



Business Ready Community Grant and Loan Program Projects

Report and Recommendations to the State Loan and Investment Board

April 9, 2020

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Approved October 3, 2019 SLIB Minutes

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Draft January 16, 2020 SLIB Minutes (**ACTION ITEM**)

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**STATE LOAN AND INVESTMENT BOARD MEETING
BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM
OCTOBER 3, 2019**

SLIB Members Present:

Governor Mark Gordon
Secretary of State Ed Buchanan
Auditor Kristi Racines
Treasurer Curt Meier
Superintendent Jillian Balow

Wyoming Business Council Board Members Present:

Megan Goetz, Co-Chair
Mike Easley, Board Member

Wyoming Business Council Staff Present:

Shawn Reese, Chief Executive Officer
Julie Kozlowski, Community Development Director
Karen Fate, BRC Project Manager

Shawn Reese gave an overview of the WBC's new strategy and the BRC Program. Success of the program has been the ability to adapt. The new strategic process has been enlightening to hear what communities have to say about the BRC program. The SLIB board members are stakeholders and the WBC values their input on the future of the program.

Julie Kozlowski presented an overview of the BRC Program. 396 projects and approximately \$410 million awarded to date. The new strategy development has provided useful feedback from partnerships in the following working themes:

- Ease of Use of Program – currently lengthy and difficult
- Effectiveness – Workforce attraction elements
- Sustainability
- Alignment – how program relates to UW and other partnerships
- Consistency – method in evaluating projects
- Appropriations – program funding, are statutory changes needed, rule changes?
- Additional Enhancement Requirements – Business attraction, workforce, air service, housing infrastructure.

Julie continued with updates on projects in different stages; Powell Conference Center, beginning stages; Goshen Care Center Evergreen Plaza, under construction; Lovell Camper Park, completed; Campbell Co ACPIC, recently amended to extend project timeline, and Cody Wyoming Authentic Products expansion, recently returned their BRC award but company is still growing.

- 1. Approval of August 8, 2019 State Loan and Investment Board Business Ready Community Minutes: Secretary Buchanan moved to approve. Superintendent Balow seconded. Motion carried unanimously.**

BRC Applications Received June 1, 2019				
Applicant	Project	Type	Request	WBC Recommendation
Alpine	Pretreatment & Sludge Handling Facility	CD Readiness	\$ 2,300,370	\$ 2,300,370
Casper	Platte River Revival Phase III	CD Enhancement	\$ 500,000	\$ -
Total Requests			\$ 2,800,370	\$ 2,300,370
BRC Balance				\$ 24,907,706

2. New Business of Consideration:

- **Town of Alpine Pretreatment and Sludge Handling Facility Project, \$2,300,370 Community Readiness Grant request. WBC Recommendation: Fund as requested up to the full amount.**

Mayor Kennis Lutz, Town Engineer Robert Ablondi, and Lincoln County Commissioner Bob King were present to speak on behalf of the project.

Auditor Racines asked how often the town has to haul sludge from the Wastewater Treatment Facility. Mr. Ablondi stated that in 2018 the town hauled 410,000 gallons every month which is approximately 200-truckloads for that year alone. These figures will increase for 2019.

Secretary Buchanan asked what the timing was between the BRC request and the EDA funding request. Mr. Ablondi replied that notification for pre-application approval from EDA for their funding should be sometime after October 31st. Final approval will be after the start of their fiscal year which is November 1st. Also asked if there was any engineering work done prior to this application. Mr. Ablondi replied yes, this was part of developing the final cost estimates.

Superintendent Balow moved to accept the WBC recommendation with the contingency that BRC funding be reduced accordingly if the EDA grant is approved. Auditor Racines seconded. Motion carried unanimously.

- **City of Casper Platte River Revival Phase III, \$500,000 Community Development – Enhancement Grant request. WBC Recommendation: Do not fund.**

Liz Becher, Community Development Director, Jolene Martinez, Special Projects Coordinator, Brian Nesvik, Wildlife Director WY Game & Fish Department, and Paul Dey, Aquatic Habitat & Program Manager, WY Game & Fish Department were present on behalf of the project.

Liz Becher gave a brief history on the overall Platte River Revival Project. Explained on how the river project has been critical to commercial development in Casper. Continued clean up on the remaining sections is necessary for future development. Phases I & II of the overall seven phases of the project have been funded previously through BRC Enhancement grants. Both of these phases have been completed. This project will be the third phase in the section of 1st Street immediately downstream from the former BP-Amoco Refinery.

Brian Nesvik and Paul Dey explained the importance of this project to the Wyoming Game and Fish Department and to the habitat of fish and wildlife. Game and Fish have invested in both Phase I and Phase II of the overall project. The river provides opportunities to sportsman and fisheries.

Auditor Racines asked how they (Game and Fish) rate this section of the river in health compared to other stretches of the North Platte River. Mr. Day replied that the North Platte rates in the lower twenty percent in streams around the state. The sediment situation from eroding banks has many challenges causing a pretty polluted system.

Auditor Racines expressed confusion on the different sources for funding and the project's budget. Auditor Racines also asked clarification on how many phases/sites have been completed and how many remain.

Jolene Martinez explained that there is a total of 7 sites for the overall project. Phase I – Morad Park has been completed. Phase II and Phase III – Wyoming Blvd/Water Treatment Plant Site is completed. Site number 4 which traverses through Mills has been skipped. This project, Phase III is for site number 7. Site number 5 and number 6 go into Evansville. Jolene went on to explain that the cost for Phase III is \$3.9 million. \$2.6 million is funded through multiple sources with a balance of \$1.2 million needed to complete this phase.

Superintendent Balow noted inaccuracies in the budget and asked if the minutes from the City Council meeting reflect the actual approved budget for this project. Also asked for clarity if this information was conveyed to the WBC before the city council meeting.

Jolene Martinez responded that the city was only funding the basics of the project. The BRC request was for trails and a boat ramp. In response to whether this was conveyed correctly to WBC staff, perhaps not. The project has been a moving target since the original application was submitted.

Treasurer Meier replied that the board needs more time to consider and digest the project to understand what is being funded, i.e. pathways, beautification, etc. Treasurer Meier added that he is not inclined to fund as there is much to be sorted out. Other Casper projects need to be wrapped up first and maybe this project can come back at another time.

Jolene Martinez replied that the window for construction is very narrow from October 1 to December 1 when the river is at its lowest.

Governor Gordon addressed the consideration from the WBC Board being a complicated process. Asked if this project were to be resubmitted with a different proposal would it be considered by the WBC again.

Megan Goetz, WBC Co-Chair replied yes. It would be taken into account the economic impact and the needs of the state at the time it is resubmitted.

The board asked about funding streams for remaining phases. No funding has been identified and is not certain of long-term sustainability.

Auditor Racines commended the city of Casper for being a leader in renovations to their downtown, recognizing the Platte River is in rough shape.

Auditor Racines moved to accept the WBC recommendation to not fund project. Superintendent Balow seconded. Motion carried unanimously.

Superintendent Balow noted a project of this magnitude requires a clear partnership and shoulder to shoulder work with the city, WBC, and other partnerships.

Governor Gordon added that he was unclear on how far the \$500,000 request would be used for the \$1.2 million gap. A clearer identification and better sense of scope would be helpful.

Respectfully submitted:

 2-22-2020

Amy Grenfell, Interim CEO
Wyoming Business Council

**DRAFT – STATE LOAN AND INVESTMENT BOARD MEETING
BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM
JANUARY 16, 2020**

SLIB Members Present:

Governor Mark Gordon
Secretary of State Ed Buchanan
Auditor Kristi Racines
Treasurer Curt Meier
Superintendent Jillian Balow

Wyoming Business Council Board Members Present:

Megan Goetz, Co-Chair

Wyoming Business Council Staff Present:

Josh Dorrell, Chief Executive Officer
Amy Grenfell, Chief Operations Officer
Julie Kozlowski, Community Development Director
Noelle Reed, Community Development Program Manager
Karen Fate, BRC Project Manager

Megan Goetz, WBC Board Co-Chair introduced Josh Dorrell, new WBC CEO to the board. Josh just came on-board a few days ago. The WBC is excited for our new future with Josh who comes to us from the private sector and brings a breath of freshness and leadership to the state. Josh spoke briefly to the board, appreciates the opportunity and is excited to bring his experience from the private sector to the public sector.

Governor Gordon and the board members welcomed Josh.

- 1. Approval of October 3, 2019 State Loan and Investment Board Business Ready Community Minutes: Auditor Racines moved to approve. Superintendent Balow seconded. Motion carried unanimously.**

BRC Applications Received September 1, 2019				
Applicant	Project	Type	Request	WBC Recommendation
SEEDA	Vacutech Expansion Grant	Business Committed	\$ 1,094,785	\$ -
SEEDA	Vacutech Expansion Loan	Business Committed	\$ 275,000	\$ 1,369,785
Rock Springs	First Security Bank Building	CD-Readiness	\$ 2,917,701	\$ 2,917,701
Total Requests			\$ 4,287,486	\$ 4,287,486
Total Available BRC Funds				\$ 22,798,385
Total BRC Balance if recommended				\$ 18,510,899

2. New Business of Consideration:

- **SEEDA Vacutech Expansion \$1,094,785 Business Committed Grant request, and \$275,000 BRC Loan request. WBC Recommendation: Funding as a \$1,369,785 Loan.**

Robert Briggs, representative for SEEDA, and Don Parrot, Comptroller for Vacutech were present to speak on behalf of the project.

Secretary Buchanan asked about the recent acquisition of Vacutech by National Car Wash Solutions, and how this affects the long-term presence of Vacutech in Sheridan.

Robert Briggs answered that all agreements will be with Car Wash Solutions and that SEEDA has been assured by the company that they (company) are committed.

Governor Gordon thanked SEEDA and Vacutech for considering loan funds for the project.

Treasurer Meier moved to accept the WBC recommendation to fund project as a loan. Auditor Racines seconded. Motion carried unanimously.

- **Rock Springs 1st Security Bank Building \$2,917,701 Community Development - Readiness Grant request. WBC Recommendation: Fund as requested.**

City of Rock Springs representatives Mayor Timothy Kaumo; Matt McBurnett, Director of Administrative Services, Paul Kauchich, Director of Engineering; Chad Banks, URA/Main Street Director, and Senator Lisa Anselmi-Dalton, SD12 were present to speak on behalf of the project.

Mayor Kaumo provided a brief history of the project including the efforts made in downtown Rock Springs by the Rock Springs Urban Renewal/Main Street Program.

Secretary Buchanan asked about the Urban Renewal Fund that purchased the building in 2010 and if it was originally part of the city, or a separate organization. Also asked what the process and costs had been in maintaining the building over the last 10 years.

Mayor Kaumo & Chad Banks replied that the Urban Renewal Fund was a stand-alone non-profit organization who worked in tandem with the city. Due to vandalism and other safety needs, the city took control and purchased the vacant building 10 years ago. The URA/Main Street Program was developed and maintains and has marketed the building as it sits in the middle of downtown. Chad Banks added that the URA/MS has invested approximately \$500,000 into clean-up of pigeon infestation and securing of the building since then.

Superintendent Balow asked on the \$151 per square-foot cost, and what the city's conversations were on "how much is too much" on efforts to restore and renovate this building.

Chad answered that if project was unsuccessful then it would cost at least \$2 million to demolish and remove as opposed to spending a little more at \$2.9 million to stabilize but the city will get a revitalized historic building.

Senator Lisa Anselmi-Dalton added that this building is part of Rock Spring's history and an icon in the community. It isn't always about what it costs, but about what is treasured.

Superintendent asked for a description of the next phases of the building, and what would be the next "asks" from SLIB.

Mr. Banks explained the next phase would be for the interior build-out. There are a number of interested parties and there could be the potential for a committed business, or private purchase. There has been interest in space by the college. Future "asks" may depend on partnerships.

Auditor Racines asked what this phase accomplishes in the "5 Goals", does it cover everything?

Chad Banks answered yes, the 5 Goals are accomplished in this phase/request.

Board members asked about the cost estimates, vacancy rates in the downtown area, and future plans for the rest of the building.

Mr. Banks replied that the costs estimates were done by Myers and Associates within the last 6 months, the current vacancy rate on rentable space is 7%, and that the Phase one work (current project request) is for the shell of the entire building. This will make the building ready for the next steps. The goal is not to hold onto the building, hopes to sell it. There may be possibility for the project to come back as a business committed but this will all dependent upon tenant(s) and/or private development.

Board members asked about the revenue recapture, specifically about the minimum of 25%, could this be 100% if the building were to be sold, or higher than 25% if space is rented by tenants.

Chad Banks said the city agreed to the 25% recapture as per BRC rules but can be up to 100%. Julie Kozlowski commented that the recapture hadn't been pinned down to 100% due to many unknowns. The goal is to enhance local sustainability, would like to see some of the dollars recaptured staying in the community – would like to defer this to the community on what they feel comfortable with.

Mayor Timothy Kaumo commented that it was not the city's goal to make a profit, but to create diversification in the downtown. The city does not want to be a landlord and would like to sell the building at fair market value.

Julie Kozlowski asked city members if they would be willing to repay the grant amount if the sale of the building is more than \$2.9 million. Mayor Kaumo answered yes, that is the intent.

Governor Gordon asked Megan Goetz, WBC Co-Chair to explain how the WBC Board looks at these projects. Megan explained the current processes/steps taken especially how they align with our new strategy; including dialog with staff on BRC Rules; how these fit into the new strategy; need to determine the return on investment, and analyzing BRC funding with the new CEO, Josh, to make sure it is helping the state.

Governor Gordon also commented on how Rock Springs is interesting because of its layout of 5 to 6 different areas, each with their own personalities, how to pull all of these together; ones that have a champion tend to succeed.

Board members expressed appreciation for efforts made in downtown Rock Springs, recognized the National Main Street Award received, proven successes a model of other communities. Concerns and some discomfort was raised in the range of recapture between 25% to 100%, can this range be 75% and be negotiated between the city and WBC?

Julie Kozlowski replied and suggested a potential motion to recommend funding as requested with a contingency that revenue recapture be 100% of fair market value.

Secretary Buchanan responded he liked where this is going and suggested that if the building was to be sold then 90% of revenues go back to the WBC, and if the building was rented, then he would be ok with 50% back to the WBC; this gives 10% to the community if sold, plus retains a historic building in the community, creates jobs, etc.

Mayor Kaumo replied the goal of the city has always been to sell the building and that they are fine with 90% of the sale of it going back to the WBC.

Secretary Buchanan made motion that the board approve the WBC recommendation with the understanding that if the building is sold, BRC will be paid back 90% of the sale price, and if not sold then 50% of revenues received from lease/rent will be paid back. Superintendent Balow seconded the motion.

There was some confusion from the board on whether the building sold for less would the town be responsible to make up the difference, stipulate the building can't be sold for less than 60% of the grant amount.

Mayor Kaumo stated it was the intent to get a full appraisal of the building when work was completed and their intent to return 90% of the appraised price.

Amy Grenfell asked the question to the motion on the floor if it was the intention of the motion to be 90% of the sale price.

Auditor Racines commented that if the building sells for more than the 90% amount, she didn't feel appropriate for state to recapture more than the grant amount; noted that it should be up to the full grant amount.

The board asked for the motion to be restated. Amy Grenfell restated the motion on the floor:

To approve recommendation with the understanding that if sold 90% be recaptured on the sale of the building, if not sold revenue recapture will be 50%.

Auditor Racines clarified motion to be: Revenue recapture will be 90% of the sale price not to exceed total grant award amount.

Revised motion is as follows:

Secretary Buchanan made motion to approve the WBC recommendation with the understanding that if the building is sold, BRC will be paid back 90% of the sale price up to the grant award, and if the building is not sold then 50% of revenues received from lease/rent will be paid back. Superintendent Balow seconded the motion. Motion carried unanimously.

Superintendent Balow noted that there may have been a mistake in approval of the August 8, 2019 SLIB Minutes instead of the October 3, 2019 SLIB minutes.

Auditor Racines moved to approve the October 3, 2019 SLIB minutes. Superintendent Balow seconded. Motion carried unanimously.

Respectfully submitted

Amy Grenfell, Chief Operations Officer
Wyoming Business Council

BUSINESS READY COMMUNITY OVERVIEW

BRC Application and Financial Summary

Total available funds: \$19,208,646

Applications received for the December 1, 2019, Application cycle:

BRC Applications Received December 1, 2019				
Applicant	Project	Type	Request	WBC Recommendation
Sinclair, Town of	Historic Parco Theater	CD-Readiness	\$ 1,915,000	\$ -
Niobrara County	Fairground Upgrades Main Bldg	CD-Enhancement	\$ 268,084	\$ 268,084
Evansville	Community Plan Development	Planning	\$ 35,000	\$ 35,000
Total Requests			\$ 2,218,084	\$ 303,084
Total Available BRC Funding available				\$ 19,208,646
Funds remaining if awarded				\$ 18,905,562

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.

Allocation Plan - FY20

FY20 Q3 Allocation

BRC Project Types	Priorities	% of Allocation	Q3 Allocation Available
Business Committed	High	45%	\$ 4,321,945
Community Development	Medium	54%	\$ 5,186,335
Planning	Low	1%	\$ 96,043
			\$ 9,604,323



Business Ready Community Grant and Loan Program

TOWN OF SINCLAIR SINCLAIR HISTORIC THEATRE RESTORATION

\$1,915,000 Community Readiness Grant

WBC Recommendation: The request from the Town of Sinclair failed due to lack of a motion.

Project Description

The Town of Sinclair requests \$1,915,000 BRC Community Development – Readiness funding for the restoration of the Historic Sinclair Theatre. Funds will be used to upgrade electrical, plumbing mechanical and HVAC systems; ADA compliancy; upgrades to telecommunications; lead paint and asbestos removal; interior repairs and finishes and replacement of windows and doors.

The 3,500 square-foot theater is in the heart of the Historical District of Sinclair, Wyoming. The Sinclair Theatre was built in 1924 and is unique in its Spanish architecture, which adds to the Spanish Mission style which is still seen in other town structures. The Sinclair Oil Corporation owned and leased the building until the town acquired it in 1968.

The Sinclair Historic Theatre is in the town's downtown district and is a designated historic landmark. The town has been working with the Wyoming State Historic Preservation Office to ensure the theater is restored appropriately.

The goal is to provide a community cultural and retail center that all ages can enjoy, and to improve families' lives through the arts. The restoration will provide the residents of Sinclair and surrounding communities with a hometown movie theater, showing its customers high-quality, family-oriented movies and live productions. The theater will also offer the community a gathering place for family reunions, weddings and receptions, meetings, school programs, etc.

Public Benefits

The project will restore a historic building for use by Sinclair and surrounding communities. The building will be a destination for historic theater enthusiasts, and it will provide locals a place to appreciate and enjoy the arts.

There is potential for this project to create several new jobs in the community, including a theatre director, theatre projectionists, concession and retail souvenir sales. Town staff will maintain the building.

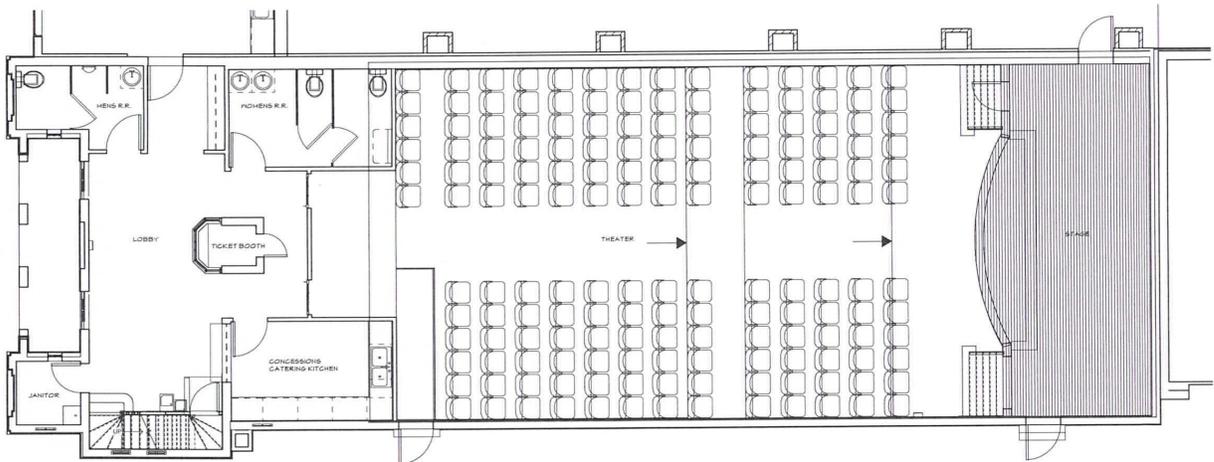
Project Goals

The goal is to provide the residents of Sinclair and surrounding communities a cultural and retail center. The mission is to save, upgrade and improve the theater to retain local history and contribute to the local economy by offering live productions, movies, cultural and community events.

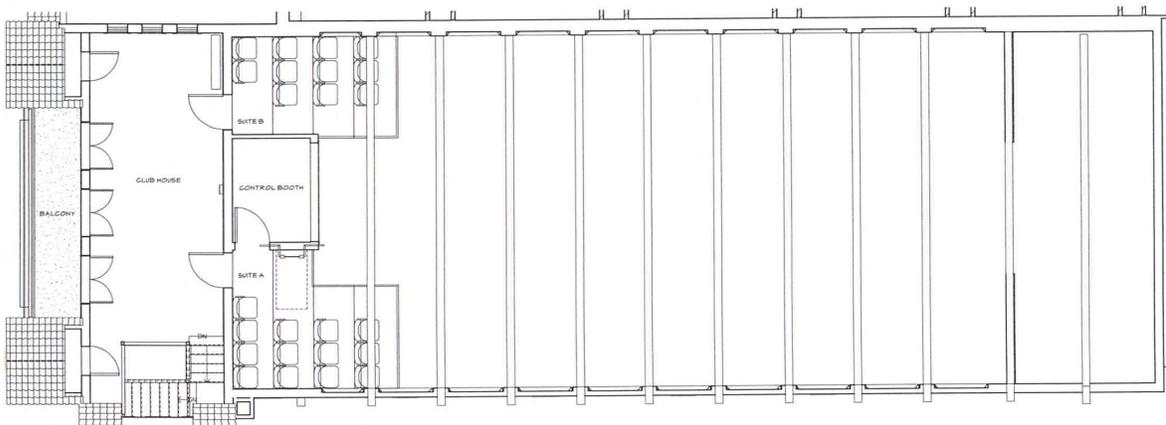
Funding Sources and Uses

The applicant is requesting a \$1,915,000 community readiness grant and will provide a 14% match; the match includes \$112,000 cash match provided via donations and fundraising efforts, as well as a \$199,500 in-kind match for pre-paid engineering costs.

Sources	
BRC amount	\$ 1,915,000
Cash Match	\$ 112,000
In-Kind Match	\$ 199,500
Total eligible project cost	\$ 2,226,500
BRC % of total eligible project costs	86%
Local % of total eligible project costs	14%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 199,500
Other fees (surveys, tests, etc.)	\$ 312,123
Construction Costs	
Demolition and removal	\$ 100,000
<i>Building Components:</i>	
Electrical Systems	\$ 90,000
Mechanical, plumbing, HVAC systems	\$ 385,000
Exterior	\$ 173,170
Interior Finishes	\$ 495,420
Fire Protection	\$ 158,220
Contingencies (16%)	\$ 313,067
Total Uses	\$ 2,226,500



① FINISH FIRST FLOOR
SCALE: 1/4" = 1'-0"



② FINISH SECOND FLOOR
SCALE: 1/4" = 1'-0"

WBC Deliberations

The board heard comments in support of the project from Jason Knopp, Sinclair Town Engineer, and Town Councilmen Leif Johannson and Cullen Meeks.

Jason Knopp, Town Engineer gave a history of the building. It is in good condition and is unique in its Spanish architecture.

Board member Ron Harvey asked what grants and other funding sources have been sought for this project – traditionally BRC funds are “last stop”. Mr. Knopp replied the cost is high to upgrade the building, not a lot of options out there. Funds have come from Wyoming Cultural Trust funds, private donations and fundraising efforts.

Board member Jason Kintzler asked how this aligns to our (WBC) strategy. Board member Kim Devore asked if there is any contribution from the county, city of Rawlins, etc.? Heather Tupper, SE Regional Director, replied neither are contributing to project, there is interest from Rawlins in space. EDA just conducted a regional CEDS study of Carbon & Sweetwater counties – a priority on these buildings came out of the study. Town is committed even if they must use reserves.

WBC Recommendation

The request from the Town of Sinclair failed due to lack of a motion.

Project Overview

Town of Sinclair Parco Theater Restoration					
Purpose	Sinclair is requesting Community Readiness funds for restoration of the Historic Parco Theatre to bring back movie theater productions, community space, and future business to the town of Sinclair.				
Project Budget	Projected Grant Expenditure Schedule				
	Description	BRC	Match		Total
			Cash	In-Kind	
	Non-Construction Costs	\$ 240,496	\$ 71,627	\$ 199,500	\$ 511,623
	Construction Costs	\$ 1,674,504	\$ 40,373	\$ -	\$ 1,714,877
Total Project Cost	\$ 1,915,000	\$ 112,000	\$ 199,500	\$ 2,226,500	
	Percentage BRC of all cash:		94%		
Performance Measures	Measure		Quantity	Notes	
	Job Creation - Full Time		1	One town employee approximately \$25 per hour with benefits.	
	Job Creation - Part Time		2 to 3	Cleaning, event help at approximately \$11 per hour.	
	Estimated Cap-Ex (Year 1)		\$ 10,000	Budgeted in Town's annual	
	Estimated Cap-Ex (Year 2)		\$ 10,000	For building and grounds work.	
	Sales/Movie Night Events (Years 1 - 3)		\$ 4,380	Assuming 35% occupancy at \$5 per movie ticket.	
	Movie Night Events		12	Number of Movie Night events to be held .	
	Sales/Comedy Night Events		\$ 7,100	Assuming 65% occupancy at \$25 a ticket.	
	Comedy Night Events		4	Number of Comedy Night events to be held annually.	
	Theater Plays		4	Number of plays to be held per year.	
	Sales/Theater Plays		\$ 7,100	Assuming 65% occupancy at \$25 a ticket.	
	Weddings/Private Party rentals		\$ 1,500	\$300 Cleaning deposit, Rental fee - \$1,200 per event.	
	Concession Sales for Town/School Programs		\$ 1,500	Annual concessions sales for school programs and town held events.	
Project Infrastructure	Existing Building Construction		3,500 sf	Existing building approximately 3,500 square-feet	



Business Ready Community Grant and Loan Program

NIORARA COUNTY UPGRADE AND ENHANCEMENT OF THE NIORARA COUNTY FAIRGROUNDS MAIN BUILDING

**\$268,084 Community Development -
Enhancement Grant**

WBC Recommendation: Fund as requested

Project Description

Niobrara County requests a \$268,084 enhancement grant to upgrade and enhance the aging Niobrara County Fairgrounds Main Building. This building was constructed in 1947 and has acted as the hub for educational programming; major social functions such as weddings, funerals and high school graduations; and also serves as the County Emergency Shelter and the Emergency Evacuation Site for the Wyoming Women's Center. The last major renovations to the building were completed in 1997.

The components of the project are as follows:

Auditorium:

- Replace and update the heating system
- Add air conditioning
- Add new insulation
- Replace the existing generator with one that has more capacity and an automatic transfer switch
- Install new exterior double doors
- Upgrade the current overhead light fixtures to LED fixtures and lights

Rest Rooms:

- Replace flooring with commercial grade plank flooring
- Re-finish stall dividers
- Upgrade the current overhead light fixtures to LED fixtures and lights
- Install new countertops

Commercial Kitchen, Meeting Rooms, Hallways, Storage Areas and Extension Office:

- Replace flooring with commercial grade plank flooring

Public Benefits

The main building of the fairgrounds is used 325 days a year and frequently with several events happening on the same day. Meeting places in Niobrara County are limited, so an attractive and functional facility is important to county residents as well as to others who travel to the area for meetings, educational, social and other special events. Niobrara County is the gateway to the Black Hills, so tourism is important to the region. An attractive and functional fairgrounds complex that hosts special events like “The Legend of Rawhide” is vital to attracting people and events to the area. Additionally, Lusk has implemented a four-day school year and from 8 a.m. to noon on Fridays the 4-H Club hosts events for students.

The auditorium is either very hot or very cold. The heaters are so loud it is hard to hear over them when they are running. The community anticipates the proposed improvements will make the space more pleasant for patrons, help retain the events and clientele currently served and attract new events and patrons.

The restroom upgrades and new flooring will decrease maintenance costs and upgrading the lights to LED fixtures will reduce energy costs.

Project Goals

This project will create an attractive and functional building on the Fairgrounds Complex by upgrading the heating system and adding air conditioning, upgrading the overhead lights to LED fixtures, upgrading insulation, upgrading restrooms, upgrading tile flooring to commercial grade vinyl plank flooring and upgrading the generator to a larger capacity with an automatic transfer switch.

Specifically, the community has set the following goals:

- Decrease electricity usage and costs by \$1,515 annually
- Decrease natural gas usage and costs by \$1,899 annually
- Increase facility usage by attracting activities and events by 10 events per year for the next 3 years.
- Decrease maintenance costs, including labor and supplies, by \$6,000 annually

Funding Sources and Uses

The applicant is requesting a \$268,084 Community Enhancement Grant and is providing matching funds in the amount of \$67,021 for a total project cost of \$335,105.

The match is from three different sources. The Niobrara County Fairgrounds Operations and Maintenance Account, the Fairgrounds Overhead and Maintenance fund managed

Sources	
BRC amount	\$ 268,084
Cash Match	\$ 67,021
Total eligible project cost	\$ 335,105
BRC % of total eligible project costs	80%
Local % of total eligible project costs	20%
Uses	
Construction Costs	
<i>Building Components:</i>	
Electrical Systems	\$ 32,475
Mechanical, plumbing, HVAC systems	\$ 63,650
Insulation	\$ 17,775
Insulated Double Doors	\$ 3,119
Generator	\$ 46,530
Generator Pad	\$ 3,100
Renovation of Restrooms	\$ 21,425
Vinyl Plank Flooring	\$ 65,120
Heavy Equipment	\$ 26,060
Contingencies (20%)	\$ 55,851
Total Uses	\$ 335,105

by the Niobrara County Commissioners totaling \$32,021 and two grants from the State Energy Office Local Government Energy Improvement Retrofit Lighting Only Grant for \$10,000 and Local Government Energy Improvement Retrofit Grant for HVAC upgrades, insulation and doors of \$25,000 that will be used as the remainder of the cash match.

WBC Deliberations

The board heard comments in support of the project from Niobrara County Commission Chair Pat Wade and Fair Board Secretary Erin Smith.

Commissioner Pat Wade gave a brief background of the Niobrara County Fairgrounds facility – adding “this is our community center”. The facility is used for funerals, weddings, meetings and is also the county’s designated emergency shelter and emergency shelter for the Wyoming Women’s Correctional Center.

Board member John Coyne asked about the energy savings as a result of the energy program funding received – will these savings be enough to do other projects, meet future needs? Denise Smith replied yes, funds will be used for a continual list of work, i.e. the Livestock Pavilion building – county funds are being used for current work underway on this facility, which can be used for additional outdoor activities for the community.

Board member Ron Harvey asked how this relates to bringing in business or helping retain businesses in the community – i.e. restaurants, motels, etc., the need to draw people to community; help the community stay viable, how is it important to the identity of the community. Pat Wade replied agriculture is the driving force in the community. they need other things to bring in outside visitors.

Questions from Co-Chair Mike Easley and Board member Pam Thayer were asked about the facility being an emergency shelter and especially the commercial kitchen – is this being used as an economic development element? Denise Smith replied that any event in the community involving more than 10 people uses the facility. The kitchen can be rented and is used by local caterers, the 4-H students use the kitchen for their honey business.

Board member Kim Devore asked about the goal to increase events by 10 more per year – what are you going to attract? Denise replied this year they have scheduled the “Quilt till you Wilt” retreat, a regional event that will bring about 75 quilters to the community. Co-Chair Mike Easley added the quilting store in Lusk is a big deal – how does this tie into the event? Denise replied the quilt store was named Better Homes and Garden Best Quilt Store in the nation – they sell and ship product internationally every day.

WBC Recommendation

Motion to approve staff recommendations for the Niobrara County request by Board member Chuck Brown, second by Board member Jason Kintzler, and no discussion. Motion carried unanimously. Fund as Requested.

Project Overview

Niobrara Co Fairgrounds Main Building Upgrades			
Purpose	Niobrara County is requesting \$264,084 in grant funding to upgrade and enhance the Niobrara Co. Fairgrounds Main Building. This building has been in existence since 1947 and has acted as the hub for all community activities and also serves as the County Emergency Shelter and Emergency Evacuation Site for the Wyoming Women's Detention Center.		
Project Budget	Projected Grant Expenditure Schedule		
	Description	BRC	Match
			Cash
	Construction Costs	\$ 268,084	\$ 67,021
	Total Project Cost	\$ 268,084	\$ 67,021
	Percentage BRC of all cash:		80%
Performance Measures	Measure	Quantity	Notes
	Increase in Annual Events to be held	10	Increase facility usage by
	Decrease in Electricity Use/Costs Annually	\$ 1,515	Annual savings for upgraded LED lighting.
	Decrease in Natrual Gas Use/Costs Annually	\$ 1,899.00	Annual savings from new HVAC system.
	Annual savings in Maintenance Costs	\$ 6,000	Decrease in maintenance labor and supply costs with new flooring.
Project Infrastructure	Existing Building Construction	multiple	Replace and update HVAC system in auditorium, new insulation, led lighting, replace flooring, install new exterior doors, replace back-up generator.



Business Ready Community Grant and Loan Program

TOWN OF EVANSVILLE COMPREHENSIVE PLAN DEVELOPMENT

\$35,000 BRC Planning Grant - Economic Development Plan

WBC Recommendation: WBC recommends funding up to the \$35,000 request.

Project Description

The town of Evansville requests a \$35,000 planning grant to hire a planning consultant to develop a Comprehensive Community Plan. This plan will be used to guide the Town's preparation of a balanced economic and community development strategy involving the town's physical, environmental, and social conditions.

The last community development plan for the Town was created in 2005. The Town was diligent in following that plan and can point to the successful completion of numerous goals and objectives.

Some of the notable strategies implemented include:

- Adopting codes and ordinances to match community goals
- Development and construction of a community center
- Development of a code enforcement process
- Construction of new pathways and sidewalks
- Construction of a new town maintenance facility

It's been 15 years since the last plan was completed. The community has grown, and there is a new mayor in place. Community leaders want the town to take a modern approach to community development as it seeks to increase opportunities for growth for existing businesses, attraction of new businesses, providing for employment opportunities through various recruitment and entrepreneurial tools, providing local employment to the area's workforce, and inventorying existing housing stock and future housing needs.

Public Benefits

The Comprehensive Plan will be based on the vision, values and expectations of the community. The Town of Evansville will conduct a thorough public input process to create a framework for making important decisions while guiding the town's growth

and development for the next 30 years. The plan will be the basis for numerous decisions faced by the community, such as:

- Approval or denial of development projects
- Pursuing investment in infrastructure improvements
- Building facilities such as parks and emergency service facilities
- Maintenance and expansion of water and sewer services
- Code and ordinance language

Project Goals

The primary project goal is the development of the plan and the acceptance of the plan by the governing body.

Elements of the plan will include:

- A general blueprint for the community to follow in order to achieve economic growth and stability. This will include:
 - Priority list of actions
 - Marketing and development plan for vacant lots and adjacent land
 - Potential funding sources and strategies
- Comprehensive housing study and needs assessment, to include:
 - Demographic Analysis
 - Analysis of existing housing characteristics
 - Demand Analysis
 - Identification of possible housing options

Funding Sources and Uses

Total project cost is \$46,667; these costs were developed based upon actual costs of similar plans prepared for the towns of Bar Nunn and Mills. The Town of Evansville is providing a 25% cash match from their reserve funds. If the project goes over budget, the Town of Evansville has committed to providing any cost overruns.

Sources	
BRC amount	\$ 35,000
Cash Match	\$ 11,667
Total eligible project cost	\$ 46,667
BRC % of total eligible project costs	75%
Local % of total eligible project costs	25%
Uses	
Consultant Planning Fees	\$ 46,667
Total Uses	\$ 46,667

WBC Deliberations

No discussion.

WBC Recommendation

Motion to approve staff recommendations for the Town of Evansville request by Board member Ron Harvey, second by Board member John Coyne, and no discussion. Motion carried unanimously.



Addendum *Correspondence*

TOPIC

PAGE

Town of Sinclair – Historic Parco Theater

1 – 14

Niobrara County Fairgrounds Building

15 – 30

To: The Sinclair Town Council

From: Larry Moore

1309 West Maple Street

Rawlins, WY 82301

307-321-0085

Re: Support for the renovation of the Sinclair Theatre

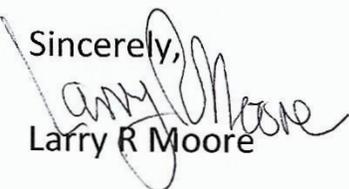
To whom it may concern:

I was the theatre director at Rawlins High School for 38 years and am a board member of The Rawlins Music Academy and The Uplift Artist Guild. Both groups sponsor a number of live performances every year.

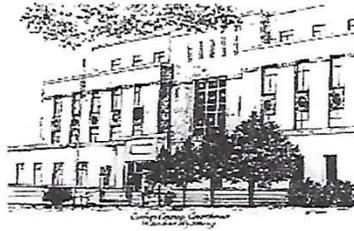
The importance of having the Sinclair theatre as a venue for the performing and visual arts would benefit not only the town of Sinclair but also Rawlins and other communities in Carbon County. The Uplift Artist Guild, The Rawlins Music Academy, The Cedar Street Dance Studio and the many professional artists, who have been sponsored by RMA and Sinclair refinery, often struggle to find venues for their performances.

I have fond memories of watching movies and being in and/or directing plays in the Sinclair Theatre. I'm excited for it's renovation. Being able to watch and/or be a part of live performances there, once it's doors are opened again, will not only provide audiences and performers alike memorable experiences in such a historical venue but will also be the pride of Sinclair.

Sincerely,


Larry R Moore

Willing John Johnson, Chairman
Sue Jones, Vice Chairman
Byron Barkhurst
John Espy
R. Travis Moore



(307)-328-2668
Toll Free 1-800-250-9812
Fax: (307)-328-2669
www.carbonwy.com

BOARD OF CARBON COUNTY COMMISSIONERS

P.O. Box 6, 415 West Pine Street
Rawlins, WY 82301

January 30, 2020

To Whom It May Concern;

As a Carbon County Commissioner, I would like to offer my support for the Community Readiness Grant application for the Town of Sinclair. The restoration of the historic Sinclair Theater will be a benefit for not only the residents of Sinclair but also for all of Carbon County. This facility will be a host for arts and cultural events that will be enjoyed by all residents in our county. At the same time a beautiful old building will be restored to its original glory.

Please favorably consider the Town of Sinclair's Community Readiness Grant application. Thank you so much for your consideration.

Sincerely yours,

Sue Jones,
Vice Chair
Carbon County Commission

Ryta Sondergard
Sondergard & Associates
200 Equinox Drive
Denver, CO 80108

To whom it may concern,

it is my pleasure to write this letter in support of the renovation and preservation efforts by the Town of Sinclair regarding the historic Parco Sinclair Theatre.

As a former resident of Denver, Colorado and a former member of the Denver Alliance for Performing Arts, as well as a board member for the Denver Ballet, I am keenly aware of the impact a cultural venue can have on a community. I foresee the Parco Sinclair Theatre as a center to be used for a multitude of purposes including theatrical performances, music production and presentation, multi media use from County businesses, movies and family entertainment.

The restoration of the theater has the potential of inducing economic development of other businesses such as coffee shops, bars, restaurants, etc. Perhaps a concession and gift shop on premise. It definitely has the potential of attracting tourist traffic off of one of the busiest sections of the I-80 corridor.

County wide and perhaps statewide, the theater would hold the distinction of one of the last original theaters of its type...architecturally intact and historically correct. It remains one of the few structures designed by the prominent architectural firm of Fisher and Fisher that was based in Denver, CO. Incidentally, this firm is known for many historic buildings in Denver, including the May D & F Clock tower.

The theater is already featured in articles from the Alliance of Wyoming History, Wyoming Tails and Trails and Roger Ebert's Cinema Treasures website. I hardly support this project and hope that you will as well.

Sincerely,

Ryta Sondergard

RESOLUTION NO. 2019-06

**A RESOLUTION TO DOCUMENT THE TOWN OF SINCLAIR'S
COMMITMENT TO FUND THE RESTORATION OF THE PARCO/SINCLAIR
HISTORIC THEATRE AS NEEDED TO COMPLETE THE PROJECT**

WHEREAS, this governing body acknowledges and supports the restoration project of the Parco/Sinclair Historic Theatre Project; and

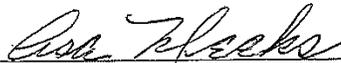
WHEREAS, the Sinclair Town council recognizes the public benefit that will be created by this project;

WHEREAS, the Sinclair Town council understands the improvement of the quality of life in our community by offering entertainment and a community gathering for residents;

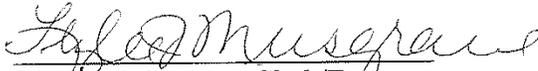
NOW, THEREFORE, BE IT RESOLVED by the governing body of the Town of Sinclair to commit to fund the Parco/Sinclair Historic Theatre Restoration project if enough funding is not raised through grants, donations and other sources within the next 10 months.

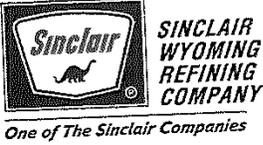
PASSED, APPROVED AND ADOPTED this 3rd day of October, 2019.

Town of Sinclair, a Wyoming
Municipal corporation


Asa Meeks, Mayor

ATTEST:


Lezlee J. Musgrave, Clerk/Treasurer



October 16, 2019

Town of Sinclair
Lezlee Musgrave
PO Box 247
Sinclair WY 82334

Dear Ms. Musgrave:

The Sinclair Wyoming Refining Company submits this letter in support of the proposed restoration of the Sinclair Historic Theatre located on Lincoln Highway in Sinclair, Wyoming.

Amongst the offerings our area has for a fulfilling experience to visitors as well as local citizens is its rich history. Preserving that history sustains pride in all that the people in Sinclair and the surrounding communities have accomplished over many years.

As a business member of the community, we appreciate your passion for history and recognize that it is our history which makes this region such a unique and special place to live and work.

Wishing you great success with the restoration project.

Sincerely,

Michael Whatley
Refinery Manager

East Lincoln Highway
P.O. Box 277
Sinclair, Wyoming 82334
307-324-3404

www.sinclairoil.com

Mark Court
2916 Sunflower Rd
Cheyenne, WY 82009

To whom it may concern,

I am writing this letter to express my support of the restoration of the Sinclair Theatre in Sinclair, Wyoming. Let me begin with a little background of myself as a non-resident of Sinclair or Carbon County. In fact, I am not a native to the Great State of Wyoming but as a child I visited this state every year to visit my grandparents and heard great stories of Wyoming history. I always thought what it could have only been like to experience Wyoming's past. As I move forward, I frequently travel through Carbon County for work and many times make stops in Sinclair to visit with town employees. Every time I look around at the historic district, I see what it might have looked like back in the day with all the business prosperity and all the activity. It brings me back to all those stories my grandmother told me about Wyoming and why I want to live in this state.

As an outsider looking into Sinclair, I see one of the most amazing small towns in America. Its people are proud of the community that they live in. The green spaces are second to none. The Fountain is beautiful and the Spanish architectural design of the historic district all compliment each other. This is community with a history worth preserving. I was given the opportunity to tour the historic theatre and could only imagine what it was like to watch a movie in that beautiful facility. If only the walls could talk and tell the stories of the past and reveal; the first dates, quality time that families had spent together, the weekend get togethers with friends. The generations that got to experience it. The renovation of this theatre can bring those types of memories to the children and grandchildren and the many generations that follow.

I have heard many times people say that "Wyoming is What America Was", this is true it can also be said that "Sinclair, Wyoming is What Small Town America Once Was". With historic preservation of the town, Sinclair will be able to continue to boast that they truly are what small town America once was.

Mark J. Court

Mark J. Court

The Pump House
101 North 10th Street
Sinclair, WY 82334

To whom it may concern,

I'm writing this letter on behalf of The Pump House to express our support of the restoration of the Sinclair Theater in Sinclair Wyoming. Renovations like the one proposed for the Sinclair Theater are a great gain in an environment that has built multiplex movie theaters, shopping malls and big box stores. Preserving buildings like the Sinclair Theater allow citizens of smaller communities the ability to experience more diverse entertainment as well as local pride. Far too many of these buildings have been renovated or leveled to allow for "progress" and will never have the chance to be experienced by future generations. We believe that allowing the Sinclair Theater to experience a new life as a local theatre full of people watching children's musicals, live bands and similar entertainment is imperative for a town striving for clean entertainment and community pride. To be able to preserve and renovate a building on the historic registry will be great bragging rights for a small town looking to set itself as a destination for visitors as well as bringing new residents looking for a community that understands the quality of quaintness.

We believe that bringing new life to the Sinclair Theater will benefit the community as well as the local businesses and we have offered our services to the future of the Sinclair Theater but obviously a large part of opening the doors will require a lot of work. We look forward to assisting in any part we can provide beyond this letter of endorsement for funding that is clearly needed to achieve the next step.

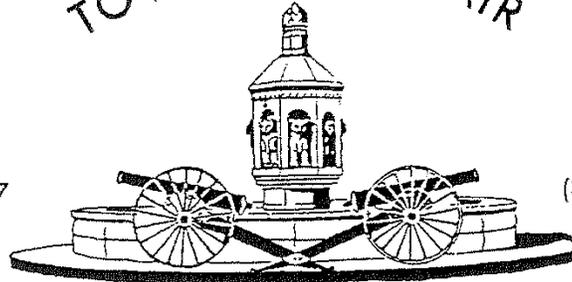
Best regards,



Scott Maag
Manager/Partner

TOWN of SINCLAIR

P.O. Box 247



(307) 324-3058

Sinclair, Wyoming 82334
"Founded in 1924"

Listed on the National Register of Historic Places #250

To Whom It May Concern:

As Mayor of the Town of Sinclair, I am writing this letter of support for the Parco/Sinclair Theatre Restoration project.

I believe this project will greatly benefit the community by not only restoring one of our historic buildings, but will provide a movie theatre and a venue for performing arts.

The building is empty at this time and could be a target for vandals. This building holds great potential for both beauty and use.

To have the Theatre operational again, would be a tremendous asset to the people of Sinclair and surrounding areas.

The town officially named Lincoln Avenue our official downtown. The Theatre is located on Lincoln Avenue in Sinclair. This project will have a great impact for the town and the people.

We have continued with beautification projects for Sinclair and this project will definitely add to the beautification of our downtown.

I feel investing in the Parco/Sinclair Theatre will be well worth it. I eagerly anticipate collaborating on this project.

A handwritten signature in cursive script that reads "Asa Meeks".

Asa Meeks, Mayor
Town of Sinclair



October 21, 2019

Business Ready Community Grant and Loan Program
Wyoming Business Council
214 W. 15th Street
Cheyenne, WY 82002

To Whom it May Concern,

On behalf of the board of directors of Carbon County Economic Development Corporation, we fully support the Community Readiness Application for downtown development for the renovation and restoration of the historic Parco Sinclair Theatre building. These preservation efforts of this theatre will bring this historic theater back to life for the use of the citizens of Sinclair and surrounding area providing a place to appreciate and enjoy the arts and other programs, and activities for all ages. This renovation will also provide residents with a long-awaited hometown movie theatre showing high quality movies, live productions and a gathering place for other community functions and events.

Sinclair downtown is registered as a historic district and a rare community in Wyoming with a Spanish motif. The theatre closed in the 70's and the Town Council has as one of their goals now to reopen this building and restore it to its former glory. The longer it sits vacant the worse the building will deteriorate. We believe that bringing new life to the Sinclair Theatre will benefit the community and surrounding area and preserve and renovate a building on the historic registry.

Carbon County Economic Development Corporation is in total support of the application of the Town of Sinclair to the Wyoming Business Council. We hope you will look favorably on their application.

Sincerely,

Stephanie Lane, Executive Director
Carbon County Economic Development Corporation

215 West Buffalo Street
Room 304
Hawkins, WY 82301

www.cowyed.net

307-324-3836
Fax: 307-324-3820
info@ccwyed.net

10/24/2019

Geri Capozzoli
4226 E Morrow Drive
Phoenix AZ 85050

To whom it may concern:

I am writing in support of the proposal to the Wyoming Business Council for a Community Readiness Grant to fund the renovation of the Sinclair Theatre in Sinclair Wyoming.

Renovating the Theatre would be a great opportunity for the people of Sinclair as well as the surrounding communities. As a child growing up in Sinclair I was fortunate enough to visit the Sinclair Theatre on several occasions to enjoy the entertainment offered. I recently visited Sinclair and was impressed how the town of Sinclair municipalities have worked to conserve the buildings and parks with pride. The structure is already there and renovating the Theatre would be a great addition to the town.

With the help of this Community Readiness Grant, Sinclair will be able to continue to improve their beautiful community.

Sincerely,


Geri Capozzoli



415 N Street
Rock Springs, Wyoming 82901

October 29, 2019

Leslie Musgrave
Clerk
Town of Sinclair
P.O. Box 247
Sinclair, Wyoming 82334

Dear Leslie,

Rocky Mountain Power is pleased to contribute \$3,000.00 to the Town of Sinclair theater renovation. We are proud to be part of the local community and to be able to support your organization in this way.

Going forward, publicity is an important part of the process for future consideration; would you please forward to me any public or media recognition that is achieved? Thanks!

All Rocky Mountain Power checks are mailed directly from our check processing vendor for our parent company, PacifiCorp. You should be receiving this payment within the next 30 days. If for some reason you have not received payment by then, please feel free to contact me directly.

We are thrilled about the opportunity to be able to partner with you again, and extend our best wishes for your continued success.

Sincerely,

Ron Wild
Regional Business Manager
(307) 352-5236
ron.wild@rockymountainpower.net

Shelley Musgrave Schutterle
PO Box 336
Sinclair, Wyoming 82334

October 28, 2019

Sinclair Town Clerk/Treasurer
PO Box 247
Sinclair, WY 82334

It is my pleasure to write a letter in support of the Sinclair Historic Theatre Restoration Project!

As a lifetime resident of Sinclair, I know how important it is to have a lovely place for the whole community to get together for various events such as Christmas programs, as well as a place for entertainment; movies, concerts, theatre, etc. To have a beautiful, historically restored theatre would be an object of pride for the residents of the town.

I fully support the efforts of the Town of Sinclair to apply for a BRC Community Readiness Grant for the Historic Theatre Restoration Project! The completion of this project will benefit every resident of the town while adding to the varied venues in the entire county!

Sincerely,

Shelley Schutterle

TO: Wyoming Business Council

As the chairman of The Sinclair Historic Community Inc. committee I have been involved with the restoration of The Sinclair Historic Theater since the beginning.

During that time we have had fund raising events in the hopes of raising monies for the theater. Also during this period we have had help from the following entities; Sinclair Refinery, Tri-Hydro, TDSi engineering, along with others in the community area.

I see the theater as a place where the citizens of the Town of Sinclair and the surrounding communities can have a place to enjoy entertainment of all kinds along with community events, which could include family gathering and events from passing talent. I also envision that the Town of Sinclair along with the residents of the town will benefit with the restoration as a place where families can gather to socialize and bring pride to the community.

The restoration of the historic buildings has been a project that the town has worked towards. The Spanish style of the town is unique. Along with the distinction of having a portion of the Old Lincoln Highway run through the town brings in tourist who have an interest in the history of the town and it's historic building.

The restoration of the historic theater will be an advantage to the town and the surrounding area.

Thank you for considering the Town of Sinclair for the Community Readiness Grant.

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

Leif Johansson

November 15, 2019

Dear Grant Committee,

On behalf of the Legend of Rawhide we would like to give our full support to the Niobrara County Commissioners for the upgrades and improvements of the Niobrara County fairgrounds Main Building.

We feel that upgrading the heating system and air conditioning the benefits are:

- Auditorium would have a more comfortable and consistent temperature.
- The ability to hear while heat is running during an event.
- A new heating system will be more energy efficient and costs would be less.
- It would be more comfortable during the summer where numerous meetings and events occur.

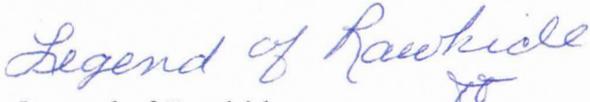
The lighting being replaced with energy efficient LED lights saves energy costs and consistent lighting. Along with new flooring the maintenance costs would be less, because it would not need multi stripping and waxing along with repairs for the breaking up and aging floor.

The Fairgrounds is also our *Emergency Management Center* for Niobrara County. With a new generator it will be able to support all of its need for heat and electricity needs. We can rest assure that our people will be safe.

We value our Fairgrounds. It has been our community center for years. We want to be here for years to come. These upgrades and improvements will make this happen.

The Legend of Rawhide supports this endeavor.

Sincerely,


Legend of Rawhide



Niobrara County Alumni Association

November 14, 2019

Wyoming Business Council and State Land Board

To Whom It May Concern,

We are excited to hear that the Niobrara County Commissioners are working on a grant to make improvements to the auditorium.

The Niobrara County Alumni Association holds an Alumni banquet honoring past graduates of the local High school. This event is held the fourth Saturday of June every year. As you can imagine the temperatures can get pretty warm in the building at that time of the year. We have many times had to go into the building early in the morning of the event and turn on fans with ice buckets in front of the fans, to try and cool the building off before people start arriving in the early evening.

The banquet includes a nice sit down dinner and guest speakers, so we would have to shut down the fans before the event. What little bit of temperature change we had, was often gone before the guest even started arriving. We also have some graduates that are in their 90's that attend. It was always nerve racking that one of them would trip or catch their shoe on the degrading flooring.

The Alumni board felt so strongly about the need for air conditioning to be put in the building, that they set aside money over 30 years ago into a CD specifically for getting air conditioning in the auditorium.

I believe the use of LED lights throughout the building will not only will help with the electrical expense for the county, but will also help keep the building cooler.

Warm regards,



Karma Gaukel
Niobrara County Alumni Board President

307-340-1242

klgaukel@yahoo.com

PO Box 763 Lusk, WY 82225



Teresa Tucker
PO Box 1234
Lusk, WY 82225

November 14, 2019

Greetings,

As a citizen of Lusk, Niobrara County, I would like to pledge my full support to the Niobrara County Commissioners for the upgrades and enhancements of the Niobrara County Fairgrounds Main Building.

The Niobrara County Fairgrounds is a place where the facilities are used on an on-going basis year-round. The facilities are used for meetings, group activities, weddings, funerals, family reunions, 4-H and state conventions. The updates to the heating system would make it so that a person could be comfortable and to be able to hear. It would also be more energy efficient and more economical. Air conditioning will have an impact on meetings that become uncomfortable because of the temperature. This could also have an impact the use of the facilities. This facility that is used by everyone within the County.

It also serves as the Emergency Management Center for Niobrara County. With the larger capacity generator, we can rest assured that the facility will have the ability to support the building if it is ever needed.

As a member of numerous organizations that use the Fairgrounds, I am excited for the upgrades and enhancements, as it is a community center for us all. We value our Fairgrounds and with the upgrades and enhancements the facilities will serve us well into the future.

I fully support the Niobrara County Commissioners in this endeavor. Thank you.

Sincerely,



Teresa Tucker

Dear Grant Committee

On behalf of the Lusk Lodging Tax Board, I am writing this letter as a letter of support for the Niobrara County Fair Board's effort to obtain grant monies for improvements at the Niobrara County Fairgrounds. The facilities at the fairgrounds are used daily and with the addition of improved heating, cooling, lighting and flooring, it can only increase and enhance the experiences for those using the fairgrounds.

Our local fairgrounds are used for a variety of activities including 4-H, local meetings, Count Extension office events such as the Food Expo, and so much more. In addition to local usage, the events at the fairgrounds help bring in tax dollars from visitor to our community, including but not exclusive to lodging tax dollars.

I would like to share some of the ways in which the events held at the fairgrounds are used to provide Lodging Tax Dollars to our community, which in turn helps us to promote our community.

- Masons/ Sportsman's fun night which brings people throughout the area for a fun night of food, auctions, and entertainment while being a fundraiser for the Masons.
- High school graduation parties which brings friends and family from all over the country to share in the graduation celebration.
- Family reunions and weddings which also bring friends and families from all over.
- State Homemakers convention which brought homemakers in from all over the State of Wyoming.
- Gun Shows which bring in gun enthusiast from around the region.
- Alumni reunion and banquet brings in NCHS Graduates from around the world for 2-3 days.
- 4th of July Fireworks Show which brought people into town just to see our fireworks and spend the evening. Unfortunately, this is no longer happening but for many, many years it brought increased revenues to our community.
- VFW birthday celebration this summer brought in visitors throughout the state to take part in the activities
- The 2017 Solar Eclipse brought in thousands of people and dollars throughout the world for a chance to see a Total Solar Eclipse
- Legend of Rawhide which started once again in in the 1980's and is a repeat performance for two nights each summer and is attended by people throughout the United States and occasionally outside the states.
- The Niobrara County Fair which is a week- long festivity of showmanship, fun and much more.
- State DOES convention which brought DOES members and their spouses throughout Wyoming for a fun three days
- Annual Christmas Bazaar which is a two- day event that attracts people throughout the region to see what new and unique Christmas items they can purchase.
- Coyote Days, which is a two- day convention for trappers and brings in hundreds of participants throughout the United States.
- Wyoming Rough Riders Mounted Shooting holds their 3 -day State Competition at the fairgrounds which brings contestants from around the state.

The above events are just a short list of that the Niobrara County Fairgrounds means to the Lodging Tax Board and the community. In addition to those listed above, the fairgrounds also provides a place for Health Fairs, Blood Drives, Halloween Carnivals, Meet the Candidates, Hunter Safety Classes, Santa's Helpers, Ag Safety and Wellness Day, and High School Dances.

In closing, The Lusk Lodging Tax Board highly encourages your committee to honor the request made by the Niobrara County Commissioners in their quest to improve our fairgrounds. For any additional questions please feel free to contact me at 307-334-2950.

Sincerely,

A handwritten signature in cursive script that reads "Jackie Bredthauer".

Jackie Bredthauer, Secretary
Lusk Lodging Tax Board

Pier Funeral Home
101 West 4th Street
PO Box 569
Lusk, WY 82225
(307) 334-2306

November 12, 2019

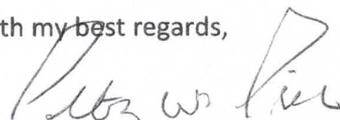
Dear Grant Selection Committee,

Thank you for considering the upgrades to the Niobrara County Fairgrounds main complex in Lusk. I've come to be very familiar with the main auditorium after purchasing the local mortuary in 1999. Over the last twenty years, I have held dozens of funerals in the building. I have consistently asked for upgrades that would make a difference but resources have not allowed. It is the only complex that can hold several hundred people and it has obsolete functions. Many times, over the years, this building was overflowing with people attending funerals. The only disadvantage of the building is the outdated heating and lack of a central cooling system. The heating system has large heaters suspended from the ceiling. They work, but we need to turn them off before a service because they are too loud. The overhead PA system cannot be heard when running. The lack of cooling, as you can imagine during our hot days, is almost unbearable. We have large fans for moving the air, however they create a noise disruption and need to be turned off during a funeral service.

I've also attended many non-related funeral events in the same complex. We face the same obstacles at those events. This complex can be called the nerve center of our community for functions. It would be difficult to place an exact number on of people that utilize the building. I assure you throughout a year it will be in the thousands. The requested items would really make a difference in providing an even nicer complex. The fair board has made several upgrades to the complex over the last few years, however our resources are limited.

Thank you again for your consideration. We appreciate the funding we have received over the last several years.

With my best regards,



Peter W Pier

NIORARA COUNTY FAIR BOARD
PO BOX 210
LUSK, WYOMING 82225
307-334-3534

November 12, 2019

Greetings,

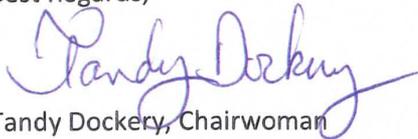
On behalf of the Niobrara County Fair Board, I would like to give our full support to the Niobrara County Commissioners for the upgrade and enhancement of the Niobrara County Fairgrounds Main Building. The Niobrara County Fairgrounds is our community hub for anything and everything that happens in our small rural community. The upgrades that are being requested will allow us to continue to serve our county far into the future.

The updates to the heating system and adding air conditioning along with insulation and LED lights to the main building will certainly make the facility more energy efficient and allow for more community events to take place throughout the year. The updates to the restrooms, doors and flooring are very much needed and will give the building a nice facelift.

The Fairgrounds also serves as the Emergency Management Center for the County and the larger capacity generator has been needed for several years. It is good to know that the facility will have adequate electricity supplied to the building should we have a need to use it as an Emergency Management Center.

The Fair Board is extremely excited for the upgrades and enhancement to the Fairgrounds facility which will allow our small rural community the opportunity to continue to use it as a community center for years to come.

Best Regards,



Tandy Dockery, Chairwoman
Niobrara County Fair Board
PO Box 210
Lusk, Wyoming 82225

NIORARA CHAMBER OF COMMERCE

P.O. BOX 457 LUSK, WY 82225 1-800-223-LUSK 334-2950



STAY IN LUSK-COUNTY SEAT OF THE LEAST POPULATED COUNTY IN WYOMING.-WE HAVE ROOM FOR YOU

Dear Grant Committee,

On behalf of the Niobrara Chamber of Commerce, I am writing a letter of support for the Fair Board's efforts to improve the Niobrara County Fairgrounds. The facilities at the fairgrounds are used on a daily basis and with the heating, air-conditioning, lighting and flooring improvements, it can only increase and enhance the experience for those using the fairgrounds.

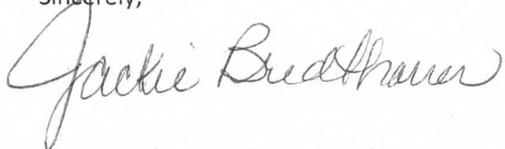
Being a small county of less than 2500 and a small chamber of less than 100 members, we have learned to stretch every dollar available to us and receiving this grant would provide a huge positive impact for our fairgrounds as well as our community.

Immediately after the flash flood we had in 2015, the Fairgrounds was used as our emergency center. Many agencies on the state and national levels were here to assist us as well as thousands of volunteers throughout the course of the clean-up progress. The fairgrounds as a shelter provided temporary beds, showers, meals and much, much more while still trying to complete their daily work requirements. While we appreciate the use of the fairgrounds and their staff, new and updated heating cooling and lighting will be a God send.

The Niobrara Chamber of Commerce has used the fairgrounds to host many events that have been held throughout the years including meetings, concerts, banquets, and the 2017 solar eclipse events to name a few. Being able to use the fairgrounds for such events has helped our local economy to bring in outside revenues. The solar eclipse brought in \$37,463.55 to the Niobrara Chamber of Commerce who was the leader of the events. We had \$17,168.57 in expenses for such things as insurance, t shirts, cancelled postage stamps, rental fees, insurance, pool rental, porta potties, school bus for tours. This event allowed us to give back to the community with donations to the following organizations: Pat Miller Museum-\$200, Niobrara County High School Students for selling our t shirts-\$2000, Stagecoach Museum-\$200, Hat Creek Stage Station-\$200, Volunteer Ambulance Service-\$1000, Niobrara County Search and Rescue-\$1000, Fairgrounds -\$300, Lusk Volunteer Fire Department-\$750, The Rural Fire Department \$750 and Santa's Helpers-\$1000. These events, which we were able to host at the fairgrounds. provided a large economic impact to our community. Visitors from around the world visit our small community and spend dollars at the motels, eating establishments, gas stations, retail businesses and much more.

In closing, the Niobrara Chamber of Commerce, would encourage you to provide the Niobrara County Fair Board and Niobrara County Commissioners the moneys they are requesting from the State Land and Investment Board. You can contact our office at 307-334-2950 for any additional information.

Sincerely,

A handwritten signature in cursive script that reads "Jackie Bredthauer". The signature is written in dark ink and is positioned below the word "Sincerely,".

Jackie Bredthauer, Executive Director
Niobrara Chamber of Commerce

Niobrara County High School "Home of the Tigers"

Jason Hubbard
Agriculture Teacher/ FFA Advisor
702 W. 5th St., Lusk, WY 82225
307-334-3320



I am the Agriculture Instructor/FFA Advisor for Niobrara County High School and Rawhide FFA chapter. I am writing this letter in reference to the improvement grant application for the Niobrara County Fair Grounds. The Rawhide FFA chapter uses the fairground several times throughout the year for our banquets, award ceremonies, and fundraisers.

The heating and air conditioning is a necessary improvement to the building. Currently the heaters we have are loud enough that people cannot hear the speaker while they are running. We have no air conditioning at this time. Quieter heaters and air conditioning would be nice so we could maintain a comfortable atmosphere in the room while conducting our business.

Updating the bathrooms and flooring are also necessary improving for our Fairgrounds. Our community Fairgrounds is the central hub of our community. Those buildings are used a lot during the week for various events. Trying to schedule an event can sometimes be hard because there is such a full calendar. Since these buildings are used so heavily, updating the flooring is just something that has to happen from wear and tear. Our bathrooms are the same way, we need to continue to update and maintain our facilities so people feel comfortable attending events here.

Lighting in a building is one way we can save money and also improve the overall feel of a room. Updated lights would really improve the feel of our rooms and would also save energy usage.

Thank you for reading my letter, I hope it aids in your decision to grant us the funds to do the improvements to our fairgrounds. We get comments all the time from visitors about how great our fairgrounds are. Everything from the general appearance, to the functionality is top notch. We tell them it is because we take pride in our community and want to have a place for people to use that is nice and well kept. Granting us the funds to update these few things will ensure we continue to have strong community unity, centered on a great fairgrounds.

Thank You,

A handwritten signature in blue ink that reads "Jason Hubbard". The signature is written in a cursive style.

Jason Hubbard



Niobrara County 4-H Council
Box 210
Lusk, WY 82225
307-334-3534
307-334-2188 (FAX)

November 6, 2019

Dear Grant Committee

On behalf, of the Niobrara County 4-H Council, I write to you in support of the proposed grant applied for by the Niobrara County Commissioners. The grant monies would make some needed improvements in the HVAC systems in the auditorium, redoing the bathrooms and upgrading the lights to LED fixtures. Additionally, the grant would help replace the flooring in the newer addition and replace the generator. Our Fairgrounds facilities are one of the only gathering places in our community large enough to accommodate large numbers of people for funerals, weddings, banquets, 4-H activities etc. We take great pride in our facility and your grant would help facilitate some much needed improvements. The current heating system in the auditorium is not only very noisy; it is very costly and is not efficient. Additionally, the flooring in the newer addition is now chipped and cracked and will soon become a potential tripping hazard. These projects would help increase the functionality of the building, so that it can continue to be a central gathering place of our community for years to come.

With kind regards,

Carrie Bannan
Niobrara County 4-H Council President

NIORARA COUNTY EMERGENCY MANAGEMENT

JAMES SANTISTEVAN

PO BOX 462

LUSK, WY 82225

CELL: 307.340.0893

November 4, 2019

To Whom It May Concern,

I am writing this letter on behalf of the Niobrara County Commissioners. They are requesting a grant to update the Niobrara County Fairground's main building that is used for Emergency Management as a shelter and emergency operation center when the need arises.

It is for this reason that I feel the building should be equipped with an improved heating and cooling system and a generator capable of running this new equipment.

I appreciate your time and consideration in this matter.

Respectfully,



James Santistevan
Niobrara County Emergency Management Coordinator
Email: niobraracountyema@gmail.com

Niobrara County Homemakers

October 31, 2019

Claudia Swanson
1566 Redbird Road
Lusk, WY 82225

Dear Grant Committee:

Niobrara County Homemakers fully support the Niobrara County Commissioners grant application for the upgrades and improvements to the Niobrara County Fairgrounds building.

As a non-profit organization in a small community, there are limited facilities available for our use but the fairgrounds building provides us a place to hold our meetings and host community events. Replacing the heating system and lighting in the auditorium would be a huge asset during our Christmas Bazaar and Cultural Arts program. Improved flooring in the meeting rooms and kitchen would be an added benefit for our scholarship luncheon and county fair. Our organization also hosts the State Homemakers Convention every 4 or 5 years in June. The addition of air conditioning in the auditorium for that event would make everyone more comfortable.

The fairgrounds building is a valuable resource in our community and the Homemakers strongly support this grant application. We believe the proposed upgrades and improvements provided by this grant will benefit all the citizens of Niobrara County.

Sincerely,



Claudia Swanson
Niobrara County Homemakers Treasurer
307-334-3142



University of Wyoming Extension
College of Agriculture and Natural Resources
Niobrara County Office
4080 US Hwy 20
PO Box 210 • Lusk, WY 82225-0210
(307) 334-3534 • fax: (307) 334-2188 • uwyo.edu/uwe

October 23, 2019

Dear Grant Selection Committee,

I am writing this letter in support of the grant for the Niobrara County Fairgrounds Main Building updates being submitted by the Niobrara County Commissioners. As the 4-H Educator for the county, I use this building weekly, often multiple times a week for meetings. Our 4-H Clubs have access to the facilities monthly for their meetings as well.

During the Niobrara County Fair, the entire facility is full of exhibits and families to view the accomplishments of the youth. During the summer, the building can get quite warm. With the addition of air conditioning, folks would be able to stay and visit out of the heat. Currently if we have a large gathering in the winter, we have to heat up the room and then turn off the heaters to be able to hear the speaker. This current set up is inconvenient as kids begin to get cold and then get fidgety and their attention is gone.

A facility as heavily used as the Fairgrounds auditorium and meeting rooms are, it is time for some upkeep in the bathrooms and the flooring. The maintenance has done what they can, but there is only so much patching of floor tiles that can be done before it is time for a complete replacement. A building of this age has reached its limit and needs the necessary upgrades.

This building is the heart of the 4-H program and I hope that you will strongly consider it for this great project.

Thank you for your time.

Sincerely,

Kellie Chichester

4-H Educator, Niobrara County



Niobrara Electric Association, Inc.
3951 US HWY 20 • P.O. Box 697
Lusk, Wyoming 82225-0697
Office: 1-800-322-0544 or 1-307-334-3221
FAX: 307-334-2620

Dear Grant Committee,

Niobrara Electric Association is an electric cooperative that serves the area in and around the Niobrara County area. As a member owned cooperative, we hold annual member meetings that alternate between the Niobrara County Fairgrounds and another location. We fully support the proposed improvements to the HVAC system to allow for the benefit of efficiency for the fairgrounds, but more importantly for us, a quieter system for the benefit of our membership at the meetings so that we can maintain a comfortable temperature and still be able to hear. As a utility, we have expertise in the areas of the energy efficiency projects that they are proposing and can see the long-term benefit to the fairgrounds

Sincerely,

Ken Ceaglske *KEN*
General Manager

October 10, 2019

Dear Grant Committee,

I am writing this letter in support of the Grant being applied for by the Niobrara County Commissioners. I am Chairwoman of the annual Niobrara County Homemakers Christmas Bazaar held in early December. Efficient and quiet heating would be a great asset to this event. LED lights would certainly be appreciated. Speaking as a Niobrara County 4-H leader, efficient heating and air conditioning would certainly enhance all 4-H events. Improved flooring would be an added benefit. I also am also involved with the Niobrara County Fair as Superintendent of inside open class exhibits and there is no doubt that having air conditioning would make fair time much more enjoyable.

The Niobrara County Fairgrounds is used extensively for a multitude of activities throughout the year. Every event would profit by the proposed upgrades that the grant could offer. Thank you!

Respectfully,



Donna Hanson