Fort Laramie, 52% being low -to moderate-income exceeding the HUD requirement of at least 51% as identified on the HUD mapping website.



Project Funding

Total project cost is \$1,218,915, of which \$322,229 represents the CDBG request and \$896,678 is a USDA loan approved April 2016. Certified engineers. The operation and maintenance fees are paid by the town.

Staff Recommendation

Staff recommends funding the Fort Laramie Public Infrastructure grant in the amount of \$322,229, as requested. Funding is contingent upon receiving 2016 funding from HUD.

Sources	
CDBG amount	\$ 322,229
USDA Loan	\$ 896,678
Total eligible project cost	\$ 322,229
CDBG % of total eligible project costs	100%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 17,547
Project inspections and permit fees	\$ 18,164
Construction Costs	
Construction Interim Fees	\$ -
Rehabilitation	\$ 1,061,305
Contingencies 10%	\$ 121,891
Total Uses	\$ 1,218,907

Project Overview

Fort Laramie Sewer/Water Lines Replacement/Sewer Lagoon			
Purpose	Public Infrastructure grant to remove and replace 8" vitrified clay pipe (VCP) sewer lines with new 8" PVC lines. Funding will also be used to replace sanitary sewer collection pipelines bringing them up to current code. The lines, located at Brooke and Jim Bridger Avenue.		
Project Budget	Projected Grant Expenditure Schedule		
	Description	CDBG	Cash (USDA Loan)
		Cash	
	Non-Construction Costs	\$ 35,711	\$ -
	Construction Costs	\$ 286,526	\$ 896,678
	Total Project Cost	\$ 322,237	\$ 896,678
			\$ 1,218,915
	Measure	Quantity	Notes
Project Infrastructure	People	122	122=52% LMI
	Water Lines	2280 lf	
	Sewer Lines	2000 lf	
			Total population=234





DEAVER POTABLE WATER DISTRIBUTION SYSTEM AND FIRE HYDRANT/FIRE FLOW

\$489,000 CDBG Public Infrastructure Grant

Community Development Block Grant Program

Staff Recommendation:
Fund

Project Description

The town of Deaver requests a \$489,000 CDBG Public Infrastructure grant to redesign its water distribution system and upgrade water lines that range in size from 3-quarter-inch to 6-inch to a consistent 6-inch line, upgrade distribution lines from asbestos cement pipe or ductile iron to High-Density Polythlene Pipe Systems (HDPE) or Polyvinyl Chloride (PVC) pipe, replace isolation valves, replace inoperable fire hydrants and add five new fire hydrants.

Project Goals and Benefits

The project will minimize main line breaks, reduce maintenance costs, minimize the potential for loss of water to the entire town due to improperly functioning isolation valves, eliminate water contamination risks, eliminate dead ends, become compliant with International Fire Code and fire hydrant flow rates and coverage, and provide opportunities for water system growth.

The project meets the national objective of serving a low -to-moderate moderate income clientele on an area basis. The project will serve the entire population of Deaver with 57% being low -to moderate-income exceeding the HUD requirement of at least 51% as identified on the HUD mapping website.

Project Funding

The CDBG request covers the \$489,000 total project cost. Cost estimates for this project were prepared by Trec, Inc., Stacey Hellekson certified engineer. The operation and maintenance fees are paid by Washakie County.

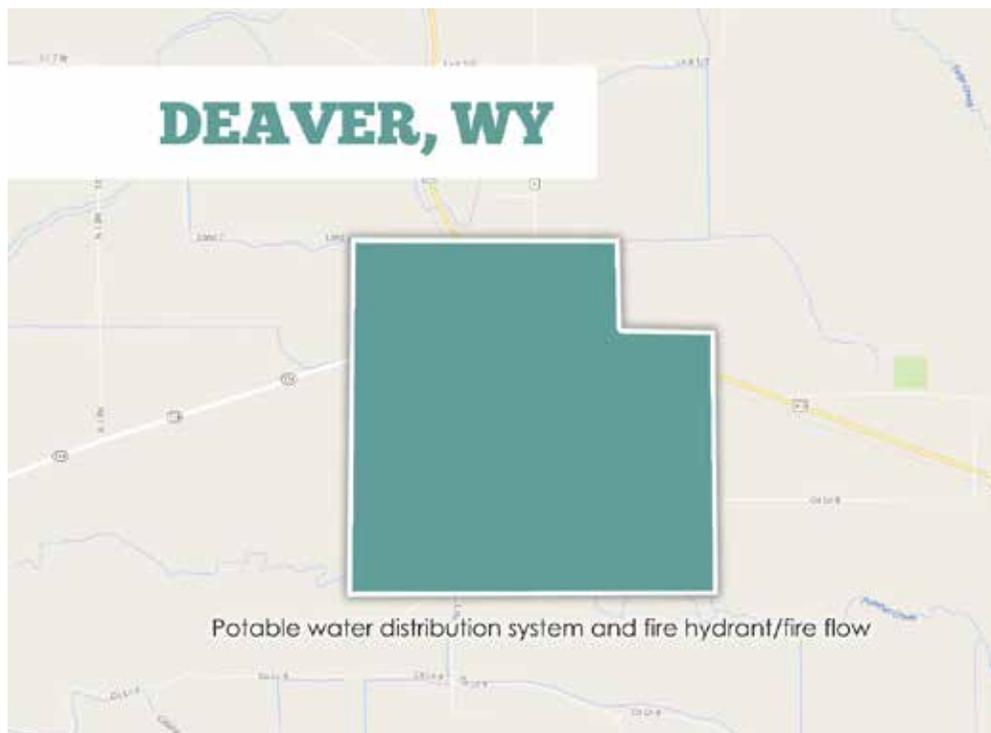
Sources	
CDBG amount	\$ 489,000
Total eligible project cost	\$ 489,000
CDBG % of total eligible project costs	100%
Uses	
Non-Construction Costs	
Demolition and Removal	\$ 11,407
Environmental and Site Costs	\$ 24,146
Construction Costs	
Construction Interim Fees	\$ 15,526
Rehabilitation	\$ 389,021
Contingencies 10%	\$ 48,900
Total Uses	\$ 489,000

Staff Recommendation

Staff recommends funding the Deaver Public Infrastructure grant in the amount of \$489,000 as requested. Funding is contingent upon receiving the 2016 allocation from HUD.

Project Overview

Deaver Potable Water Distribution System and Fire Hydrant/Fire Flow			
Purpose	To have consistent potable water service resulting from operable isolation valves. It greatly reduce the risk of water contamination through elimination of dead ends. Provide adequate fire flow to hydrants and provide opportunity for water system growth.		
Project Budget	Projected Grant Expenditure Schedule		
	Description	CDBG	Total
	Land	\$ 1,500	\$ 1,500
	Non-Construction Costs	\$ 89,407	\$ 89,407
	Construction Costs	\$ 399,593	\$ 399,593
Total Project Cost	\$ 489,000	\$ 489,000	
Performance Project Infrastructure	Measure		Notes
	Water		20,000 Feet
	Beneficiaries		The census area that encompasses Deaver is 57% low-to-moderate income. 101 LMI persons. Total population=178





ROCK SPRINGS BUNNING PARK REHABILITATION PROJECT

\$500,000 Elimination of Slum and Blight Grant

**Community
Development Block
Grant Program**

Staff Recommendation:
Fund

Project Description

The city of Rock Springs requests a \$500,000 CDBG Downtown Development grant to rehabilitate, beautify and develop new uses in the historic Bunning Park neighborhood. Plans include the purchase of 23 dilapidated and abandoned houses and creating 12 handicapped parking spaces to facilitate park access. The park is a critical component in the Urban Renewal Agency (URA) Main Street district and will aid the revitalization of the area by creating a safe, more appealing environment for downtown and Main Street events.

A feasibility study designed a four-phase approach to rehabilitation. The first phase is the city purchase of 23 properties that have been determined to be in poor condition.

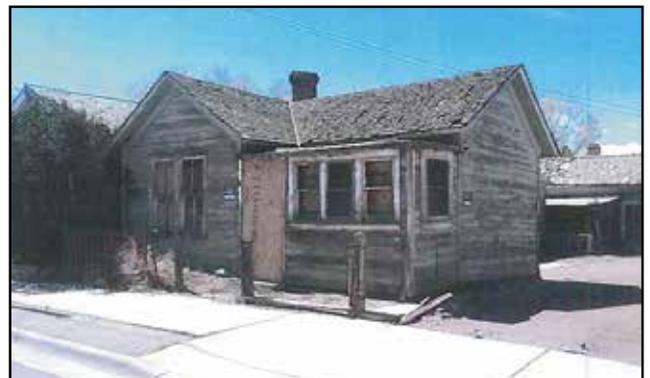
Project Goals and Benefits

The restoration of the Bunning Park is important to the city of Rock Springs and its historic downtown core. Currently, the deteriorated condition of the area around the park does not encourage residents from other parts of the community to attend park events and even discourages events from being held there at all. Rock Springs believes clean-up in the area and demolition of the abandoned buildings will also diminish illegal activity in the area including the manufacturing and selling of drugs.

The city is hopeful once the restoration takes place, residents in the area will be encouraged to maintain their properties. Commercial buildings on K street and homes on Elias (streets that surround the park) will be more desirable for business development as well. Business along K Street will receive the most benefit as new access is planned from K Street into the park area.

The project benefits the entire population of Rock Springs which is approximately 24,000 people. There are already several events planned for the park in 2017. The disabled will benefit from the additional accessible parking spaces (where none currently exists).

The project meets the national objective of elimination of slum and blight. The area was declared slum and blighted in February of 2006 by the City of Rock Springs.



Project Funding

Total project cost is \$500,000 of which \$500,000 represents the CDBG request. Cost estimates for this project were prepared by JFC certified engineers.

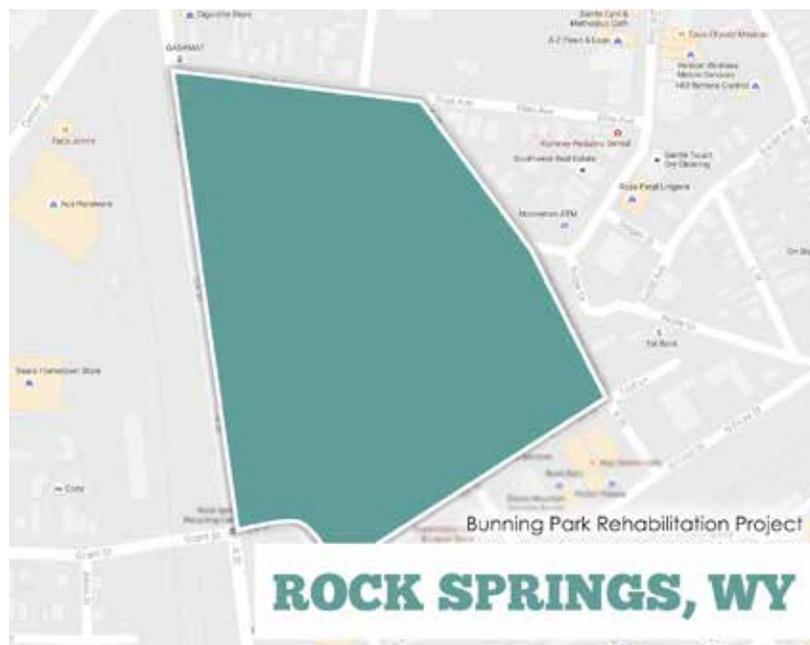
Sources	
CDBG amount	\$ 500,000
Total eligible project cost	\$ 500,000
CDBG % of total eligible project costs	100%
Uses	
Non-Construction Costs	
Building acquisition	\$ 116,000
Construction Costs	
Demolition	\$ 345,600
Contingencies 10%	\$ 38,400
Total Uses	\$ 500,000

Staff Recommendation

Staff recommends funding the Rock Springs Downtown Development grant in the amount of \$500,000 as requested. Funding is contingent upon receiving the 2016 allocation from HUD.

Project Overview

Rock Springs Bunning Rehabilitation Project			
Purpose	To perform rehabilitation work in the area surrounding Bunning Park for the elimination of slum and blight.		
Project Budget	Projected Grant Expenditure Schedule		
	Description	CDBG	Total
	Building Acquisition	\$ 116,000	\$ 116,000
	Construction Costs	\$ 384,000	\$ 384,000
	Total Project Cost	\$ 500,000	\$ 500,000
Project Infrastructure	Measure	Quantity	Notes
	Houses	23	Demolition
	ADA Parking Spaces	12	Construction
	People	24,000	County Wide Usage





RAWLINS ADAPTIVE REUSE OF THE HISTORIC GUARDS' QUARTERS

\$500,000 Elimination of Slum and Blight Grant

**Community
Development Block
Grant Program**

Staff Recommendation:
Fund

Project Description

The city of Rawlins, the Old Pen Joint Powers Board and the Carbon County Visitors' Council (CCVC) are seeking to renovate the Historic Guards' Quarters located on the Wyoming Frontier Prison grounds. A structural assessment was conducted and it was determined the building is sound.

The building was declared slum and blighted in February 2016 by the City of Rawlins. Funds will be used to correct conditions contributing to the deterioration of the structure. Further, funds will be used to bring the bathrooms and the main level up to code, including compliance with the Americans with Disabilities Act (ADA). Finally, it will allow the Carbon County Visitor's Council (CCVC) to be located at the Wyoming Frontier Prison which will increase visitor contacts and the lease payments from the CCVC will help support the Frontier Prison.

Projects Goals and Benefits

This project will benefit the tourism economy for Rawlins and Carbon County. The Wyoming Frontier Prison is listed in the city of Rawlins Economic Development Plan as well as the city of Rawlins Tourism Assessment and the Great Divide Economic Development Coalition (Carbon and Sweetwater Counties) Comprehensive Economic Development Strategy in November of 2012.

The purpose of the CCVC is to promote local travel and tourism within Carbon County and its municipalities. Moving the CCVC into the Wyoming Frontier Prison will increase its ability to serve up to 15,000 visitors annually and entice visitors to spend more time in the community bringing in additional revenue. The Wyoming Frontier Prison contributes to the community's economy with an estimated impact of \$1,667,500 in 2014.

Based on a visitor intercept study completed by Randall Travel Marketing, Inc., visitors who are informed of area attractions through the CCVC spend an average 2.81 nights and \$241.14 per travel party per day. This equates to an annual economic impact of \$243,937.

The Wyoming Frontier Prison is listed on the National Register of Historic Places. The State Historic Preservation Office has determined the project will not adversely affect the historic status.

The rental income received from the CCVC and the entrepreneurial space will bolster the Old Pen's revenue stream. Revenues also support the Frontier Prison Museum, the Wyoming Peace Officers' Museum and an exhibit on the current Wyoming State Penitentiary.

An additional benefit is the construction of accessible public restrooms.

This project meets the HUD national objective of elimination of slum and blight on an area basis.

Project Funding

Total project cost is \$1,017,000 of which \$500,000 represents the CDBG request. Match includes a \$500,000 Business Ready Community Enhancement request (pending) and in-kind which is contributions of labor by the Carbon County Visitors Council, the Old Pen Joint Powers Board and the city of Rawlins are valued at \$17,000. Cost estimates for this project were prepared by Myers-Anderson, certified architects. The Old Pen JPB is responsible for the operation and maintenance of the facility.

Sources	
CDBG amount	\$ 500,000
BRC amount	\$ 500,000
In-kind	\$ 17,000
Total eligible project cost	\$ 1,017,000
CDBG % of total eligible project costs	49%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 91,789
Other fees (surveys, tests, etc.)	\$ 9,179
Demolition and removal	\$ 24,204
Construction Costs	
Construction Costs	\$ 794,603
Contingencies 10%	\$ 97,225
Total Uses	\$ 1,017,000

Staff Recommendation

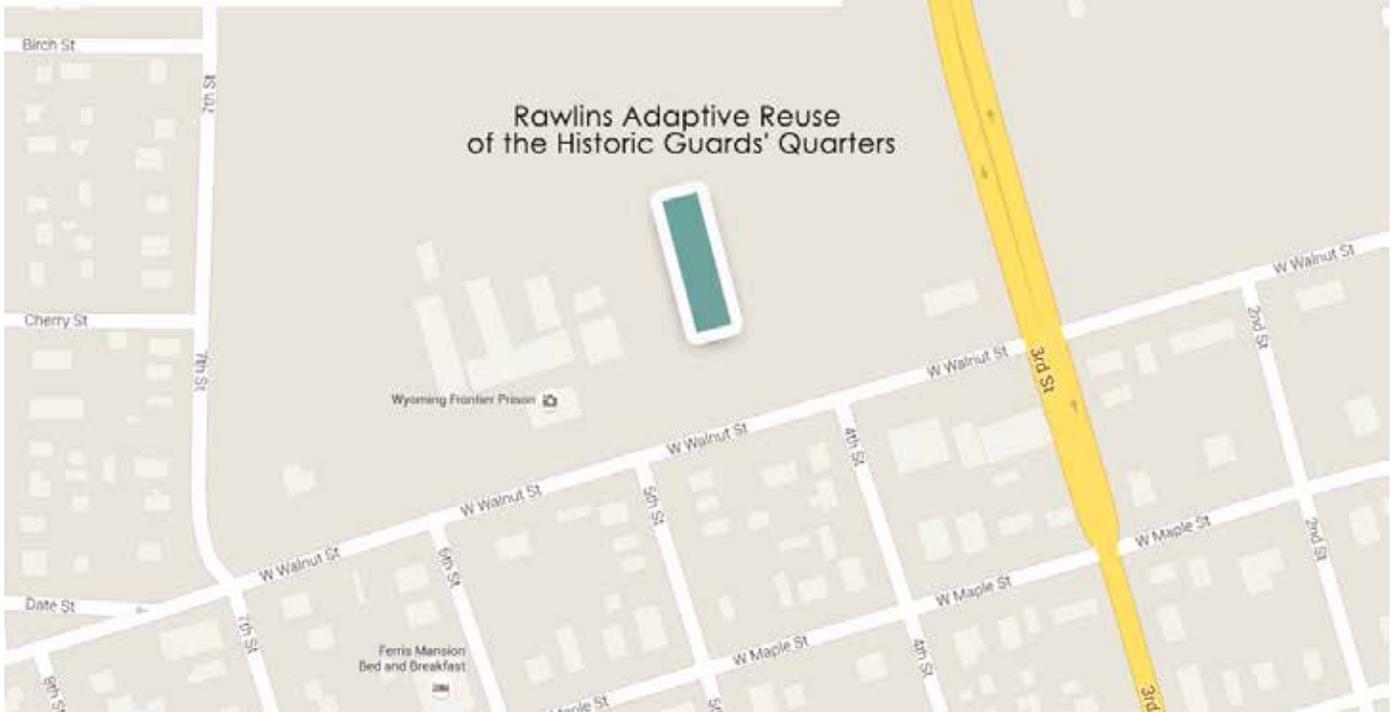
Staff recommends funding the Old Pen JPB Historic Guards' Quarters grant in the amount of \$500,000, as requested. Funding is contingent upon receiving the 2016 allocation from HUD. It is also contingent on the SLIB's approval of the BRC Community Enhancement grant.

Project Overview

Old Pen JPB-Historic Guards Quarters Reuse Project					
Purpose	The Old Pen Joint Powers Board requests a \$500,000 Elimination of Slum and Blight grant to renovate the historic Guards Quarters. The renovation will provide public restrooms as well as office space that will be leased by the Carbon County Visitors Council.				
Project Budget	Projected Grant Expenditure Schedule				
	Description	CDBG	Match		Total
			Cash (BRC)	In Kind	
	Land	\$ -	\$ -	\$ -	\$ -
	Non Construction Costs	\$ 50,484	\$ 50,484	\$ -	\$ 100,968
	Construction Costs	\$ 449,516	\$ 449,516	\$ 17,000.00	\$ 916,032
Total Project Cost	\$ 500,000	\$ 500,000	\$ 17,000	\$ 1,017,000	
Project Measures	Measure	Quantity		Notes	
	Building Renovation	7,326 sf		Elimination of slum and blight	
	Public Restrooms			ADA compliant	

RAWLINS, WY

Rawlins Adaptive Reuse
of the Historic Guards' Quarters







EVANSVILLE SIDEWALK INSTALLATION

\$356,000 Public Infrastructure Grant

**Community
Development Block
Grant Program**

Staff Recommendation:
Fund

Project Description

The town of Evansville requests a \$356,000 CDBG Public Infrastructure grant to install sidewalks on its main street, 235 Curtis Street. The town was incorporated in 1923 to provide workforce housing for the Socony-Mobil and Texas Oil companies (now Sinclair Refinery). As the town was developed, no sidewalks were constructed. Today, the lack of sidewalks creates dangerous pedestrian and vehicle interactions. As new residential developments in Evansville have been established sidewalks have been installed. This grant will install sidewalks in the area between Evansville Elementary School and Evansville Town Hall. In addition, the sidewalks will provide safe pedestrian access to two Casper Area Transportation Coalition (CATC) bus stops. CATC provides bus service to the Casper metropolitan area.

Projects Goals and Benefits

The project will benefit the town's 2,776 residents. Sidewalks will provide safe pedestrian access between two crucial buildings, the town's only elementary school and town hall. In addition, the elementary school serves as a bus hub for junior and senior high school students.

The project meets the national objective of serving low-to-moderate income clientele on an area basis. Evansville's population is 56% low-to-moderate income exceeding the HUD requirement of at least 51% as identified on the HUD mapping website. The area that the project will be serving includes many of the communities' government buildings that all citizens utilize, such as the post office, city hall and the elementary school.

Project Funding

Total project cost is \$451,753 of which \$356,000 represents the CDBG request. Evansville is contributing \$95,753 cash match. Cost estimates for this project were prepared by Worthington, Lenhardt, Carpenter, a certified engineering firm.

Staff Recommendation

Staff recommends funding the Evansville Public

Sources	
CDBG amount	\$ 356,000
Cash amount	\$ 95,753
Total eligible project cost	\$ 451,753
CDBG % of total eligible project costs	79%
Uses	
Non-construction costs	
Architectural and Engineering fees	\$ 70,928
Construction Costs	
Rehabilitation	\$ 342,742
Contingencies 10%	\$ 38,083
Total Uses	\$ 451,753

Infrastructure grant in the amount of \$356,000 as requested. Funding is contingent upon receiving the 2016 allocation from HUD.

Project Overview

Evansville Sidewalk Installation					
Purpose	The project will be used to install sidewalks on the main street.				
Project Budget	Projected Grant Expenditure Schedule				
	Description	CDBG	Match		Total
			Cash	In Kind	
	Non Construction Costs	\$ 1,359	\$ 14,186	-	\$ 15,545
Construction Costs	\$ 354,641	\$ 81,567	-	\$ 436,208	
Total Project Cost	\$ 356,000	\$ 95,753	-	\$ 451,753	
	Measure	Quantity		Notes	
Project Infrastructure	Sidewalk	4,716 Feet		Installation	
	Beneficiaries	2776		1555=56% LMI. Total population = 2776	





WASHAKIE COUNTY LIBRARY TEN SLEEP BRANCH EXPANSION

\$136,117 Community Facility Grant

Staff Recommendation:
Fund

**Community
Development Block
Grant Program**

Project Description

Washakie County requests a \$136,117 CDBG Community Facilities grant to expand the Ten Sleep Library by 1,600 square feet to accommodate the Ten Sleep Youth Learning Center and other community needs. The Ten Sleep Youth Learning Center serves the school and community population by providing quality educational, recreational and social programs for all school age groups. The program receives funding from the Temporary Assistance for Needy Families Community Partnership Initiative. The Youth Learning Center works directly with youth and their families that meet the federal poverty guidelines providing educationally designed program for youth outside of school hours. By partnering with the Ten Sleep Library the Ten Sleep Youth Learning Center enhances available resources and is able to deliver a program that provides a fun, educational and safe place for Ten Sleep students after school hours.

With a population under 300, the Ten Sleep Youth Learning Center is the only educational program for youth outside of school hours in town.

The library is the only facility the community has available to hold meetings such as Big Brothers Big Sisters and training events. The center held thirty-nine meeting and events in 2015.

Project Goals and Benefits

The town is paying \$825 a month to a private party in rent and with the towns limited funding this would be a big cost savings of \$9,900 annually. The library will let the center use their facility with no fee charged to them. The operation and maintenance costs are paid by the County and the Washakie County School District #1.

The project meets the national objective of serving low-to-moderate income clientele on an area basis. The census area that encompasses Ten Sleep is 54% low-to-moderate income exceeding the HUD requirement of 51%.

Project Funding

Total project cost is \$158,046 of which \$136,117,00 represents the CDBG request and the \$21,929 is cash match through Washakie County. Certified cost estimates for this project were prepared by Prospect Engineering Services, Russell Taylor, certified engineer. The operation and maintenance fees are paid by the town of Deaver.

Sources	
CDBG amount	\$ 136,117
Cash	\$ 21,929
Total eligible project cost	\$ 158,046
CDBG % of total eligible project costs	86%
Uses	
Non-Construction Costs	
Architect & Engineer Costs	\$ 31,520
Construction Costs	
Rehabilitation	\$ 104,374
Site Work	\$ 12,243
Construction Interim Fees	\$ 2,500
Contingencies 10%	\$ 7,409
Total Uses	\$ 158,046

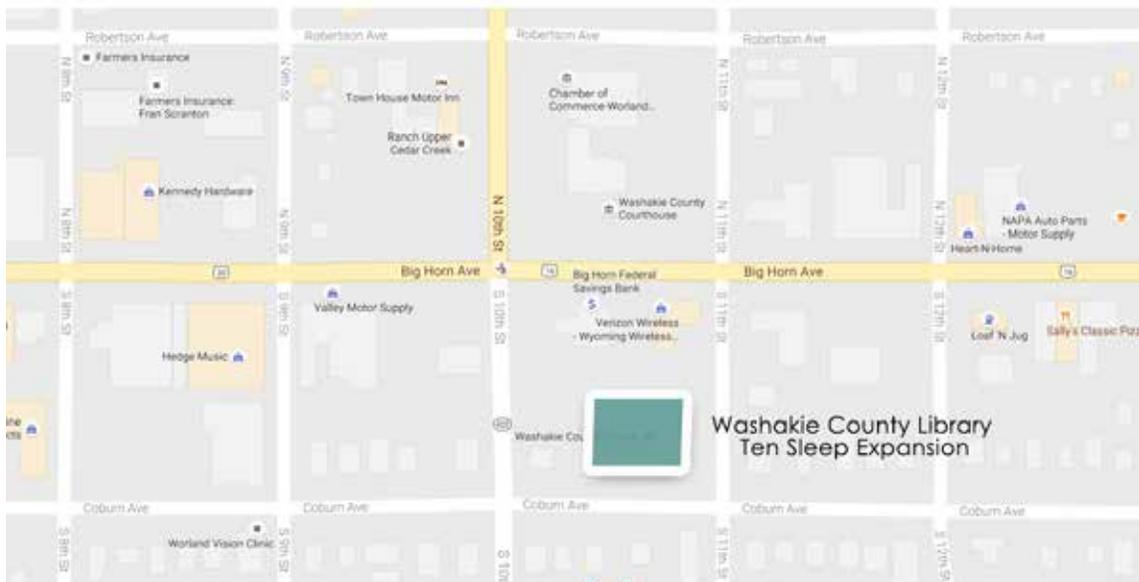
Staff recommendation

Staff recommends funding the Washakie county Community Facility grant in the amount of \$136,117 as requested. Funding is contingent upon receiving the 2016 funding from HUD. Funding is contingent upon receiving the 2016 allocation from HUD.

Project Overview

Washakie County Library Ten Sleep Branch Expansion					
Purpose	The grant will expand the Ten Sleep Youth Center. The Center serves the school and community population by providing quality educational, recreational and social programs for all school age groups.				
Project Budget	Projected Grant Expenditure Schedule				
	Description	CDBG	Match		Total
			Cash		
	Non-Construction Costs	\$ 19,500	\$ 14,520	\$ -	\$ 34,020
Construction Costs	\$ 116,617	\$ 12,992	\$ 21,929.00	\$ 151,538	
Total Project Cost	\$ 136,117	\$ 27,512	\$ 21,929	\$ 185,558	
Performance Project Infrastructure	Measure	Quantity		Notes	
	Beneficiaries	300	164 LMI = 54%. Total population=300		
	Expand Existing Building	1600sf	Architectal Work,Site Work, Rehabilitation		

WASHAKIE COUNTY, WY





Business Ready Community Grant and Loan Program

Report and Recommendations to the Wyoming Business Council

December 8, 2016

CONTENTS

BRC Financial Summary	B-27
BRC Application and Program Summary.	B-27
Laramie (HiViz Phase II)	B-29
Laramie (Empress Redevelopment)	B-33
Lincoln County (Glencoe Junction)	B-37
Old Pen Joint Powers Board (Guards' Quarters)	B-41
Letters Received	16



BRC Financial Summary

Available BRC Funds Summary	
Net Appropriations	\$ 376,049,305
Awards adjusted by Deobligations	\$ (343,770,594)
BRC Loan Principal and Interest Payments Received to Date	\$ 2,182,039
BRC Loan Origination Fees	\$ 10,677
Total Available Funds	\$ 34,471,427

BRC Application and Program Summary

Awards are contingent on satisfactory execution and administration of previous grants or loans by an applicant. Other contingencies, if any, are defined in the project descriptions.

Any remaining funds will be added to the allocation for the next quarter.

FY17, 2nd quarter allocation (includes funds from Q1 that were not expended)

BRC Project Types	Priorities	% of Allocation	Quarterly Allocation
Business Committed and Managed Data Center Cost Reduction	High	45%	\$ 3,963,156
Community Readiness	Medium	39%	\$ 3,434,736
Community Enhancement	Low	15%	\$ 660,526
Planning	Low	1%	\$ 44,035
Totals		100%	\$ 8,102,453

BRC Applications Received September 1, 2016				
Applicant	Project	Type	Request	Staff Recommendation
1. Laramie, City of	HiViz Phase II	Business Committed	\$ 3,000,000	\$ 3,000,000
2. Laramie, City of	Empress Redevelopment	Community Readiness	\$ 3,000,000	\$ 3,000,000
3a. Lincoln County	Glencoe Junction	Community Readiness - Grant	\$ 3,000,000	\$ -
3b. Lincoln County	Glencoe Junction	Community Readiness - Loan	\$ 1,250,000	\$ -
4. Old Pen Joint Powers Board	Guards' Quarters Renovation	Community Enhancement	\$ 500,000	\$ 500,000
Total Requests			\$ 10,750,000	\$ 6,500,000

If projects are funded as suggested by staff, the Q3 allocation will be as follows:

BRC Project Types	Priorities	% of Allocation	Quarterly Allocation
Business Committed and Managed Data Center Cost Reduction	High	45%	\$ 2,944,734
Community Readiness	Medium	39%	\$ 2,152,104
Community Enhancement	Low	15%	\$ 821,052
Planning	Low	1%	\$ 88,070
Totals		100%	\$6,005,960





LARAMIE

\$3,000,000 Business Committed Grant

HIVIZ Shooting Systems Expansion

Staff Recommendation:
Fund

**Business Ready
Community Grant
and Loan Program**

Project Description

The city of Laramie requests a \$3 million Business Ready Community Business Committed grant for the construction of a 20,000 square-foot building for HiViz, a Laramie-based firearms accessory manufacturer. The building will be owned by the Laramie Chamber Business Alliance and will be leased to HiViz. HiViz expanded more rapidly than expected and has already outgrown its current building, which was constructed in 2015 with a \$2.4 million BRC grant and a \$519,477 BRC loan.

HiViz anticipated creating 20 jobs in the first three years of operation, it has actually created 42 jobs to date. Company officials estimate this expansion will allow HiViz to sustain annual sales growth of 32% for the next five years.

Project Description

The purpose of this project is to construct additional manufacturing space next to HiViz's existing headquarter location. This project is part of a larger effort to construct a campus of up to five buildings on the 7.3-acre site, in accordance with the company's long-term objectives. The completed project will achieve three major goals:

1. Business growth and attraction. The project will aid in HiViz's growth and success, as well as assist in local efforts to attract similar industries.
2. Primary job creation. The first phase of the Hiviz project proposed creating 20 new positions. As of the 2016 annual report, the company had already created 42 jobs. Company officials estimate an additional 50 jobs will be created by 2018 and 36 more jobs by 2020 for a total of 128 positions at HiViz with average pay above Albany County's median wage by 2020.
3. Generate revenue to fund future economic development projects. Revenue generated from the lease and sale of building space will be reinvested in local and state economic development efforts. Most of the revenue retained by the community will fund future economic development projects.



The project will allow the community to assist an innovative company, which is an industry leader. This alternative to private financing will allow HiViz to purchase nearly \$4 million in essential equipment over the next five years.

Lease and Revenue Recapture

HiViz will lease the building from LCBA for a period of 10 years commencing January 2018 or the day after the date of the certificate of occupancy, whichever comes first. The lease rate is \$84,320 in year one and escalates annually to \$124,992 in year 10. The lease rate is contingent upon annual job creation and payroll meeting annual goals mutually agreed upon. HiViz will pay the taxes, utilities and insurance on their equipment and personal property. LCBA will insure the actual structure.

HiViz may purchase the property at any time during the lease term but not later than 10 years. The purchase price is Fair Market Value. Disposal of property constructed with public funds must be done according to BRC rules and state statute. The purchase price shall be adjusted to give them a credit equal to 70 percent of the lease payments actually made by HiViz. The cash match contributed to the project by HiViz will not be credited upon purchase of the building.

LCBA will return 25% of all net revenues realized to the BRC account. This includes revenues from the lease to HiViz and 25% of the purchase price of the building at the time of sale.

Information depicted in the investment analysis graphic is projected (I.e. the sale price of the building is estimated based on lease payments paid, date of purchase, etc.); however, the project appears to have a return on investment of 8.75%.

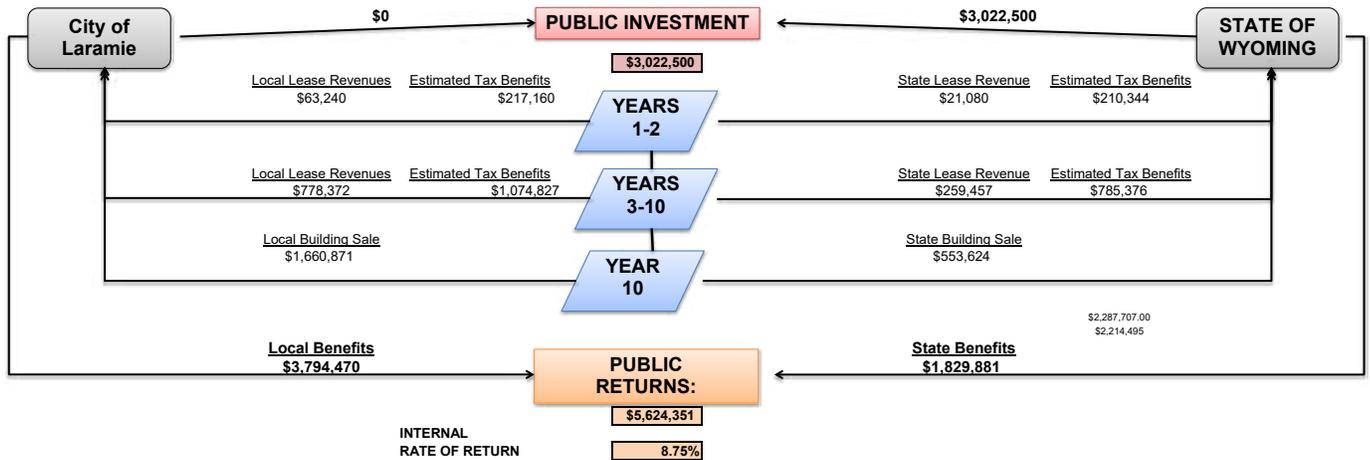
Timeline

The applicant estimates project construction will be complete by January 2018. This completion date is based on the project being bid/awarded by March 2017, construction beginning May 2017 with substantial completion in December 2017 and HiViz being able to occupy the building by January 2018.

Funding

The total project cost is \$3,331,519, of which \$3,000,000 represents the Business Committed grant and \$331,519 represents cash match. Match will be provided by HiViz and deposited into a city account prior to expending grant funds. Additionally, HiViz is committed to paying for cost overruns should there be any.

Sources	
BRC amount	\$ 3,000,000
Cash Match	\$ 331,519
In-Kind Match	\$ 361,904
Total eligible project cost	\$ 3,693,423
BRC % of total eligible project costs	81%
Local % of total eligible project costs	19%
Uses	
Land Value	
Land Value (Match)	\$ 361,904
Non-Construction Costs	
Architectural and Engineering fees	\$ 228,200
Project inspection fees	\$ 8,723
Construction Costs	
Site work	\$ 385,790
<i>Building Components:</i>	
Electrical Systems	\$ 339,100
Mechanical, plumbing, HVAC systems	\$ 329,920
Landscaping	\$ 67,500
Foundation and/or Structural Framing system	\$ 965,187
Interior Finishes	\$ 229,375
Fire Protection	\$ 58,496
Other (General Conditions, Construction Mgt Fees)	\$ 440,618
Miscellaneous/Other (Insurance and Bonds)	\$ 80,901
Contingencies (6%)	\$ 197,709
Total Uses	\$ 3,693,423



Staff Recommendation

Staff recommends funding as a Business Committed grant in the amount of \$3,000,000, as requested.

Performance measures for this project include the completion of the 20,000 square-foot facility, job creation, payroll, capital investment and tracking sales growth.

Project Overview

City of Laramie - HiViz Shooting Systems Expansion					
Purpose	The city of Laramie requests a Business Ready Community, Business Committed grant in the amount of \$3,000,000 for the construction of a 20,000 square-foot building for HiViz, a Laramie based fire arm accessory manufacturer.				
Project Budget	Projected Grant Expenditure Schedule				
	Description	BRC	Match		Total
			Cash	In-Kind	
	Land	\$ -	\$ -	\$ 361,904	\$ 361,904
	Non-Construction Costs	\$ 213,347	\$ 23,576	\$ -	\$ 236,923
Construction Costs	\$ 2,786,653	\$ 307,943	\$ -	\$ 3,094,596	
Total Project Cost	\$ 3,000,000	\$ 331,519	\$ 361,904	\$ 3,693,423	
Performance Measures	Measure	Quantity		Notes	
	Businesses Assisted	1			
	Return on Investment	8.75%			
	State Revenue Recapture	\$ 834,161	10 Year Recapture		
	Local Revenue Recapture	\$ 2,502,483	10 Year Recapture		
	County Median Wage	\$ 16.95	March 2016 Data		
	Median Wage of Jobs Created	\$ 20.00			
	Jobs to be Created (3 Year Projection)	86	3 Year Estimate		
Additional Private Investment	\$ 3,985,000	5 Year Estimate			
Project Infrastructure	Land	2	Acres		
	New Building Construction	20,000	Square Feet		



LARAMIE

\$3,000,000 Community Readiness Grant

Empress Lot Redevelopment

Staff Recommendation:
Fund

**Business Ready
Community Grant
and Loan Program**

Project Description

The city of Laramie requests a Business Ready Community (BRC), Community Readiness grant in the amount of \$3,000,000 to redevelop the Empress Lot, a blighted property in the city's downtown district on 2nd Street. Funds will be used to construct a two-story, mixed-use building, which will accommodate retail space on the ground floor and space available for tenant finish on the second floor. Laramie and the Main Street program believe the space would be prime for apartments; however, it could be used as office space or for another office. Ground floor space has been pre-leased to a local business, Big Hollow Food Co-op. The business anticipates this expansion will result in annual growth of 12% for the next five years.

Project Goals and Benefits

The purpose of this project is to construct a mixed-use building, which will provide additional retail and possibly residential space in Laramie's downtown. The completed project would achieve four main goals:

1. Rehabilitate a blighted property in the heart of Laramie's downtown. The Empress Lot has been an eyesore in Laramie's downtown since the previous Fox Theater Building was permanently closed in the 1970s. The neglected building was demolished in 2009 at a cost of over \$1 million; removing a large roadblock to development.
2. Facilitate the expansion of Big Hollow Food Co-op. The expansion of Big Hollow is expected to create 12 new positions and capital investment of at least \$600,000 over the next five years.
3. Increase downtown traffic and local business sales volume. Increased customer traffic from Big Hollow's expansion will also result in more downtown traffic, benefiting other businesses. Second floor residential units will also contribute to downtown business sales.
4. Generate revenue to fund economic development projects. Revenue generated from the lease and sale of building space will be reinvested in local and state economic development efforts. Local revenue would be specifically designated for Laramie Main Street projects.



This project will also benefit regional agricultural producers. Big Hollow currently stocks products from 30 Wyoming producers and 15 Colorado producers. Big Hollow’s intent to stock more products and increase sales volume will increase sales for these producers.

Information depicted in the investment analysis graphic is projected (i.e. tax revenues, possible sale of the building) however the project appears to have a return on investment of 2.68%.

Lease and Revenue Recapture

Big Hollow will lease the building from Laramie Main Street Alliance (LMSA) for a period of 10 years commencing June 1, 2018 or within 12 months of the City’s execution of the grant agreement with the WBC or upon issuance of Certificate of Occupancy, whichever is later. The lease rate is \$34,404 annually (\$2,867 per month) for the ground level space. LMSA will pay the property taxes. Big Hollow will pay utilities and insurance on their equipment and personal property. LMSA will insure the actual structure.

Big Hollow may purchase the property at any time during the lease term and has right of first refusal should LMSA receive a written offer from a third party for purchase of the property for 12 years after the date of the lease commencement. The purchase price is Fair Market Value. The purchase price can be adjusted to give Big Hollow a credit equal to 75 percent of the lease payments made. Disposal of property constructed with public funds must be done according to BRC rules and state statute.

Mainstreet also has the right to condominiumize the property and allow Big Hollow to purchase a portion of the property.

LMSA will return 25% of all net revenues realized to the BRC account. This includes revenues from the lease to Big Hollow and 25% of the purchase price of the building at the time of sale.

Information depicted in the investment analysis graphic is projected (I.e. the sale price of the building is estimated based on lease payments paid, date of purchase, etc.); however, the project appears to have a return on investment of 2.68%.

Timeline

The applicant estimates the project will be complete by May 2018. This completion date is based on the project being bid/awarded by April 2017, construction beginning June 2017 with substantial completion April 2018 and Big Hollow being able to occupy the building by May 2018.

Sources	
BRC amount	\$ 3,000,000
Cash Match	\$ 81,863
In-Kind Match	\$ 76,032
Total eligible project cost	\$ 3,157,895
BRC % of total eligible project costs	95%
Local % of total eligible project costs	5%
Uses	
Land Value	
Land Value (In-Kind Match)	\$ 76,032
Non-Construction Costs	
Architectural and Engineering fees	\$ 300,000
Other fees (surveys, tests, etc.)	\$ 25,000
Project inspection fees	\$ 25,000
Construction Costs	
Site work	\$ 100,000
<i>Building Components:</i>	
Electrical Systems	\$ 225,000
Mechanical, plumbing, HVAC systems	\$ 280,000
Landscaping	\$ -
Foundation and/or Structural Framing system	\$ 1,025,000
Interior Finishes	\$ 420,000
Fire Protection	\$ 25,000
Miscellaneous/Other (Built In Equipment)	\$ 400,000
Contingencies (8%)	\$ 256,953
Total Uses	\$ 3,157,985

Funding

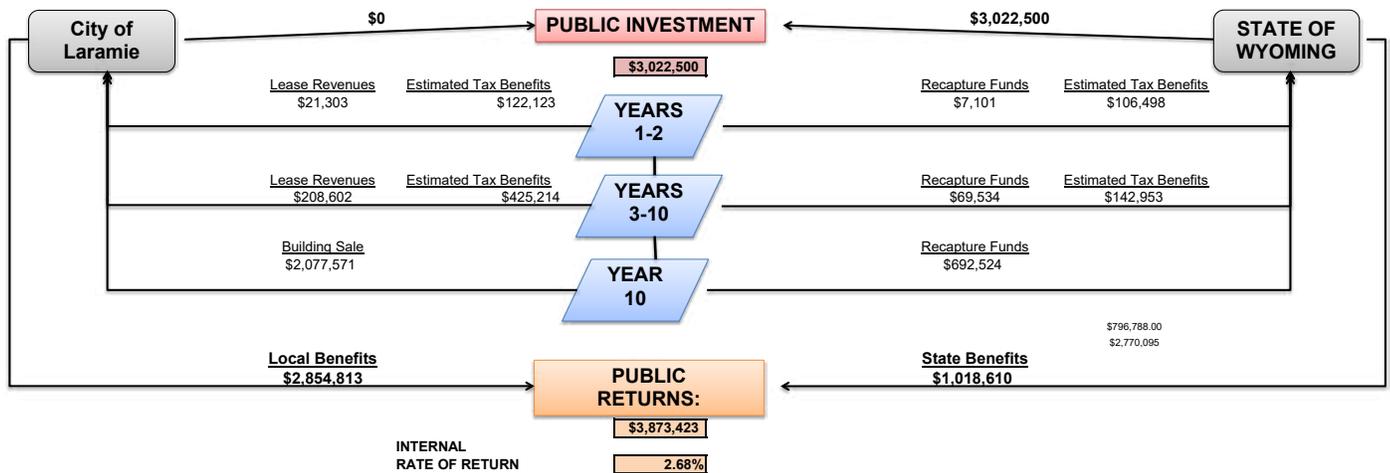
The total project cost is \$3,157,895, of which \$3,000,000 represents the Community Readiness grant and \$157,895 represents cash match. Cash and in-kind matches are provided from the following sources:

- \$15,000: Laramie Main Street program reserves
- \$22,500: Wyoming Main Street program grant
- \$44,363: Big Hollow Food Co-op
- \$76,032 (in-kind): Laramie Community Re-Development Foundation, land donation

Staff Recommendation

Staff recommends funding in the amount of \$3,000,000, as requested.

Performance measures for this project include the rehabilitation of a blighted lot in Laramie’s downtown, construction of the building, job creation, capital investment, increased co-op membership, completion of the second floor space and lease of the second floor space, increased downtown traffic, increased sales in other downtown businesses, additional economic development made possible by revenue recapture.



Project Overview

City of Laramie - Empress Lot Redevelopment				
Purpose	The city of Laramie requests a Business Ready Community (BRC), Community Readiness grant in the amount of \$3,000,000 to redevelop the Empress Lot, a blighted property in the city's downtown district on 2nd Street.			
Project Budget	Projected Grant Expenditure Schedule			
	Description	BRC	Match	Total
			Cash	In-Kind
	Land	\$ -	\$ -	\$ 76,032
	Non-Construction Costs	\$ 340,703	\$ 9,297	\$ -
Construction Costs	\$ 2,659,297	\$ 72,566	\$ -	\$ 2,731,863
Total Project Cost	\$ 3,000,000	\$ 81,863	\$ 76,032	\$ 3,157,895
Performance	Measure	Quantity		Notes
	Businesses Assisted	1		
	Return on Investment	2.68%		Ten year annualized return
	State Revenue Recapture	\$ 769,159		Ten year estimate
	Local Revenue Recapture	\$ 2,307,476		Ten year estimate
	Estimated State Tax Benefits	\$ 157,882		Ten year estimate
	Estimated Local Tax Benefits	\$ 420,002		Ten year estimate
	Jobs to be Created	12		Five year estimate (PT and FT equivalent to 7 FTE)
	Annual Sales Growth	12%		Five year annual estimate
	Additional Private Investment	\$ 600,000		Big Hollow Investment and 2nd Floor Finish
Project Infrastructure	Acres Developed	0.15		
	New Building Construction	11,000		Square Feet

LARAMIE, WY





LINCOLN COUNTY ECONOMIC DEVELOPMENT JPB

\$3,000,000 Community Readiness Grant
\$1,250,000 Business Ready Community Loan

**Business Ready
Community Grant
and Loan Program**

Glencoe Junction Purchase

Staff Recommendation:
Do not fund

Project Description

The Lincoln County Economic Development Joint Powers Board (JPB) requests a Business Ready Community Community Readiness grant in the amount of \$3,000,000 and a BRC loan in the amount of \$1,250,000 to purchase the Glencoe Junction facility (south of Kemmerer) to create an industrial park with rail access. The county has long identified the lack of rail capacity as a hindrance to economic development in the county.

The site is currently owned by Encana Corporation and has been identified as surplus to its current operational needs. The purchase price was determined through negotiations with Encana Corporation and based on an appraisal of the property by a rail property expert.

The 300-acre property includes several buildings including a 6,400 square-foot truck maintenance building and a 9,600 square-foot equipment building. The site also includes industrial scales and a 1.4 mile horseshoe shaped siding with triple tracks and eight trans-loading stations. The rail infrastructure can accommodate over 250 cars and has an onsite engine for switching and staging rail cars. The site is served by gas and electric. There is a water tank on-site and a septic system to serve the buildings.

The JPB identified Watco, a national rail servicing company which also services the Swan Ranch park located in Cheyenne, WY, as the operator and will be responsible for marketing, ongoing operations and maintenance of the site as a transloading/switching site in accordance with an agreement between Watco and the JPB. Watco will handle property lease and share revenue with the JPB (Watco 30%/JPB 70%).

Project Goals and Benefits

The purpose of this project is to purchase the 300-acre industrial site from Encana which pulled its operations from the area in 2013. As the site allows easy access to both rail and truck transport via Interstate 80, it could be tailored to fit the needs of a variety of enterprises. The completed project would achieve three main goals:



1. Creation of an industrial park with both single user and shared-use rail-loading facilities.
2. Use of space and resources to attract companies, increase state/local tax collections and create new jobs.
3. Sale or lease of parcels, generating revenue recapture to repay state loans and grant amounts, as well as fund local economic development projects.

The JPB will also consider a single purchase option if a company purchases the land for immediate use or for future development.

Timeline

The applicant estimates the project purchase will be complete by March 2017.

Funding

The total project cost is \$4,250,000, of which \$3,000,000 represents the Community Readiness grant and \$1,250,000 represents cash match. Match is provided by the BRC loan.

Loan Terms

Total Project: \$4,250,000

Total Loan: \$1,250,000

BRC Grant: \$3,000,000

Collateral: 300-acre property to be purchased and associated improvements

Repayment: The loan will be repaid from car storage fees.

Term: 30 years

Interest Rate: 0%

Fees: .5% loan fee (not to exceed \$5,000)

Other fees (i.e. loan documentation, appraisal, filing, etc.) are the responsibility of the Lincoln County.

Lincoln County will repay the BRC Program \$1,250,000 in principal and interest.

Sources	
BRC amount	\$ 3,000,000
Cash Match (BRC Loan)	\$ 1,250,000
In-Kind Match	\$ -
Total eligible project cost	\$ 4,250,000
BRC % of total eligible project costs	71%
Local % of total eligible project costs	29%
Uses	
Land Acquisition Costs	
Land	\$ 4,250,000
Total Uses	\$ 4,250,000

Revenue Recapture

The BRC program will receive 50 percent of any revenue received from the sale or lease of the subject property. Lincoln County Economic Development Joint Powers Board will retain 50 percent of revenues which will be used to pay the loan payment, to provide match for other grant opportunities, for the promotion, operation, maintenance or enhancement of the Glencoe Junction property. If there is sufficient funding to provide revenue to the Lincoln County economic development program it will be used for their operation and management costs.

Staff Recommendation

Staff does not recommend funding due to limited available funding in accordance with the BRC allocation plan and available Community Readiness funding.

If the board determines this project should be recommended for funding, staff suggests the recommendation be contingent upon an environmental assessment. The property has not been assessed since 2008 after which Encana’s operations were active. Staff further suggests structures on the property be assessed.

Suggested performance measures include the purchase the property, an executed agreement between the JPB, creation of an industrial park with both single user and shared-use rail-loading facilities, job creation increased state and local tax collections, sale or lease of parcels, generating revenue recapture, repayment of the BRC loan and required revenue recapture, funding local economic development projects, single purchase option (should that occur).

Project Overview

Lincoln County - Glencoe Junction Purchase				
Purpose	Lincoln County requests a Business Ready Community (BRC), Community Readiness grant in the amount of \$3,000,000 and a Special Assistance loan in the amount of \$1,250,000 to purchase the Glencoe Junction facility to create an industrial park with rail access.			
Project Budget	Projected Grant Expenditure Schedule			
	Description	BRC	Match	Total
			Cash (BRC Loan)	
	Land	\$ 3,000,000	\$ 1,250,000	\$ 4,250,000
	Total Project Cost	\$ 3,000,000	\$ 1,250,000	\$ 4,250,000
Performance Measures	Measure		Quantity	Notes
	Loan Repayment		\$ 1,250,000.00	
	State Revenue Recapture		50%	Unknown value at this time
	Local Revenue Recapture		50%	Unknown value at this time
Project Infrastructure	Acres Purchased		300	
	Rail Spur		7,392	LF
	Existing Building Space		16,000	SF

LINCOLN COUNTY ECONOMIC DEVELOPMENT JPB





OLD PEN JOINT POWERS BOARD (JPB)

\$500,000 Community Enhancement Grant

Adaptive Reuse of Historic Guards Quarters

Staff Recommendation:
Fund

**Business Ready
Community Grant
and Loan Program**

Project Description

The Old Pen Joint Powers Board (JPB) requests a \$500,000 BRC Community Enhancement grant to renovate the historic Wyoming Frontier Prison Guards Quarters in Rawlins. The Guards Quarters is a large building on the eastern side of the historic penitentiary in Rawlins. It was constructed in 1922. At that time, the quarters housed the blacksmith, steam fitting and plumbing departments, garage and automobile repair commissary and general store room. There were shower and tub baths, a barbershop and living space for the guards. The basement housed a boiler room and coal bunker.

Since the 1980s, after the Wyoming State Penitentiary was constructed, the historic prison's Guards Quarters has been used as storage and a workshop. The JPB proposes to use the space for the offices of the Carbon County Visitors Council (CCVC), a conference room and additional restrooms. The CCVC is currently located on the second floor in a downtown building. Finding the office is problematic and parking is very difficult, particularly for larger recreational vehicles.

The co-location will allow visitors to the Old Pen (Carbon County's largest tourist attraction) to easily find information on lodging, museums, other attractions and destinations in Rawlins and Carbon County. The project is based on information derived through a BRC Planning grant awarded in 2014. The project also builds on the planning and strategy work done by the city of Rawlins to increase tourism.

Myers-Anderson Architects assessed the building for structural integrity and found it to be in good condition.

The Old Pen received a BRC Planning grant in 2014 for \$18,750 to assess the feasibility of this project, \$102,813 in BRC Enhancement funds in 2013 to stabilize the main prison building and \$31,363 in BRC Enhancement funds in 2005 for the installation of an irrigation system.



Project Goals and Benefits

The purpose of the CCVC is to promote and increase local travel and tourism. The CCVC and the JPB believe the timing is right for a partnership given the downturn in natural resource industries. Co-locating with the Wyoming Frontier Prison will provide an increase in the number of visitors to the CCVC (currently around 360 per year), as well as adequate parking. The Old Pen hosts approximately 14,500 visitors annually. If half the visitors to the Old Pen also stop at the CCVC, their contacts will increase by 2,000%.

Based on a visitor intercept study completed by Randall Travel Marketing, Inc., visitors who are informed of area attractions through the CCVC spend an average 2.81 nights and \$241.14 per travel party per day. This equates to an annual economic impact of \$243,937.22. If that contact increases by 2,000%, the economic impact could be nearly \$5 million.

The Wyoming Frontier Prison is listed on the National Register of Historic Places. The State Historic Preservation Office has determined the project will not adversely affect the historic status.

The rental income received from the CCVC will bolster the Old Pen's revenue stream. Revenues also support the Frontier Prison Museum, the Wyoming Peace Officers' Museum and an exhibit on the current Wyoming State Penitentiary.

An additional benefit is constructing accessible public restrooms.

Lease and Revenue Recapture

Assuming a lease rate of \$600 per month each for the CCVC, the Old Pen will receive \$7,200 annually. The JPB will retain 50% for future projects and 50% will be used for operations and maintenance for the Wyoming Frontier Prison.

Timeline

The applicant estimates the project will be complete by Spring, 2019.

Funding

The total project cost is \$1,017,000. \$500,000 represents the Community Enhancement grant. The grant is matched by a \$500,000 Community Development Block Grant (CDBG). In-kind contributions of labor by the Carbon County Visitors Council, the Old Pen Joint Powers Board and the city of Rawlins are valued at \$17,000. Cost per square foot is \$252.

Myers-Anderson Architects, PLLC provided cost estimates.

Sources	
BRC amount	\$ 500,000
Cash Match	\$ 500,000
In-Kind Match	\$ 17,000
Total eligible project cost	\$ 1,017,000
BRC % of total eligible project costs	49%
Local % of total eligible project costs	51%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 91,789
Other fees (surveys, tests, etc.)	\$ 9,179
Construction Costs	
Site work	
Demolition and removal	\$ 24,204
<i>Building Components:</i>	
Electrical Systems	\$ 141,700
Mechanical, plumbing, HVAC systems	\$ 118,000
Foundation and/or Structural Framing system	\$ 40,000
Interior Finishes	\$ 311,781
Fire Protection	\$ 10,000
Remediation	\$ 15,000
Other (Roof, General Conditions)	\$ 85,359
Windows, Masonry	\$ 72,763
Contingencies (10%)	\$ 97,225
Total Uses	\$ 1,017,000

Staff Recommendation

Staff recommends funding as a Community Enhancement grant in the amount of \$500,000, as requested contingent upon receipt of \$500,000 funding from the Community Development Block Grant program.

Performance measures include the renovation of the 7,326 square-foot historic Guards Quarters building; capturing visitor counts for the Old Pen and the Carbon County Visitors Center; tracking hotel occupancy, lodging and sales tax collections; and lease income from the CCVC.

Project Overview

Old Pen JPB-Historic Guards Quarters Reuse Project					
Purpose	The Old Pen Joint Powers Board requests a \$500,000 Community Enhancement grant to renovate the historic Guards				
Project Budget	Projected Grant Expenditure Schedule				
	Description	BRC	Match		Total
			Cash (CDBG)	In-Kind	
	Land	\$ -	\$ -		\$ -
	Non-Construction Costs	\$ 50,484	\$ 50,484	\$ -	\$ 100,968
Construction Costs	\$ 449,516	\$ 449,516	\$ 17,000	\$ 916,032	
Total Project Cost	\$ 500,000	\$ 500,000	\$ 17,000	\$ 1,017,000	
Performance Measures	Measure	Quantity		Notes	
	Building Renovation	7,326 sf			
	Revenue Recapture	\$36,000		annual lease income for 5 yr reporting period	
	Visitor Counts CCVC	unknown		track for 5 yr reporting period	
	Visitor County - Old Pen	unknown		Currently avg 14,500, hoping for increase	
	Hotel Occupancy	2.81 nights		track for 5 yr reporting period	
	Lodging tax			track for 5 yr reporting period	
	Sales tax			track for 5 yr reporting period	
	Jobs to be Retained				
Additional Investment					
Project Infrastructure	Existing Building Renovation	7,326 sf			
	Public Restrooms			ADA compliant	

