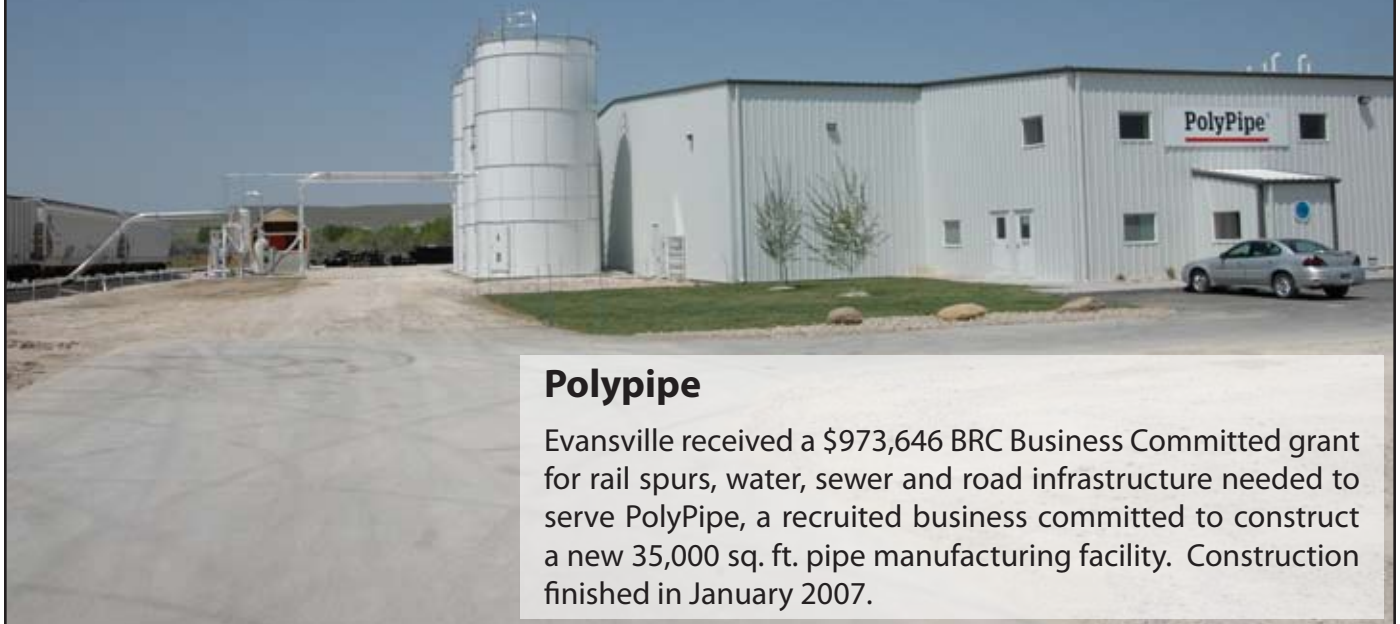


# Natrona County Projects



## Polypipe

Evansville received a \$973,646 BRC Business Committed grant for rail spurs, water, sewer and road infrastructure needed to serve PolyPipe, a recruited business committed to construct a new 35,000 sq. ft. pipe manufacturing facility. Construction finished in January 2007.

## Regional Contacts

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## Natrona County Project Funding

### Business Ready Community Projects (five projects)

Business Committed (two projects)	\$3,973,646
Community Readiness (three projects)	\$3,498,302
Community Enhancement	\$0
<b>Total: \$7,471,948</b>	

### Community Facilities Projects (one project)

<b>Total: \$698,033</b>	
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### Community Development Block Grants (since 1999)

Community Development (one project)	\$147,246
Economic Development (four projects)	\$336,831
<b>Total: \$484,077</b>	

**Natrona Grants Total: \$8,654,058**

## **Natrona County**

### **BRC Community Readiness Project for Salt Creek Heights Business Park**

**Project Description:** Natrona County received a \$592,028 BRC Community Readiness grant to construct approximately 2,800 feet of industrial road with water, storm sewer and sanitary sewer from the terminus of a street constructed by BP Amoco to the 19-acre site owned by Natrona County.

The county extended the infrastructure constructed by BP Amoco to the county property. The county may sell or donate the property to the Amoco Joint Powers Board, or lease the property to businesses. The entire site will be marketed by Casper Area Economic Development Alliance. An industrial planned unit development zone is being considered to provide flexibility in development of the site.

**Community Benefits:** In 2001, BP Amoco and the county shared the costs of constructing County Road 302, an east-west street that roughly bisects the 245-acre tract of land that was the former tank farm of BP Amoco's Casper Refinery. The site is being re-developed under a joint powers agreement into the Salt Creek Heights Business Center. BP Amoco, which is responsible for installing the infrastructure for the business park, is constructing an industrial street north of and parallel to CR 302 and a road that will connect the two segments. The newly constructed roads will not access a land-locked, 19-acre site owned by the



**Grant Funding:** \$592,028  
**Local Contribution:** \$925,108  
**Status:** Unconditionally Closed  
**Project Type:** Industrial Park  
**Results:** 19-acre site with an initial tenant

county. The community is targeting light manufacturing firms and related commercial enterprises to open operations in the industrial zoned business park.

**Results:** The project has been completed. This project was finished under budget with \$81,692 in remaining grant funds deobligated back to the program. One business has already located in the area.

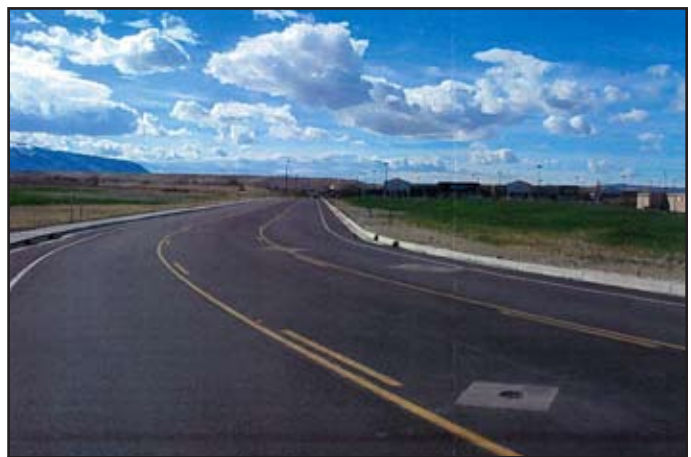
## **Casper**

### **BRC Community Readiness Project for West Side Partnership Improvements**

**Project Description:** Casper received a \$1,406,274 BRC Community Readiness grant to construct roadways; water and sewer connections into a 72-acre site adjacent to the new Super Wal-Mart to be located near the intersection of Wyoming Blvd. and CY Avenue. About half the site is privately owned and will accommodate commercial growth, and the other half is owned by the school district and will be developed for two schools.

The infrastructure is part of a public-private partnership that will control commercial growth expected to follow the establishment of the Super Wal-Mart. The partnership will also minimize land use conflicts with the future schools.

**Results:** The construction of Talon Drive, Plaza Drive and Liberty Drive completed a looped roadway providing entryway into the new westside Wal-Mart as well as business and commercial lots in a new business park. With the completion of the westside Wal-Mart, other retailers are



**Grant Funding:** \$1,406,274  
**Local Contribution:** \$1,140,252  
**Status:** Unconditionally Closed  
**Project Type:** Commercial/Office Park  
**Results:** 72-acre site

*Continued on next page*

looking to develop in the new subdivision along the three streets. Developers are also looking at the feasibility of constructing a new 85,000 sq. ft. outdoor mall along the west side of Liberty Drive.

This project enabled the construction of approximately 2,700 lineal feet of a looped roadway including sewer,

water and natural gas on Casper's west side providing entryway into new business and commercial lots as well as a new Wal-Mart.

The project was completed in August 2006 and a balance of \$15,075 of remaining grant funds was deobligated back to the program in December 2006.

## Evansville

### BRC Business Committed Project for Cole Creek Industrial Park

**Project Description:** Evansville received a \$973,646 BRC Business Committed grant for rail spurs, water, sewer and road infrastructure needed to serve PolyPipe, an expanding business committed to construct a new 35,000 sq. ft. pipe manufacturing facility in the Cole Creek Industrial Park. The Cole Creek Industrial Park is a 72-acre parcel identified in the 2005 Evansville Community Development Plan as an industrial area.

The infrastructure will provide rail access to 12 of the 14 acres in the park. According to the Casper Area Economic Development Alliance, "The Casper/Natrona region has been at a distinct disadvantage with an absence of development ready, rail accessible sites."

**Impacted Business:** PolyPipe is one of the four largest polyethylene pipe producers in North America. The manufactured product is used for gas gathering, crude transmission, waterlines and sewerlines. The Evansville location will allow shipping into the areas of highest oil and gas gathering activity while substantially reducing freight costs. It is headquartered in Gainesville, Texas and has six manufacturing locations. The business invested approxi-



**Grant Funding:** \$973,646

**Local Contribution:** \$1,454,252

**Status:** Conditionally Closed

**Project Type:** Industrial Park

**Business Development:** Recruitment

**Results:** 26 jobs, rail ready lots

mately \$9 million in the land acquisition, construction of the 35,000 sq. ft. facility and equipment.

**Results:** This project was completed in January 2007. Twenty-six jobs were created.

## Casper Area Economic Dev. Alliance JPB (CAEDA JPB)

### BRC Business Committed Project for McMurry Training Center

**Project Description:** Casper Area Economic Development Joint Powers Board (JPB) received a \$3 million BRC Business Committed grant for a building to be owned by the JPB and leased to the Construction Careers Foundation for an expansion of the McMurry Training Center. The JPB is comprised of the city of Casper and Natrona County. The Construction Careers Foundation was established for the purpose of granting scholarships to individuals interested in the construction industry and to financially support the Wyoming Contractors Association's training programs. The site is located at the McMurry Training Center, a 76-acre parcel with 17,500 sq. ft. of permanent classrooms, mobile classrooms, offices and a construction shop. Three and one-half acres of the training center will be leased to the JPB for a 30-year period. The new building will be built on that leased land owned by the JPB



**Grant Funding:** \$3,000,000

**Local Contribution:** \$1,064,200

**Status:** Construction

**Project Type:** Building

**Business Development:** Expansion/Retention

**Goals:** 32 jobs, workforce training

*Continued on next page*

and will be leased back to the Construction Careers Foundation. The building will have 16 classrooms, a cafeteria, and offices. The building will be two stories and 22,000 sq. ft. The building will accommodate 320 students at a time. The project will bring an additional 1,000 students per year for three years to Casper.

Currently, the McMurry Training Center has capacity for 125 students a day. Students training at the McMurry Training Center contribute an estimated \$5 million per year to the Casper area economy. The building expansion will allow the training center to expand its entry level classes and then add advanced classes in construction, energy and leadership. The training center trained more than 2,700 students in 2006. Oil and gas industry leaders reported typical employee retention rates for the energy industry are 30 percent after 90 days and 22 percent after 180 days. In the last 18 months, the Wyoming Contractors

Association has placed 100 percent of the students and recruited 774 students from 44 states. Retention in employment after 90 days has been 86 percent and retention in employment after 180 days has been 84 percent.

**Impacted Business:** The Construction Careers Foundation has operated since March 2000. The Wyoming Contractors Association's McMurry Training Center has been in business since 2001. The training center is a private sector training program driven by the demands of employers, primarily in the energy industry. The Construction Careers Foundation recruits, screens, trains, and places adult workers in the construction and energy industries in Wyoming and across the region. Future expansion plans include a 60-person dormitory, expansion of the shop building, and additional classroom space.

**Status:** The ground breaking ceremony was held July 2007.

## Mills

### Community Facilities Project for Mills Senior and Community Center

**Project Description:** Mills received a \$698,033 Community Facilities grant to renovate a vacated fire hall for use as a senior and community center. Gathering space in the hall were renovated and the garage space converted into a meeting/event room. The façade was also updated and Mills added landscaping around the area. This facility houses: three separate congregation areas, one commercial kitchen, one pantry kitchen, two offices and two separate restroom areas. The facility is Americans with Disabilities Act compliant.

The Mills Senior Center is the primary tenant of the space, moving them from inadequate facilities in the basement of the town hall. Many other local and nonprofit groups also use the facility.

**Project History:** The hall was constructed in 1950 and used as the main fire station and a community gathering location until recently when a new fire hall was built. The town included the Old Mills Fire Hall on its "Locally Important Places" list in the mid-1980's when the local government



**Grant Funding:** \$698,033  
**Local Contribution:** \$484,000  
**Status:** Completed

**Facility Type:** Vacated fire hall  
**Goals:** Create senior and community center

created a history of Mills.

**Relation to Quality of Life and Economic Development:** Past and present community surveys showed a need for more available services. This project provides a more suitable facility for the Mills Senior Center, and serves as a community hall that is well-regarded, highly used, and economically feasible for other users.

**Project's Complement to Other Development Initiatives:** This project

helps fulfill the Mills marketing plan and implementation for infrastructure development. It increases the sense of civic pride and builds on the existing infrastructure and increase revenues to allow for its upkeep, improvement and expansion.

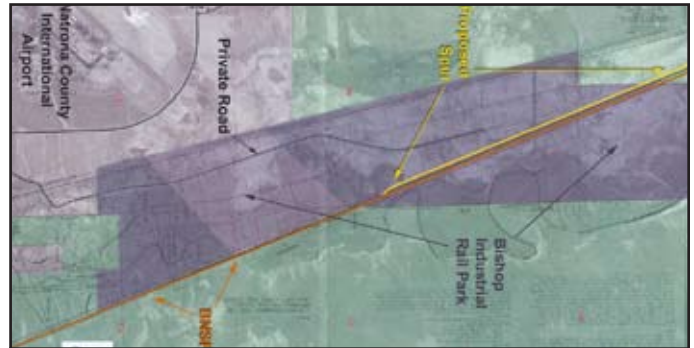
**Status:** This project is complete. The center had its grand opening in March 2007. The facility's performance, operations and maintenance will be monitored until 2011.

## Natrona County

### BRC Community Readiness Infrastructure for Bishop Industrial Ranch Railroad Spur

**Project Description:** Natrona County received a \$1.5 million BRC Community Readiness grant to construct an 8,000+ foot long rail spur off the main line of the Burlington Northern Santa Fe. The rail spur will include two turn-outs and will be long enough to accommodate entire unit trains. The county owned spur will be located on 700 acres of privately owned land adjacent to the Natrona County International Airport. The Bishop Industrial Rail Park, LLC (Bishop LLC) has an option to purchase the 700 acres. The rail spur will be on right-of-way donated to the county by the Bishop LLC. The land is currently undeveloped with the exception of a single vacant site which is accessible via a road from the south. The site will be developed as a rail served industrial park with water, sewer, an upgraded road, electricity, natural gas, and telecommunication facilities.

**Benefit to Community:** The rail spur will initially provide a transload facility in the Casper area that will serve all of Central Wyoming. It will be the largest between Denver and Laurel, Montana. There are no other rail yards in Wyoming that can meet current and anticipated demand for the receipt or shipment of bulk shipments. The need for an Industrial Zoned Trans-Load facility in Central Wyoming is well documented and becoming readily apparent. With



**Grant Funding:** \$1,500,000  
**Local Contribution:** \$672,196 cash, \$260,000 in-kind  
**Status:** Construction  
**Project Type:** 8,000 plus feet of rail spur  
**Goals:** Transload facility to serve Central Wyoming

increases in industrial and commercial construction, petroleum and raw commodity industries, and the economics associated with rail transport the demand is continually growing.

**Status:** This project was awarded at the State Loan and Investment Board meeting held on January 24, 2008.

### Community Development Block Grants in Natrona County since 1999



Natrona County received a \$277,323 Economic Development Infrastructure CDBG for waterlines and sewerlines to the old Midwest Pump House in 2007. The building will be used as a restaurant.

Year	Type of CDBG	Recipient	Amount
1999	Economic Development - Infrastructure - Quality Custom Coatings building improvements	Natrona County	\$10,250
2002	Community Development - Nutrition and Child Development building improvements	Evansville	\$147,246
2003	Economic Development - Planning - Community development	Evansville	\$24,258
2007	Economic Development - Infrastructure - Pump House waterlines and sewerlines	Natrona County	\$277,323
2007	Economic Development - Planning - Community development	Bar Nunn	\$25,000

*\*Note: Casper and Cheyenne are not eligible because they are entitlement cities and receive CDBG funds directly from Housing and Urban Development. However, Laramie and Natrona counties may apply on behalf of a project located within the municipal boundaries of Cheyenne or Casper, respectively, if it can be demonstrated the benefits of the project are available on a countywide basis.*