



# Business Ready Community Grant and Loan Program Projects

Report and Recommendations to the State Loan and Investment Board

October 4, 2018

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Approved April 12, 2018 SLIB Minutes

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Draft June 21, 2018 SLIB Minutes (ACTION ITEM)

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# BUSINESS READY COMMUNITY OVERVIEW

## BRC Application and Program Summary

BRC Applications Received June 1, 2018					
Applicant	Project	Type	Request	WBC Recommendation	Page Number
1. Cody	Gunwerks Grant	Business Committed	\$ 3,000,000	\$ 3,000,000	7
1. Cody	Gunwerks - Loan	Business Committed	\$ 3,000,000	\$ 3,000,000	7
2. Goshen County	Goshen Care Center	Business Committed	\$ 3,000,000	\$ 3,000,000	11
3. Buffalo, City of	Tech Park - balance of request	CD - Readiness	\$ 800,000	\$ 720,000	15
4. Gillette, City of	Fiber Improvement Resubmit	CD - Readiness	\$ 1,440,256	\$ -	21
5. Powell, City of	Powell Conference Center	CD - Readiness	\$ 2,623,724	\$ 2,623,724	25
6. Sundance, City of	Old Stoney Restoration Shortfall	CD - Readiness	\$ 300,000	\$ 300,000	29
7. Big Horn County	Antelope Butte Mtn Recreation Area	CD - Enhancement	\$ 185,600	\$ 185,600	35
<b>Total Requests</b>			<b>\$ 14,349,580</b>	<b>\$ 12,829,324</b>	

Awards are contingent on the satisfactory execution and administration of previous grants or loans by an applicant. Other contingencies, if any, are defined in the project descriptions. The office of the Attorney General conducts a review of applications that are Business Committed, that have a loan component, or any extenuating circumstances.

## FY19 Q1 Allocation Plan

Applicant	Project	Type	Amount Requested	Available Allocation	Option 1 - Fund BC w/in allocation (90%)	Option 2 Fully fund BC	Option 3 Fund WBC recs
Cody, City of	Gunwerks	Business Committed-grant	\$ 3,000,000	\$ 5,173,951	\$ 2,700,000	\$ 3,000,000	\$ 3,000,000
		Business Committed-loan	\$ 3,000,000		\$ 2,700,000	\$ 3,000,000	\$ 3,000,000
Goshen Care JPB	Assisted Living	Business Committed-grant	\$ 3,000,000		\$ 2,700,000	\$ 3,000,000	\$ 3,000,000
Buffalo, City of	Tech Park	Comm Dev (Readiness)	\$ 800,000		\$ -	\$ -	\$ 720,000
Gillette, City of	Fiber Improvements	Comm Dev (Readiness)	\$ 1,440,256		\$ -	\$ -	\$ -
Powell, City of	Conference Center	Comm Dev (Readiness)	\$ 2,623,724	\$ 2,857,952	\$ -	\$ -	\$ 2,623,724
Sundance, City of	Old Stoney	Comm Dev (Readiness)	\$ 300,000		\$ -	\$ -	\$ 300,000
Big Horn County	Antelope Butte	Comm Dev (Enhancement)	\$ 185,600		\$ -	\$ -	\$ 185,600
		Planning	\$ -	\$ 51,050	\$ -	\$ -	\$ -
<b>TOTAL REQUEST</b>			<b>\$ 14,349,580</b>	<b>\$ 8,082,953</b>	<b>\$ 8,100,000</b>	<b>\$ 9,000,000</b>	<b>\$ 12,829,324</b>
					<b>\$ (17,047)</b>	<b>\$ (917,047)</b>	<b>\$ (4,746,371)</b>

FY19 Qtr 1 - Option 1						
Project Type	Percentage	Base Quarterly Allocation	Carry Forward from Previous Quarter	Total Available	Fund BC @ 90%	Borrow/Carry - Next Quarter
Business Committed	45%	\$ 2,297,264	\$ 2,876,687	\$ 5,173,951	\$ 5,173,951	
Community Development	54%	\$ 2,756,716	\$ 101,236	\$ 2,857,952	\$ 2,857,952	
Planning	1%	\$ 51,050	\$ -	\$ 51,050	\$ 68,097	\$ 17,047
<b>TOTALS</b>	<b>100%</b>	<b>\$ 5,105,030</b>	<b>\$ 2,977,923</b>	<b>\$ 8,082,953</b>	<b>\$ 8,100,000</b>	<b>\$ 17,047</b>

FY19 Qtr 2 - Option 1						
Project Type	Percentage	Base Quarterly Allocation	Carry Forward from Previous Quarter	Total Available		Borrow/Carry - Next Quarter
Business Committed	45%	\$ 2,297,264		\$ 2,297,264		
Community Development	54%	\$ 2,756,716		\$ 2,756,716		
Planning	1%	\$ 51,050	\$ (17,047)	\$ 34,003		
<b>TOTALS</b>	<b>100%</b>	<b>\$ 5,105,030</b>	<b>\$ (17,047)</b>	<b>\$ 5,087,983</b>		

FY19 Qtr 1 - Option 2						
Project Type	Percentage	Base Quarterly Allocation	Carry Forward from Previous Quarter	Total Available	Fund BC @ 100%	Borrow/Carry - Next Quarter
Business Committed	45%	\$ 2,297,264	\$ 2,876,687	\$ 5,173,951	\$ 5,173,951	
Community Development	54%	\$ 2,756,716	\$ 101,236	\$ 2,857,952	\$ 3,723,949	\$ 865,997
Planning	1%	\$ 51,050	\$ -	\$ 51,050	\$ 102,100	\$ 51,050
<b>TOTALS</b>	<b>100%</b>	<b>\$ 5,105,030</b>	<b>\$ 2,977,923</b>	<b>\$ 8,082,953</b>	<b>\$ 9,000,000</b>	<b>\$ 917,047</b>

FY19 Qtr 2 - Option 2						
Project Type	Percentage	Base Quarterly Allocation	Carry Forward from Previous Quarter	Total Available		Borrow/Carry - Next Quarter
Business Committed	45%	\$ 2,297,264		\$ 2,297,264		
Community Development	54%	\$ 2,756,716	\$ (865,997)	\$ 1,890,719		
Planning	1%	\$ 51,050	\$ (51,050)	\$ -		
<b>TOTALS</b>	<b>100%</b>	<b>\$ 5,105,030</b>	<b>\$ (917,047)</b>	<b>\$ 4,187,983</b>		

FY19 Qtr 1 - Option 3						
Project Type	Percentage	Base Quarterly Allocation	Carry Forward from Previous Quarter	Total Available	WBC Recommends	Borrow/Carry - Next Quarter
Business Committed	45%	\$ 2,297,264	\$ 2,876,687	\$ 5,173,951	\$ 9,000,000	\$ (1,938,605)
Community Development	54%	\$ 2,756,716	\$ 101,236	\$ 2,857,952	\$ 3,829,324	\$ (2,756,716)
Planning	1%	\$ 51,050	\$ -	\$ 51,050	\$ -	\$ (51,050)
<b>TOTALS</b>	<b>100%</b>	<b>\$ 5,105,030</b>	<b>\$ 2,977,923</b>	<b>\$ 8,082,953</b>	<b>\$ 12,829,324</b>	<b>\$ (4,746,371)</b>

FY19 Qtr 2 - Option 3						
Project Type	Percentage	Base Quarterly Allocation	Carry Forward from Previous Quarter	Total Available		Borrow/Carry - Next Quarter
Business Committed	45%	\$ 2,297,264	\$ (1,938,605)	\$ 358,659		
Community Development	54%	\$ 2,756,716	\$ (2,756,716)	\$ -		
Planning	1%	\$ 51,050	\$ (51,050)	\$ -		
<b>TOTALS</b>	<b>100%</b>	<b>\$ 5,105,030</b>	<b>\$ (4,746,371)</b>	<b>\$ 358,659</b>		

# ALLOCATION PLAN DISCUSSION

## WBC Board of Directors

SEPTEMBER 6, 2018

The board discussed funding constraints for the past two years, the reasons for the creation of the allocation plan and that it had served the board well over the last biennium. However, given the current projects submitted for the board's consideration as well as the work of the ENDOW Council and other groups such as the Outdoor Recreation Task Force, board members commented:

- If the board asks applicants to wait, the cost of projects becomes more expensive.
- The board has done a good job of staying with the allocation plan and SLIB respected the board's work in that regard. However, it may be time to consider funding outside those parameters given the projects before the board.
- Why would the board pass on a good project? The projects being considered are quality projects with committed entrepreneurs and if asked to wait for funding they may move on.
- The allocation plan is well intended but the board should consider acting on the best deals.
- Emphasis has been placed on funding Business Committed projects. However, when Community Readiness or Community Enhancement projects demonstrate considerable private investment and other impacts, the board believes that a project's "category" according to program parameters should not be a barrier when considering funding.
- The WBC was formed to move at a different speed and believes the board should act more like a business.
- The allocation plan was intended to help identify the best deal. While jobs are good there are other considerations when determining the impact of a project.
- Staff presented three options for funding the current requests and the board asked staff to explain the options. Option one would spend only the funds available under the allocation plan for FY19, Quarter One and could fund the two business committed requests at 90%. Option Two would fund the two business committed requests at full funding but would require spending funds reserved for Quarter Two. Option Three suggests funding six of the eight projects but would require spending funds reserved for Quarter Two as well.

Mr. Harvey polled each applicant to determine if their project could advance with 90% funding. All but Buffalo indicated that was not feasible.

The board inquired about the process for requesting additional funding from the legislature and Mr. Reese indicated that would require a supplemental budget request.





Business Ready Community Grant and Loan Program

## CITY OF CODY GUNWERKS MANUFACTURING FACILITY

**\$3,000,000 BRC Business Committed  
Grant and \$3,000,000 BRC Loan**

WBC Recommendation: Fund as requested

### Project Description

The city of Cody requests a \$3 million Business Ready Communities (BRC) Business Committed grant and a \$3 million BRC loan to construct a 36,080 square-foot manufacturing facility for the expansion of Gunwerks firearms production. The proposed facility will incorporate 6,600 square feet of warehouse space, 19,000 square feet of manufacturing, 1,500 of retail space and 9,000 square feet of office space. The building will be built on five acres purchased by Gunwerks and valued at \$265,000, on the north side of Cody. The building will be situated on the property to allow for future expansion. Forward Cody, the local economic development organization, will own the building and the land (via a warranty deed). Gunwerks will lease the building and land from Forward Cody and the land value and lease payments will be credited towards the future purchase.

### The Business

Gunwerks was launched in Burlington, Wyoming in 2008. The company was founded by Aaron Davidson, CEO and Mike Davidson, Director of Manufacturing Operations, both are passionate about developing a precision shooting system. The company designs and manufactures high precision long range shooting systems including the rifle, optics, rangefinder and ammunition. Gunwerks also offers a series of training programs for long range shooters at a location in Burlington and other locations around Cody. The training classes are typically one day but there are three levels of training to provide customers the opportunity to gain experience and a comfort level with their rifle. The company markets their shooting systems internationally.

Currently located at 2301 Lt. Childers St. which is 11,500 square feet and was adapted from the building's original use a business incubator, this project will allow Gunwerks to vertically integrate and build their own rifle components. The expanded workspace will allow for upgraded equipment to better fulfill the needs of the company and its customers.

## Project Goals and Public Benefits

- Creation of 52 jobs with benefits package by end of Year 5.
- Increase payroll over \$3,000,000 by the end of Year 5.
- Retain 58 current positions.
- Expansion will provide the company the opportunity for consolidation and possible relocation of corporate officers from Salt Lake City.
- The fourth company in Cody to employ over 100 people in the manufacturing industry.
- Over \$5 million in capital investment by Gunwerks in new equipment to meet the needs of their customer base.
- Increase in value added Wyoming products, manufactured and built in Cody.

## Lease and Loan Recapitulation

Forward Cody will own the building and will lease it to Gunwerks on a triple-net basis for the rates shown in the table below. Lease payments will cover the debt service. Gunwerks will have option to purchase the building between years 6 and 20.

### Lease Payment Schedule

Term	Annual Lease Rate	Monthly Payment
Years 1-5	\$154,416	\$12,868
Years 6-10	\$169,858	\$14,155
Years 11-15	\$186,843	\$15,570
Years 16-20	\$205,528	\$17,127
<b>Total</b>	<b>\$3,583,225</b>	

The city of Cody is requesting \$3,000,000 BRC loan to match the grant funds. The loan will be amortized over 30 years at a rate of 1.5%. The loan will add \$124,917 in interest payment to the WBC account over the life of the loan. The loan will be personally guaranteed by Gunwerks officers. After the loan payment has been paid, any surplus lease payment funds will be used in the Forward Cody Economic Development fund.

Cost estimates were prepared by Point Architects and the building cost per square foot is \$173.64.

## Attorney General Opinion

Pending

## WBC Deliberations

The board heard from James Klessens, CEO of Forward Cody, on the background of the company and their growth from a shop in Burlington into

Sources	
BRC amount	\$ 3,000,000
Cash Match (BRC Loan)	\$ 3,000,000
In-Kind Match	\$ 265,000
<b>Total eligible project cost</b>	<b>\$ 6,265,000</b>
BRC % of total eligible project costs	48%
Local % of total eligible project costs	52%
Uses	
<b>Land Acquisition Costs</b>	
Land (In-Kind Match)	\$ 265,000
<b>Non-Construction Costs</b>	
Architectural and Engineering fees	\$ 358,000
Other fees (surveys, tests, etc.)	\$ 7,500
Project inspection fees	\$ 10,000
<b>Construction Costs</b>	
Site work	\$ 871,200
<i>Building Components:</i>	
Electrical Systems	\$ 285,950
Mechanical, plumbing, HVAC systems	\$ 304,192
Landscaping	\$ 35,000
Foundation and/or Structural Framing system	\$ 2,829,048
<b>Total Uses</b>	<b>\$ 6,265,000</b>

the incubator space in Cody and hopefully into their own space in Cody. The board also heard from Aaron Davidson, CEO of Gunwerks. He shared that Gunwerks is not just a firearms and ammunition manufacturer, they are a technology company. They have built multiple products from rangefinders and rifle scopes to engineering the composites for rifle stocks. The company intends to create 52 well-paid positions with benefits. Gunwerks also brings an aspect of tourism to Park County and Cody. The Long-Range University they offer brings people to the area for several days to learn to shoot these firearms.

The board asked if the project could be completed with 90% of the requested amount. Mr. Klessens indicated it could not. Additionally, it was determined that the company’s request for a BRC loan was reasonable as it could not be readily obtained in the open market.

### WBC Recommendation

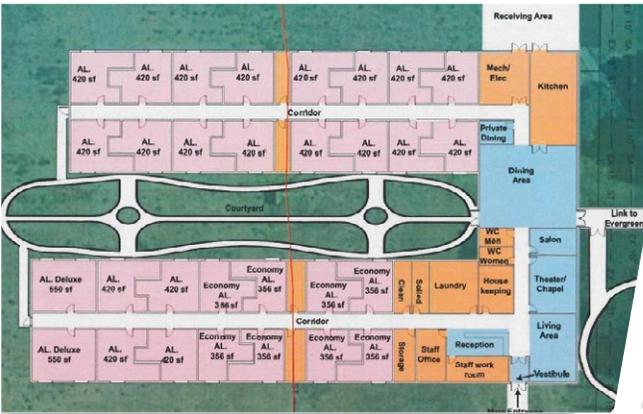
The WBC unanimously recommends funding as requested contingent on the company securing the equipment financing.

### SLIB Decision

### Project Overview

City of Cody - Gunwerks					
<b>Purpose</b>	The city of Cody is requesting \$3,000,000 Business Ready Communities (BRC) Business Committed grant funds and \$3,000,000 BRC loan funds to construct a 36,080 square foot manufacturing facility for the expansion of Gunwerks firearms production. The proposed facility will incorporate 6,600 square feet of warehouse space, 19,000 square feet of manufacturing, 1,500 of retail space and 9,000 square feet of office space.				
<b>Project Budget</b>	<b>Projected Grant Expenditure Schedule</b>				
	<b>Description</b>	<b>BRC</b>	<b>Match</b>		<b>Total</b>
			BRC Loan	In-Kind	
	Land			\$ 265,000	\$ 265,000
	Non-Construction Costs	\$ 187,750	\$ 187,750	\$ -	\$ 375,500
	Construction Costs	\$ 2,812,250	\$ 2,812,250	\$ -	\$ 5,624,500
Total Project Cost	\$ 3,000,000	\$ 3,000,000	\$ 265,000	\$ 6,265,000	
	Percentage BRC of all cash:		<b>48%</b>		
<b>Performance Measures</b>	<b>Measure</b>		<b>Quantity</b>	<b>Notes</b>	
	Businesses Assisted		1	Gunwerks	
	Return on Investment		2.15%		
	Loan Repayment		\$ 3,124,918		
	Revenue Recapture		\$7,735 (WBC) \$29,498 (Local)	Increases by 10% every five years	
	County Median Wage		\$ 40,040		
	Median Wage of Jobs Created		\$ 60,363	Median wage at Year 5	
	Jobs to be Created (5 Year Projection)		52		
	Jobs to be Retained		58	Number of employees at project	
	Additional Investment		\$ 5,034,600	Equipment purchase over 5 years	
<b>Project Infrastructure</b>	Acres Developed		5	Gunwerks land purchase and In-	
	New Building Construction		36,080	Square feet	
	Cost/Square foot		\$ 173.64		





Business Ready Community Grant and Loan Program  
**GOSHEN CARE CENTER  
 JOINT POWERS BOARD**  
**EVERGREEN PLAZA ASSISTED LIVING**

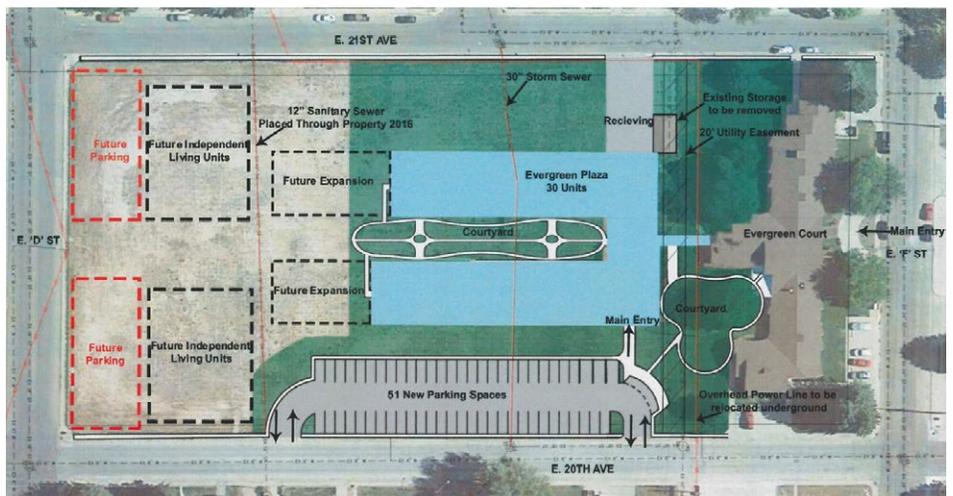
**\$3,000,000 BRC Business  
 Committed Grant**

WBC Recommendation: Fund as requested

**Project Description**

The Goshen Care Center Joint Powers Board (JPB) requests a \$3 million Business Ready Community (BRC) Business Committed grant to construct a 23,980 square-foot 30-unit assisted living facility on a 3-acre site in Torrington. The city of Torrington owns the property and has donated it to the JPB for this project. The JPB has secured a loan for the completion of the project. The facility will be leased to Welcov Healthcare to operate and maintain. Welcov currently operates the Goshen Healthcare Community and Evergreen Court Living Centers. The project will meet the demand for assisted living as identified in market studies done in 2012 and 2018. Seniors will have the opportunity to continue living in Goshen County where they might otherwise have to seek assisted living in Nebraska or other communities. The project will also provide employment opportunities in Torrington versus those who would commute for those jobs.

Healthcare was the fastest growing economic sector in Goshen County at 78% between 2010 and 2014 and is the leading employer in Goshen County. The expanded level of care for seniors will promote a continuum of care which will complement the independent living with assistance at the adjacent Evergreen Court, and skilled nursing and memory care at the Goshen Healthcare



Center. The JPB and Welcov propose a total of 15 FTE jobs will be created as a result of this project.

Cost estimates were prepared by GSG Architecture and the cost per square-foot is \$224.

## The Business

Welcov Healthcare is one of the nation’s largest providers of senior care with 62 skilled nursing, assisted living, and independent living communities, along with home health agencies throughout Minnesota, South Dakota, Montana, Iowa, Nebraska, and Wyoming. In 2014, Welcov entered into a five-year lease agreement (with five-year renewal options) with the Goshen Care Center JPB to operate and manage the Goshen Care Center and Alzheimer’s Unit in Torrington. With the expansion of the Goshen Care Center dining room and kitchen funded through a BRC grant and loan in 2015, a total of 23 full-time equivalent (FTE) jobs were created. To date the Goshen Care Center employs 84 FTE employees. Welcov’s current lease for the Goshen Care Center expires August 1, 2019.

## Project Goals and Public Benefits

- Job creation, 15 FTEs;
- Affordable housing options for seniors;
- Potential for single-family homes for workforce housing vacated by seniors;
- Project supports a population of up to 37 senior residents;
- \$64,834 per person per year savings to the Wyoming Medicaid program:
- In a year’s time Welcov admits approximately 120 people to the Goshen Care Center, a skilled nursing facility (SNF). Estimating that 75% (or 90 residents) will require Medicaid, that is a cost of \$5,814,450 to the State of Wyoming. At least five residents could have been placed in an assisted living facility (AL) which would have opened up SNF beds for higher need residents. For every year that a resident remains in assisted living versus skilled nursing facility, the resident saves \$40,150. With the resident spenddown of personal savings in AL, it lessens the burden on the pending liability to the state which equates to \$64,834 per person per year to the Wyoming Medicaid program.
- The project supports \$325,701 in property and sales tax to Torrington each year;
- Nearly \$3.8 million of capital investment (private financing of \$3 million - \$868,320 cash-match by JPB);
- \$732k in private financing back to WBC for pay-off of BRC loan for the Goshen Care Center project.

Sources	
BRC amount	\$ 3,000,000
Cash Match	\$ 3,768,320
In-Kind Match	\$ 100,000
<b>Total eligible project cost</b>	<b>\$ 6,868,320</b>
BRC % of total eligible project costs	44%
Local % of total eligible project costs	56%
Uses	
<b>Land Value Costs</b>	
Land Value	\$ 100,000
Other fees (surveys, tests, etc.)	\$ 15,000
Project inspection fees	\$ 35,000
<b>Construction Costs</b>	
Site work	\$ 120,000
<i>Building Components:</i>	
Electrical Systems	\$ 866,456
Mechanical, plumbing, HVAC systems	\$ 1,629,895
Landscaping	\$ 90,000
Foundation and/or Structural Framing system	\$ 1,453,063
Interior Finishes	\$ 905,348
Fire Protection	\$ 129,161
Remediation	\$ 40,000
General Conditions	\$ 260,467
Insurance, bonds, permits, mobilization, weather protection	\$ 262,130
Contingencies (7%)	\$ 460,522
<b>Total Uses</b>	<b>\$ 6,868,320</b>

## Revenue Recapture

Welcov Healthcare will lease and operate the facility on behalf of the JPB. Lease payments will service the debt. The WBC will recapture a total of \$9,570 of total net revenues after debt service. There will be an additional \$8,743 recaptured from the Goshen Care Center Kitchen Expansion project that was previously

funded through a BRC Business Committed grant and loan. This amount will be applied to this project after the revenue recapture has been fulfilled for the previous project.

### WBC Deliberations

Board member Covello recused himself from project discussion and the vote on recommendation as he is assisting with the bank funding being sought by the JPB.

The board heard from Goshen Care Center JPB President, Paul Novak. He gave a history of healthcare facilities the JPB operates and the need for an assisted living facility for Torrington and surrounding area. 25 representatives were in attendance in support of the project. Project proponents shared that \$64,834 per year in Medicaid savings could be realized by the State for every person that is able to be in assisted living versus skilled nursing care.

The board asked if the project could move forward with 90% of requested amount. Marylin Fisher, JPB Treasurer replied that it would be very difficult to do the project with 90%. The project was originally structured with a loan request. The fact that the JPB sought a private bank loan to lessen pressure on the BRC program would make it difficult to also reduce their grant request. The bank financing will also allow the JPB to repay a previous BRC loan two years early.

### WBC Recommendation

The WBC unanimously recommends funding as requested contingent upon the bank loan being secured.

### Attorney General Opinion

Pending

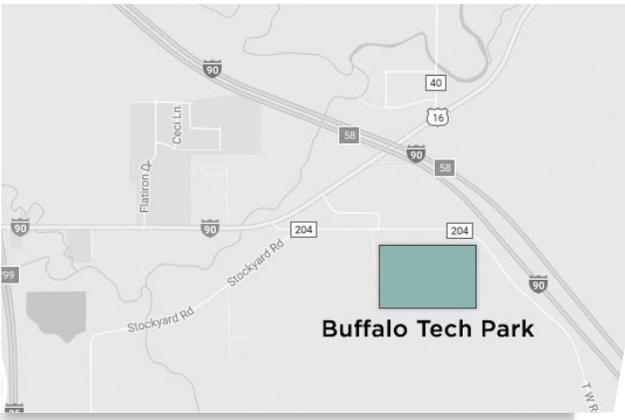
### SLIB Decision

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### Project Overview

Goshen Care Center JPB Evergreen Court Assisted Living Project																																				
Purpose	The Goshen Care Center Joint Powers Board (GCC JPB) requests a \$3 million-dollar grant to construct a 23,980 square-foot 30-unit assisted living facility on a 3-acre site in Torrington.																																			
Project Budget	<b>Projected Grant Expenditure Schedule</b>																																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Description</th> <th style="width: 15%;">BRC</th> <th colspan="2" style="width: 35%;">Match</th> <th style="width: 10%;">Total</th> </tr> <tr> <td></td> <td></td> <th style="width: 15%;">Cash</th> <th style="width: 20%;">In-Kind</th> <td></td> </tr> </thead> <tbody> <tr> <td>Land</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ 100,000</td> <td style="text-align: right;">\$ 100,000</td> </tr> <tr> <td>Non-Construction Costs</td> <td style="text-align: right;">\$ 239,917</td> <td style="text-align: right;">\$ 301,361</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ 541,278</td> </tr> <tr> <td>Construction Costs</td> <td style="text-align: right;">\$ 2,760,083</td> <td style="text-align: right;">\$ 3,466,959</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ 6,227,042</td> </tr> <tr> <td><b>Total Project Cost</b></td> <td style="text-align: right;"><b>\$ 3,000,000</b></td> <td style="text-align: right;"><b>\$ 3,768,320</b></td> <td style="text-align: right;"><b>\$ 100,000</b></td> <td style="text-align: right;"><b>\$ 6,868,320</b></td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>Percentage BRC of all cash:</b></td> <td colspan="3" style="text-align: center;"><b>44%</b></td> </tr> </tbody> </table>	Description	BRC	Match		Total			Cash	In-Kind		Land	\$ -	\$ -	\$ 100,000	\$ 100,000	Non-Construction Costs	\$ 239,917	\$ 301,361	\$ -	\$ 541,278	Construction Costs	\$ 2,760,083	\$ 3,466,959	\$ -	\$ 6,227,042	<b>Total Project Cost</b>	<b>\$ 3,000,000</b>	<b>\$ 3,768,320</b>	<b>\$ 100,000</b>	<b>\$ 6,868,320</b>	<b>Percentage BRC of all cash:</b>		<b>44%</b>		
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<b>Total Project Cost</b>	<b>\$ 3,000,000</b>	<b>\$ 3,768,320</b>	<b>\$ 100,000</b>	<b>\$ 6,868,320</b>																																
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Performance Measures	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Measure</th> <th style="width: 20%;">Quantity</th> <th style="width: 20%;">Notes</th> </tr> </thead> <tbody> <tr> <td>Businesses Assisted</td> <td style="text-align: center;">1</td> <td></td> </tr> <tr> <td>Revenue Recapture</td> <td style="text-align: right;">\$ 64,500</td> <td></td> </tr> <tr> <td>County Median Wage</td> <td style="text-align: right;">\$ 16.77</td> <td></td> </tr> <tr> <td>Median Wage of Jobs Created</td> <td style="text-align: right;">\$ 15.39</td> <td></td> </tr> <tr> <td>Jobs to be Created (3 Year Projection)</td> <td style="text-align: center;">15</td> <td></td> </tr> <tr> <td>Additional Investment</td> <td style="text-align: right;">\$ 206,500</td> <td>Furniture, fixtures &amp; equipment</td> </tr> </tbody> </table>	Measure	Quantity	Notes	Businesses Assisted	1		Revenue Recapture	\$ 64,500		County Median Wage	\$ 16.77		Median Wage of Jobs Created	\$ 15.39		Jobs to be Created (3 Year Projection)	15		Additional Investment	\$ 206,500	Furniture, fixtures & equipment														
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	Jobs to be Created (3 Year Projection)	15																																		
Additional Investment	\$ 206,500	Furniture, fixtures & equipment																																		
Project Infrastructure	Acres Developed	3.45																																		
	New Building Construction	23,980																																		





Business Ready Community Grant and Loan Program

# CITY OF BUFFALO TECH PARK BALANCE REQUEST

## \$800,000 BRC Community Development- Readiness Grant

WBC Recommendation: Fund for reduced amount of \$720,000

### Project Description

The city of Buffalo original project request was for \$2,844,410 in Business Ready Community (BRC) Community Development Readiness funds (See original project description attached). The project was partially funded (\$1,000,000) by the State Loan and Investment Board at its January 2018 meeting.

The city originally requested \$1,844,410. This represented the balance of funds not awarded for the Buffalo Tech Park Phase I project. Recent bids on the project were favorable. Water, sewer and road sub-grade can be completed for \$451,756. Paving bids (with asphalt or concrete) with curb and gutter range from \$932,662 to \$1,188,623. Therefore, the city has reduced its request from \$1,844,410 to \$800,000.



## WBC Deliberations

Buffalo's Mayor, Mike Johnson, explained the lack of shovel-ready property available in Buffalo and how this puts Buffalo at a disadvantage compared to Sheridan and Gillette. Other representatives spoke in support of the project.

Board members agreed that Buffalo has an opportunity to capture business due to the expansion of Weatherby and Vacutech and Sheridan's lack of housing. It is a unique opportunity in terms of timing. To wait may mean that Buffalo and the region will lose opportunities. The board noted how BRC infrastructure investment leads to private investment over time as was reflected in the Board's tour of Cody the previous afternoon.

Board members expressed their appreciation to Buffalo for their commitment to this project. The board appreciated Buffalo's willingness to accept partial funding when they first submitted their application and that they have been patient and frugal with requesting the balance of funds. The board asked if Buffalo could complete the project with 90% of their requested amount. Mayor Johnson replied yes.

## WBC Recommendation

The WBC unanimously recommends funding in the amount of \$720,000.

## SLIB Decision

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JASON CARDER CHIEF OF POLICE  
BENJAMIN S. KIRVEN CITY ATTORNEY  
JULIE SILBERNAGEL CLERK TREASURER  
April 10, 2018

MICHAEL JOHNSON MAYOR  
CITY COUNCIL:  
DAN HART  
WES HASKINS  
TRAVIS LAWRENCE  
SCOTT MADSEN

Julie Kozlowski  
Director, Community Development Division  
Wyoming Business Council  
214 W. 15<sup>th</sup> Street  
Cheyenne, WY 82002

RE: Request to consider additional funding for the partially funded Buffalo Technology Business Park Phase 1 grant application as previously submitted.

Ms. Kozlowski,

The City of Buffalo would like to thank the Wyoming Business Council for partially funding the Buffalo Tech Park. To date the Wyoming Business Council has awarded \$1,000,000 of the requested \$2,844,410.00 for Phase 1 of this development project. This letter serves as the request utilizing our original application to secure the difference of \$1,844,410.00 to fund this project.

Upon award of the initial funding, Nelson Engineering has begun the process of design and development of Phase I of this project. Through this process it has become evident that the additional funding will be needed in order to develop this project within the codes and ordinances of the City of Buffalo. Specifically, the City requires all roads be constructed to City of Buffalo Standards, which means all utilities, paving, and curb and gutter must be constructed in order for the subdivision to be approved and filed with Johnson County. Additionally, the monies awarded will only provide gravel roads for a portion of Phase 1. Due to winter conditions in Wyoming the gravel roads would not only require a substantial amount of maintenance but would ultimately deteriorate to the point where installation of new gravel would be needed prior to placing pavement. The additional funding would enable us to properly construct the roadways in Phase 1 and provide appropriate drainage to ensure a longer road life for the development.

Coordination is currently taking place with utility companies that will provide high speed internet capabilities and single and three-phase power to the site. I should note that the power company is routing an alternate power loop for the City of Buffalo around this project which will allow for easy access to power as new businesses locate within the development.

Preliminary right of ways for the roads in both Phase 1 and Phase 2 have been surveyed and platted, see the attached preliminary plat.

Sincerely;

A handwritten signature in blue ink that reads "Michael Johnson".

Michael R. Johnson  
Mayor

46 NORTH MAIN . ZIP CODE 82834 . TELEPHONE 307-684-5566 . FAX 307-684-5726

WYOMING BUSINESS COUNCIL



Business Ready Community Grant and Loan Program

# CITY OF BUFFALO

\$2,844,410 BRC Community Readiness Request

## Buffalo Technology Business Park

WBC Recommendation: Do not fund

### Project Description

The city of Buffalo requests a \$2,844,410 Community Readiness Grant for road and utility infrastructure to develop the Buffalo Technology Business Park. The project consists of two phases totaling approximately 104 acres. Funds will be used for Phase I development of approximately 50 acres.

The site is located near the intersection of interstates 25 and 90 in Buffalo. TW Road, which runs adjacent to the proposed site, will be re-developed through an Industrial Road Project (IRP) funding between Johnson County and the Wyoming Department of Transportation. Construction of this project has begun with completion anticipated in late 2018.

### Project Goals and Public Benefit

Buffalo does not currently have this type of property to market and develop. The proposed site has access to four separate feeds from two different power companies, totaling 100-megawatts of power, water, sewer, and available redundant fiber.

Phase I of this project will create approximately 16 acres (2-3 lots) of light industrial shovel-ready lots, and 26 acres (4-5 lots) of office/technology shovel-ready lots. By developing these lots, the city and county may benefit through the creation of new jobs and businesses.

This project was the subject of a comprehensive feasibility study which focused on the development of a business park within the Buffalo area. The study focused on this city-owned land which once served as the city's wastewater treatment lagoons and have now been reclaimed.



Recent studies which identified this area for use as a business technology park include:

- Buffalo Corridor Tech Park Plan – 2015 (BRC Planning Project)
- Kaycee-Buffalo-Johnson Co ED JPB Eastern Corridor Tech Park Study – 2015 (BRC Planning Project)
- New Growth Alliance Plan – 2016
- City of Buffalo – Infrastructure and Site Readiness Assessment for the Recruitment of High Tech or Data Center Companies – 2013 (Joe Sharkey/TMGN)

### Revenue Recapture

Revenue recaptured through the sale of lots will be placed in an economic development account, and will be designated and used for future economic development purposes within the city. Funds will be managed through JOCO 1st (formerly Kaycee-Buffalo-Johnson Co ED JPB). From these funds, 25% will be allocated to the WBC up to the value of the grant award.

### Timeline

Completion of Phase I is anticipated by the spring of 2019.

### Funding

Total project cost is \$8,307,043, of which \$2,844,410 represents the BRC grant. The grant is matched by a cash match of \$78,947 from Johnson County for the construction of a portion of the TW Road IRP funding which ties into the park, and in-kind match of \$375,000 in land value from the city of Buffalo, and \$5,008,686 from Johnson County and WYDOT for construction of TW Road.

Sources	
BRC amount	\$ 2,844,410
Cash Match	\$ 78,947
In-Kind Match (Land Value; road work)	\$ 5,383,686
<b>Total eligible project cost</b>	<b>\$ 8,307,043</b>
BRC % of total eligible project costs	34%
Local % of total eligible project costs	66%
Uses	
<b>Land Costs</b>	
Land - Value	\$ 375,000
<b>Non-Construction Costs</b>	
Architectural and Engineering fees	\$ 450,654
Other fees (Environmental Study)	\$ 45,000
Project inspection fees	\$ 363,610
<b>Construction Costs</b>	
Site work	\$ 6,738,219
Contingencies (4%)	\$ 334,560
<b>Total Uses</b>	<b>\$ 8,307,043</b>

### WBC Deliberation

Project representatives (Mike Johnson, Buffalo Mayor, Tom Knapp, former Mayor of Kaycee, Randy Dyess, JOCO 1st Board member and Dave Simonsen, JOCO 1st Executive Director) spoke about not being able to compete for Project Enterprise, as they did not have developed land available. They completed planning with BRC-funded plans. The available funding for the road project is a benefit to the community, as it helps them with their match. Should the project not be funded, it will be some time before the community would be able to provide the required match. The project will benefit other communities such as Kaycee.

A project proponent requested that funds be made contingent on the next biennium’s funding. The Board inquired about using future funding and CEO Reese indicated that was not done in the past and he did not think it could be done.

Buffalo indicated it could still make the project work at the reduced amount of \$2.1 million.

The Board asked staff if the project was not funded could it be re-submitted? Staff indicated it could. Staff

also indicated the portion of the match that is the investment in road improvements will continue to be eligible as in-kind match.

Funding remaining for Community Readiness in the allocation plan totals \$365,567. Mr. Easley moved to approve the project in the amount of \$365,567.

The Board asked if the applicant could accept that amount. They indicated they could not.

Motion died for lack of a second.

The WBC Board voted unanimously to accept staff recommendation to not fund the project.

### WBC Recommendation

WBC does not recommend funding due to lack of funding in the Community Readiness category, as grant funds were utilized on higher priority projects according to the allocation plan adopted by Wyoming Business Council Board in 2016.

### Project Overview

Buffalo Technology Business Park					
<b>Purpose</b>	The City of Buffalo requests a \$2,844,410 Community Readiness Grant for road and utility infrastructure to develop the Buffalo Technology Business Park. The project consists of two phases totaling approximately 104 acres. Funds will be used for Phase I development of approximately 50 acres.				
<b>Project Budget</b>	<b>Projected Grant Expenditure Schedule</b>				
	<b>Description</b>	<b>BRC</b>	<b>Match</b>		<b>Total</b>
			Cash	In-Kind	
	Land	\$ -	\$ -	\$ 375,000	\$ 375,000
	Non-Construction Costs	\$ 614,520	\$ 17,056	\$ 227,688	\$ 859,264
	Construction Costs	\$ 2,229,890	\$ 61,891	\$ 4,780,998	\$ 7,072,779
	<b>Total Project Cost</b>	<b>\$ 2,844,410</b>	<b>\$ 78,947</b>	<b>\$ 5,383,686</b>	<b>\$ 8,307,043</b>
	Percentage BRC of all cash:		<b>97%</b>		
<b>Performance Measures</b>	<b>Measure</b>	<b>Quantity</b>	<b>Notes</b>		
	Businesses Assisted	multiple	Light industrial & tech related businesses		
	Return on Investment				
	Revenue Recapture	TBD	25% of the revenue from the sale of lots will be returned to the WBC up to the grant amount. The remaining revenue recaptured will be used for future economic development purposes within the city of Buffalo		
	Additional Investment	TBD	Buffalo is providing approximately 250 feet of additional water-pipe to site. Johnson County and the City of Buffalo are investing in additional road construction to tie into the WYDOT TW Road construction project that is under construction.		
<b>Project Infrastructure</b>	Acres Developed		50	Phase I development. Total site is 104-acres	
	Water		3,320 linear-feet		
	Sewer		3,506 linear-feet		
	Road		3,600 linear-feet		

### SLIB Decision

**APPROVED UNANIMOUSLY FOR THE AMOUNT OF FUNDING OF \$1,000,000 AS RECOMMENDED BY WBC, JANUARY 18, 2018.**



Business Ready Community Grant and Loan Program  
**CITY OF GILLETTE**  
**FIBER IMPROVEMENT PROJECT**

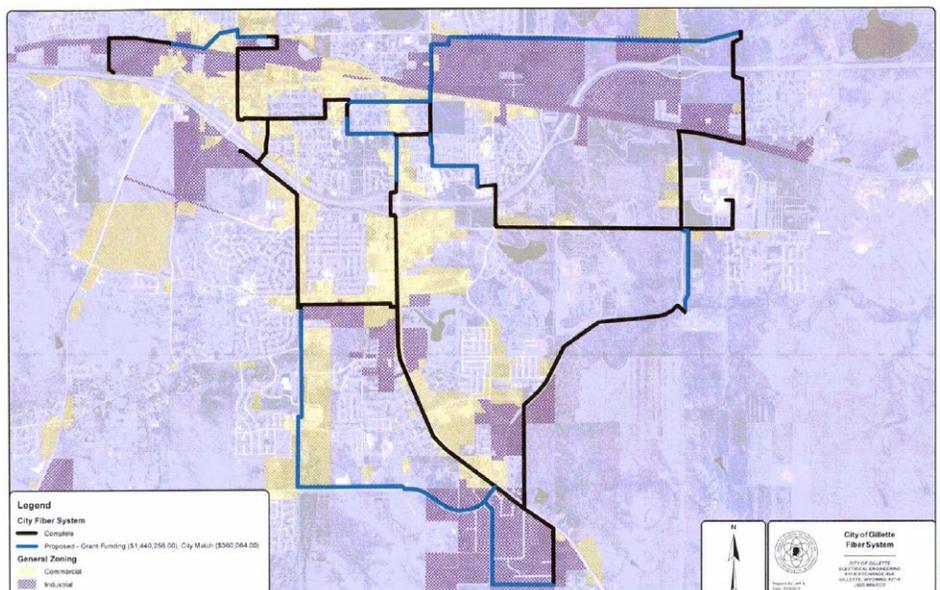
**\$1,440,256 BRC Community Development - Readiness Grant**

WBC Recommendation: Do not fund

**Project Description**

The city of Gillette requests a \$1,440,256 Business Ready Communities (BRC) Community Development grant to fund expansion of fiber infrastructure. The project will add over 11 miles of new infrastructure installation (blue lines on map), complete approximately 119 miles of raceway infrastructure (black lines on map) and 5 backhaul loops to commercial and industrial zones across the city.

Project activities include the installation of underground multi-raceway (7-way) fiber conduits to create fiber backhaul transmission loops. Gillette intends to lease individual raceways to internet service providers (ISPs) with the purpose of providing competitive broadband services to the business community. While some capacity will include current use (city government, hospital, etc.) more than half of the conduit will be available for lease.



A 2015 BRC-funded broadband study assessed the community’s need for broadband capabilities. The initial phase of a long-term community plan included increasing economic growth and diversification through connectivity. The next phase developed a strategic plan for the fiber layout design, and the final phase is to install the fiber infrastructure. Approvals for placing conduit in Wyoming Department of Transportation rights-of-way are secured.

The Fiber Improvement Project is the result of requests from local ISPs and businesses wishing to construct, through a grant from the WBC, a lower-cost, competitive alternative to existing broadband resources and infrastructure in and around Gillette. The project will lead to additional infrastructure for the deployment of competitive broadband services for local businesses and public entities.

Some businesses have short- and long-term plans to grow their presence in the community; a lower-cost, competitive alternative to existing broadband resources will shorten the timeline to accomplish these goals. Prospective businesses may be deterred from purchasing a business or a property due to the lack of these alternatives.

## Project Goals and Public Benefits

This project could ultimately create:

- High-quality jobs
- Industry diversification
- Additional tax revenues
- Expanding Gillette’s fiber network system to support existing and future business development needs
- Acquiring, installing, and developing \$1.67 million in fiber infrastructure improvements to provide a lower-cost, competitive alternative to existing broadband resources.

Performance Measures include:

- Miles of leasable raceway installed by the project
- The number of raceway backhaul loops installed, allowing for redundant connections on the system
- The take rate, or percentage of the leasable raceway internet service providers (ISPs) lease
- The total number of ISP connections of the system.

Sources	
BRC amount	\$ 1,440,256
Cash Match	\$ 360,064
<b>Total eligible project cost</b>	<b>\$ 1,800,320</b>
BRC % of total eligible project costs	80%
Local % of total eligible project costs	20%
Uses	
Underground conduit installation	\$ 1,800,320
<b>Total Uses</b>	<b>\$ 1,800,320</b>

## Revenue Recapture

The revenue recaptured to the BRC program from this project is approximately \$5,850 annually. The recapture amount is expected to increase over time due ISP’s leasing more conduit space.

## WBC Deliberations

The Board heard from Gillette City Administrator Patrick Davidson, who explained this project stemmed from a BRC-funded broadband study planning grant in 2015. The city is ready for construction right now and have spent close to \$6 million on the project to date. Mike Wandler commented on the importance of

the redundant circuits to business in Gillette. Ron Harvey asked if Gillette could take 90% of their funding request. Patrick Davidson explained that it would set the city back approximately five years without the full funding.

Mr. Wandler moved to approve the project. Mr. Easley seconded. The motion failed.

### WBC Recommendation

WBC does not recommend funding. The state is presently developing a statewide plan and a grant funding program for underserved and unserved areas. Additionally, a Broadband Advisory Council was recently appointed, and a Broadband Coordinator hired. WBC believes there should be advice from the broadband enhancement plan or the advisory council regarding the appropriate use of, application process, and prioritization Business Ready Community funds for broadband projects in light of other broadband funds.

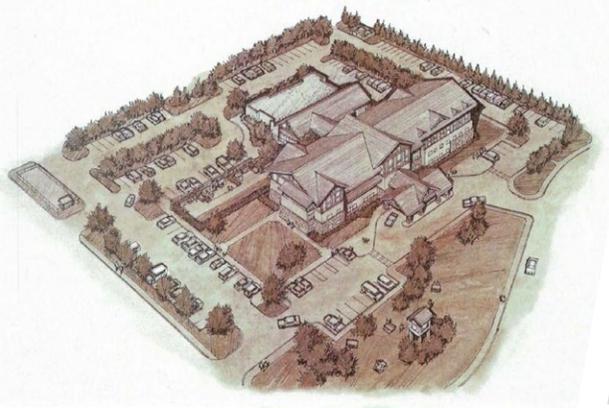
### SLIB Decision

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### Project Overview

Gillette Fiber Improvement Project			
<b>Purpose</b>	The city of Gillette requests \$1,440,256 Business Ready Communities (BRC) Community Readiness grant to help fund expansion of fiber infrastructure to commercial and industrial zones around the city. Project activities include the installation of underground multi-raceway (7-way) fiber conduits to create Fiber Backhaul Transmission Loops.		
<b>Project Budget</b>	<b>Projected Grant Expenditure Schedule</b>		
	<b>Description</b>	<b>BRC</b>	<b>Match</b>
			Cash
	Construction Costs	\$ 1,440,256	\$ 360,064
	Total Project Cost	\$ 1,440,256	\$ 360,064
	<b>Percentage BRC of all cash:</b>		<b>80%</b>
<b>Performance Measures</b>	<b>Measure</b>		<b>Quantity</b>
	Return on Investment		28.5%
	Internet Service Provider connections (ISP)		41
	Revenue Recapture		\$ 6,900
<b>Project Infrastructure</b>	Fiber conduit installation		11.18 miles
	Raceway Miles		119
	Backhaul Loops		5





Business Ready Community Grant and Loan Program

## CITY OF POWELL POWELL CONFERENCE CENTER

**\$2,623,724 Community  
Development - Readiness Grant**

WBC Recommendation: Fund as requested

### Project Description

The city of Powell requests \$2,623,724 Business Ready Communities (BRC) Community Development Readiness funds to construct a 10,000 square-foot conference and community center adjacent to a privately financed 70-80-room lodging facility. The conference center will have the capacity to hold 200-250 people and will contain a commercial kitchen. The facility will be constructed in the Gateway West Business Park which was developed with BRC funds in 2005. The park is currently privately owned. The conference center will be owned by the city of Powell and leased to the lodging facility. The adjacent lodging facility will operate and maintain the facility.

Stephen Wahrlich, a private developer has been selected to construct the Best Western Plus Clocktower Inn of Powell. Wahrlich owns a 126-room lodging facility in Billings, MT and a lodging facility in northern California. He secured two acres of land and has an agreement to secure another two acres in the same location from a Powell citizen.

This project is a public-private partnership that will invest nearly \$9 million in Powell and increase Powell's room capacity by 50%. This lodging and conference center will be the only attached hotel and



2017 Aerial Photo of Gateway West

conference location in Powell. There are three other larger spaces to service events in Powell, but none of them offer the opportunity to stay in the same location.

## Project Goals and Public Benefits

- Job creation including livable wage jobs
- Increased local spending, especially between the months of September and May
- Increased capacity for hosting events
- Increases in property tax and sales tax revenues
- Nearly \$9 million of capital investment (Approximately \$6 million of private investment in the lodging facility and the BRC funds)
- After 5 years, creation of 30 jobs with approximately 1/3 of those being livable wage jobs in Park County
- Tourism is an economic driver in Powell and Park County. The lodging and conference center facility will accommodate the tourism industry year-round. The facility will increase tax revenues locally and to the state.
- Increased number of conferences in both the new facility and existing meeting space facilities in the on (May – August) and off (September – April) seasons.
- Increased lodging tax revenue and 50% increase of available rooms in Powell.

## Lease and Revenue Recapture

The city of Powell will lease the conference facility to the lodging facility. The Clocktower Inn will be obligated to pay a lease for 20 years with the option to purchase after the grant funds are repaid. The lease payment schedule table is shown below:

Lease Payment Schedule		
Terms	Annual Lease Rate	Monthly Payment (not including
Years 1-2	\$43,729.00	\$3,644.08
Years 3-7	\$104,949.00	\$8,745.75
Years 8-10	\$87,457.00	\$7,288.00
Years 11-20	\$174,914.90	\$14,576.24
<b>Total</b>	<b>\$2,623,723.00</b>	

The WBC will recapture 29% annually of total net revenues. Total revenue recapture after 10 years will be \$253,627 and total recapture after sale of the building is \$709,760. The additional lease revenue will be allocated to the Powell Economic Development Fund.

Cost estimates were prepared by Dennis Deppmeier of Montana and the cost per square foot is \$242.97.

## Attorney General Opinion

Pending

Sources	
BRC amount	\$ 2,623,724
Cash Match:	\$ 146,000
<i>Transfer of Land</i>	\$ 126,000
<i>Architect/Eng. Fees</i>	\$ 15,000
<i>PEP/The Merc</i>	\$ 5,000
In-Kind Match:	\$ 146,000
<i>Project Services &amp; Time</i>	\$ 72,000
<i>Transfer of Land</i>	\$ 74,000
<b>Total eligible project cost</b>	<b>\$ 2,915,724</b>
BRC % of total eligible project costs	90%
Local % of total eligible project costs	10%
Uses	
<b>Land Acquisition Costs</b>	
Land	\$ 200,000
<b>Non-Construction Costs</b>	
Architectural and Engineering fees	\$ 286,000
<b>Construction Costs</b>	
Site work	\$ 453,774
<i>Building Components:</i>	
Mechanical, plumbing, HVAC systems	\$ 267,410
Landscaping	\$ 48,253
Foundation and/or Structural Framing system	\$ 377,927
Interior Finishes	\$ 416,917
Fire Protection	\$ 146,608
	\$ 374,000
Fixed equipment:	
Telephone/Data/AV/Kitchen	
General Conditions	\$ 170,317
Contingencies (7%)	\$ 174,518
<b>Total Uses</b>	<b>\$ 2,915,724</b>

## WBC Deliberations

The board heard from Christine Bekes, CEO of Powell Economic Partnership, she explained that this project has been in the works since 2014. This project will be the only conference center and lodging facility in Powell and one of two in Park County. She said that Powell has done their due diligence on the project and see it as a benefit to not only Powell but Park County as a whole.

The Board also heard from Steve Wahrlich, private hotel developer, who has been in the lodging business for 45 years. He sees this as a great opportunity that will be in use, benefitting the community, many months of the year.

Co-Chairman Illoway asked if this conference center would compete with other conference spaces in Powell. Bekes responded that Northwest College and the Park County Fair were both supportive of the project. The other spaces in town do not offer the professional space that is needed to support some conferences.

Kim Devore noted that it is difficult to get the committed hotelier and it makes all the difference in a project advancing.

When asked what would happen if the project is not funded or funded at 90%, Bekes responded the project would likely not happen. The private investment is at the table at the moment and should be acted upon.

## WBC Recommendation

The WBC unanimously recommends funding as requested contingent upon proof of private and investor financing secured by the hotel developer.

## SLIB Decision

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## Project Overview

Powell Conference Center - Clock Tower Inn					
<b>Purpose</b>	The city of Powell requests a \$2,623,724 Business Ready Community (BRC) Community Readiness grant to construct a 10,000 square-foot conference and community center to be located adjacent to the proposed Clock Tower Inn Hotel in the Gateway West Business Park.				
<b>Project Budget</b>	<b>Projected Grant Expenditure Schedule</b>				
	<b>Description</b>	<b>BRC</b>	<b>Match</b>		<b>Total</b>
			Cash	In-Kind	
	Land	\$ 119,358	\$ 6,642	\$ 74,000	\$ 200,000
	Non-Construction Costs	\$ 202,720	\$ 11,280	\$ 72,000	\$ 286,000
	Construction Costs	\$ 2,301,646	\$ 128,078	\$ -	\$ 2,429,724
	<b>Total Project Cost</b>	<b>\$ 2,623,724</b>	<b>\$ 146,000</b>	<b>\$ 146,000</b>	<b>\$ 2,915,724</b>
	<b>Percentage BRC of all cash:</b>		<b>95%</b>		
<b>Performance Measures</b>	<b>Measure</b>		<b>Quantity</b>	<b>Notes</b>	
	Businesses Assisted		1	Powell Conference Center	
	Revenue Recapture: Years 1 - 2		\$ 87,457	Based on lease structure that discounts the first two years for cash flow purposes.	
	Revenue Recapture: Years 3 - 5		\$ 314,847	Total recapture of \$402,304	
	County Median Wage		\$ 17.02		
	Median Wage of Jobs Created		\$ 15.16	Includes estimated benefits	
	Jobs to be Created (3 Year Projection)		32.5	Full-time equivalents	
	Additional Investment		\$ 6,000,000	Hotel facility construction investment	
<b>Project Infrastructure</b>	Acres Developed		4		
	New Building Construction		10,000 sq. ft		





Business Ready Community Grant and Loan Program

## TOWN OF SUNDANCE OLD STONEY RESTORATION

### \$300,000 Community Development - Readiness Grant

WBC Recommendation: Fund as requested

### Project Description

The town of Sundance requests \$300,000 Business Ready Community (BRC) Community Development funds for the shortfall for the Old Stoney Restoration project. The original project request (date) was \$2,957,434. (See original project description attached.) The project was ultimately funded at \$2,452,104. All bids received on the project were higher than what cost estimates projected and higher than what the city was awarded in grant funds. Value engineering saved \$146,564. However, there is no funding available as a contingency.

The Crook County Museum Board secured private financing to cover the shortfall and began fundraising to avoid using the debt financing. A Notice to Proceed was issued on March 5, 2018. Fund-raising efforts total approximately \$112,000 with donations from Sundance State Bank, Powder River Energy Corporation and Basin Electric. Donations have since tapered off.

The requested amount from Sundance will cover contingency funds in event of unforeseeable issues. Fund-raising efforts will continue.

### WBC Recommendation

The board heard from Kathy Lenz, Clerk/Treasurer for the city of Sundance who provided a project update. She indicated the requested funding will provide for the project's shortfall and an amount for a contingency. If any funding remains, it will revert to the BRC account.

Board members commented that investing in small communities is where real diversification takes place.

### WBC Recommendation

The WBC unanimously recommends funding as requested.

### SLIB Decision



## TOWN OF SUNDANCE

**\$2,957,434 Community Readiness Grant**

**Old Stoney Restoration Phase 1**

*WBC Recommendation:*

**Fund**

**Business Ready  
Community Grant  
and Loan Program**

### Project Description

The town of Sundance requests a \$2,957,434 Business Ready Community (BRC), Community Readiness grant to renovate the first and second floors of Old Stoney, Sundance's iconic school building near downtown and along Main Street. Old Stoney was built in 1923 and served as Sundance High School for many years. In 1985, it was added to the National Register of Historic places. Sundance is a Wyoming Main Street community, and Old Stoney will be the focal point of its Main Street program. Next to Old Stoney to the south is the condemned Crook County School District Administration Building, which will be demolished with funds from the Legislature and reclaimed to green space to provide a welcoming space and entry way to Old Stoney and the Main Street of Sundance.

Sundance is located along Interstate 90 (I-90) in northeast Wyoming. It is the gateway to Wyoming that travelers use when coming from South Dakota. Crook County's attractions and history include Devils Tower and the "Sundance Kid" spending time in the jail that shares the grounds with Old Stoney. The vision for downtown Sundance will be a tourist attraction for those traveling along I-90 and many others who visit the area.

The Crook County Commissioners approved the Crook County Museum District Board's purchase of Old Stoney from the county in 2009. Work began immediately to raise revenue to reverse the dilapidation and deterioration through the following efforts:

- \$230,000 Brownfields (EPA) Grant
- \$30,000 State Loan and Investments Grant
- \$90,000 Cultural Trust Fund Grant
- Bake Sales
- Annual Art Auction
- Other fund raising efforts and donations



The city of Sundance has raised over \$650,000 in six years to pay for the completion of new roofing, windows, asbestos and lead paint abatement and point and tuck on the stonework. Of the \$650,000 total, \$190,000 is in a trust fund to provide a matching fund base for grant applications.

The renovated building will provide a more suitable location for the Crook County Museum and Cultural Center. The museum boasts exhibits and artifacts from Crook County, including the Vore Buffalo Jump site, Native American culture, Old West life and the Sundance Kid trial court room with an armory display.

The renovation will also include:

- 2,400 square feet of rental space for local businesses and events.
- A research area will also be formed here, which will give access to the thousands of historical records that the museum offers the public.
- Broadband capabilities in the building.

The entrepreneurial space will be rented out for \$1.25 per square foot with utilities included. There will be three units of business space within Old Stoney, each of various sizes. The rental space revenue is estimated at \$22,035 for year 2019. The events center will also be available for rent at \$400 per event; therefore, the estimated 2019 revenue from events space is \$6,400. The Crook County Museum will also charge a \$5 entry fee. A previous three-year visitation average showed over 5,000 people per year. It is estimated 5,500 people will visit the museum annually by 2019, bringing an estimated \$27,500 in revenue. These revenue options, as well as an annual art auction, will generate enough money to pay operational and utility expenses.

The basement of Old Stoney will be a museum archival storage and restoration area for artifacts that will be housed for preservation purposes. An ADA-accessible elevator will be installed in Old Stoney for moving art, as well as disabled visitors.

### **Project Benefits and Goals**

Sundance has the potential to be a premier destination for meetings, conferences and conventions when Old Stoney is renovated. Broadband capabilities will allow for state, regional and local conference opportunities. Old Stoney plans include a marketing plan to capitalize on meeting opportunities, including planning services to arrange meals, lodging, transportation and entertainment for multiple-sized conferences.

Project goals include:

- Renovate the first and second floors of Old Stoney.
- Offer three premium entrepreneurial retail spaces.
- Offer event/conference rooms.
- Increase visitation, retail sales and sales tax.
- Create six part-time jobs and retain two museum full-time positions.

Revenue streams include:

- Old Stoney Event Center room rentals.
- Entrepreneurial rental space.
- Admissions to Crook County Museum.
- Old Stoney Annual Art Auction.

### Timeline

If funded, the Old Stoney renovation is expected to award the construction bid by January 2018. Construction will commence as soon as the construction bid is awarded. The construction is expected to be complete by December 2018.

### Funding

The overall project cost is \$3,607,434. There is a total of \$449,000 in ineligible costs that are funded with a Brownfields (EPA) grant, as well as local fundraising, a cultural trust and Crook County Museum Foundation dollars. The total eligible project cost is \$3,158,434, of which \$2,957,434 is BRC Community Readiness grant funds. The grant is matched by \$192,000 in Landers Trust funding specific to the rehabilitation of Old Stoney, as well as a \$9,000 Waugh/Schelldorf Families cash donation, which is specific to doors and windows for the Old Stoney renovation.

### WBC Deliberation

The Board heard from Kathy Lenz, the Clerk/Treasurer for the city of Sundance, and Pam Thompson, Chairman of the Crook County Museum District Board of Trustees. Ms. Lenz described the community development plan that Sundance was able to commission with a planning grant. It is their roadmap for future development and she stressed that it was critical to engaging the community. The Board discussed the elements that make this a readiness project versus an enhancement. Staff noted that Old Stoney would have entrepreneurial space and events space to market to conventions or meetings. Downtown Sundance available space is largely occupied and this will add additional square footage for business space in the heart of Sundance.

The Board also discussed this project providing a venue for events in Sundance. Ms. Lenz informed the Board that it already is. Farm Bureau has had their events in Old Stoney even though there is no plumbing. Other organizations have done so as well but it is not ideal. Sundance regularly turns away events such as the state banking meeting due to lack of event space in the community.

Sources	
BRC amount	\$ 2,957,434
Cash Match	\$ 201,000
<b>Total eligible project cost</b>	<b>\$ 3,158,434</b>
BRC % of total eligible project costs	94%
Local % of total eligible project costs	6%
Uses	
<b>Land Acquisition Costs</b>	
Land	\$ 20,000
<b>Non-Construction Costs</b>	
Architectural and Engineering fees	\$ 275,500
Project inspection fees	\$ 18,805
<b>Construction Costs</b>	
Site work	\$ 138,344
Demolition and removal	\$ 157,302
<i>Building Components:</i>	
Electrical Systems	\$ 242,000
Mechanical, plumbing, HVAC systems	\$ 390,000
Landscaping	\$ 11,955
Foundation and/or Structural Framing system	\$ 223,370
Interior Finishes	\$ 729,209
Fire Protection	\$ 90,300
Other (Freight/ADA elevator)	\$ 200,000
Contingencies (21%)	\$ 661,649
<b>Total Uses</b>	<b>\$ 3,158,434</b>

The Board also asked what could be done with less funding or perhaps a phasing of the project. Ms. Lenz noted that the old Crook County School District building next to Old Stoney would be demolished with state funding approved through the Legislature. She expressed that infrastructure construction would be the most crucial step and that could be considered as phase one of the project. She said the town would be grateful for any consideration.

**WBC Recommendation**

The WBC unanimously recommends funding of this project in the amount of \$2,452,104. The amount of funding recommended reflects available balances within the confines of the allocation plan.

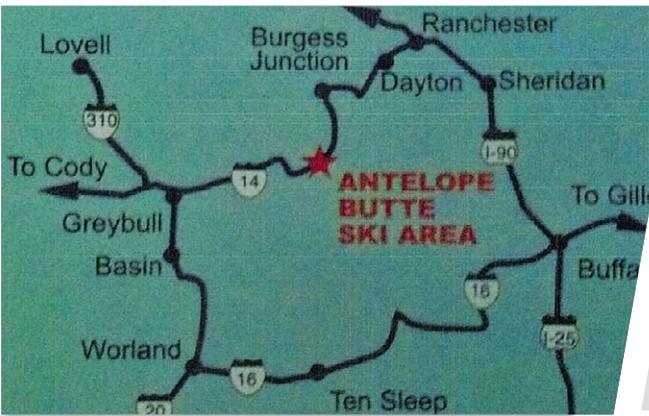
**SLIB Decision**

**UNANIMOUSLY APPROVED WBC RECOMMENDATION TO FUND, APRIL 6, 2017.**

**Project Overview**

Sundance - Old Stoney Restoration Phase 1			
<b>Purpose</b>	The City of Sundance requests \$2,957,434 in Community Readiness grant funds for the renovation of Old Stoney, Sundance's iconic old school building. Old Stoney will be home to the Crook County Museum and Cultural Center. In addition to the museum, there will also be a gathering/conference room with kitchen capabilities as well as an entrepreneurial space.		
<b>Project Budget</b>	<b>Projected Grant Expenditure Schedule</b>		
	<b>Description</b>	<b>BRC</b>	<b>Match</b>
			Cash
	Land	\$ 18,727	\$ 1,273
	Non-Construction Costs	\$ 275,576	\$ 18,729
	Construction Costs	\$2,663,131	\$ 180,998
	<b>Total Project Cost</b>	<b>\$ 201,000</b>	<b>\$ 3,158,434</b>
	<b>Percentage BRC of all cash</b>		<b>94%</b>
<b>Performance Measures</b>	<b>Measure</b>		<b>Quantity</b>
	Businesses Assisted		4
	Return on Investment		3%
	Revenue Recapture		\$ 10,000
	County Median Wage		\$ 58,795
	Median Wage of Jobs Created		\$ 24,960
	Jobs to be Created (3 Year Projection)		7
	Jobs to be Retained		2
	Additional Investment		\$ 650,000
	Acres Developed		.32 acres
<b>Project Infrastructure</b>	Existing Building Construction		15,000 s.f.
	Water		600 l.f.
	Sewer		300 l.f.





Business Ready Community Grant and Loan Program

## BIG HORN COUNTY ANTELOPE BUTTE MOUNTAIN RECREATION AREA

**\$185,600 BRC Community Development -  
Enhancement Project**

WBC Recommendation: Fund as requested

### Project Description

Big Horn County requests a \$185,600 Business Ready Community (BRC) Community Development Enhancement grant for the purchase and installation of a 250-foot conveyor style surface lift for beginner skiers at the Antelope Butte Mountain Recreation Area (ABMRA). The Antelope Butte Foundation, Inc. (ABF), a non-profit corporation, is working to reopen the Antelope Butte Ski area into a year-round mountain recreation area. This project will create jobs, benefit youth and families by providing year-round recreational, training and educational experiences, and benefit local businesses and communities through increased tourism activities.

The area operated as a winter ski area from 1960-2004, until a family bankruptcy forced its closure. The ABF was created in 2011. In 2017, ABF received a five-year Special Use Construction Permit from the U.S. Forest Service to reopen and operate the 500-acre ABMRA. ABF has raised \$1.98 million of their \$4 million goal. ABF purchased the facility and is now in the process of renovating it and establishing an endowment. ABF has established a successful summer events over the last four years including music festivals, brew fests and more.

Trail work contracts have been signed and a bid for the lift work has been accepted. The ABF's goal is to be operational for the 2018-2019 winter season.

### Project Goals and Public Benefits

- Establish a year-round mountain recreation culture in the communities of northern Wyoming by providing affordable programming through local school districts, youth organizations, and outdoor recreation organizations that will educate and train youth, beginners and families on the benefits of leading a healthy outdoor lifestyle;
- Receive a 40-year Special Use Permit from the USDA Forest Service for the operations of an outdoor recreation area.
- Provide youth and their families affordable options to outdoor winter activities;
- Attractive workforce recruitment tool.

The recent Governor’s Task Force on Outdoor Recreation recommends to “Increase opportunities and resources available for local school districts to incorporate outdoor recreation and education in K-12 curricula that focuses on creating lifelong recreationalists.” ABF has established relationships with Big Horn and Sheridan County school districts and are actively developing a collaboration plan to implement these opportunities.

## WBC Deliberations

Jeff Grant, Antelope Butte Foundation board member, gave a history of the Antelope Butte Ski Area and the Foundation’s efforts to re-open it as a year-round recreational area. Fundraising has exceeded \$2 million towards their \$4 million goal.

Board member Kensey noted strong support from Big Horn and Sheridan counties. He also commented on the significant volunteer support and that having the recreation area available is a good employee recruiting tool.

Board members asked about the status of the 40-year permit from the Forest Service. Mr. Grant replied that the permit should be issued after five years of operations. He noted that the Forest Service is in support of the project and has been very cooperative with the foundation’s efforts.

The board asked if the project could be completed with 90% funding. Mr. Grant replied that would be a substantial hardship.

## WBC Recommendations

The WBC unanimously recommends funding as requested. WBC further recommends a claw-back provision for the BRC funding if ABF is not awarded their 40-year Special Use Permit from the USDA Forest Service.

## SLIB Decision

### Project Overview

Antelope Butte Mountain Recreation Area			
<b>Purpose</b>	Big Horn County requests a \$185,600 BRC Community Development Enhancement grant for the purchase and installation of a 250-foot conveyor style surface lift for beginner skiers at the Antelope Butte Mountain Recreation Area (ABMRA). Big Horn County and the Antelope Butte Foundation, Inc. (ABF), a non-profit corporation, are working in partnership to reopen the Antelope Butte Ski area into a year-round mountain recreation area.		
<b>Project Budget</b>	<b>Projected Grant Expenditure Schedule</b>		
	<b>Description</b>	<b>BRC</b>	<b>Match</b>
			Cash
	Construction Costs	\$ 185,600	\$ 46,400
	Total Project Cost	\$ 185,600	\$ 46,400
	<b>Percentage BRC of all cash:</b>		<b>80%</b>
<b>Performance Measures</b>	<b>Measure</b>		<b>Quantity</b>
	Businesses Assisted		1
	Estimated Capital Expenditures		\$ 2,400,000
	Estimated Capital Expenditures		\$ 250,000
	Estimated Capital Expenditures		\$ 250,000
	Estimated Taxable Sales		\$ 390,000
	Estimated Taxable Sales		\$ 680,000
	Estimated Taxable Sales		\$ 935,000
	Payroll		\$ 346,960
	County Median Wage		\$ 19.14
Median Wage of Jobs Created		\$ 17.50	
Jobs to be Created (3 Year Projection)		12	
<b>Project Infrastructure</b>	Acres Developed		120

Sources	
BRC amount	\$ 185,600
Cash Match	\$ 46,400
In-Kind Match	\$ 46,400
<b>Total eligible project cost</b>	<b>\$ 232,000</b>
BRC % of total eligible project costs	80%
Local % of total eligible project costs	20%
Uses	
<b>Construction Costs</b>	
Lift, installation	\$ 232,000
<b>Total Uses</b>	<b>\$ 232,000</b>



## Addendum Correspondence

### TOPIC

### PAGE

Letters of public input are in the following order:

Cody - Gunwerks Manufacturing Facility . . .	38-43
Goshen Care Center JPB . . . . .	44-66
Gillette - Fiber Improvement Project . . . . .	67-77
Powell - Powell Conference Center . . . . .	78-106
Big Horn Co. - Antelope Butte Mtn Recreation Center. . . . .	107-120

Senator Henry H.R. "Hank" Coe  
Education Committee Chairman  
Wyoming Senate Senate District 18  
P.O. Box 1088 • Cody, WY 82414



home (307) 587-4655  
email Hank.Coe@wyoleg.gov

August 1, 2018

Mr. Shawn Reese  
Wyoming Business Council  
215 W. 15<sup>th</sup> Street  
Cheyenne, Wyoming 82001

Dear Shawn:

As you know, I have been ardent supporter of growing Wyoming's economic diversity and have appreciated the Wyoming Business Council's (WBC) support of communities working to attract new business opportunity, or in some cases, supporting their growth, such as Cody Labs.

Gunwerk's (in Cody), is a perfect example of expanding a business for Cody, positioning the organization for potential growth, and providing new jobs and a new sales tax revenue stream for the State of Wyoming.

Gunwerk's opened shop in Cody in 2016 with 13 employees. Today they have 37 employees, and a growing demand. We are asking for WBC's support to help meet that growth opportunity.

Their plan is to build a 36,080 sq. ft. manufacturing facility in Cody (Blackburn Avenue), and to be operational by December of 2019. This expansion will allow for the creation of 75 NEW EMPLOYMENT OPPORTUNITIES, averaging just under \$49,000 plus benefits per annum. A career with Gunwerk's will be attractive to our younger residents. It will position Cody well to attract Wyoming grown/high school and university educated students, thus keeping them in Wyoming!

The project costs are expected to total \$6,265,000. We are asking for WBC's consideration of a \$3,000,000 loan and a \$3,000,000 grant.

This is exactly the type of opportunity we had in mind as we supported the ENDOW initiative, and we look forward to your thoughts as to how we can accomplish this project and continue to lift the Wyoming economy beyond relying upon our energy industry.

With kind regards,

A handwritten signature in black ink, appearing to read "Hank Coe".

Henry H.R. "Hank" Coe

**BUFFALO BILL  
CENTER  
OF THE WEST**

August 1, 2018

720 Sheridan Avenue  
Cody, WY 82414

T 307-587-4771

F 307-587-5714

Shawn Reese, CEO  
Wyoming Business Council  
215 W. 15<sup>th</sup> Street  
Cheyenne, WY 82001

Dear Mr. Reese:

It is a pleasure to write a letter of support for the Gunwerks project to expand their manufacturing facility here in Cody. Gunwerks is the recognized industry leader in long-range shooting accessories. The proposed expansion has the potential to bring at least 75 new jobs to our region with the average wages being more than the regional average for our part of the state. Helping the Cody economy is helping the State of Wyoming's economy which in turn, supports more business activity and economic vitality. It seems a win-win project for our state and community.

This project will help diversify the Cody economy which is now heavily dependent upon tourism. In addition, the Cody Firearms Museum at the Buffalo Bill Center of the West operates the nation's most comprehensive firearms museum. This museum is currently undergoing a \$12,000,000 privately funded renovation featuring exhibitions related to long range shooting as well as other firearm historical and scientific topics. The Center is also home to extensive collections of historical and modern rifles, accessories and engineering drawings related to long range shooting – these can be important touchstones that can help Gunwerks continue to expand its business by seeing how long-range shooting technology developed and grew.

I believe that this project is important for our community and has real potential to create jobs. In addition, I hope that we can create new synergies between Gunwerks and the Center through this expansion.

Should you have any questions, do not hesitate to call me.

Sincerely,



**Bruce B. Eldredge**  
Executive Director & CEO

Buffalo Bill Museum  
Cody Firearms Museum  
Whitney Western Art Museum  
Draper Natural History Museum  
Plains Indian Museum  
McCracken Research Library  
[centerofthewest.org](http://centerofthewest.org)



**President's Office**

307.754.6200 • FAX 307.754.6177 • 800.560.4692  
231 W 6TH ST BLDG I  
POWELL, WY 82435-1898 USA  
[www.nwc.edu](http://www.nwc.edu)

July 30, 2018

Shawn Reese  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002-0240

Dear Mr. Reese,

On behalf of Northwest College, I would like to express firm support of the proposed Gunwerks expansion project in Cody.

True to our community college mission, Northwest College embraces its role in serving the workforce training needs throughout the college's service area. This project has the ability to enhance the college's workforce training opportunities, as well as provide internship opportunities for our students.

The significant investment in this target industry and the expected addition of 75 positions through this expansion will not only be an obvious benefit to the local economy, but also will provide unique opportunities for growth and development of Northwest College in partnership with Gunwerks.

Therefore, Northwest College is pleased to provide its full support of the Gunwerks expansion project. Thank you for your consideration. Please feel free to contact me if I can be of further assistance.

Sincerely,

Stefani Hieswa, Ph.D.  
President

SGH/dg



# CODY COUNTRY CHAMBER OF COMMERCE

July 27, 2018

Wyoming Business Council  
214 West 15th St.  
Cheyenne, WY 82002-0240

Dear Sirs,

On behalf of the Cody Country Chamber of Commerce Board of Directors and our membership, please accept this letter as our support of the \$6 million proposal by Forward Cody to expand our local business, Gunwerks.

This expansion could not come at more critical time for Cody. While our community depends greatly on travel and tourism, year-round employers and their employees are truly the life blood of our community. The salaries spent here are a vital link to 12-month sustainability for local businesses, especially those that remain open in the off-season.

In the wake of impending job loss, an addition of 75 jobs and the presence of a growing company will assist in bolstering our economy and will help other companies to view Cody as a viable choice for relocation to Wyoming.

For these reasons and in the best interests of the Cody community, I encourage you to fully fund the Forward Cody/Gunwerks application.

Sincerely,

Tina Hoebelheinrich, Executive Director  
Cody Country Chamber of Commerce



Wells Fargo Bank, N.A.  
Cody Business Banking Group  
MAC C7835-011  
1401 Sheridan Avenue  
Cody, WY 82414

Fax: 307 587 2827

July 27, 2018

Wyoming Business Council  
214 West 15<sup>th</sup> St  
Cheyenne, WY 82002

Mark Westerling  
Wells Fargo Bank, NA  
1401 Sheridan Ave  
Cody, WY 82414

Dear Sirs,

I would like to express my support for the Forward Cody/ Gunwerk's application before you. The community of Cody Wyoming currently depends heavily upon tourism and hospitality services. The need for good year round manufacturing jobs, such as the 75 jobs that will be added to our economy by the Gunwerk's expansion is critical. The salaries spent in our community will benefit all of the citizens through the City and School system as well as the multiplier effect upon other local businesses.

These local businesses are only viable with good, year round local employment such as these jobs represent.

For these reasons I encourage you to consider the Forward Cody/Gunwerks request as it is in the best interests of the entire community.

Thank you,

Mark Westerling  
Vice President  
Wells Fargo Bank, NA  
Cody Business Banking Group  
Cody, WY 82414  
307-527-2638

Together we'll go far



**SBW****SBW & ASSOCIATES, P.C.**  
CERTIFIED PUBLIC ACCOUNTANTSCody: Keven L. Buss, C.P.A.  
Reanne N. Wolff, C.P.A.  
Timothy G. Doley, C.P.A.Powell: Reanne N. Wolff, C.P.A.  
Worland: Keven L. Buss, C.P.A.

July 26, 2018  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

To Whom It May Concern,

It is my pleasure to write a letter of support of the proposed \$6,000,000 Gunwerks project in Cody, Wyoming.

Having a Certified Accounting Firm serving Cody, Powell, and Worland we see firsthand the positive impacts projects like Gunwerks has on our Wyoming Communities. Cody is the right location for this project when you consider all the quality attributes Cody has to offer. A quick spin through the Forward Cody Website ([www.forwardcody.com](http://www.forwardcody.com)) affirms these attributes.

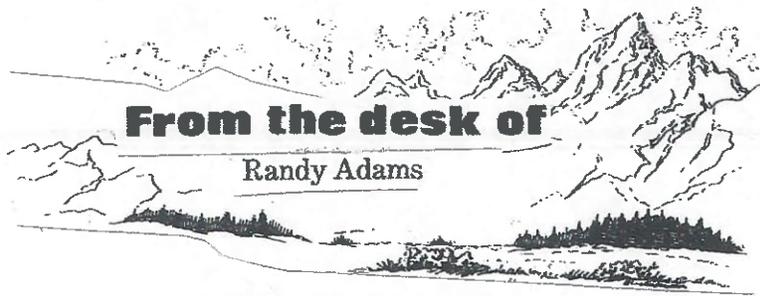
In conclusion, SBW & Associates, P.C. fully supports the efforts of Gunwerks, Forward Cody, and The Wyoming Business Council, in investing in a quality project that will benefit the City of Cody, its surrounding communities, and the State of Wyoming.

Sincerely,



Keven Buss, CPA  
SBW & Associates, P.C.  
Certified Public Accountants.

951 Rumsey Avenue • P.O. Box 657 • Cody, Wyoming 82414 • Phone (507) 527-6161  
428 Alan Road • P.O. Box 858 • Powell, Wyoming 82455 • Phone (507) 754-1010  
1015 Robertson Avenue • P.O. Box 168 • Worland, Wyoming 82401 • Phone (507) 547-4555



Saturday, August 4, 2018

Chairman  
Wyoming Business Council

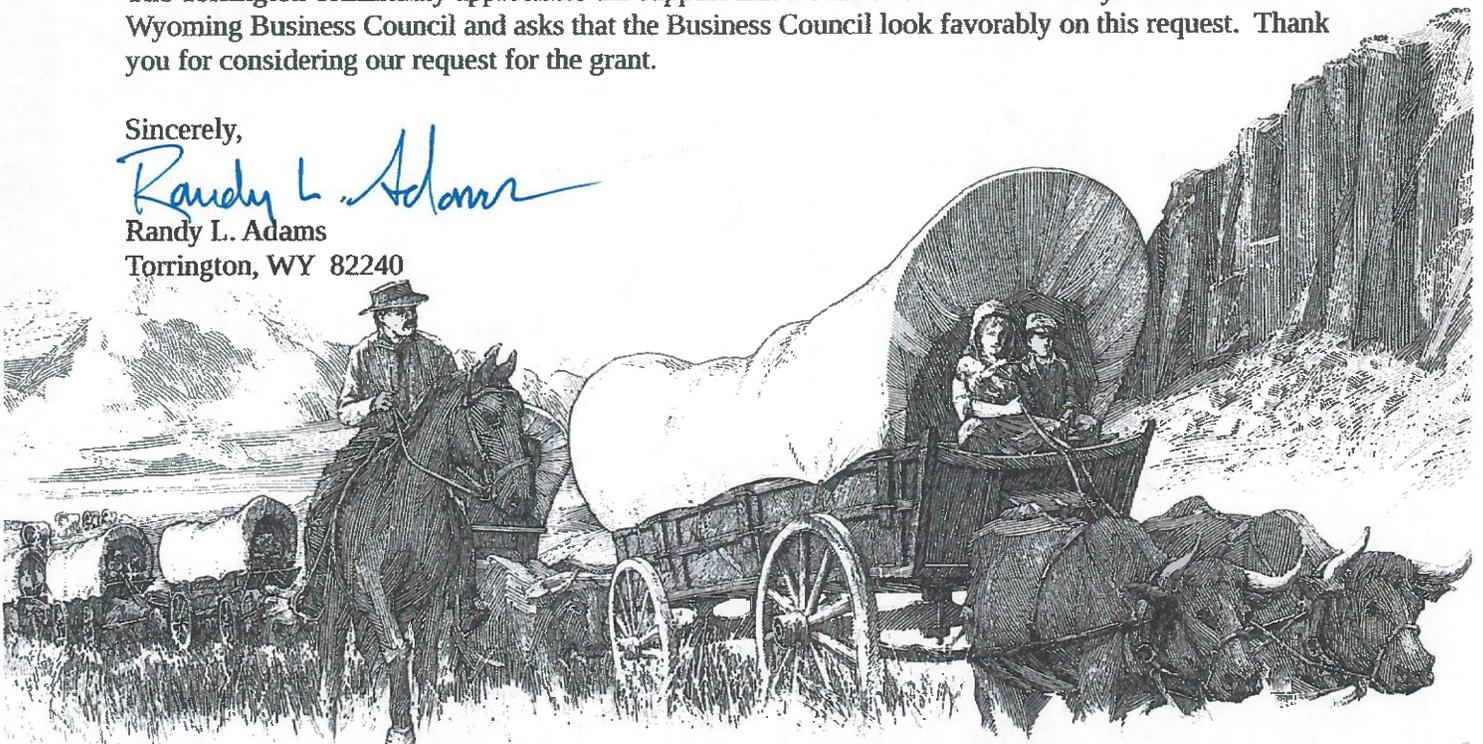
I am writing this letter in support of the Goshen Care Center Board and their effort to raise money for the construction and completion of the senior housing project here in Torrington named Evergreen Plaza. This is a \$6.7 million project and the board is requesting a grant from the business council in the amount of \$3 million. The project is supported by the City of Torrington and by Goshen County, the two entities that make of the Care Center Board.

This is a vitally necessary project for the Goshen County community. Due to the fact that there are more senior citizens in need of senior housing that there is available housing, a large percentage leave Wyoming and head to available housing in Scottsbluff, Nebraska, just 30 miles to the east. They would rather stay in their home community but due to their condition they have to make a decision and commit to a location or lose their place in line. Torrington and the Goshen County Community has for years needed this type of facility. There will be 30 units, some designed as independent living units and some as assisted living units. A new kitchen will be included which will serve an already existing Evergreen Court and the new facility. Also included will be a new fitness and workout room, a walking path to the west, and an enclosed walkway connecting both facilities. This is a shovel ready site bordered on three sides by existing streets with electrical, water water, and sewer services already in place. The site is located within two blocks of Torrington's city hall, within four blocks of the library, and there are three churches within a block. The planned facility and downtown Torrington are only separated by five blocks.

The Torrington community appreciates the support that we have received over the years from the Wyoming Business Council and asks that the Business Council look favorably on this request. Thank you for considering our request for the grant.

Sincerely,

Randy L. Adams  
Torrington, WY 82240





City of Torrington  
Engineering & Planning  
PO Box 250  
Torrington, WY 82240

City Engineer (307) 532-4815  
Building Official (307) 532-4213  
FAX (307) 532-2010

8/3/2018

Ashley Harpstreith  
CEO/Executive Director  
Goshen County Economic Development

**Dear Ms. Harpstreith:**

My name is Dennis Estes, Building Official for the City of Torrington, First Responder for 30 years and a lifelong resident of Torrington. My intention with this letter is to show my full support for the proposed Evergreen Plaza Project in Torrington. As I understand, this project is designed and proposed to be a 30 unit level 1 and 2 care for not only Torrington's senior population but will also serve Goshen County residents and surrounding residents as well.

With my job as the Building Official and a First Responder I deal with Torrington senior residents on a daily basis. I see the struggles that they have in their homes. I talk to seniors about building new homes, additions, and possible remodels to their current homes to help them stay in their homes as long as possible. When the time comes for them to move they really have no options to stay in Torrington. Most seniors that I work with do not need the higher level of care they would receive a nursing home. They simply what smaller, one level homes or apartments in the community they have lived in most of their adult lives. As you know, many of our aging residents in Goshen County were raised on farms and ranches in Goshen County and then operated that same land their entire life. When it is time for them to move they have to leave the county and the state to find suitable housing to fit their needs.

Within the City limits of Torrington there is really no land or subdivisions to build one level homes in a community setting. We simply have no flat lots for them to build this type of community. The Torrington City Council seen the need for this level of care for our seniors and therefore purchased the one piece of property in the middle of town that would be the perfect place for this type of facility. They then donated the land to see this project completed. This property was the site for the Goshen County Hospital that was recently torn down. This site has several advantages, it is adjacent to a smaller unit with the same level of care, the site is ready to build on with all the utilities and infrastructure needed for this type of facility, this project is within a few blocks of several churches and the local senior center and would blend nicely with the surrounding area residential homes.

---

Dennis Estes □ Building/Fire Official □ 436 East 22nd, P.O. Box 250, Torrington, WY 82240  
Telephone: (307)532-4213 □ Fax: (307) 532-2010 • Email: [destes@torringtonwy.gov](mailto:destes@torringtonwy.gov)

In closing, I fully believe that this facility would be a great addition to our city. Torrington has the need, has the residents, and the community's support for this project. I hope that you can see the need and believe in the worthiness of this project that is so needed in Torrington.

Thank you,

  
Dennis Estes

---

Dennis Estes □ Building/Fire Official □ 436 East 22nd, P.O. Box 250, Torrington, WY 82240  
Telephone: (307)532-4213 □ Fax: (307) 532-2010 ● Email: [destes@torringtonwy.gov](mailto:destes@torringtonwy.gov)



August 1, 2018

Julie Kozlowski  
Community Development Director  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

Dear Ms. Kozlowski,

I am writing this letter in support of the proposed 30 unit assisted living project at East D and 20<sup>th</sup> Avenue in Torrington, Wyoming. I am writing this letter as a potential neighbor and as a CPA in Torrington.

My husband and I currently reside at 1925 East E Street. We are neighbors of the existing Evergreen Court and Golden Manor facilities. Having lived there since 2012, I will tell you that the current facilities add a nice quality to our neighborhood. They are quiet, considerate, and well kept. I like the idea of the new facility filling up the empty lots just to the north of our house. A new facility would be perfect for that area, and would add to the qualities of our current neighborhood that we have come to enjoy.

The thought of a new facility also appeals to me as a new employer with the addition of jobs with benefits in Torrington and Goshen County. I see clients and friends that are often in the job market, looking for satisfying work that can also fill the need for health insurance and retirement benefits.

Lastly, I will tell you that several of my clients are in a transition phase of life, looking for alternative living arrangements that provide services. As a CPA, my firm has helped with elder care and it is a difficult job to find, employ and schedule care providers, especially when help is needed around the clock. An assisted living facility could possibly keep them out of the nursing home, or from continuing to live in a house or on a farm with burdensome costs and work to maintain their residence.

I also see clients who are aging and are still married, with one of the spouses needing additional care. In Torrington, we do not currently have residence choices with services that would allow a couple to stay together. The few that we do have fill up and have a waiting list.

I will wrap this up by saying that I cannot really think of a downside to the proposed facility and am excited that we may be having a brand new facility in place of an empty lot with wonderful neighbors.

Sincerely,

Trena L. Weisshaar, CPA

Professional Building • 241 East 21st Avenue • Torrington, WY 82240 • 307.532.8424 • Fax 307.532.3576

July 25, 2018

Ms. Julie Kozlowski  
Community Development Director  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

Dear Ms. Kozlowski:

I have pondered long and hard about how best to convey our need for this facility. Having been a resident of Evergreen Court for four years, I have seen the difficult transition for residents who need more medical care than can be provided here, but not so drastic as that provided by the Care Center -- but there is no in-between.

Goshen County has an aging population and this need is only going to be greater. I earnestly request your support for this proposed living facility.

Sincerely,



Donna Beth Downer, PhD.  
2010 East F, # 308  
Torrington, WY 82240

P.S. I may be needing this in the not-too-distant future!

Ms. Julie Kozlowski  
Community Development Director  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

July 25, 2018

Dear Ms. Kozlowski,

Because we are currently residents of Evergreen Court in Torrington, we believe we are justified in recommending the establishment of an Assisted Living facility in our community. Although we are satisfied with our rental apartment at Evergreen, we believe there is need for a facility that provides assisted, comfortable, safe rooms and small apartments to our many citizens who are currently finding living quarters in Scottsbluff, NE, Cheyenne, Ft. Collins, CO, or even, as a last resort, in our local nursing care facility, the cost of which is prohibitive for most of our citizens.

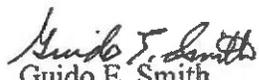
Not only would assisted living rooms, and /or apartments benefit the large number of residents who might inhabit those living spaces but, with proper planning, could feed into the job market (construction jobs of the facility, nurses, CNAs, maintenance personnel, enlarged housekeeping staff, etc.) and perhaps into the higher education system through our community college.

Just today we overheard our manager, Peggy Holmstrand, say that she had found it necessary to put three additional potential residents on the waiting list. We cannot afford to lose these folks. Nor can they afford the long distance move necessitated by the current lack of assisted living spaces.

We are so very fortunate to have the only couple's apartment in Evergreen, thus allowing us to stay together in Torrington, to live near friends, to have our meals prepared for us, to have such amenities as bed making, light housekeeping, yard work and other services provided at an affordable price through Welcov. We mention this arrangement as we've had numerous people speak to us expressing interest in a place where a couple can continue living together.

Although we have listened to the pros and cons for the building of this new facility, we have left to those who have a keen knowledge of our community's economic health, the discussion of financial and economic issues.

We believe that, after living and working in this community for the past 60 years, we have a good basic understanding of Torrington and its residents. Please consider carefully our collective desire to provide Torrington residents with the Assisted Living facility proposal.

  
Guido E. Smith,  
President, Emeritus  
Eastern Wyoming College

  
Edith L. Smith



# Family Dentistry

Timothy J. Pieper, DDS, MAGD

Britton M. Marsh, DDS

July 23, 2018,

Dear Ms. Kozlowski:

The proposed Evergreen Plaza Assisted Living Facility would fill a huge need in our community. We have had the luxury of a first class nursing facility, and Alzheimers facility. Evergreen is a great facility for independent living, but people here had to go out of town for an assisted living facility.

With the demographics of our community being elderly, that missing link is a much needed service.

Economically, the facility would provide much needed employment opportunities as well. I know the community is excited about the prospect of another level of care for our fellow citizens.

We treat patients from the other care centers here and would be excited to see patients and staff in our practice from the proposed assisted living facility.

I can only see it helping the economy and social life of our community.

If I can be of further help in any way, please do not hesitate to contact me.

Sincerely,

Timothy J. Pieper D.D.S. M.A.G.D.



July 19, 2018

Ms. Julie Koslowski  
Community Development Director  
Wyoming Business Council  
214 W. 15<sup>th</sup> Street  
Cheyenne, WY 82002

Dear Ms. Koslowski:

I am writing this letter of support for the potential 30-bed assisted living facility planned for in Torrington, Wyoming. Eastern Wyoming College (EWC) with campuses in Torrington and Douglas provides students with careers in the healthcare field. These career opportunities focus on the practical aspects of healthcare that includes classroom work, internships and lab sessions as part of the healthcare curriculum. Well-educated and highly-trained employees are a critical component of the healthcare industry. Eastern Wyoming College currently provides training to nurses and Certified Nurse Assistants, both of which are utilized in assisted living facilities. Employer partnerships are critical to this program and we currently provide clinical rotation at the Goshen Care Center in Torrington. Centers like Goshen Care Center and other assisted living centers provide employment for students in both the nurse and Certified Nurse Assistant areas. If Torrington were to build the 30 unit assisted living facility in Torrington, Eastern Wyoming College would be very supportive of this facility since it would not only provide care to those in need, but it would also provide clinical sites and employment opportunities for our students. EWC currently meets workforce demands in Torrington, Wheatland, Lusk, Douglas, Newcastle, Sundance, Upton, and Cheyenne, Wyoming and in two Nebraska communities: Scottsbluff and Mitchell.

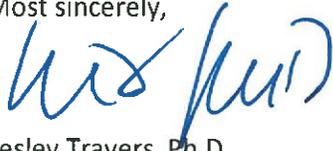
In 2016-17, EWC provided CNA training to approximately 217 students. These classes are scheduled to accommodate the various needs of students including evening, day and weekend classes since some of our students are non-traditional with a few students concurrently enrolled in high school and college. We offer at least two classes each semester and a summer class on the Torrington and Douglas campuses and in Lusk. Additionally, EWC has 20 students enrolled in the Pre-Nursing/Pre-Profession AS Degree Program in Fall 2018 which includes incoming freshmen, concurrent enrolled high school students and returning sophomore students. Many of these students are completing the Pre-Nursing/Pre-Profession AS Degree Program with a plan to transfer into BSN programs across the region.

Eastern Wyoming College • Office of the President • 3200 West C Street • Torrington, WY 82240  
(307) 532.8303 • (307) 532.8329 Fax • (866) 327.8996 • ewc.wy.edu

And finally, in 2018, EWC graduated their first class of nursing students (14) from the EWC Douglas campus with their Associate Degree in Nursing (ADN). Additionally, EWC is working with Banner Health to launch a satellite ADN program on the EWC Torrington campus Fall 2019 with 15-16 additional students. These additions would increase the number of ADN students to 45 students Fall 2019. These students will need jobs upon graduation and many of them wish to stay in Torrington making the assisted living facility a strong partnership for Eastern Wyoming College.

As the president of a community college, I am also always looking at where we might place our graduating students for employment opportunities. A 30-bed assisted living facility would provide a great asset to Torrington in addition to employment opportunities for CNA's, ADN's and others in Goshen County. Thank you for your consideration of Torrington as a place to support a 30-bed assisted living facility that could provide strong support for those in need of some assistance with their care.

Most sincerely,



Lesley Travers, Ph.D.  
President



July 17<sup>th</sup>, 2018

Ms. Julie Kozlowski  
Community Development Director  
Wyoming Business Council  
214 West 15th Street  
Cheyenne, WY 82002

Dear Ms. Kowzlowski,

This letter is in support of the Goshen Care Center Assisted Living project which we feel embodies our mission statement *providing boundless opportunities for business and community* as you cannot have one without the other.

This facility will provide a major expansion of a core business in our community, Welcov, who will provide livable wages and additional employment through Eastern Wyoming College nursing program. Additionally, this will retain a tax base that currently is having to leave our state for care. This will project will aid in the reduction of Medicaid dollars and will have a ripple effect for economic impact from construction to operations.

Additionally, the project will be instrumental in providing Goshen County with all levels of care (1 through 5). Families caring for their loved ones will finally be able to do so in their own homes versus having to send their loved ones over state lines. The proposed location site is poised for senior care and housing.

In conclusion, GCEDC is a strong supporter of this essential business and community project. Thank you in the consideration of this project of this essential project on the behalf of Goshen and its surrounding communities in Southeast Wyoming.

Sincerely,

Ashley Harpstreith  
Chief Executive Officer

Bob Taylor  
Board of Directors, President

PO Box 580  
110 West 22nd Avenue  
Torrington, WY 82240  
**P:** 307-532-5162  
**F:** 307-532-7641

**BIG LAND  
OPEN OPPORTUNITY**

[GoshenWyo.com](http://GoshenWyo.com)

July 17<sup>th</sup>, 2018

Ms. Julie Kozlowski  
Community Development Director  
Wyoming Business Council  
214 West 15th Street  
Cheyenne, WY 82002

Dear Ms. Kowzowski,

Thank you for the opportunity to write a letter of support for the Goshen Care Center Assisted Living project. Goshen County is a very rural area whose local economy is dependent upon the agricultural industry. With an aging population it is important to keep our citizens here and not lose the tax base.

Healthcare is a vibrant industry. Per the Goshen County Economic Development study in 2012 and the most recent study with Welcov, there is major demand to assist this demographic. This will have a major impact on our community as we will be able to retain these tax payers and provide families the advantage of keeping their loved ones in their own backyard. The additional jobs that will support our economy will be fueled by our local workforce development in partnership with Eastern Wyoming College, Goshen County School District and University of Wyoming.

We feel this project would check several boxes; assist with the redevelopment of a blighted property, retain tax payers who would otherwise be forced to leave for care, and contribute to an emerging economy in a depressed agricultural community with a beneficial economic impact.

In conclusion, we are a strong supporter of this project. Thank you for consideration of this project as it will greatly benefit Goshen County and all of our surrounding communities.

Sincerely,



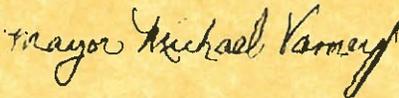
Mayor Joyce Evans, Fort Laramie



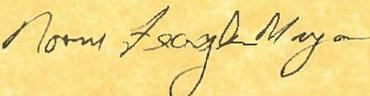
Mayor Mark Marshall, LaGrange



Mayor George Siglin, Lingle



Mayor Michael Varney, Torrington



Mayor Norm Feagler, Yoder



"We are an equal opportunity employer"

P. O. Box 250

Torrington, WY 82240

436 East 22<sup>nd</sup> Avenue

[www.torringtonwy.gov](http://www.torringtonwy.gov)

Phone: (307) 532-5666 Fax: (307) 532-2010

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July 13, 2018

To Whom It May Concern:

I am writing this letter to support the Goshen County Joint Powers Care Center Board's application for a grant in the amount of \$3,000,000.00 and a loan in the amount of \$3,000,000.00 to build a facility consisting of (30) units for independent living and assisted living. This facility is desperately needed in Goshen County because of a rapidly growing senior population and a conspicuous need to house this growing population that falls in one of the two previous mentioned categories which are independent living and assisted living.

For much too long, Goshen County has been losing senior citizen residents to Scottsbluff and Gering Nebraska which are only 32 and 35 miles respectively from Torrington. These are residents who are ready to move out of their own homes and into a facility where they do not have to deal with a lawn, clearing sidewalks after snow storms, cleaning gutters, trimming trees and bushes, and generally trying to keep up with daily tasks that a homeowner faces each and every day.

Goshen County and Torrington together make up about 92% of the total Goshen County population. Both of these centers of population have, and are experiencing an aging population. In Goshen County, the population of homes with one or more people 60 years of age and over, totals 2,262 persons. When this number is further broken down, 1,393 households had two or more persons over the age of 60 living in the home. In Torrington, 21% of the population is 65 years of age or older which means Torrington is showing an upward trend of its' total population in the age of retirement or nearing the retirement age. This high proportion of Torrington's population is indicative of a widespread need for programs and services to address age-related concerns from healthcare to housing needs. Home safety is a related growing need and a new senior living facility attached to the current Evergreen Court would help Goshen County and the City of Torrington meet this need. We want to keep our senior residents but we desperately need a facility that provides a living space where a retired couple can live together in a space that provides at least one or two separate bedrooms to give the couple or single person a feeling of privacy and some space to provide a personal feeling of an inviting living space.

Torrington has some senior living facilities, but all of these have an income restriction for the residents. The need for this type of housing for seniors has been basically met now. What we desperately need is this proposed new living facility with (30) units divided between independent and assisted living status and not based on a person's or a couple's income level.

To help this project become a reality, the City of Torrington has generously and willingly donated a 3.4 acre site of well positioned land valued at over \$300,000.00 to the Goshen Care Center Board.



"We are an equal opportunity employer"

P. O. Box 250

Torrington, WY 82240

436 East 22<sup>nd</sup> Avenue

[www.torringtonwy.gov](http://www.torringtonwy.gov)

Phone: (307) 532-5666 Fax: (307) 532-2010

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The City of Torrington has made a valuable contribution to this project because in addition to the land, the streets on all three surrounding sides of this property are already paved plus water, sewer, and electric infrastructure are all readily accessible. This 3.4 acre site is ready for development and is definitely a shovel-ready building site. As Mayor of Torrington, I respectfully ask that the Wyoming Business Council look favorably at this project and approve the Goshen County Care Center Board's request for funding. As we continue to lose our retiring senior residents to facilities in western Nebraska it affects Goshen County, Torrington and the other four towns by a loss of population which then relates to the overall financial status of each of the above.

Thank you for your consideration of this request.

Respectfully,

Mike Varney, Mayor

City of Torrington



626 West 25<sup>th</sup> Avenue • Torrington, WY 82240  
307-532-2171 • Fax 307-532-7085  
www.goshen1.org

**Jean Chrostoski**  
Superintendent  
of Schools

**Donna Fields**  
Director of  
Curriculum,  
Instruction & Data  
Management

**Marcy Cates**  
Business Manager

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Zach Miller

Rod Wagner

Julie Koslowski  
Community Development Director  
Wyoming Business Council  
214 W. 15<sup>th</sup> Street  
Cheyenne, WY 82002

Dear Director Koslowski,

Please accept this letter of support for expansion of the Goshen Care Center in Torrington. This expansion not only benefits members of our community, but also provides increased opportunities for our students in the career pathway of nursing. Our students need internship opportunities and this can only be done with facilities that can provide such for them.

With these opportunities for internships, this will increase the number of students who can secure employment as Certified Nursing Assistants in our community upon graduation from high school.

Goshen County has a waiting list for aging citizens for this expansion. This improves their quality of life. The district supports and will work with Goshen County Economic Development to assure this facility is staffed by qualified certified nursing assistants and keeps our graduates working in Goshen County.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Jean M. Chrostoski  
Superintendent  
Goshen County Schools



# Evergreen Court

LIVING CENTER

by Welcov Healthcare

July 10, 2018

To Whom It May Concern;

I am writing this letter to show my support for the Assisted Living facility being proposed for Torrington. As the director of Evergreen Court, a board and care facility in Torrington, I see a real need for the next level of care for the elderly in our communities. Typically, Evergreen Court is a first step for elderly as they look for a little relief from cooking, cleaning and living alone but as the aging process continues these people begin to need more assistance with medications, bathing, dressing and appointments. Unfortunately, Torrington does not have that level of assistance available and these people go directly to Goshen Healthcare Community or leave the community completely.

Goshen Healthcare Community offers these people very high-quality care, but often it is more care and at a higher cost than what they really need. This could potentially put them in need of Medicaid assistance much sooner. An assisted living facility could meet their needs, offer them independence in the areas where they do not struggle and allow them to save on the cost of the care.

I know of several individuals and couples who have left Torrington to find a level of care appropriate for their needs. This takes people who have lived in this community for many years away from so much of what they worked for and loved. Families struggle with the distances involved and everyone feels the loss.

Please consider the assisted living project in Torrington a top priority as you process the many requests you have received.

Sincerely,

Peggy Holmstrand  
Evergreen Court Director



Mr. John Andor Hansen  
Director of Institutional Development  
Eastern Wyoming College  
3200 W. C Street  
Torrington, Wyoming 82240

July 9, 2018

Ms. Julie Kozlowski  
Community Development Director  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, Wyoming 82002

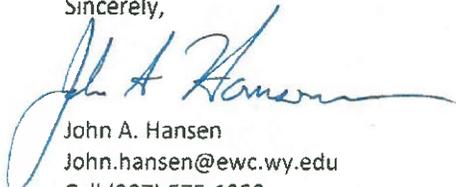
Dear Ms. Kozlowski:

Serving in the capacity as the Director of Institutional Development for Eastern Wyoming College and on various community boards (Goshen County Economic Development, President Elect Rotary Club of Torrington, and Community Wellness Coalition) I can attest to the need and benefit of adding an additional long term care facility. It is well known, that we have reached capacity in Torrington and are unable to care for seniors and their families. Needed is a facility that can help extend seniors quality of life in a comfortable but yet clinically skilled environment.

Additionally, investing in Torrington is a worthwhile endeavor as we are fortunate to have the expertise of two major healthcare providers with extensive long-term care expertise. Plus our community is galvanized towards caring for our senior citizens and working to create an environment that sustains and prolongs life (dementia friendly community project and overall community wellness).

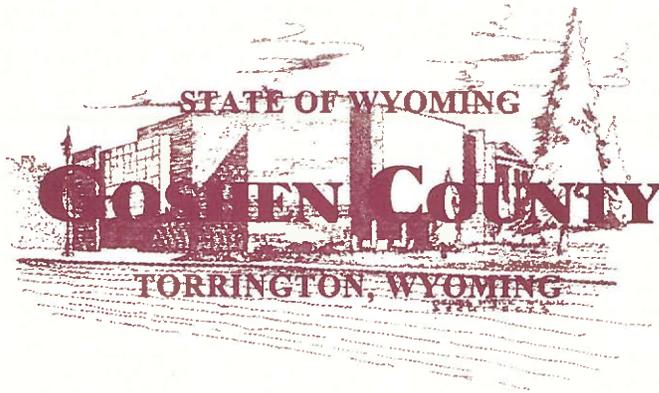
At Eastern Wyoming College we believe in our senior citizens and provide classes and educational opportunities to help extend their quality of life. Investing in a facility that shares this belief makes sense from a moral and a financial perspective. As a community we are integrated and look forward to creating an environment where Wyomingites choose to retire, receive care, which in turn boosts our regional economy and workforce.

Sincerely,



John A. Hansen  
John.hansen@ewc.wy.edu  
Cell (307) 575-1950

Eastern Wyoming College • Office of Development • 3200 West C Street • Torrington, WY 82240  
(307) 532.8397 • (307) 532.8304 • (307) 532.8329 Fax • (866) 327.8996 • ewc.wy.edu



P.O. Box 160  
Torrington, WY 82240

Phone (307) 532-4051  
Fax (307) 532-7375

July 9, 2018

Julie Kozlowski  
Community Development Director  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

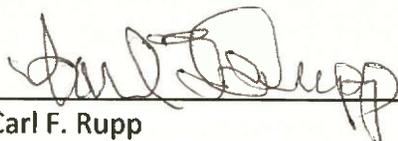
Dear Ms. Kozlowski:

Goshen County, Wyoming has a population of about 13,500 people. Torrington is the county seat. Although it is a small community, it is blessed with exceptional facilities. We have Banner Community Hospital, Eastern Wyoming College, School District #1, Goshen Care Center with 75 beds, the Alzheimer Unit with 28 beds, and Evergreen Court which is a 23 unit boarding home. What is missing with all these facilities is an assisted living center.

A new 23,980 square foot, thirty unit assisted living center called Evergreen Plaza is being planned next to Evergreen Court. The City of Torrington donated the land next to Evergreen Court. Welcov, the current lessee of the nursing home, Alzheimer unit, and Evergreen Court, would lease the new facility also. To make this happen we need the help of the Wyoming Business Council in the form of a \$6,000,000 Business Ready Community Grant and Loan. With the money the Goshen Care Center Joint Powers Board has on hand, in addition to the lease income from Welcov on all health care facilities, we are hopeful to pay off the loan in a ten-year period.

We cannot do this without your help! Over a period of years this new facility will help hundreds of residents and families who currently must leave this area. Over time, many assisted living residents will likely transition to the nursing home or Alzheimer unit. Goshen County has an aging population that will only increase. Please consider granting our application for a Business Ready Community Grant and Loan.

Thank you,



---

Carl F. Rupp  
Chairman, Goshen County Commissioners

rwarded message -----

From: **Debbi Surratt** <[dsurratt@goshencounty.org](mailto:dsurratt@goshencounty.org)>

Date: Mon, Jul 9, 2018 at 8:58 AM

Subject: RE: Fw: Final Documents Goshen Assisted Living Study

To: Ak Strummer <[rlaher11@gmail.com](mailto:rlaher11@gmail.com)>

Ron,

What a wonderful project for our community. Having been through all of the heartache that comes with aging parents, I believe our aged community could use such a facility. Thank you for your efforts.

**Debra A. Surratt**

Goshen County Assessor

P O Box 37

2125 East A Street, Suite 110

Torrington, WY 82240

307-532-2349

307-532-3251 (fax)

[Dsurratt@goshencounty.org](mailto:Dsurratt@goshencounty.org)

Wyoming Business Community

RE: Goshen County Assisted Living Grant  
July 6th

Programs offered to aid Senior Living in Goshen County please me greatly and ones I am proud to support are: Evergreen Court- boarding level of care with 26 rooms, Goshen Care Center- a skilled care, 75 room facility with a recent addition, a 28 room Alzheimer unit. I can report all existing levels of care are 100% occupied and all have a waiting list.

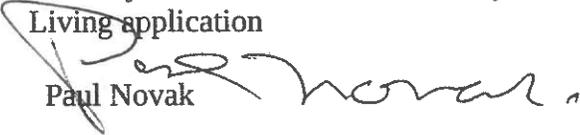
Analyzing our level of care concerns the Joint Powers Board. Presently we are missing a critical and important level of care, we have no transition program from Level 1 Boarding Care to the Goshen Care Skilled-Care residency. Serious options for Goshen County residents requiring this level of care in their own community are absent and these persons options are:

(1) family care or home health care , which is very limited in this area, (2) leave the area for this type care. This means leaving their family, friends and living in an area in which they are unfamiliar, often a very traumatic move. (3) Leave a level of care that costs approximately \$2400 a month to the advanced care unit of \$6000 a month knowing there will be a serious drain of their finances. In a matter of time Medicaid becomes an option.

Prospects of Assisted Living has been overwhelmingly received and we have received inquiries from every community in Goshen County. Goshen county is traditionally noted as a beef and corn economy. We now are adjusting to a newly appearing economy which is retired citizens. We are noticing an influx of senior citizens as document by a demographic study of population trends and the existing waiting list at each level of care. The economy of Goshen County is strong, as published in a state newspaper; unemployment is low, all indications are we now need to address how to accommodate all levels of care.

This Assisted Living unit will provide needed care to the current residents of Goshen County as well our newcomers. This will keep our economy base strong and prepare for the future. It is well documented that we will have and will be able to accommodate 50 residents by the year 2020.

I thank you for all the consideration you are giving to this application for the Goshen County Assisted Living application

  
Paul Novak



July 5, 2018

To whom it may concern,

I am writing this letter to express my full support of the purposed Goshen Care Center assisted living facility.

Torrington has long needed this type of facility. Many of our elderly citizens have had to relocate, leaving family and friends due to the absence of this type of facility. As our population ages more citizens are going to have to make this decision without having a facility of this type available.

As a businessperson and strong supporter of economic development, I also see this facility as an economic driver. It will create several needed jobs allowing some of our citizens new career positions and stable employment.

This proposed facility would be a valuable asset to the community, and without a doubt, would be fully supported. Let us all work together to make this facility a reality.

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd Peterson", is written over a light blue horizontal line.

Todd Peterson  
Regional President  
Pinnacle Bank – Wyoming  
NMLS #627252  
Goshen County Economic Development Director/Past President



July 5, 2018

Julie Kozlowski  
Community Development Director  
214 West 15th St.  
Cheyenne, WY 82002-0240

Julie:

My name is Trent Kaufman and I am the nursing home administrator for Goshen Healthcare Community in Torrington, Wyoming. I am writing you this letter to express my full support of the proposed assisted living facility here in Torrington. At the nursing home we soon will be at capacity and our Alzheimer's unit is always full with a waiting list. The assisted living facility will provide a much needed intermediate step in care.

What we are experiencing is residents who come to us in poor physical health as a result of not having someone capable of caring for them where they were previously living. Far too often they stay at home and deteriorate rapidly due to the aging process, dementia, or fear of 'having to go to the nursing home.' The proposed assisted living facility will provide them a place to go while supporting their needs leading to a much greater quality of care. In the past few weeks alone, I have seen no less than 7 persons who were not able to care for themselves or their loved one. This has resulted in rapid decline in their abilities or mental faculties as nutritional, adaptive, medical, medicines are not being met or improperly administered.

If we had an assisted living facility people could live their lives and have the nutritional, medical, medicine support they need to prevent or at least extend their need of a skilled nursing facility into later down their life. We currently have residents that I feel would be more suited in an assisted living facility, but as nothing is available locally, they are unable to be by themselves and must chose the only other facility which is ours.

Another aspect that I see is that families would like to stay together. Not having the services available locally means they have to move to other cities/states to get their needs met tearing apart their family support structures. The families just do not have the expertise/time/ability to maintain their lives, make a living and care for their disabled or declining loved one.

Caring for people who have minimal/medium needs is much more cost effective if done in a facility that is not as comprehensive as a skilled nursing facility. While we 'always have the light on' for their quality of care and life enjoyment this assisted living facility will meet their needs in a much less costly, intrusive and pleasant manner.



These services will necessitate the employment of several new staff members to provide the care and assistance on a 24x7x365 basis. The new employees will range from nurses, certified nursing assistants, cooks, housekeeping, laundry, maintenance, dietary aides and many more skill sets to meet the needs of this facet of healthcare. However, we are working in concert with Eastern Wyoming College and Wyoming Workforce services to establish the skilled workers required for such a venture guaranteeing them employment. These skilled workers may also be employed at our facility, the hospital, home health agencies, the medium security prison, St. Joseph's Home and other institutions in the area that need such skills.

As you can see, the employers of this community are coming together to serve the healthcare needs of this county and surrounding counties to provide the healthcare on a local basis to our family and friends. This is a critical missing piece to the puzzle, but once in place will provide the basic infrastructure for a local/regional healthcare system that will serve us now and be in place by the time the deluge of new baby boomer residents start working their way through the system.

Please place this assisted living facility highest on the list.

Sincerely,

Trent Kaufman,  
Nursing Home Administrator



Paul Novak <ppnovak1@gmail.com>

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## ASSISTED LIVING

1 message

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**Bryan Heinz** <dbheinz@yahoo.com>  
Reply-To: Bryan Heinz <dbheinz@yahoo.com>  
To: Paul Novak <ppnovak1@gmail.com>

Thu, Jul 5, 2018 at 11:06 AM

TO WHOM IT MAY CONCERN;

This letter is to endorse and support the urgent NEED for Assisted Living in Goshen County.

Many of us have lived here for many years (even graduated from High School in Torrington 60 + years ago) and now are thinking of alternative housing. We have no desire to leave Torrington AND at the present time there are no choices.

Also, please be aware that Torrington is a town of retired agricultural people and affordable assisted/independent living is direly needed.

Bryan and Donna Cay Heinz  
2202 East M Street  
Torrington, WY 82240

August 20, 2018

Mr. Shawn Reese  
Chief Executive Officer  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002-0240  
[shawn.reese@wyo.gov](mailto:shawn.reese@wyo.gov)

Re: City of Gillette's Business Ready Communities--Community Readiness Grant Application to the Wyoming Business Council

Dear Mr. Reese:

As you may know, Charter Communications (“Charter”) has been working with the Wyoming Business Alliance and a diverse group of technology stakeholders and providers since July 2017 to deepen the understanding of Wyoming’s broadband picture on a statewide level. The concerns expressed in this letter in no manner diminish our support for the overall goal of broadband expansion in the State of Wyoming, or our cooperative position towards achieving that important objective. Based upon our extensive, first-hand experience with various best practices from the 41 states in which Charter does business, we would respectfully suggest that to maximize the impact of available public support for rural broadband, investment in unserved areas should be prioritized.

Charter offers high-speed broadband service on its hybrid fiber-coax plant that ubiquitously extends throughout the City of Gillette (“City”). We currently provide entry flagship residential broadband speeds of up to 100/10 Mbps. With regard to business customers, our service offerings can be customized to meet the needs of virtually any business, from the smallest to the largest with speeds ranging from 60 Mbps up to 10 Gbps or more on an individual as needed basis. All of these advanced services are provided while competing with multiple facilities based Internet service providers (“ISPs”).<sup>1</sup>

On April 4th, 2018, the City notified Charter its intent to file for a Community Readiness Grant Application (“Application”) with the Wyoming Business Council (“Council”) requesting funds in the amount of \$1,440,256 in support of the City’s Fiber Improvement Project before the June 1, 2018 deadline. We understand that this grant application will likely come before the Wyoming Business Council Board of Directors (“Council”) on September 6, 2018 for consideration, and we respectfully request that the Council take into account the following issues when it reviews the City’s application and funding request.

- Should scarce taxpayer resources be used to overbuild areas that already have high-speed broadband service?

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<sup>1</sup> City of Gillette, Wyoming, Business Ready Community Grant & Loan Program, Application Attachment 2 “Gillette Broadband Report” page 9.

- Several areas of the state lack broadband service entirely, and to address this need for broadband service expansion, we respectfully recommend that public support be focused on unserved areas to maximize the impact/value of public funds for rural broadband deployment.
  - The City’s application came about after a few local ISPs approached the City to secure public funds to subsidize their business expansion.<sup>2</sup> Conversely, Charter has invested its own private capital in the City without receiving any government subsidies.
  - As noted above, including Charter, the City already has a competitive broadband market with three facilities based ISPs offering competitive choice and robust services. This view is underscored by that the fact that the City’s own Broadband Report notes “That the level of competition exceeds what many cities across the country possess”.<sup>3</sup>
  - Charter respectfully suggests that the grant funds requested by the City could be more effectively leveraged to provide broadband to those that have no access in unserved areas rather than subsidizing the efforts of ISP’s in an area that is already well served by competing providers.
- Should there be a required level of investment from private entities who receive direct or indirect benefits from the grant?
    - Pursuant to the requirements of the city’s application, the lease rate for ISPs is \$0.47 per foot per year, with a three percent (3%) annual increase over a five-year lease term. No private sector capital investment is required; and taxpayers assume the entire financial risk of the Fiber Improvement Project with a questionable 285-year repayment period.<sup>4</sup>

There is value in public-private partnerships when structured properly. Our overriding concern with this Application is that it encourages publicly-subsidized competition in areas that are already served by existing broadband providers, and where Charter has specifically invested its own private capital while other areas in Wyoming continue to lack access to broadband service. We request that the Council take these concerns into account when reviewing this matter and consider denying the Application so that funds can be more effectively used in other areas.

Thank you for the opportunity to provide these comments in response to the City’s request for grant funding. We welcome your questions.

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<sup>2</sup> Ibid, Public Benefits, 3.

<sup>3</sup> Ibid, Attachment 2 “Gillette Broadband Report”, 9.

<sup>4</sup> Ibid, Revenue Recapture Plan and Lease Agreement, 9-10.

Sincerely,

/S/

Erik Rasmussen  
Senior Manager  
Government Affairs

cc: Julie Kozlowski, Community Development Director, [julie.kozlowski@wyo.gov](mailto:julie.kozlowski@wyo.gov)  
Brayden Connour, BRC/CDBG Project Manager, [brayden.connour2@wyo.gov](mailto:brayden.connour2@wyo.gov)  
Karen Fate, BRC Project Manager, [karen.fate@wyo.gov](mailto:karen.fate@wyo.gov)  
Russ Elliott, State Broadband Manager, [russ.elliott@wyo.gov](mailto:russ.elliott@wyo.gov)



**Campco Federal Credit Union**  
1110 E. Boxelder Rd.  
Gillette, WY 82718

February 28, 2018

Karen Fate  
Wyoming Business Council  
214 West 15<sup>th</sup> St.  
Cheyenne, WY 82002-0240

Subject: Gillette Broadband Project

Dear Karen:

Campco Federal Credit Union represents Campbell County and our immediate surrounding counties. We are dedicated to supporting and growing our local businesses. Reliable broadband service is critical to business. The City of Gillette has demonstrated their support of the business community in many ways. One very important initiative taken by Gillette was the commissioning a broadband study to determine broadband needs and requirements of the business community. They are now working to implement the findings of that study.

We support the Governor's ENDOW initiative and the diversification of our local economy. Every business requires good broadband service. This BRC grant will ensure that adequate and reliable service is available, and our economy will continue to grow.

Gillette is working with Buffalo and Sheridan in the NEW Growth Alliance. They have identified the following target markets:

- 1) Advanced Conversion Technologies
- 2) Advanced Manufacturing
- 3) Data Centers
- 4) Logistics and Distribution
- 5) Lifestyle Entrepreneurs

All of these targeted industries have a strong need for reliable and abundant broadband service.

We ardently support and endorse the BRC grant that Gillette is applying for and encourage you to approve the funding.

Sincerely,

  
Kurt Thelen, CEO

November 13, 2017

Julie Kozlowski, Program Manager  
Business Ready Community Grant and Loan Program  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

Ms. Kozlowski,

We support the City of Gillette in their effort to obtain a Wyoming Business Council Grant to improve the fiber infrastructure throughout the City. The fiber will provide reliable connectivity which is an important factor in our current business's operational success and future growth.

Collins Communications provides Internet Service for residential and businesses, Managed Wifi, Networking, Land Mobile Radio, Voice and Data, Surveillance and Security, Access Control and Fire Life Safety.

The installation of fiber would improve our Internet Services. The fiber will allow us to install it at our tower sites which will improve bandwidth available to rural customers. Fiber would improve the quality of service during adverse weather.

We appreciate the opportunity to show our support for the City of Gillette Fiber Improvement Project which would enable our business to better service our community.

Respectfully Submitted,



Rick Murray  
President  
Collins Communications, Inc.



888 304 8889 • 307 673 0910

YOU'RE CONNECTED

November 15, 2017

Julie Kozlowski, Program Manager  
Business Ready Community Grant and Loan Program  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

Ms. Kozlowski,

ACT supports the City of Gillette in their effort to obtain a Wyoming Business Council Grant to expand the fiber infrastructure throughout the City. Based on our current relationship with the City of Gillette, this expanded infrastructure, coupled with their existing duct and fiber system will allow our company the opportunity to consider expansion to other areas of the community through our existing IRU and lease agreements.

Advanced Communications Technology (ACT) is a Competitive Local Exchange Carrier (CLEC) in the State of Wyoming. We offer next generation voice and broadband solutions, primarily to businesses throughout the State, including Gillette. As you are aware, the City of Gillette has had fiber and duct in place for several years, not only for their own internal use, but more importantly, to allow communications companies such as ours the opportunity to lease the facilities for use in serving the citizens and businesses in their community. ACT and other providers have taken full advantage of this opportunity over the years. As a result, businesses and residences in the Gillette area enjoy the option to choose from several broadband options and speeds to serve their needs.

Completion of this network in the City of Gillette will not only allow providers such as ACT the opportunity to build redundancy into our own systems, but it will also allow us to reach areas we are currently unable to serve. The work and effort the City has put into the development of this public/private partnership with communications providers has already proven to be a great benefit for the area. Expanding this relationship and this network will benefit residents and help to position the City of Gillette as one of the most well-connected communities in the State.

We appreciate the opportunity to show our support for the City of Gillette Fiber Improvement Project which would enable our business/organization to better serve the community.

Sincerely,

David Berry  
Operations Manager  
Advanced Communications Technology, Inc.

290 N BROOKS ST • SHERIDAN, WY 82801

ACTACCESS.NET



# CITY OF GILLETTE

Finance Department - IT Division  
Mike Porter, IT Manager  
201 E. 5th Street • Gillette, Wyoming 82716  
307.686.5365 • MikeP@gillettewy.gov  
www.gillettewy.gov

November 9<sup>th</sup>, 2017

Julie Kozlowski, Program Manager  
Business Ready Community Grant and Loan Program  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

Ms. Kozlowski,

The City of Gillette Information Technology Division strongly supports the City of Gillette Utilities Division in their effort to obtain a Wyoming Business Council Grant to improve the fiber infrastructure throughout the City. Fiber optic infrastructure is a key factor for fast, reliable connectivity that will allow a community to grow and diversify in the 21<sup>st</sup> century.

As a local government technology division, we rely on fiber optic connectivity to connect our facilities as well as provide reliable internet connections. These connections provide the communications for government business, utility services and public safety.

The fiber improvements that this grant would assist in providing will improve upon the existing infrastructure. These improvements will allow more businesses to access faster and more reliable connections to branch offices or online services. This improved connectivity is becoming more and more important as many technology services are now being offered as "cloud hosted" solutions.

We appreciate the opportunity to show our support for the City of Gillette Fiber Improvement Project that will enable better connectivity for our local businesses.

Sincerely,

Mike Porter  
IT Manager  
City of Gillette Information Technology Division

Productivity Service With P.R.I.D.E. Enthusiasm  
Responsibility Integrity Dedication



## Information Technology Services

Nov 8, 2017

Julie Kozlowski, Program Manager  
Business Ready Community Grant and Loan Program  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

Ms. Kozlowski,

We strongly support the City of Gillette in their effort to obtain a Wyoming Business Council Grant to improve the fiber infrastructure throughout the City. The fiber will provide reliable, high speed connectivity, which is an important factor in for our operational success and productivity.

Campbell County is highly dependent upon voice and data communications technology to provide efficient public services. As technology usage continues to expand, the demands for high speed bandwidth to effectively move data is crucial. Lack of fiber in certain areas forces us to rely on other, slower technologies.

The addition of fiber in other locations may provide Campbell County with the opportunity to upgrade bandwidth to some of its facilities. The increased bandwidth will allow those agencies to provide their services in a more efficient manner. In addition, high speed fiber in certain areas may allow us to consolidate systems that previously were separate due to the slower speeds involved. These consolidations would help us lower our capital expenditures and remain fiscally conservative.

We appreciate the opportunity to show our support for the City of Gillette Fiber Improvement Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Phil Harvey", is written over a light blue horizontal line.

Phil Harvey  
IT Manager  
Campbell County Government

November 7, 2017

Karen Fate  
Wyoming Business Council  
214 West 15th St.  
Cheyenne, WY 82002-0240

Subject: Gillette Broadband Project

Dear Karen:

Energy Capital Economic Development represents Campbell County and Gillette Wyoming and we are dedicated to supporting and growing our local businesses. Reliable broadband service is critical to business. The City of Gillette has demonstrated their support of the business community in many ways. One very important initiative taken by Gillette was the commissioning a broadband study to determine broadband needs and requirements of the business community. They are now working to implement the findings of that study. Energy Capital ED has been a partner with the city in the study, and now the implementation.

Energy Capital ED is working hard to diversify our economy. We support the Governor's ENDOW initiative and we are helping bring new, diverse business into the region. Every business we talk to requires good broadband service. This BRC grant will ensure that adequate and reliable service is available, and our economy will continue to grow.

Gillette is working with Buffalo and Sheridan in the NEW Growth Alliance. We have identified the following target markets:

- 1) Advanced Conversion Technologies
- 2) Advanced Manufacturing
- 3) Data Centers
- 4) Logistics and Distribution
- 5) Lifestyle Entrepreneurs

All of these targeted industries have a strong need for reliable and abundant broadband service.

We strongly support and endorse the BRC grant that Gillette is applying for and encourage you to approve the funding.

Sincerely,



Phil Christopherson  
Chief Executive Officer

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## PROFESSIONAL STAFF DEVELOPMENT

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**Lyla Downey**  
Asst. Superintendent – Technology

**Jodi Wiley**  
Student Systems Computer Analyst

**Jenny Mashak**  
Electronics Master Technician

**Mary Pat Anderson**  
Technology Paraprofessional

**Cathy McGeowan**  
Technology Integration Specialist

525 West Lakeway Drive, Suite 103  
Phone (307) 687-1666 — Fax: (307) 687-7063  
Gillette, Wyoming 82718

**Matt Holzwarth & Jeff Dameroon**  
Network Engineers

**Lee Corley**  
Electronics Technicians

**Troy Covell**  
Electronics Technicians

**Kelly Hornby**  
Assessment / Staff Development

**Wesann Brown**  
Professional Development Specialist

**Kathy Case**  
Professional Development Specialist

**Darcy Gillaspay**  
Professional Development Specialist

**Michele Wenzel**  
Staff Development Secretary

11/2/17

Julie Kozlowski, Program Manager  
Business Ready Community Grant and Loan Program  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

Ms. Kozlowski,

Please consider this a letter of support for the City of Gillette in their efforts to obtain a Wyoming Business Council Grant to improve the fiber infrastructure throughout the City. Campbell County School District strongly supports the project because the fiber installation will provide reliable connectivity between our schools.

Campbell County School District provides Internet connectivity to over ten thousand student and staff members throughout the county. We service twenty four schools and six administrative service sites. Our district covers over 4,761 square miles in northeast Wyoming.

Access to high speed internet is no longer a luxury. It is a necessity. To handle today's digital learning and online testing demands, fiber connectivity is a must. We have many classrooms that are one to one. Students use technology daily to research, process, and present information in digital formats. Our students collaborate online with one another and with their instructors through shared documents. They often receive direct instruction through Google Classroom. In addition, our students participate in five online national and state assessments.

Currently the city provides fiber connections to fourteen of our locations. Presently, we have nine locations that do not have fiber connectivity. With this project, we would have the opportunity to upgrade two more of our locations to fiber. In addition, this proposal would provide redundancy to our fourteen locations already on city fiber.

We appreciate the opportunity to show our support for the City of Gillette Fiber Improvement Project which would enable district to better service our kids. If you have any further questions, you can contact me at (307) 687-1666.

Sincerely,

*Lyla Downey*

Lyla Downey  
Assistant Superintendent -Technology  
Campbell County School District





Visionary Communications, Inc.  
1001 S Douglas Hwy, Suite 201  
Gillette WY 82716

October 31, 2017

Julie Kozlowski, Program Manager  
Business Ready Community Grant and Loan Program  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

Ms. Kozlowski,

We strongly support the City of Gillette in their effort to obtain a Wyoming Business Council Grant to improve the conduit and fiber infrastructure throughout the City. Conduit availability will help us provide an affordable Gigabit service which is an important factor in marketing our Internet and private network services.

Visionary is one of Wyoming's few locally-owned Internet Service Providers, and we are quite interested in pursuing services that provide us with an ability to serve Wyoming businesses and residences with affordable Internet and private network services.

We feed Gillette with 3x10Gbps circuits for connectivity to the outside world. We deliver service to our community through a combination of copper, microwave and fiber. In order to be ready for the future, and in order to offer a Gigabit-style of service, fiber availability and proximity are crucial. With this grant, the City will be able to complete a 7-way conduit system to be used by any provider to improve Broadband throughout Gillette.

We appreciate the opportunity to show our support for the City of Gillette Fiber Improvement Project which would enable our business to better service our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian R. Worthen', is written over a horizontal line.

Brian R Worthen  
CEO  
Visionary Communications, Inc.



**WYOMING HOUSE DISTRICT 25**

July 16, 2018

Wyoming Business Council Board of Directors  
Julie Kozlowski, Community Development Director  
Wyoming Business Council  
214 West 15th Street  
Cheyenne, WY 82002

Dear Ms. Kozlowski and Members of the Board,

The proposed construction of a conference center by the City of Powell that will be adjacent to a new, privately-owned lodging facility is greatly needed in our community.

I have heard the details of the project and the credentials that the interested hotel developer brings to Powell. This opportunity for a public-private partnership that incentivizes, and makes possible, an even larger private investment, is a huge win for not just Powell, but for Park County and the State of Wyoming. This conference center project will add essential infrastructure to grow the visitor and tourism economy. As you know, Powell is one of the Gateway communities to Yellowstone Park, and as the visitor numbers continue to increase, there is an increased demand for more lodging.

In addition to growing the visitor economy, the boost to our local businesses for the additional circulating spending dollars will help sustain our community vibrancy into the future. As this project is described, the attraction of meetings and conferences in the off-season will bring in new spending at a time when business is typically slower. I personally know when convention attendees come to Powell for a convention, many are forced to travel from Cody where they find more available rooms. This is a hardship when trying to attract returning conventions.

Please consider favorably in this request for a Business Ready Community Grant.

Sincerely,

Representative Dan Laursen

Representative **Jamie Flitner**  
Wyoming House of Representatives **House District 26**  
3541 Lane 32 • Greybull, WY 82426



home (307) 765-2148  
email [Jamie.Flitner@wyoleg.gov](mailto:Jamie.Flitner@wyoleg.gov)

Saturday, July 07, 2018

Wyoming Business Council Board of Directors  
c/o Julie Kozlowski, Community Development Director  
214 West 15<sup>th</sup> Street  
Cheyenne WY 82002

Dear Board Members:

I am writing in support of the proposed hotel and conference center in development by the city of Powell and Park County. The benefits of this project will be far reaching for the community, region and state.

With the proposed private lodging facility, Powell as a gateway community to Yellowstone Park will have opportunity to expand lodging for an ever growing tourism economy. Without the public conference facility though, the lodging facility will not happen so it is imperative that we create this public/private partnership on behalf of this community and our Wyoming economy. Ms. Bekes has already clearly lined out all of the numbers and benefits of this arrangement. I simply echo her comments and ask for your favorable consideration.

I also echo comments shared by other vital entities within the community, such as Northwest College and the Heart Mountain Foundation. The benefit of this facility to just those two entities alone will be tremendous and far reaching for the greater region. The opportunity to provide jobs and lodging opportunity for a growing leisure and business sector goes without saying. Who wouldn't want that?! This has the potential to inject much needed revenue locally and statewide.

Lastly, when meetings are held in our smaller communities adjacent to Powell, oftentimes participants have to travel to Cody for lodging. This is an impediment for government outreach. Powell is much closer to all of the communities I serve in the Big Horn Basin. With the addition of a new lodging facility and meeting space, this provides yet another opportunity to bring legislators and state employees closer to the citizens we serve without forcing them to travel great distances to attend meetings. In the Big Horn Basin, we often feel isolated and far removed from the rest of Wyoming. With this proposed meeting space and lodging facility it has potential to bridge that gap.

I am in full support of this hotel and conference center and the public/private partnership. I thank you for this consideration.

Sincerely,

A handwritten signature in black ink that reads "Jamie Flitner".

Representative Jamie Flitner, HD 26

August 22, 2018

City of Powell  
270 N. Clark St.  
Powell, WY

Re: Proposed Hotel and Conference Center Project

Dear Mayor and City of Powell,

I was pleased to learn about the proposed hotel and conference center in Powell and that it is moving forward through the approval process. I am writing this letter to show my strong support for this project.

I have lived in Wyoming for the past 5 years and coming from a big city prior to moving to Wyoming, I understand the mindset of keeping Wyoming values and lifestyle intact. However, there has to be a balance of smart growth with appropriate planning and measured risk taking to spur economic growth in a community. I believe this project fits these criteria. As I visited Powell for the first time on a recent trip, my first thought was where do I stay and which hotel should I pick? My choices were very limited and after staying at one of the local hotels, I decided to stay with a friend on my return trip. If it wasn't for the fact that I was specifically going to Powell to visit friends, I would have definitely considered looking for better accommodations in another community.

As part of the corporate technology world, I have travelled all over the world and one of my first considerations is where I stay. I have chosen many hotels in the past that offered better value even if it was a bit farther away from my ultimate destination. I believe Powell is in a perfect location for people to come to as a central point for a variety of outdoor activities, travel to nearby destinations like Yellowstone or the Bighorns, and accommodate school driven events or other business activities. Having a more modern hotel option that provides an alternative to high-traffic tourist communities, and may be a better value will add to the opportunities for visitors like me. This will draw more people to Powell and in turn create new revenue opportunities for ancillary services to support the additional tourism in the city.

In closing, investments need to be made to create new opportunities and growth in a community and I strongly believe that this hotel and conference center can be a catalyst for growth in Powell.

Sincerely,

A handwritten signature in black ink, appearing to read 'RMJ', with a long horizontal flourish extending to the right.

Richard Maljian  
288 Happy Jack Rd.  
Cheyenne, WY 82009

August 6, 2018

Julie Kozlowski  
Community Development Director  
Wyoming Business Council  
214 West 15th Street  
Cheyenne, WY 82002-0240

Dear Julie,

This letter is in response to your inquiry regarding workforce training at the Community Readiness site visit for the City of Powell Conference Center.

My team at Northwest College has met with developer Stephen Wahrlich several times over the past two years to discuss the partnership potential for a conference center with adjacent lodging. We have assessed the numerous opportunities for workforce training and development that this project brings to the forefront. These conversations have evolved into the public-private partnership proposal that is before you.

Northwest College is positioned to respond to the need for additional workforce training and development in partnership with the City of Powell Conference Center and the industry-led conversations that began with Mr. Wahrlich. Our Center for Training and Development staff, the college administration, and I believe this project positions the City of Powell to attract visitors and grow our economy, as well as provides training opportunities to prepare our workforce. As you know, Park County is the second largest tourism economy by total travel spending in the state, with over 4,400 workers currently employed in travel and tourism fields.

If funded, this Community Readiness project will sustain justification for new credit and certificate programs in Culinary Arts and Hospitality Management, as well as expand our Outdoor Recreation program. This also allows us to form articulation agreements with the University of Wyoming for transferability for bachelor degrees in Food Science, Tourism and Outdoor Recreation.

Through the Northwest College Center for Training and Development, we will provide necessary training for the area workforce for the Conference Center. This project sustains critical mass to offer training in Food Safety/Handling, Events Management and Logistics.

Furthermore, due to the support of tourism in our area, there is potential of developing an endowment through the NWC Foundation. Scholarships funded by local businesses would provide scholarships to cover students' tuition and fees in these programs.

The City of Powell Conference Center with adjacent lodging not only provides a mechanism for Powell to attract visitors and grow our visitor economy, but an additional benefit of this project is the potential for cultivating relationships with other businesses within the tourism industry to provide workforce training opportunities for employment which will result in a workforce-ready population in travel and tourism in Park County and the larger Bighorn Basin.

I will be in attendance at the September 6 Wyoming Business Council meeting in person, but please do not hesitate to contact me directly for more detailed information or if you have additional questions in the meantime.

Sincerely,



Stefani Hicswa, Ph.D.  
President

Cc: Christine Bekes



Karen Fate &lt;karen.fate@wyo.gov&gt;

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**FW: hotel -- letter of support**


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Christine Bekes &lt;Christine.bekes@pepinc.org&gt;

Mon, Aug 6, 2018 at 10:31 AM

To: Julie Kozłowski &lt;julie.kozłowski@wyo.gov&gt;

Cc: "Amy Quick (amy.quick@wyo.gov)" &lt;amy.quick@wyo.gov&gt;, Brayden Connour &lt;brayden.connour2@wyo.gov&gt;, Karen Fate &lt;karen.fate@wyo.gov&gt;

**From:** Dusty Spomer <dustin@gdaengineers.com>**Sent:** Monday, August 6, 2018 9:34 AM**To:** Christine Bekes <Christine.bekes@pepinc.org>**Subject:** hotel -- letter of support

Hi Christine,

Betsy and I want to offer our support for the hotel project in Powell. Powell has a few hotels, but they don't serve the community as well as we need to be served. It is abundantly clear that Powell misses a great deal of economic benefit that we would gain with a new hotel with a conference center/meeting space.

Businesses such as mine have are not able to meet and stay in Powell. Our existing/available spaces are either undersized, lack in what they can support (catering), are separated from lodging or are dated/lack appeal. I don't mean to slight the hard-working lodging business owners. They do serve a need as well. The new hotel/conference center would just meet the needs/demand that current facilities cannot. Currently, if I were bringing a business meeting to Powell, I would make arrangements in Cody for meeting space and lodging. That has the effect of taking all the meals and entertainment to Cody as well.

Sports teams visiting Powell for regional track meets, wrestling tournaments, etc. routinely stay in Cody. You can see the exodus of busses each day and their return the next morning. All the meals, lodging, fuel sales, and entertainment go to Cody; and not only for the teams but the traveling fans as well.

Businesses and families considering relocating to Powell look at available lodging and restaurants when considering where to move. Businesses, Northwest College and the hospital find it difficult to recruit to Powell when lodging becomes part of ones' first impression. Powell currently scores poorly in lodging.

As to the question of whether public funds should be used to assist a hotel in coming to Powell: the answer is Yes. For a community this size, a hotel developer needs this boost to make it work. It would be too much to overcome going it alone. This money will be paid back and stay in the community for future economic development projects.

Thank you for your much needed efforts in seeing this project come to life, Dusty and Betsy Spomer, Powell

Dusty Spomer, PE | CEO | GDA  
 502 33rd Street | Cody, Wyoming 82414  
 Office: 307-587-3411 | Mobile: 307-272-0572  
 www.gdaengineers.com



August 1, 2018

Julie Kozlowski

Wyoming Business Council

214 W. 15<sup>th</sup> Street

Cheyenne, WY. 82002

Subject: Investors – Powell ClockTower Inn, LLC

Julie, thank you for taking the time to meet last week in Powell to review our application for the Conference/Civic Center Facility. During the meeting you brought up the question of investors as well as the lending institution.

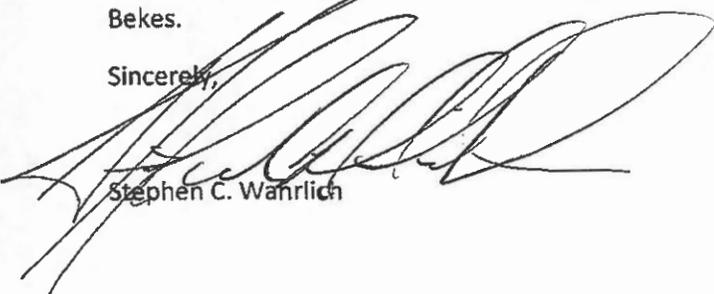
Since then, I requested, and I believe it has been sent, a letter from Pinnacle Bank, Todd Ernst, of their interest in funding the project, assuming it meets their criteria. As of now while I've been in discussions with other banks my choice is to go with a local bank. Again, as I stated this project really does end up being a community project.

On the investor side, I just wanted you to know that I've been in touch with over 20 individuals explaining the project and courting them as investors. Once the scope of the project is known then I'd look to finalize the private investment in about ninety days.

Again, I believe in this project, I believe the community believes in the project and hopefully does the State Land and Investments Board.

Should you need additional information please feel free to contact me directly or reach out to Christine Bekes.

Sincerely,



Stephen C. Wahrlich

## ClockTower Inn

Billings, Montana

2511 1st Avenue North, Billings, MT 59101 P: (406) 259.5511 Reservations (800) 628.9081 [bwclocktowerinn.com](http://bwclocktowerinn.com)

Each Best Western® branded hotel is independently owned and operated.



270 North Clark Street – Powell, Wyoming 82435  
(307) 754-5106 – FAX (307) 754-5385

Ms. Julie Kozlowski  
Wyoming Business Council  
214 West 15th St.  
Cheyenne, WY 82002-0240

Dear Ms. Kozlowski,

On behalf of the City of Powell, I would like to thank you for your recent visit to Powell to discuss our Community Readiness grant application to the Wyoming Business Council for the Powell Conference Center Adjacent New Lodging. I would also like to re-emphasize our full support and commitment to this project for the community.

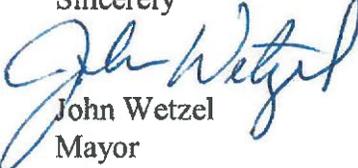
As you have seen and heard, the need for meeting space and modern lodging, especially those that are attached to each other, is tremendous. The level of support from our business community, major organizations and individuals that may want to host a plethora of different events reflects what we, the City, have heard for years – Powell has a real gap in meeting its business and community needs.

Additionally, the citizens of Powell identified its visitor/tourism economy as a priority they would like to grow in the City of Powell's Economic Development Strategic Plan. This conference facility and hotel are both necessary infrastructure to move that initiative forward.

One of the project highlights for me as Mayor is the positive impact it provides Park County and the State of Wyoming as we help move the visitor/tourism initiatives forward as well. While I am always thinking about Powell first, I know that Powell's success depends on the success of our partner communities and our state.

Finally, we see this as a strong public-private partnerships and while the City of Powell has not shied away from economic development opportunities, we try hard to do our due-diligence. In this case, the large private investment that comes alongside the experience of hotelier Steve Wahrlich, gives the City confidence in the public role. Mr. Wahrlich has proven himself with his existing property in nearby Billings, Montana and with his active engagement in tourism for the state of Montana. It is encouraging to hear that he is already promoting our area and its assets, like the Heart Mountain Interpretive Center, before his business is established.

Sincerely



John Wetzel  
Mayor

July 23, 2018

RE: Powell Hotel and Conference Center Venture

Dear Wyoming Business Council Board of Directors-

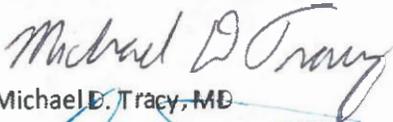
We are writing to express our support of the proposed Powell Hotel and Conference Center public/private venture.

We have seen firsthand that the lack of suitable hotel accommodations causes significant difficulties for the schools and college to hold conference level events that then require participating teams to find hotels at least 20 miles away. Likewise, trying to host conferences for state-wide participants encounters the same issue, which is easily remedied by organizers...just find another host town with the conference and hotel capabilities.

As office holders in statewide medical societies, we have never considered hosting a state-wide event in Powell because we can't even get out of the starting blocks without the above accommodations.

As a relatively new, small business with a unique business model for this area, we have had the opportunity to visit with many business owners and community members. We understand that economic growth is vital to our community, our region, and our state. The Powell hotel/conference center project is, undoubtedly, an important step for economic growth in this area, and we fully support it.

Thank you for your consideration on this issue.



Michael D. Tracy, MD



Dean W. Bartholomew, MD, FAAFP



Robert L. Chandler, MD

**BETTER ACCESS=BETTER CARE.**

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BOARD OF COUNTY COMMISSIONERS

Loren Grosskopf, Chairman  
Jake Fulkerson, Vice Chairman  
Tim A. French, Commissioner  
Lee Livingston, Commissioner  
Joseph E. Tilden, Commissioner



Park County, Wyoming  
Organized 1911

Original Park County  
Courthouse  
Cody, Wyoming

Completed 1912

July 23, 2018

Ms. Julie Kozlowski  
Community Development Director  
Wyoming Business Council  
214 West 15th Street  
Cheyenne, WY 82002-0240

RE: Powell Conference Center/Hotel Facility

Dear Ms. Kozlowski and Members of the Board,

We, the Park County Wyoming Commissioners, are writing this letter to express our full support for the proposed Powell Conference center and hotel facility.

Park County is ranked #2 in the state in terms of dollars spent for travel. We believe this project will meet the needs of Park County's growing tourism and business community. It will also provide much need economic benefits and employment opportunities to the city of Powell and Park County.

We urge the Wyoming Business Council to approve the \$2.67 million grant submitted by the Powell Economic Partnership and the city of Powell, Wyoming.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
PARK COUNTY

  
Chairman Loren Grosskopf

  
Commissioner Tim French

  
Vice Chairman Jake Fulkerson

  
Commissioner Joe Tilden

  
Commissioner Lee Livingston

CC: Powell Economic Partnership  
City of Powell



July 9, 2018

Ms. Julie Kozlowski  
Wyoming Business Council  
214 West 15th St.  
Cheyenne, WY 82002-0240

RE: City of Powell Community Readiness Application for Powell Conference Center Adjacent New Lodging Facility.

Dear Ms. Kozlowski,

On behalf of the Powell Economic Partnership (PEP) Board of Directors, I would like to express our full support for the proposed City of Powell Community Readiness Application for a Powell Conference Center Adjacent New Lodging Facility. This proposed conference facility is necessary for Powell to ready itself for a new, 70-80 room lodging facility.

PEP is the leading economic development organization for the City of Powell. We were established by a group of volunteers in 2011. Recruiting a hotel has been a standing priority for this board in response to the City and community requests to fill this major need in Powell. With only 155 rooms in Powell now, our ability to support existing, and attract new, events is limited. Additionally, with the growing visitorship and infrastructure challenges, Yellowstone Park has indicated that they anticipate more visitors staying outside the park in gateway communities like Powell.

Since 2014 PEP has actively worked on this project, particularly with the multiple citations of the need for additional lodging in the City of Powell Economic Development Strategic Plan. This plan, funded through the Wyoming Business Council, was a community-driven plan with over 1,300 volunteer hours. For about one year, PEP actively worked with a local developer who conducted a market research study, paying with his own private funds. This developer decided that the project did not make sense for himself and his own business interests and generously donated the study to PEP. At this point we actively began searching for developers that might be interested, contacting developers in our neighboring community and state.

In 2015, PEP was introduced to Mr. Steve Wahrlich, a hotel owner/operator in Billings, Montana with over 40 years' experience in the hospitality industry. Mr. Wahrlich has taken his time to get to know our community, attending multiple community events, meeting with a variety of stakeholders and visiting our local attractions. He sees potential in Powell for a new lodging facility and for a professional meeting space. In addition to providing a unique meeting space, the conference facility will help with attracting

Powell Economic Partnership, Inc. | 111 S. Day St. | Powell, WY | 82435  
(P) 307-764-1650 | [info@pepinc.org](mailto:info@pepinc.org) | [www.pepinc.org](http://www.pepinc.org)

visitors in the off-season, one of the major hurdles that makes this project feasible for private finance and investment.

Additional lodging is essential infrastructure to growing our visitor economy and this proposed conference facility is what makes this exciting opportunity for Powell feasible.

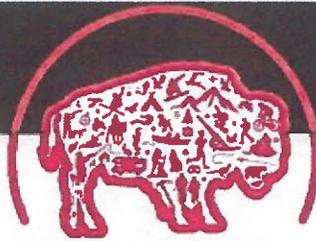
Thank you for your consideration.

Sincerely,



Christine Bekes  
Executive Director

Powell Economic Partnership, Inc. | 111 S. Day St. | Powell, WY | 82435  
(P) 307-764-1650 | [info@pepinc.org](mailto:info@pepinc.org) | [www.pepinc.org](http://www.pepinc.org)



**WYOMING  
OUTDOOR RECREATION**

July 3, 2018

Wyoming Business Council  
Attn: Ms. Julie Kozlowski  
Community Development Director  
214 W 15th St.  
Cheyenne, WY 82009-0240

Dear Director Kozlowski and the Wyoming Business Council,

As I am sure you are aware, tourism is the second largest economic sector in Wyoming, with special regard to recreation in the great outdoors. Despite being in the vicinity of Yellowstone National Park and the Bighorn National Recreation Area, Powell hosts few lodging facilities. The select options it does possess have an insubstantial amount of rooms. This is counterproductive to fostering the growth of a tourism economy in Powell, as there is no feasible way to support the level of visitors that come through the city seeking accommodation.

In order to grow the economy of Powell and retain visitors (and visitor dollars) infrastructure needs to be developed. Powell needs a lodging facility of the proposed size, as well as an attached conference center. As it relates to Outdoor Recreation, this facility is vital for tourism in the area. People need somewhere to stay when they are recreating. We need a facility where people can comfortably enjoy Powell as well as the surrounding area. This facility will provide the opportunity to bring companies to Powell and present them a modern and hospitable environment in which they can do business year-round.

The City of Powell irrefutably needs this facility in order to effectively diversify the economy. The economy grows when it is upgraded, and this modern lodging facility and conference center is exactly the type of next step required to bolster, expand and exponentiate the economy for the City of Powell.

With whole-hearted support and all due respect,

Domenic Bravo, CPM  
Administrator  
Outdoor Recreation Office &  
Division of State Parks

Matthew H. Mead Governor  
Dann J. Westby, P.E. | Director  
Domenic Bravo | Administrator



**ARTS. PARKS.  
HISTORY.**  
Wyoming State Parks | Outdoor Recreation



**Powell Hotel and Powell Conference Center**

**Wyoming Business Council  
Attn: Ms. Julie Kozłowski  
Community Development Director  
214 West 15th St.,  
Cheyenne, WY 82002-0240**

**Julie:**

I fully support and would recommend a new hotel in Powell. Living in Powell and a business owner in Cody, I feel that I have a different perspective from others in regard to this project. I also am very involved the local traveling soccer club as a parent, board member and coach. From both perspectives, Powell and Park County would benefit from the new addition of a hotel. From the soccer perspective, it is difficult for our club, high school, or even college to put on any type of tournament that would benefit all the soccer affiliations, as well as, local businesses. By having a local hotel for out of town guests to stay and play would benefit us all. From a business owner prospective, the addition of a hotel and conference center, would allow for organizations to have another option for conferences and experiences in Powell. I have been involved with organizations that have decided to go other places because there dates conflict with Cody locations or they want to use Powell and don't feel that the extra drive from the Cody hotels is worthwhile.

Again, I fully support the hotel and conference center in Powell. Do not hesitate to contact with me any questions.

Sincerely,

A handwritten signature in cursive script that reads "Kane Morris".

**Kane Morris  
Owner, Point Architects  
Coaching Director, Heart Mountain United Soccer Association**

**P.O. Box 1001, 1203 Sheridan Ave, Cody, WY 82414 p. 307.272.4006  
209 E 35<sup>th</sup> St, Garden City, ID 83714 p. 208.284.2999  
[www.pointarchitects.com](http://www.pointarchitects.com)**



June 28, 2018

Wyoming Business Council  
Ms. Julie Kozlowski, Community Development Director  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

Dear Ms. Kozlowski and members of the Board,

Pinnacle Bank in Powell is pleased to see the progress of the proposed hotel and conference project in our community. As Powell has grown in both size and function there has not been an increase in lodging availability in over 25 years. With a community college, county fair, vibrant economic development program, regional events and tournaments, as well as our proximity to tourist attractions the time has come to increase overnight lodging and conference capabilities.

The main factor holding up a new hotel until now has been finding that company or person that has the knowledge to tap into this potential. We believe that person is Steve Wahrlich. Steve brings a wealth of experience, knowledge and energy to this project. He understands how to fill hotel rooms and the hotel/convention center concept is key to these plans. I know that Steve is an integral part of the hospitality trade in Montana filling many positions and winning many awards. He has committed to do the same in Wyoming and we would be remiss not to have a talent like him in our state!

Thank you for your consideration for this Wyoming project.

A handwritten signature in blue ink that reads "Todd A. Ernst".

Todd A. Ernst  
Market President  
Powell, WY  
(307) 754-7955



MEMBER FDIC

# Park County School District #1

160 N. Evarts Street  
Powell, Wyoming 82435  
Phone 307-764-6186 Fax 307-764-6156  
[www.pcsdl.org](http://www.pcsdl.org)

Jason Sleep, *Asst. Supt. of Teaching & Learning*  
Rob McCray, *Support Services Coordinator*  
Mary Lewis, *Business Services Coordinator*

*Jay R. Curtis, Superintendent*

6/27/18

To Whom It May Concern,

On behalf of Park County School District #1, I would like to express our strong support for the proposed hotel and conference center that is currently under consideration for the Gateway West Business Park in Powell. This project represents an investment that can position the community to significantly increase the economic development potential of Powell. This potential translates into, job creation, revenue potential for local businesses, and tax base growth.

The benefits of this type of facility are numerous for our school district and as mentioned previously, the community of Powell. First, the additional high quality hotel facility would provide rooms for visiting schools and teams. Our schools, particularly our high school, hosts a number of tournaments, contests, and sporting events each year that bring teams from all over Wyoming and Southern Montana. With the current limited options in Powell, many of our visiting teams will make the drive to Cody for their overnight stays. If the proposed hotel were to be built in Powell, many of those teams may make the choice to make their stay in Powell. This is not just a benefit for the hotel, as those teams represent revenue potential for our gas stations, restaurants, and grocery stores.

In addition to the benefits of additional high quality rooms in Powell, the conference center also adds value to our community. There currently is no suitable facility in Powell to host conferences, and large meetings. The last conference that our district planned and hosted for other Wyoming School Districts, was held in another community. Although we do not host regular conferences, this facility would present increased opportunities to do so, which again, significantly increases revenue potential for many of our local businesses.

In summary, we feel that this project presents tremendous benefits for our school district and community, and represents significant potential for synergistic economic development potential for our community. If you would like to discuss our position further, please do not hesitate to e-mail or call me.

Sincerely,



Jay Curtis, Superintendent

*"Driven by Excellence."*

The State of Wyoming provides Hathaway Merit and Need Scholarships to Wyoming students attending the University of Wyoming and Wyoming community colleges. Every Wyoming student who meets the merit requirements can earn a Hathaway Merit Scholarship. Contact your school counselor for more information.



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## **FREMONT MOTOR POWELL**

Wyoming Business Council  
Attn: Ms. Julie Kozlowski  
Community Development Director  
214 West 15th Street  
Cheyenne, WY 82002-0240

Dear Ms. Kozlowski and Members of the Board,

I write in support of the proposed hotel and conference center for the Gateway Business Park of Powell. It is projects such as this that will continue to advance Powell into a progressive community.

As the General Manager of Fremont Motor of Powell I can only see the benefits that will bestow our community with this facility. We are a family owned dealership that has been based in Wyoming beginning in 1938. During this time our dealer group has grown to currently twelve locations in the states of Wyoming and Nebraska. With this growth we have added a need to travel into nearly every section of Wyoming. Visiting members of our Management team choose to lodge elsewhere than Powell due to the lack of modern facilities. With the Conference facility and Hotel proposed it will give us the option to make Powell a destination for potential events.

An excellent benefit of a newly built Hotel and Conference center will also be the beautification of the West end of Powell. As we will be a neighboring business to the Hotel I am elated to welcome the addition. Keeping visitors and guests in Powell are a huge gain for the businesses of Powell.

I also offer my strong support for this project as a young professional that has grown up in Powell, attended Powell Schools and Northwest College. I am very proud of Powell and actively support economic development and improvements in our community. This is a project with long term benefits that will continue to aid in the growth of Powell.

In closing I will also speak in support of Mr. Steve Warlilch as a business owner, developer and his character. On several occasions I have personally witnessed his driven dedication not only to this project but to the support of our community as a whole. He is the right individual for this project and will see it succeed.

Sincerely,

Michael Hobbs  
General Manager  
[mhobbs@fremontmotors.com](mailto:mhobbs@fremontmotors.com)

GFO Inc. / GF Harvest LLC / Canyon Oats  
1030 E. Washington St.  
Powell, WY 82435

Phone 307-754-7041 | Fax 307-754-7043  
Email: [sales@gfharvest.com](mailto:sales@gfharvest.com)  
[www.gfharvest.com](http://www.gfharvest.com) | [www.canyonoats.com](http://www.canyonoats.com)



6-26-18

Dear Mayor, and Powell City Council

I am very pleased that you are moving forward with the new Hotel / Convention Center for Powell. My wife and her family have called this home for many years. As a young couple we moved back here in 1997 to raise our family in your proactive, progressive area. You have shown your focus in the past to work as a team with the state of Wyoming and local business to further economic development and I applauded you for this kind of dedication to the future.

As a business owner in Powell I do struggle at times when we bring clients in for on site visits for proper hotel / convention accommodations that will fit their needs. I see this a compliment to the area and help draw in off season guests to the other hotel, restaurants and merchants.

I have known Steve for years and feel he is the kind of person that wants to invest in this area and not just a developer looking for a quick buck. His track record in Billings shows that he cares about his property, people and the community.

Please let me know if I can be of further help in supporting your path to helping take Powell and the surrounding area into the future with this Hotel / Convention center project.

GF Harvest, that has been Faithfully and Ferociously Gluten Free, Since 2003!



Seaton Smith  
President

Wyoming Business Council  
Attn: Julie Kozłowski  
Community Development Director  
214 W 15th St  
Cheyenne, WY 82002

Ms. Kozłowski and Members of the Board -

This letter is to support the proposed hotel and conference center for the Gateway Business Park of Powell. This project would be vital in the growth and vibrancy of the city of Powell.

As the Director of Therapy at Gottsche Rehabilitation and Wellness in Powell, the benefit of having additional lodging and conference space would provide increased opportunity of continuing education courses to be offered in Powell, housing for patients and students, and housing traveling physicians, nurses, and therapists. Lodging has posed a challenge in the past for us to fully staff our facility to allow the best care for the people of Powell and surrounding communities. With the potential to add continuing education courses that are mandatory for all medical professions and educators, this facility would largely support the Powell community. Currently Billings is the closest location to attend CEU (continuing education) courses. If we can redirect that money into the Powell community it would support local business and restaurants in addition to lodging and conference room use.

Gottsche is a non-profit organization that was established in 1954 in Thermopolis, WY. It has grown to serve 5 different communities in Wyoming including Thermopolis, Worland, Basin, Cody, and Powell. We provide services of physical therapy, speech therapy, occupational therapy, and wellness including gym access and classes (yoga, pilates, circuit training, personal training, dance fitness, etc). We have yearly company wide get-togethers within our different locations across Wyoming. Powell has not been a host for these occasions due to lack of housing and space to have the company as a whole meet. The establishment of the hotel and conference center would allow us to bring in other members of our company to Powell and support our community.

To reiterate, I support the hotel and conference center as it encompasses the needs and desires of the community and would help Powell grow and flourish. Projects such as this will lead to economic development and long term benefit to the people of Powell.

Sincerely,



Allie Winckler PT, DPT  
Director of Powell Gottsche  
awinkle@gottsche.org



Office of Tourism

Matthew H. Mead  
Governor

Diane Shober  
Executive Director

June 19, 2018

Wyoming Business Council Board of Directors  
Julie Kozlowski, Community Development Director  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

Dear Ms. Kozlowski and Members of the Board,

We were pleased to learn about the efforts of the City of Powell to pursue an economic development project that, when complete, has the potential to positively influence the local and regional visitor economy. On behalf of the Wyoming Office of Tourism (WOT), I would like to express our support for this project as you consider it for the BRC Community Readiness Grant.

Wyoming's second largest economic sector—the tourism industry—serves Wyoming well. As the state's agency charged with promoting and building the visitor economy, WOT has a vested interest in the continual growth of our local communities. The proposed hotel and conference center have great potential for growing leisure, group and business segments of the market. The jobs and associated tax revenues are also vital economic contributors. The proposed project would be an asset to the community, the industry and our wonderful state.

As you review the request submitted by the City of Powell, I strongly encourage your positive consideration and approval.

Sincerely yours,

Diane Shober  
Executive Director

DS/kk

Why does the untamed spirit of the West forever find a spot in the souls of all who seek it?  
Because some things can't be explained. Only Experienced. "That's WY".

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Cheyenne, WY 82007

307.777.7777

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501 Homesteader Court • PO Box 1185 • Powell, Wyoming 82435  
307.754.5711 • Fax: 307.754.5712 • powellrec@tctwest.net • www.powellrec.com

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June 19, 2018

Dear Mayor and Powell City Council Members,

I would like to take this opportunity to express my support of the proposed hotel and conference center in the Gateway West business park.

As Director for the Powell Recreation District and tournament director for many events, I have first-hand knowledge of the difficulties in hosting youth sports and recreational events with Powell's current lodging situation. Many teams and participants have personally expressed their dissatisfaction with finding acceptable and suitable lodging when considering to enter an event in Powell. Teams will either choose not to register for an event or will opt to stay in Cody. Either way, Powell loses out.

The list of community sporting and recreational events is wide in range and includes baseball, softball, basketball, soccer, tennis, pickleball, golf, martial arts, swimming, fitness, volleyball, etc. I am always amazed by the number of people in this community who are willing and able to organize and conduct such events. I firmly believe that a hotel and conference center will encourage more events to be held in Powell. The old adage "if you build it, they will come" may very well hold true in this case.

As a member of park and recreation associations, the Recreation District sends staff members to annual state and regional training conferences, however, Powell has never been considered as a potential host due to a lack facilities. The proposed hotel and conference center could possibly create an opportunity for Powell to accommodate such conferences in this field as well as other professions.

I applaud the City for their progressive thinking in creating ways to grow our community, because if we are not moving forward, then we will eventually find ourselves in a decline.

Sincerely,

*Colby Stenerson*

Colby Stenerson  
Director

# POWELL TRIBUNE

*An Award-Winning Community Newspaper • Published Tuesday and Thursday  
Dave Bonner — Publisher*

Mayor and Council  
City of Powell  
270 N. Clark St.  
Powell, WY 82435

In March 2015, Powell hosted the Region 9 Junior College Athletic Association regional basketball tournament, a championship event over three days. Northwest College of Powell was the host team to representatives of eight schools across the region — teams from Wyoming, Montana, Colorado and Nebraska.

The buses rolled into Powell with players, coaches and traveling contingents. Supporters of each junior college, including families of players, followed the teams.

Not a single one of the out-of-town teams stayed in Powell. They booked lodging and ate most meals 23 miles away in Cody. The reason was simply Powell's limited accommodations. Powell missed out on fully realizing the economic benefit of the tournament it hosted, and participants drove a lot of extra miles back and forth.

This was not an isolated instance. But it does highlight the need in Powell for more overnight lodging and visitor services before Powell can play a meaningful role in hosting activities, events or conferences of a business, educational, athletic, professional or fraternal nature.

The proposed conference center with commercial kitchen facilities, alongside a new hotel with 70-80 rooms, would go a long way to filling out the community's guest services infrastructure. It would stimulate economic activity for the community from the outside and at the same time provide the community with facilities to serve local needs year-round.

The combined project is estimated to generate significant new jobs and additional tax revenues — more than \$500,000 annually in sales tax, lodging tax and property tax.

I fully support the public-private partnership embodied in this project. I have watched the maturation of the proposed hotel project from its initial launch announcement two years ago. The introduction of the attached conference center element greatly increases its viability, and I appreciate the Powell City Council going on record to affirm the community as a whole will benefit from the addition of these facilities.

Sincerely,



Dave Bonner  
Publisher, Powell Tribune



Building houses  
Building lives

June 19, 2018

Mayor John Wetzel and Powell City Council Members:

I am writing on behalf of Mountain Spirit Habitat for Humanity (MSHFH) to express our full support for a hotel with an attached conference center to be built in the Gateway West business park in Powell, Wyoming. MSHFH believes the hotel and conference center will meet Powell's growing lodging needs and provide both tourism and economic benefits to Park County. Not only will the hotel and attached publicly owned conference center ensure an increased capacity to lodge more visitors, but will provide much needed professional meeting space, which hereto for has not been available to our nonprofit to host industry specific conferences and learning opportunities. If our affiliate is able to host local trainings for other Habitat for Humanity affiliates, we would be able to save costly travel to other parts of the country to obtain training and be able to introduce our beautiful region to more people.

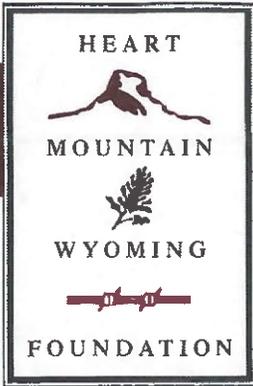
As a community stake-holder and an affiliate of a worldwide nonprofit organization, MSHFH respectfully requests that the City of Powell support this worthy project.

Best regards,

A handwritten signature in cursive script that reads "Jaime Schmeiser".

Jaime Schmeiser, Executive Director

509 Gateway Drive, Powell Wyoming 82435  
307-254-7005  
[www.mshfh.org](http://www.mshfh.org)



# Heart Mountain Wyoming Foundation

June 18, 2018

Dear Mayor and Powell City Council Members:

On behalf of the Heart Mountain Wyoming Foundation, I would like to express our support for the hotel and conference center currently in development for the Gateway West Business Park in Powell. This project will benefit our foundation in several ways.

As a non-profit foundation, we rely almost exclusively on donations, memberships, and admissions to our Heart Mountain Interpretive Center between Cody and Powell. Cody dominates the lodging market, and it is a struggle to convince visitors to leave the city and come to our museum. A modern hotel in Powell would offer an enticement for visitors to leave the Cody city limits, and bring us new visitors. We also expect we would see increased visitation and revenue from groups using the conference center.

We would also utilize the hotel and conference center for our annual Heart Mountain Pilgrimage. Each year, hundreds of former Heart Mountain incarceratedees and their descendants come to Wyoming to gather at the former camp site. This number has steadily increased over the years, and we find ourselves with limited options for meeting and lodging spaces. A hotel and conference center in close proximity to the museum would be a boon to us.

Finally, I would like to add that I am convinced of developer Steve Warlich's commitment to bringer greater tourism to Park County and Powell in particular. Since I first met Steve, he has become a tireless supporter of our organization. He has booked tour buses for the museum and distributed our materials at trade shows across the country. I believe he will extend the same enthusiasm to other local businesses.

I hope you will consider all these factors as you review the plans for this development.

Thank you,

Dakota Russell  
Interim Executive Director  
Heart Mountain Wyoming Foundation

#### HONORARY ADVISORS

Norman Y. Mineta  
*Former U.S. Secretary of Transportation*

Alan K. Simpson  
*U.S. Senator (ret)*

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HEART MOUNTAIN WYOMING FOUNDATION

1539 ROAD 19, POWELL, WYOMING 82435 || [www.HeartMountain.org](http://www.HeartMountain.org) || 307.754.8000



# Powell Valley Healthcare

Thursday, June 07<sup>th</sup>, 2018

Mayor and Powell City Council Members  
Attn: Christine Bekes, Executive Director  
Powell Economic Partnership  
111 S. Day Street  
Powell, WY 82435

RE: Letter of support

Dear Mayor Wetzel and Powell City Council Members,

Powell Valley Healthcare (PVHC) supports the Council's pursuit of the Community Readiness Grant from the Wyoming Business Council to establish a new lodging facility and conference center in Powell.

As the largest employer in the community, PVHC would benefit from a modern hotel to lodge relatives/friends of our patients, and medical and other clinical staff. We often require lodging that extends two to three weeks or more. We would also appreciate a conference center with the media technology capability to support various community, regional, and state-wide healthcare functions. PVHC would welcome the opportunity to host events such as the Wyoming Hospital Association, Wyoming Medical Society and other meetings.

The projected annual tax revenues and potential for new jobs are an economic benefit as well.

On behalf of PVHC and the Powell community, I appreciate your consideration of this grant application.

Sincerely,

Terry Odom  
Chief Executive Officer  
Powell Valley Healthcare  
Office – 307-754-1107  
Email – [todom@pvhc.org](mailto:todom@pvhc.org)

**777 Ave H \* Powell, WY 82435 \* Phone (307) 754-2267 \* Fax (307) 754-3176 \* [www.pvhc.org](http://www.pvhc.org)**

*Powell Valley Hospital  
Powell Valley Care Center*

*Powell Valley Clinic  
The Heartland Assisted Living*

4 June 2018

To Whom It May Concern:

On behalf of the Siddy-Up Stals, a chapter of the Red Hat Society, and as residents of this community, we request the City Council seek a state grant for the development of a publicly owned conference center that will link to the planned hotel proposed by Steve Wahrlich.

Currently, conferences/events/activities are being held in the Holiday Inn in Cody since Powell does not have a facility that can accommodate large events. Some of these events would be, but not limited to, Red Hat Events, School Events, Rocky Mountain Elk and Pheasants Forever Fundraisers.

The conference center needs to be large enough to accommodate a banquet room with a capacity for 250 people and vendor space that is comparable to the layout at the Holiday Inn in Cody.

Thank you for your consideration.

Sincerely,

Jane Tom: 754-2108

Mary Wells: 754-4493



**President's Office**

307.754.6200 • FAX 307.754.6177 • 800.560.4692  
231 W 6TH ST BLDG I  
POWELL, WY 82435-1898 USA  
[www.nwc.edu](http://www.nwc.edu)

May 30, 2018

Powell Mayor and City Council Members  
c/o Christine Bekes  
Executive Director  
Powell Economic Partnership  
111 S. Day St.  
Powell, WY 82435

Dear Mayor Wetzel and Powell City Council members,

On behalf of Northwest College, I would like to express firm support of the proposed hotel and conference center project.

As a small community college with students from across the United States and 34 countries, NWC enrolls approximately 2,000 students, employs 400 employees and has an annual budget of nearly \$40 million.

NWC hosts a number of state and regional athletics events, forensics tournaments, and other meetings and events throughout the year for which overnight lodging is necessary. Often times, participants stay in Cody due to local lodging availability and options.

Other occasions for which overnight lodging is often times required is for Preview Day when prospective students and their parents visit Powell and tour the college campus, when parents and family members help their student move into the residence halls, as well as commencement when hundreds of students and their families attend graduation-related activities. Added exposure of Powell to visitors/tourists can be a real asset to NWC both for potential students and staff/faculty recruitment purposes.

True to our community college mission, Northwest College embraces its role in serving the workforce training needs throughout the college's service area. Recent strategic initiatives have focused on expanding on-the-job training and apprenticeship opportunities in the tourism and the hospitality/service industries. The addition of a conference center with food service capabilities has the ability to enhance the college's workforce training opportunities in hospitality management as well as provide internship opportunities for our students.

Again, Northwest College is in full support of the hotel and conference center project. Thank you for your consideration. Please feel free to contact me if I can be of further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stefani Hicswa".

Stefani Hicswa, Ph.D.  
President



Homesteader Museum  
324 E. 1<sup>st</sup> St.  
Powell, Wy. 82435

May 28, 2018

Dear Mayor and Powell City Council Members,

I am writing on behalf of the Homesteader Museum to support the development of the Powell hotel and conference center project.

This project has the potential to have a strong impact on our museum in a variety of ways. As one of the few community tourism spots in downtown Powell, the increase of visitors/tourists staying in Powell overnight will impact our visitation numbers. Additionally, more visitors create an economic impact with more spending in the museum gift shop.

Incidentally, having a tourism spot helps keep people in Powell even longer, which in turn increases dining and shopping possibilities.

This is an exciting opportunity for the museum and the town and I will help in whatever way I can to see it happen.

Sincerely,

A handwritten signature in cursive script that reads "Rowene Weems".

Rowene Weems  
Director/Curator  
Homesteader Museum  
307.754.9481

# PARK COUNTY

## Events

655 East 5<sup>th</sup> Street  
Powell, WY 82435  
Phone: 307-754-8855  
Fax: 307-754-5947

Chris Bekes  
Executive Director  
Powell Economic Partnership  
111 S. Day St  
Powell, WY 82435

Dear Mayor Wetzel and Council,

As the Park County Events Coordinator and Manager of the Park County Fairgrounds I would like to add my support to the purposed construction of a lodging facility and conference center in Powell. As the Events Coordinator it is my responsibility to market County facilities, but more specifically the Park County Fairgrounds located in Powell. With many improvements done on the grounds in the last couple years I feel that the addition of this facility would be an asset. Attracting larger events to the facility that have a duration of more than a day has been a challenge for my department with the lack of lodging accommodations in Powell.

Heart Mountain Hall, located on the grounds, is equipped with two conference rooms that can be used separately or as one. These rooms however are not large enough to accommodate professional meetings, but were designed to serve as a class room style facility. I feel that the proposed lodging facility with the attached meeting area will only compliment that facility that we have.

I have met Steve and have been impressed with his extensive knowledge of tourism and his willingness to work together as facilities to grow the Powell economy. This will be a vital partnership for the future of the Fairgrounds facility. I look forward to the progress on this facility as it will increase the vibrancy of the community, increase spending at local businesses, and allow for a more modern place for us to house or entertainment and judges brought in for the Park County Fair.

Best,



Teecee Barrett  
Park County Events Coordinator  
[tbarrett@parkcounty.us](mailto:tbarrett@parkcounty.us)

Tom Scott  
IXL Ranch  
Box 190  
Dayton, WY 82836

Wyoming Business Council,

My name is Tom Scott, and as you may or may not be aware I previously served on the Wyoming Business Council board where we reviewed projects not unlike the project before you today.

I believe that the Antelope Butte Foundation is on the cusp of sustainably reopening Antelope Butte Mountain Recreation Area, and a nod from the Wyoming Business Council will aid in building even more momentum.

Over the past several years, I have been involved with Antelope Butte as a donor and as an adviser. I believe this project is worthwhile and will certainly enhance many communities: Bighorn County, Sheridan County, and even the greater Northern Wyoming region.

There are many young people, and families that will use the mountain recreation area to engage in year round multigenerational outdoor activities. Getting people up into the mountains is important for Northern Wyoming, and Antelope Butte will provide increased, and much needed, access to people of all ages.

Please consider supporting Antelope Butte Foundation through a Community Enhancement Grant.

Thank you.

Tom and Joan Scott



Board of Directors  
Aaron Sopko, Chairman  
Mark Law, Vice-Chair  
Anthony Tarver, Secretary  
Don Parrott, Treasurer  
Brian Bolton  
Alicia Cox  
Keith Marcott  
Lynn Hartje  
Hayden Heaphy  
David Hubert  
Commissioner Steve Maier  
Joe Steger

Mayor Roger Miller, Ex-Officio

Jay Stender, CEO

August 1, 2018

Shawn Reese, CEO  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002-0240

RE: Antelope Butte Foundation Application for Community Enhancement

Dear Mr. Reese,

Forward Sheridan is an economic development entity located in north central Wyoming. Our Board has reviewed and supports the "Community Enhancement" proposal regarding the Antelope Butte Foundation to support the acquisition of the "magic carpet". This equipment will enable beginning skiers to utilize the facility as well as provide access to all types of people.

We urge the Wyoming Business Council to award this funding to the Antelope Butte Foundation. Our support comes from three specific perspectives.

#1 Antelope Butte is continuing to make progress toward full capacity – its function will be a benefit to our business via tourism and more importantly to further our community recreation opportunities. This has been noted as a key recreational feature to acquire and keep workers which is very important to our board.

#2 FS Board members and investors support recreation driven projects and this facility will tie directly into our School Districts to enrich their offerings.

#3 We believe that Antelope Butte has and is making progress that merits support funding to enable full operations sooner than later.

Thank you for the consideration of this request. Please feel free to contact me for any further information.

Jay O Stender  
CEO

Xc: M Weitz, J Law

224 South Main Street, Room 107  
Sheridan WY 82801

[jay@forwardsheridan.com](mailto:jay@forwardsheridan.com)

Craig Dougherty  
22 Cessna Rd.  
Sheridan, WY 82801

August 1, 2018

To whom it may concern:

I am writing this letter in support of the efforts to re-open Antelope Butte Ski Resort. It was an excellent recreational opportunity for families to experience our beautiful Big Horn Mountains and an educational opportunity for students to learn a life-long sport of skiing.

Antelope Butte was a family-based ski resort that provided a great place to learn to ski. My daughters all learned to ski at Antelope Butte, and the resort provided a weekly family outing for my family. Sad to say, that experience is now over and we must go to Montana for our skiing experience.

Sheridan County School District No. 2 has tried to expand PE/Wellness instructions into life-long activities. I believe that for many years, Antelope Butte provided a unique educational environment as it allowed teachers take students on skiing trips to the resort on weekends. For many students, this was the first time they experienced the sport of skiing, and many continue the sport to this day. But because this has been lost for several years now, the number of students not learning to ski is becoming pervasive.

I would welcome any efforts to re-open the resort, and we strongly encourage the city and county to be full participants in the revitalization of the resort. It is a recreational and educational opportunity that has been missed for the last several years.

Sincerely,  
Craig Dougherty



# Tongue River Middle School

1251 Dayton St., P.O. Box 879

Ranchester, WY 82839

Phone: 307-655-9533

Fax: 307-655-9894



TRMS Mission: Together, we will foster relationships with all students, **inspiring** in them a passion for learning, **encouraging** them to embrace challenges, and **celebrating** their success, as we prepare them for their future.

July 26, 2018

To Whom It May Concern:

This letter is written in support of the Antelope Butte Foundation and its efforts to re-open the ski area. As the superintendent of Sheridan County School District #1, we are excited about the opportunities the area will afford our students for recreational and physical activity. This past winter, John Kirilin volunteered his service and expertise for the PE classes at TRMS, teaching basic cross country ski techniques and encouraging the students to experience the great outdoors that surround us.

Our district will look to partner with the Antelope Butte Ski Area for both physical education activities during the week, and for recreational activities for our students on the weekends. We are so very fortunate to live in such close proximity to a great facility, and we want our families to take advantage of what our area has to offer.

If you have any questions for me, please feel free to contact me at the Central Office in Ranchester. Stop by or call 655-9541 any time.

Yours in Education,

Pete Kilbride

Superintendent, SCSD#1

TRMS VISION: TRMS will be a community where everyone believes that ALL students can learn. We will maintain a climate and a culture emphasizing high academic standards, creating an atmosphere where students are challenged, while promoting and modeling our values. Through collaboration with students, staff, and parents, our students will be prepared to meet the demands of high school and work towards attaining their personal goals.

VALUES:    Respect                      Integrity                      Pride                      Responsibility



The State of Wyoming provides Hathaway Merit and Need Scholarships to Wyoming students attending the University of Wyoming and Wyoming community colleges. Every Wyoming student who meets the merit requirements can earn a Hathaway Merit Scholarship. Contact your school counselor for more information.

Jack and Becky Lindsey  
331 U.S. Highway 20 South  
Basin, Wyoming 82410

July 25, 2018

Dear members of the Wyoming Business Council,

As a cabin owner in the Granite Creek Group we would like to take a moment to express our support in the quest to re-open the Antelope Butte Mountain Recreation Area. We respect and support all the effort that has been put in to the area. It is our hope to see the lifts running in 2018 and to see people skiing down the mountain again.

Jack and I both learned to ski at the area and we taught our kids to ski up there. We had some wonderful family times on the mountain and look forward for future kids to be able to join the sport.

We urge you to consider Antelope Butte Mountain Recreation Area for the grant that the Antelope Butte Foundation is applying for.

Sincerely,



Becky Lindsey on behalf of Jack and Becky Lindsey

July 25, 2018

Wyoming Business Council  
1508 Stampede Ave.  
Cody, WY 82414

To Whom It May Concern:

My wife and I are cabin owners in the Granite Creek Summer Home Group, next door to Antelope Butte Ski Area. I learned to ski at Antelope Butte in 1961 shortly after a rope tow was installed. Four of our six children also learned to ski there, one of which went on to win the Western Region Olympic Junior Nationals when he was 18. Our last two kids, 15 year old twins, will likely ski most weekends when the area reopens.

We fully support the reopening of Antelope Butte both for the skiing and the summer activities that are being proposed. Our business, Security State Bank with branches in Gillette, Sheridan, Worland, Greybull, and Basin believes that Antelope Butte will be good for our economy as a draw for tourists and jobs for young people both winter and summer.

Thank you in advance for your assistance and support.

Sincerely,



Audra and Doug Crouse  
%Security State Bank  
P.O. Box 531  
Basin, WY 82410

Jack Wright  
41 N 2<sup>nd</sup> St  
Greybull, WY 82426

July 24, 2018

To Whom It May Concern;

As a cabin owner in the near by Granite Creek Summer Home Group I would like you to please accept this letter as my support of the re opening of the Antelope Butte Ski Area that is now going to be a year around mountain recreation facility.

I learned to ski there almost 50 years ago, I went on to work there and taught my boys to ski there and I so hope to be skiing there with my grandkids soon too.

It is a wonderful place that has so much to offer the people in our communities from recreation to jobs.

Respectfully,

A handwritten signature in black ink, appearing to read "Jack Wright", written in a cursive style.

Jack Wright



...on Smith

A CENTER FOR ALL GENERATIONS

211 Smith Street

Sheridan, Wyoming 82801

(307) 672-2240

November 28, 2017

Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002

**RE: Antelope Butte Foundation Funding Application**

Dear Wyoming Business Council,

We are writing this letter in support of the Antelope Butte Foundation's application to the Wyoming Business Council for funding to help open the doors of the Antelope Butte Lodge. Your support of this project will provide many opportunities for Northeast Wyoming. The much needed funding for construction will allow for hiking, biking, trail running, snow biking, XC skiing, tubing, sledding, special events and especially downhill skiing!

They already have matching support in place in the amount of \$1,372,000 and support from the WBC will help them open a mountain center that is good for the area economy. Jobs will be a benefit for economic enhancement and this venture will provide a setting that will encourage outdoor activity year-round.

We are another non-profit in the area that has benefitted directly from support from the WBC for capital renovation and expansion to serve seniors throughout Sheridan County. We are grateful. That support made all the difference and we are seeing the benefits to our communities because of it!

We urge you to give strong consideration to this application, and I appreciate your attention to this matter.

Sincerely,

Carmen Rideout  
Executive Director

---

*theHUB...on Smith Board Members & Directors Emeritus*

Officers: Callie Drell, Anthony Spiegelberg, Molly Dow

Board Members: Cheryl Heath, Vickie Mader, Jim Wilson, Trink Morss, Dr. John Ritterbush

Directors Emeritus: Darlene Elliott, Dr. Sy Thickman, Roman Skatula

[www.sheridanseniorcenter.org](http://www.sheridanseniorcenter.org)

*"This institution is an equal opportunity provider, and employer."*

Antelope Butte Foundation

PO 6624

Sheridan, WY 82801

Dear Board of Directors,

I have been a resident of Wyoming for 40 years moving here from Rapid City, South Dakota. One of the things we looked for when contemplating the move to Wyoming was outdoor recreation for our family. We were avid recreational skiers and at the time Antelope Butte was a thriving local ski area. We made the move and enjoyed Antelope Butte skiing in the winter and hiking and biking in the summer and have many wonderful memories that we will share forever. I now have 3 grandchildren who all ski or snowboard but because Antelope Butte is not open travel out of state to enjoy the sport. Because I am a business owner in Sheridan, I feel that it is important to support Wyoming by shopping in state, traveling in state and recreating in state. We have a hidden gem with the Bighorn Mountains that could generate much outdoor recreation bringing sustainable revenue to the state and to Sheridan County. Opening Antelope Butte will allow year round mountain recreation and attract people from a large area. Recent special events at Antelope Butte have had success attracting participants from out-of-state as well as locals with potential to grow in great numbers. There is support from Sheridan, Bighorn, Johnson counties and more distant areas for the opening Antelope Butte. With that support and the dedication of the Board members the opening of the Butte is surely becoming a reality.

Sincerely,



Karen Powers



November 22, 2017

To Whom it May Concern:

On behalf of the Greybull Recreation District I would like to express support for the efforts being made to re-open the Antelope Butte mountain recreation area. The additional outdoor recreation opportunities this facility will have to offer our community will be great. The community is lacking in variety when it comes to outdoor winter activities and would welcome the chance to try something new. Locals who enjoyed the facility in years past will look forward to doing so again.

Opening the facility during the non-winter months should draw people to the area and expand on what can be offered to tourists as well as locals. It could be an ideal location for trail rides, festivals, concerts, biking, and more.

The Greybull area has a lot to offer families with great schools, sports and recreation. It's proximity to the mountains is another boon. The Antelope Butte recreation area would be a great addition to what the community can offer it's citizens.

Your support in furthering this project would do great things for the people in the Big Horn Basin.

Respectfully,

A handwritten signature in blue ink that reads "Heather Howe".

Heather Howe  
Director  
Greybull Recreation District  
(307) 765-9575

EATON BROTHERS INC.  
FRANK EATON  
KATHLEEN H. EATON  
THOMAS J. FERGUSON, JR.  
WILLIAM T. FERGUSON  
JEFFREY E. WAY

# EATONS' RANCH

FOUNDED IN 1878  
270 EATONS RANCH ROAD  
WOLF, WYOMING 82844-8402  
(307) 655-9285  
(800) 210-1049  
FAX: (307) 655-9269

HORSE and CATTLE BRANDS



November 16, 2017

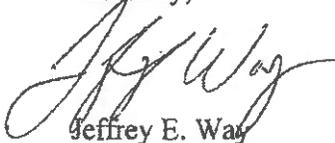
To Whom It May Concern:

I am writing in support of the Antelope Butte Foundation and their long-term vision to offer year around mountain recreation.

Offering affordable year around recreation opportunities will benefit the surrounding communities from a health standpoint as a result of increased physical activity and will also benefit the economy, by providing jobs and increasing tourism to our area. Being a part of the tourism industry I believe any additional recreation opportunities that can draw people to the Bighorn Mountains will ultimately benefit all of us in the industry.

As an individual and a business owner I fully support ABF's endeavors and hope they can fulfill the long-term vision and become a vital asset to our community.

Sincerely,

  
Jeffrey E. Way  
VP/General Manager

**Robert K. Jensen**

3928 Dey Avenue, Cheyenne WY 82001  
rkjensen@hollandhart.com

November 13, 2017

Mr. Shawn Reese, CEO  
Wyoming Business Council  
214 W. 15th St.  
Cheyenne WY 82002

Re: Antelope Butte Mountain Recreation Area

Dear Mr. Reese,

In my time as the CEO of the Wyoming Business Council it became very clear to me that the importance of community amenities for Wyoming's workforce and families plays a significant role in attracting and keeping that workforce in an area. That is why I write today to encourage the favorable recommendation of your staff and board for the application of the Antelope Butte Foundation for the Antelope Butte Ski Lodge project.

Projects like this are important for many communities throughout the area. The greater Sheridan area economy and environment is one that is attractive to a diverse array of technology and manufacturing businesses. The current and future workforce in this type of growing economy is interested in much more than the quality of the jobs that are available. They are interested and attracted to communities with a wide variety of recreational and entertainment options. In many cases people move to an area because of its diverse vibrancy and then think about what they will do to earn a living. Many highly skilled workers seek first the recreational environment and then find a way to contribute to the economy – whether in an entrepreneurial venture or as an employee in a growing company.

The Antelope Butte project is one that will serve a growing and diverse workforce for generations to come and is a wise investment for the state and the region. I encourage your favorable recommendation to the Board and then on to the State Loan and Investment Board for funding of the grant request.

Thank you for your consideration and thank you for the work you and your team do to continue to build a better Wyoming.

Sincerely,



Bob Jensen  
307.421.1911



November 9, 2017

Re: Antelope Butte Support

Dear Whom it May Concern:

I am very excited to be writing a letter of support for the Antelope Butte Foundation. As the Executive Director for the Tongue River Valley Community Center (TRVCC) and as a parent of young children, I welcome the opportunities for healthy, safe, educational recreation.

The Antelope Butte Foundation's purpose and mission parallel that of the Tongue River Valley Community Center's mission; to give youth and families educational, social, recreational, and cultural opportunities that cultivate positive values and good character. I believe it is essential for our youth, especially those "at risk" youth, to have an opportunity to learn to ski. Skiing is a life-long sport that can instill fitness habits, create love and respect for the outdoors, and teach other life skills such as first aid and rescue skills. It is a positive physical outlet for our youth. Antelope Butte will be a place where families can come recreate together.

The Tongue River Valley (Parkman, Ranchester, and Dayton) communities are rural areas that are potentially underserved when it comes to youth activities and programs. The TRVCC has worked hard to be the youth "hub" – where youth can come socialize, recreate, learn, and enjoy family and friendships. We are excited to have Antelope Butte as a partner to help connect our communities, youth, and families. Antelope Butte will provide our citizens with opportunities they might otherwise never get to experience.

I am pleased to have the opportunity to support a great cause like the Antelope Butte Foundation. Thank you!

Best Regards,

Erin Kilbride  
Executive Director

Nolan & Denise O'Neal  
P.O. Box 45  
Shell, Wyoming 82441

November 9, 2017

Wyoming Business Council  
214 West 15th St  
Cheyenne, WY 82002-0240

Dear Mr. Reese,

We are writing in support of the Antelope Butte Foundation's (ABF) established campaign to open and sustain a refurbished "Antelope Butte Mountain Recreation Area".

Our reasons for supporting the Foundation with our personal contributions and time are aligned to important community, state and personal priorities. We were excited to read about the WBC's recent task force report on the outdoor industry.

One of the greatest assets and opportunities for the State of Wyoming is to be a national leader in attracting people who seek the highest quality outdoor experiences and in developing the people and businesses that provide those experiences.

Locally, the ABF is doing what Wyoming should do best, and has made great progress on re-developing Antelope Butte as a year-round destination for those seeking recreation, improved knowledge of the outdoors, employment and opportunities for business growth.

Personally, after decades of work in a large international business, we have chosen to make our home in this part of Wyoming not just to be closer to family, but to enjoy hosting our many friends and colleagues on their vacations as they enjoy Wyoming with us. As we get to know more of our neighbors and community members better, we can see that the outdoor recreation opportunities that we hold dearest also represent the types of businesses that can attract, retain and develop younger citizens interested in supporting and operating businesses and educational opportunities that are aligned to Wyoming's strengths and opportunities.

Like many others, I learned to ski at Antelope Butte and was sad to see it stop operating. The good news is the reborn vision for Antelope Butte is much more closely tied to the full range of what it should provide and do for the citizens of our State and those who visit here. Antelope Butte's location, physical attributes and the people who are passionately working to make it a servant of Wyoming's needs deserve our full support.

We thank the Council for your leadership, and look forward to your support as the communities of this region work to re-open Antelope Butte.

Respectfully,

