



Business Ready Community Grant and Loan Program Projects

Report and Recommendations to the State Loan and Investment Board

June 18, 2020

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Approved January 16, 2020 SLIB Minutes

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Draft April 4, 2020 SLIB Minutes (**ACTION ITEM**)

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TAB 3

BRC Addendum – Correspondence

**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 it's 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 Buchannan 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 Buchannan 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.

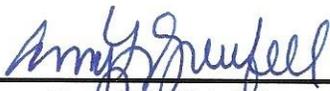
Revised motion is as follows:

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

**DRAFT – STATE LOAN AND INVESTMENT BOARD MEETING
BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM
APRIL 2, 2020**

SLIB Members Present:

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

Wyoming Business Council Staff Present:

Josh Dorrell, Chief Executive Officer
Amy Grenfell, Chief Operating Officer
Julie Kozlowski, Community Development Director
Noelle Reed, Community Development Manager
Karen Fate, BRC-CDBG Project Manager
John Wendling, BRC-CDBG Project Manager

- 1. Approval of January 16, 2020 State Loan and Investment Board Business Ready Community Minutes: Auditor Racines moved to approve. Secretary Buchanan seconded. Motion carried unanimously.**

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

2. New Business

- Town of Sinclair Historic Parco Theater Project, \$1,915,000 Community Readiness Grant Request. WBC Recommendation: Do not fund due to lack of motion.**

Julie Kozlowski gave a brief project overview. Project is not recommended for funding due to lack of a motion from the WBC Board.

Treasurer Meier asked Ms. Kozlowski what the minimum costs would be for lead paint abatement and stabilization of the facility, noting that stabilization important for future property owners. Ms. Kozlowski replied that the estimated cost is \$500,000, noting that some of the abatement has already been done.

Treasurer Meier made a motion to fund the project up to \$500,000 for the stabilization of the building, and asked if the grant was for 100%, two-thirds of costs, etc. Ms. Kozlowski responded

that funds were for 100%. Superintendent Balow replied she did not support the project. No second was made to Treasurer Meier's motion.

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

Ms. Kozlowski noted that Mayor Asa Meeks logged in to the meeting.

- **Niobrara County Fairgrounds Main Building Upgrades Project, \$268,084 Community Enhancement Request. WBC Recommendation: Fund as requested.**

Patrick Wade, Chairman, Board of County Commissioners and Denise Smith, Food & Nutrition Educator, Niobrara Co. Fair/UW Extension Office were present on behalf of the project.

Treasurer Meier expressed support of the project, commenting on how the county has done more with less. He stated that he had been to the facility on multiple occasions and commended the community on how well maintained it was. He did acknowledge, however, that the facility needs some tender loving care. Auditor Racines and Secretary Buchanan echoed support as well.

Governor Gordon opened floor to Chairman Wade and Ms. Smith for any comments. Denise Smith thanked the board for their support and stated this will be a huge boon to their economy. Chairman Wade expressed appreciation for the kind comments from the board adding big things are happening in the county and the building is where it will be happening.

Secretary Buchanan moved to accept the WBC recommendation to fund project. Treasurer Meier seconded. Motion carried unanimously.

Ms. Kozlowski asked for the board to recognize Mayor Meeks from the Town of Sinclair to speak on behalf of their project.

Mayor Meeks asked if the board had any questions for him, understood that Treasurer Meier had made a motion to fund of to \$500,000 but that had failed.

Treasurer Meier asked Mayor Meeks what the town's ability was to fund 50/50 in match for stabilization and abatement of the building for the reduced amount. Mayor Meeks stated that they could match what was needed.

Governor Gordon explained that the motion had failed due to lack of a second. Motion was made to accept the WBC's recommendation and was approved. Ms. Kozlowski indicated that staff will continue to work with the town on this project.

Treasurer Meier asked if the board was amenable to \$500,000 and town match of \$500,000 – stating we can table current motion and make an alternative.

Superintendent Balow appreciated the Treasurer's efforts to support the project but noted her reasons to support the WBC board's recommend to not fund the project was that the project was

brought as a “readiness” and stabilizing did not fit the criteria. She was also concerned about the project straying too far from the intent of the BRC program, noting the deliberations/discussion from the WBC board. Mayor Meeks explained what the town has done so far in stabilizing the building; new roof, asbestos removal, etc., and that whatever the SLIB board could do would be appreciated, but the town plans move forward either way.

Governor Gordon asked if the WBC could continue to work with the town and maybe resubmit in June. Ms. Kozlowski replied yes.

Governor Gordon asked for any further comments. With none being made, the motion on the floor was seconded. Motion carried unanimously.

- **Town of Evansville Community Development Plan, \$35,000 BRC Planning Grant Request. WBC Recommendation: Fund as requested up to the full requested amount.**

Ms. Kozlowski gave a brief overview of the project, and specifically noted that staff had recommended the town look into doing a Community Review provided through the WBC Community Development Division. This could be a cost savings for the town when they hire a consultant to do the full plan.

Janelle Underwood, Evansville Town Clerk, and Brad Miskimins, Project Manager were present on behalf of project.

Governor Gordon asked if project would go RFP (Request for Proposal) so that the Town of Mills and Bar Nunn plans used as examples, would not be used in place. Julie Kozlowski replied that it is required to go out through the RFP process.

Due to technical difficulty, Janelle Underwood was unable to make any comments other than the town appreciated the board’s support.

Auditor Racines moved to accept the WBC recommendation to approve funding up to the total amount of \$35,000. Secretary Buchanan seconded. Motion carried unanimously.

Respectfully submitted:

Josh Dorrell, CEO
Wyoming Business Council

BUSINESS READY COMMUNITY OVERVIEW

BRC Application and Financial Summary

Total available funds: \$19,645,659

Applications received for the March 1, 2020 Application cycle:

BRC Applications Received March 1, 2020				
Applicant	Project	Type	Request	Staff Recommendation
1. Saratoga Carbon Co Impact JPB	Water & Sewer Extension	Community Development - Readiness	\$ 1,000,000	\$ 1,000,000
2. Washakie County	Library & Economic Development Project	Community Development - Enhancement	\$ 500,000	\$ 500,000
3. City of Evanston	WY State Hospital Campus Assessment & Redevelopment Plan	Planning - ED Study	\$ 25,000	\$ 25,000
3. Uinta County	WY State Hospital Campus Assessment & Redevelopment Plan	Planning - ED Study	\$ 25,000	\$ 25,000
4. Moorcroft, Town of	Moorcroft Town Center Upgrade Study	Planning - Feasibility Study	\$ 18,750	\$ 43,750 **
5. Pine Bluffs, Town of	Senior Assisted Living Study	Planning - Feasibility Study	\$ 18,750	\$ 43,750 **
Total Requests			\$ 1,587,500	\$ 1,637,500
Total Available BRC Funding				\$ 19,645,659
Funds remaining if awarded				\$ 18,008,159

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 Q4 Allocation

BRC Project Types	Priorities	% of Allocation	Q4 Allocation Available
Business Committed	High	45%	\$ 4,420,273
Community Development	Medium	54%	\$ 5,304,328
Planning	Low	1%	\$ 98,229
			\$ 9,822,830

BUSINESS READY COMMUNITY CRITERIA

BRC Criteria	Community Readiness	Community Enhancement	Planning	Planning	Planning
	Saratoga Carbon Co JPB Water & Sewer Infrastructure	Washakie Co Library Building Enhancements	Evanston/Uinta Co Feasibility Study - Joint Application	Town of Moorcroft Feasibility Study	Town of Pine Bluffs Feasibility Study
Extent to which the project will increase primary jobs					
Extent to which the project will create jobs at or above county mean/median wages	X				
Extent to which the project will create sustainable jobs or jobs with benefits	X				
Extent to which the demand for services outpaces existing supply of services	X	X			
Extent of private investment in capital equipment and/or facilities	X	X			
The extent to which the project aligns with targeted industries identified by the local and regional community as well as the WBC	X				
Extent to which the total revenue for an existing business is increased					
Extent to which the market share increases for an existing business					
Viability and thoroughness of business plan					
Extent to which the project helps an applicant attract new business and/or expand and retain existing businesses	X	X			
Extent to which the project helps an applicant fulfill community development goals related to economic development	X	X			
Extent to which the project helps an applicant diversify its economy	X	X			
Extent to which the project builds on an applicants unique assets and characteristics to develop momentum in market niches	X	X			
Extent to which the project is ready to begin construction and/or implementation	X	X	X	X	X
Extent to which the project helps applicant grow the local workforce	X	X			
Extent to which the project helps the applicant expand entrepreneurial and/or workforce training		X			
Viability and thoroughness of revenue recapture plan					
Extent to which the project involves the use of a Business Ready Community loan					
Extent to which the project leverages additional private investment	X	X			
Extent to which the project assists the applicants Main Street Program efforts		X			
Extent to which the Community Enhancement project provides a list of proposed enhancement projects and sites related to economic development w/cost estimates		X			
Extent to which the planning project will create or further develop an applicants specific economic development strategy			X		
Extent to which the planning project will potentially lead to job creation or retention			X	X	X
Extent to which the planning project will address methods of funding to implement the plan			X	X	X
Extent to which the tourism planning project will increase overnight visitors, local sales tax revenue, local lodging tax revenue and local employment opportunities and earnings					
Satisfactory performance under previous grants awarded through this program	X	X	X	X	X
Extent to which the project will provide for information technology services to the state or to the applicant at a price discounted from fair market value of services					
Extent to which the project will facilitate the expansion or retention of a business developed at the UW Business Technology Center					
Business Committed/Managed Data Center - consult with AG re: Article 16, Section 6					
TOTAL CRITERIA MET:	13/14	13/13	5/5	4/5	4/5
	93%	100%	100%	80%	80%

Business Ready Community Grant and Loan Program

SARATOGA CARBON COUNTY IMPACT JPB SARATOGA WATER AND SEWER EXTENSION

**\$1,000,000 Community Readiness Grant
Request, \$200,000 Cash Match**

WBC Recommendation: Fund as requested contingent
on USDA loan.

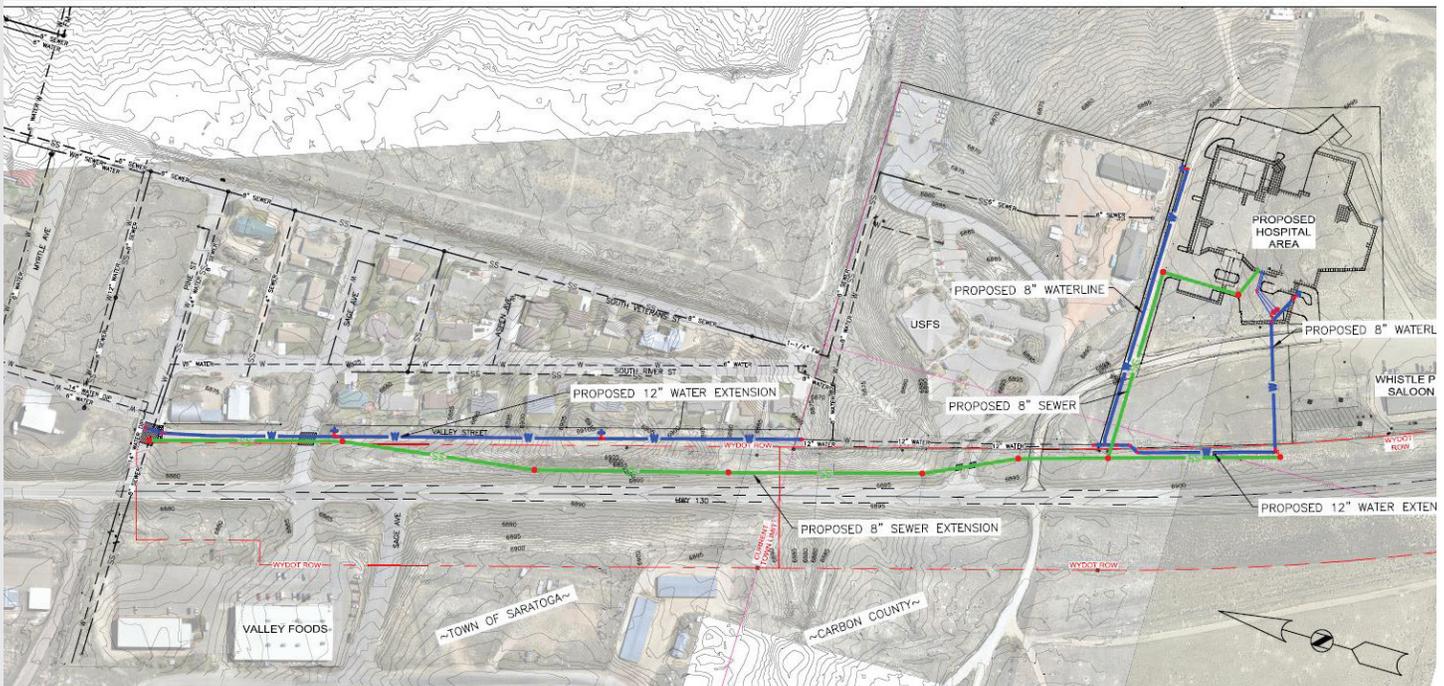
Project Description

The Saratoga Carbon Co. Impact JPB requests \$1 million in Community Readiness funds for the extension of necessary water and sewer infrastructure to a 5-acre site located on the west end of the Town of Saratoga. This project will meet the following goals:

- Expand water and sewer infrastructure to a site targeted for commercial growth as outlined in the Town of Saratoga’s 2016 Comprehensive Master Plan; and
- Provide necessary water and sewer infrastructure to assist in the construction of a new 42,000 square-foot health care facility to be located in the proposed site.

Strategic Value Proposition

This project meets one of the primary strategic objectives outlined in the Town of Saratoga 2016 Comprehensive Master Plan, which is to



ready a site and the west end of town for future commercial development. Infrastructure to this site also meets a second strategic objective identified in the goal of maintaining and expanding local healthcare options for the Town of Saratoga.

This project ties into the Wyoming Business Council's Strategic Plan in that it will "help existing knowledge, creative and advanced manufacturing businesses expand" as healthcare has been identified as one of the new economic sectors. This project will:

- Assist in the construction of a new 42,000 square-foot medical facility
- Assist in retaining 25-36 employees at the Saratoga Medical Clinic/Pharmacy as well as the nursing facility which will become part of the new medical facility
- Provide medical services in town that would otherwise require residents to travel to other communities.
- Complement large employers in the area, i.e. Brush Creek Ranch by providing local services for their employees and visitors that come to the dude ranch each year.
- Assist in the future development of hotel/motels, service-related development, new business expansion related to the health care facility, increase in local sales tax and other related efforts.
- Allow for existing businesses to benefit from the water and sewer infrastructure.

Project Readiness

This property and the corresponding area have been identified in the Saratoga 2016 Comprehensive Master Plan specifically targeted for commercial development. Furthermore, the community has maintained communication with the Hospital Board during the development of this project and application. They have also researched and applied for several funding sources, such as the USDA and private investments.

The Business

Although this project is not a Business Committed project, the new infrastructure will assist in the construction of the new 42,000 square-foot Platte Valley Medical Center. The new medical center will employ 16.1 FTE in the first year and 65.9 by 2024.

Performance Measure Chart

Saratoga Carbon Co Impact JPB - Water & Sewer Extension			
Project Budget	Projected Grant Expenditure Schedule		
	Description	BRC	Match
			Cash
	Non-Construction Costs	\$ 166,667	\$ 33,333
	Construction Costs	\$ 833,333	\$ 166,667
	Total Project Cost	\$ 1,000,000	\$ 200,000
	Percentage BRC of all cash:		83%
Performance Measures	Measure	Quantity	
	Businesses Assisted	1	New hospital facility.
	Additional Public Investment	\$ 17,657,000	USDA funding - pending award
	Additional Grant Funding	\$ 500,000	Helmsey Grant - for medical equipment (pending USDA funding)
	Additional Private Investment	\$ 3,750,000	Committed to date (total will be \$4 million pending USDA funding)
Project Infrastructure	Acres Developed	5 acres	Approximate 5 acre site
	New Building Construction	42,000 square-feet	New hospital construction
	Water	2,781 lineal-feet	New water line construction
	Sewer	3,000 lineal-feet	New sewer line construction
	Road	misc	Patchwork as needed.

Funding Sources and Uses

Request of \$1,000,000 in Community Readiness grant funds will be matched with a \$200,000 cash match from the Gretchen Swanson Family Foundation. Additional funding sources for the construction of the hospital are from the following sources:

- \$17,657,000 in USDA loan funding (approval expected by June 2020);
- \$500,000 from a Helmsley Grant for medical equipment (contingent on USDA funding);
- \$4,000,000 from private funding sources (\$3,750,000 committed to date when application was submitted).

Sources	
BRC amount	\$ 1,000,000
Cash Match	\$ 200,000
Total eligible project cost	\$ 1,200,000
BRC % of total eligible project costs	83%
Local % of total eligible project costs	17%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 200,000
Construction Costs	
Site work - Water Line/Sewer Line Construction	\$ 909,116
Contingencies (8%)	\$ 90,884
Total Uses	\$ 1,200,000

WBC Deliberations

Attendees from the community showing support and further explaining the project included Will Faust, PVHP; Richard Raymer, SCCIJPB; Craig Kopasz, Engineering Associates; Laura Bucholz, Corbett Medical Foundation; Karl Rude, HMS; Sonja Collamer, PVHP; and George Haigh, PVHP.

Board member Kathy Tomassi asked how many new employees this could create and if the community had enough housing availability to accommodate that. The community said there would be a total of 59 FTE's, but they anticipate that some will be backfilled by residents who have to travel elsewhere for work. Furthermore, the community has spent the last 5 years looking at potential for new housing development.

WBC Recommendation

Motion to approve staff's recommendation for the Town of Saratoga request by Board member Kim DeVore, second by Board member Ron Harvey.

Board member Alex Klein asked if they needed the entire \$1 million, or if costs could be reduced. J. Kozlowski said staff is recommending the \$1 million request as the community is still finalizing those cost estimates. It is easier to approve the higher amount now and then reflect any changes in the grant agreement.

Board member DeVore amended her motion to approve staff's recommendation up to \$1 million; Board member Harvey amended his second. Motion carried unanimously.



Business Ready Community Grant and Loan Program

WASHAKIE COUNTY WASHAKIE COUNTY LIBRARY & ECONOMIC DEVELOPMENT PROJECT

Community Enhancement Project

\$500,000 Grant Request, \$1,801,712 Cash Match, \$539,425 In-Kind Match

WBC Recommendation: Fund as Requested

Project Description

Washakie County requests \$500,000 in Community Enhancement funding for renovations of the former Ace Hardware building to be used for the Washakie County Library, Worland-Ten Sleep Chamber of Commerce, and the Washakie Development Association (WDA), the local economic development organization. Space will be created in the new library for business incubation and entrepreneurial use and for workforce training. This will include, but not be limited to:

- Conducting at least four workforce training classes per year
- Creating three coworking spaces for support and incubation of start-up businesses and entrepreneurs
- Entrepreneurial networking/mentoring events

The community has spent many years exploring the need for an expanded and modernized library space. The library faces limitations in patron services, parking, accessibility and structural conditions. In 2007, county and other community leaders began studying options for either renovating the existing building or relocating the library and renovating another building. They determined that to truly address the community's needs, a larger and more efficient space would be needed.

The Worland Ten Sleep Chamber of Commerce also needs a new home. In 2015, the Chamber had to vacate its previous location on North 10th Street due to black mold, and it subsequently had to be demolished. The Chamber has since been housed in temporary locations that are neither very visible nor convenient for visitors or the business community.

This project has enabled a domino effect of economic development projects throughout the downtown. When Shopko went out of business in town, an empty building was left that was located on the edge of the downtown area. This gave the local Ace Hardware store the ability to expand their operations and relocate to the old Shopko building. However, the owner of Ace Hardware was concerned about leaving another empty building in downtown Worland.

The community took advantage of these opportunities by moving forward with their library project by proposing renovations to the Ace Hardware building to be used for the Washakie County Library and other economic/community development services.

The proposed location of the new library will increase foot-traffic in downtown Worland, provide office and combined shared-space for both the Chamber and WDA. There will be space for smaller groups to use for meetings, space for workforce trainings and provide the local community a state-of-the-art library. The increased foot-traffic in downtown Worland will increase sales tax for local businesses and restaurants, retain and attract new employees and an increase in out-of-town visitors to the community. These figures will be tracked by the library in the number of visitors to the new facility, the Chamber via surveys from local businesses on sales figures, and WDA in trainings and services provided to businesses/entrepreneurs.

Strategic Value Proposition

In 2015, the Worland community undertook a collaborative process to develop its 2015 Grow Worland Community Comprehensive Plan, and one of the major themes identified in that process was the community's prioritization of an active downtown. Emphasizing downtown as the "community core", the plan prioritizes "attracting new mixed-use development, increasing foot traffic, increasing community interest and involvement, and restoring, revitalizing, and beautifying downtown Worland".

Additionally, the components of this project that align with the WBC Strategic Plan include:

- Invest in amenities like downtowns, connectivity and recreation that draw and retain knowledge, creative and advanced manufacturing workforce
- Develop a culture of innovation that attracts transformative companies and people to Wyoming

Project Readiness

The domino effect of this project shows the readiness of this project. The BRC Enhancement application is the final domino to fall into place to ensure the success of this larger economic development strategy.

This project will also meet the following goals and objectives:

- Renovation of an existing downtown 19,452 square-foot building;
- Increase downtown activity – anticipated 50% increase in annual Chamber traffic, 50,000 expected annual visitors to the library;
- Encourage economic development and innovation in Worland by creating three coworking spaces for support and incubation of start-up businesses and entrepreneurs; support 50 businesses annually through coworking space and/or networking/mentoring with the Chamber and WDA;
- Conduct four or more workforce training classes per year in conjunction with the WDA, Chamber, North West Community College, or other community partners.

Performance Measure Chart

Washakie Co Library & Economic Development Enhancement Project					
Project Budget	Projected Grant Expenditure Schedule				
	Description	BRC	Match		Total
			Cash	In-Kind	
	Land	\$ -	\$ -	\$ 525,625	\$ 525,625
	Non-Construction Costs	\$ 22,092	\$ 79,608	\$ 13,800	\$ 115,500
	Construction Costs	\$ 477,908	\$ 1,722,104	\$ -	\$ 2,200,012
Total Project Cost	\$ 500,000	\$ 1,801,712	\$ 539,425	\$ 2,841,137	
	Percentage BRC of all cash:		22%		
Performance Measures	Measure	Quantity	Notes		
	Businesses to be assisted	50	Annually through coworking spaces and networking/mentoring services with the Chamber and Washakie Development Association (WDA).		
	Dollars leveraged (ratio)	\$ 2,339,112	1:4 + ratio of grant dollars to matching dollars: \$500,000/\$2,339,112.		
	Proposed Coworking Spaces Created	3	Spaces created for support and incubation of start-up businesses, entrepreneurs, etc.		
	Increase in Chamber Traffic	50%	Anticipated annual number of Chamber visitors.		
	Increase in downtown foot-traffic/library attendance	50,000	Annual library visitors, anticipated increase in downtown foot traffic.		
	Proposed number of annual workforce training classes to be provided	4	Creation of four or more workforce training courses to be created in conjunction with the WDA, Chamber, NW College, and/or other community partners.		
	Jobs to be retained/jobs to be created	TBD	Increase in downtown foot traffic and library attendance will result in increased downtown shopping, increase in local restaurants which will retain workers and create new positions. These will be tracked through the Chamber, WDA and library in the number of visitors to the library and surveys conducted by the Chamber & WDA.		
Project Infrastructure	Existing building square-feet	19,452 sf	Total building square-footage		
	WDA space square-feet	243 sf	Office space, storage closet and common area on 2nd floor.		
	Chamber space square-feet	510 sf	210 sf office space on 2nd floor and 300 sf on main floor with bathroom.		

Funding Sources and Uses

The local match for this project is 82% of total project costs. The community has raised over \$1 million in private donations, and the remaining cash and in-kind matches are being funded by the WDA and Washakie County.

WBC Deliberations

Attendees from the community showing support for the project include Fred Frandson, Washakie Co Commission Chair; Mike Greear, State Representative and CEO, Wyoming Sugar; Aaron Anderson, Washakie Co Commissioner; Becky Dooley, RT Communications and WDA board member; Steve Radabaugh, Worland-Ten Sleep Chamber of Commerce; LeAnn Baker, WDA Executive Director; Landis Benson, Real Living Hake Realty; Terry Wolf, Washakie Co Commissioner; Karen Funk, Washakie Co Libraries Director; and Sheri Gunderson, Washakie Co grant writer.

Washakie Co Commission Chair Frandson said this project has been ongoing since 2007. The Ace Hardware expansion has already created 6 new jobs with 4 more employees anticipated.

Furthermore, they anticipate 30 contract employees to renovate the proposed building, and a daycare is interested in renovating the old library building for their future facility.

Representative Greer said this project fits in with the Washakie County's vision of its future; the community currently lacks internet services and this library would really benefit the youth. Ms. Dooley said her company has 56 employees and they are strong supporters of the library. Mr. Radabaugh also added other benefits include increased downtown foot traffic, coworking space availability, locating the Chamber downtown, and the Chamber is already planning "Lunch & Learn" events.

Board member Erin Moore said it is very exciting to see a community pull together and present a high priority project. She added this project is a breath of fresh air and is turning a negative (Shopko closure) into a positive.

Board Chairman Easley said in terms of ROI, there is quite a bit of return for a \$500,000 grant. Board member Kintzler added he is a big proponent of renovating an old building versus building a new one, as well. Board member DeVore said this project exemplifies the type of project for this size community, and that the community obviously did a lot of planning and obtained a large match. Board member Ron Harvey agreed, stating hats off to the community.

WBC Recommendation

Motion to approve staff's recommendation for the Washakie County request by Board member Pam Thayer, second by Board member Chuck Kenyon.

Board member DeVore reiterated her appreciation for the ask and bringing such a great match. She stated this project is an absolute pleasure and slam dunk.

Motion carried unanimously.

Sources	
BRC amount	\$ 500,000
Cash Match	\$ 1,801,712
In-Kind Match	\$ 539,425
Total eligible project cost	\$ 2,841,137
BRC % of total eligible project costs	18%
Local % of total eligible project costs	82%
Uses	
Property Acquisition Costs	
Property Purchase (In-Kind Match)	\$ 525,625
Non-Construction Costs	
Architectural and Engineering fees	\$ 112,300
Other fees (surveys, tests, etc.)	\$ 3,200
Construction Costs	
Demolition and removal	\$ 75,415
<i>Building Components:</i>	
Electrical Systems	\$ 312,785
Mechanical, plumbing, HVAC systems	\$ 628,502
Landscaping	\$ 5,000
Foundation and/or Structural Framing system	\$ 148,364
Interior Finishes	\$ 491,891
Fire Protection	\$ 80,062
General Conditions, Bonds & Insurance	\$ 283,791
Contingencies (8%)	\$ 174,202
Total Uses	\$ 2,841,137

Business Ready Community Grant and Loan Program

CITY OF EVANSTON/UINTA COUNTY (joint project) WYOMING STATE HOSPITAL REDEVELOPMENT PLAN

BRC Planning Project/Feasibility Study

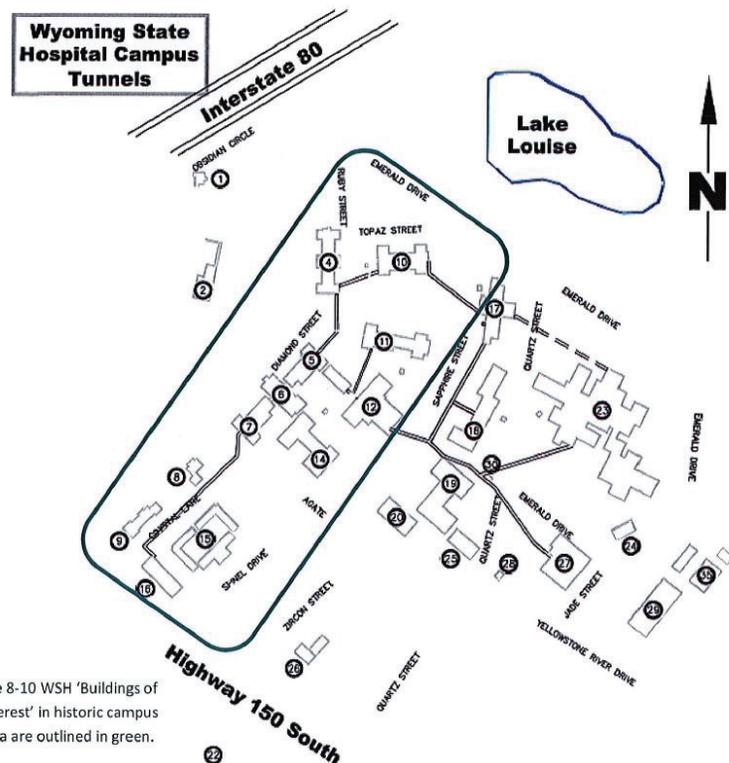
\$25,000 (Evanston Request), \$25,000 (Uinta County Request), \$50,000 – EDA grant match (pending)

WBC Recommendation: Fund as Requested

Project Description

The city of Evanston and Uinta County are requesting \$25,000 each in BRC Planning funds to conduct a detailed architectural/engineering assessment and redevelopment plan for a portion of the existing historic Wyoming State Hospital (WSH) campus for various economic, educational, community and other development opportunities.

The WSH campus is currently owned and used by the Wyoming Department of Health. Most of these buildings will be vacated in 2021 once the new WSH facility is completed. The Wyoming Department of Health does not have the funds to do any future studies or renovations to the campus and are poised to turn the property over to Evanston in the future.



The 8-10 WSH 'Buildings of Interest' in historic campus area are outlined in green.

The WSH campus is approximately 100 acres consisting of 35 structures. This plan will specifically evaluate six to 10 structures on the eastern end of the WSH campus, which are most visible from the city of Evanston and Interstate 80 and possess the most potential for economic development reutilization. They are also the most aesthetic, dynamic and historically iconic buildings on the campus.

The WSH has been a fundamental part of Evanston's economy, employing between 400 and 500 healthcare professionals. While these jobs will continue at the new hospital facility, the specific six to 10 buildings will be vacated. The public benefits of this plan will be significant to the city as well as the region and state. The completed plan will provide valuable, concrete data about the viability of the designated structures and how they can be best preserved, razed and/or renovated for other business, educational or vocational opportunities.

Economic Strategy

A WSH task force spearheaded by the City of Evanston was created in 2019. This task force has examined several needs in the community based on public input at meetings and from the recent regional study that demonstrated the need for the following:

- Expansion of higher education and/or entrepreneurial programs. Evanston is the only city of its size (appx. 12,000) without a community college. Evanston has been in conversations with WWCC about having a campus in the city. This could attract students located in Utah to attend at this location, as well as keep Evanston's high school graduates in town as opposed to having them go outside of the area and state for higher education.
- Evanston has a growing retirement demographic and need for assisted living and/or senior housing.
- Business recruitment/expansion. Evanston has a unique industry sector in manufacturing, clean energy and healthcare, to name a few. Evanston also lacks available space of decent size for business development and recruitment of similar industry types that would locate in the area. The WSH campus could be developed to attract these businesses.

Based on these findings of the Task Force, this project aligns with the WBC Strategic Plan by helping to activate one of the new economic sectors identified (healthcare).

Project Readiness

Evanston was awarded funding for a U.S. Environmental Protection Agency Phase II Environmental Site Assessment that was conducted and completed in November for buildings #4, #5, #6, #7, #10, #11, #12 and #14, which are part of the six to 10 buildings identified in this planning grant request. The assessment did come back with identified levels of contaminants of concern (COC) in asbestos-containing materials, lead-based paint, polychlorinated biphenyl-containing equipment (florescent fixtures, etc.), mercury-containing equipment and mold in the basement of building #4. All of these will need to be assessed and remediated by an accredited remediation company prior to any demolition and/or renovations made to these structures.

Funding Sources and Uses

Evanston:

Sources	
BRC amount	\$ 25,000
Cash Match - EDA Grant pending	\$ 50,000
Grant Match - Evanston request	\$ 25,000
Total eligible project cost	\$ 100,000
BRC % of total eligible project costs	25%
Local % of total eligible project costs	75%
Uses	
Consultant Costs	
Planning/Consultant fees	\$ 100,000
Total Uses	\$ 100,000

Uinta County:

Sources	
BRC amount	\$ 25,000
Cash Match - EDA Grant pending	\$ 50,000
Grant Match - Uinta County request	\$ 25,000
Total eligible project cost	\$ 100,000
BRC % of total eligible project costs	25%
Local % of total eligible project costs	75%
Uses	
Consultant Costs	
Planning/Consultant fees	\$ 100,000
Total Uses	\$ 100,000

WBC Deliberations

The board heard comments in support of the project from Rocco O’Neill, Evanston Community Development Director. Board member Moore said this could leave a void for the community, and they need to figure out what has to be done with those buildings. Board Chairman Easley added several years ago he went on a tour of the facilities, and it would be great to have something done with them.

Board member Tomassi echoed Chairman Easley’s comments, and asked what the community’s plans were for the rest of the buildings that will not be a part of this plan. Mr. O’Neill said this is a huge campus and the biggest limitation to it is funding. Thus, the community felt it was best to phase it and focus on these buildings first as they are the most visible from the City and I-80, as well as the most at-risk.

WBC Recommendation

Motion to approve staff’s recommendation for the Town of Evanston request by Board member Thayer, second by Board member DeVore, and no further discussion. Motion carried unanimously.

Motion to approve staff’s recommendation for the Uinta County request by Board member Kenyon, second by Board member Allen Hoopes, and no further discussion. Motion carried unanimously.



Business Ready Community Grant and Loan Program

TOWN OF MOORCROFT TOWN CENTER FEASIBILITY STUDY

BRC Planning Project/Feasibility Study

\$18,750 Grant Request, \$6,250 Cash Match

WBC Recommendation: \$43,750 for a more comprehensive economic and community development master plan

Project Description

The purpose of this grant request is to hire a consulting firm to prepare a feasibility study for the improvement and growth of the Moorcroft Town Center. The study will define potential economic growth opportunities, stimulate additional employment, prioritize cost-effective renovation projects, and identify other possible building uses with a focus on improving the community of Moorcroft and Crook County.

The Moorcroft Town Center that previously served as an elementary school is approximately 58,000 square-feet, was constructed in late 1920s and has had several additions and renovations done over time. The building did not meet the Crook County School District standards for the use of the school and was deeded to the town in 2010/2011.

The facility is currently in use, but not to its fullest capacity. The town maintains the facility but does not receive enough funds through lease/rents to maintain the building long-term. Finding the needs for the community and utilizing this facility to fit these needs is important for the town and the future of this facility, otherwise it cannot be operated and maintained and could be demolished if future use and funding is not found.

The building has space to rent for the day and/or weekend and does have some long-term tenants leasing space in it as well. These leases include:

- Teen Room space for at-risk junior-high and high-school students for homework assistance, crafts and socializing
- Weston County Region III Children's Developmental Center/ pre-school
- A physical therapist office
- Election polling space
- Local food pantry who utilizes the kitchen about three times a month

- Moorcroft Senior Center – also uses the kitchen for meal prep
- Eastern Wyoming College Outreach Program
- A non-profit entity, Starfish, which provides low- or no-cost second-hand clothing and household items to community members
- Moorcroft High School Athletic and Youth Programs that rent the gym for practices and games
- Gym, kitchen, library and classroom space is rented by groups and individuals for various events

The existing “stage area” has been converted to a small gym with local memberships and is used by outlying communities and visitors. The building is also used as a community gathering space for meetings, town halls, funerals and more.

The town completed a structural assessment study in 2014. Some of the findings included:

- Upgrades to roofs and soffits
- Replacement or upgrades to windows
- Replacement of interior doors and frames with fire-rated doors and frames in portions of building
- Electrical upgrades
- Lighting upgrades to energy efficient lighting
- Site work – drainage upgrades on the east side of building

A workshop between the town and local electrical company focused on the growth of the building and its potential uses for the town. The town formed The Moorcroft Town Center committee and, along with community members, has talked about several opportunities and needs assistance with what is feasible for the building.

The town seeks planning funds to determine economic and community needs and how this facility can meet these goals and become financially stable to operate and maintain in the future.

Strategic Value Proposition

The proposed feasibility study will help identify the potential of the building. Aspects of the WBC Strategic Plan that this Plan would correspond with include those that target business needs, community needs and educational/training uses.

Business needs

- create entrepreneurial space for start-ups
- set aside dedicated space for businesses to lease

Community needs

- create an emergency shelter for the community and outlying areas
- utilize the existing library in the building for the County Library
- space for childcare center

Educational/training use

- increased space for outreach programs and business trainings
- after school programs

Project Readiness

The Town of Moorcroft has held multiple community meetings to discuss the future for the Moorcroft Town Center. The group developed a mission statement at their January 16, 2018, meeting:

“Make the Moorcroft Town Center self-sustaining by promoting economic and community growth in Moorcroft and the surrounding area; provide educational and recreational opportunities in Moorcroft and the surrounding area.”

Community members were given the task of giving three ideas for the Moorcroft Town Center. Groups of three were then formed with one presenter and presented their ideas. The top ideas ranged from:

- Marketable business spaces
- Head Start
- Boys & Girls Club
- Thrift/consignment store
- Business/office spaces
- Room designated for parties and other events
- Designated library space
- Senior citizens space
- Teen room
- Community gym/workout facility

Funding Sources and Uses

Grant request of \$18,750 will be matched by \$6,250 in cash from the Town of Moorcroft.

WBC Deliberations

The community does not have a current comprehensive economic development plan, but the Town has held multiple community meetings to discuss the future for the Moorcroft Town Center. The match for this request is \$6,250 from the Town of Moorcroft.

Staff is recommending funding in the amount of \$43,750 for the community to complete a more comprehensive economic and community development plan. Staff further recommends the cash

Sources	
BRC amount	\$ 18,750
Cash Match	\$ 6,250
Total eligible project cost	\$ 25,000
BRC % of total eligible project costs	75%
Local % of total eligible project costs	25%
Uses	
Consultant Costs	
Planning/Consultant fees	\$ 25,000
Total Uses	\$ 25,000

Sources	
BRC amount	\$ 43,750
Cash Match	\$ 6,250
Total eligible project cost	\$ 50,000
BRC % of total eligible project costs	88%
Local % of total eligible project costs	13%
Uses	
Consultant Costs	
Planning/Consultant fees	\$ 50,000
Total Uses	\$ 50,000

match be reduced from 25% to 12.5%, which equals \$6,250, for a total project cost of \$50,000. A similar recommendation will be made in the next project for the Town of Pine Bluffs.

Currently, planning grants is the only category that requires all communities contribute a 25% cash match. However, some smaller communities are unable to match 25% of a \$50,000 (which is the max award for an Economic Development Planning grant) so they often apply for the smaller feasibility studies instead. Staff asked the board to waive the rules to allow for the reduced cash match and increased grant request of \$43,750. Finally, staff believes that the community could benefit from a larger plan that includes, but is not limited just to, the Town Center.

Board Chairman Easley asked for a motion for a rule waiver as recommended by staff for the Moorcroft planning project, as well as the Town of Pine Bluffs planning project.

Motion to approve staff's recommendation for a rule waiver to reduce these two communities' planning projects cash match to 12.5% of total projects costs by Board member Kim DeVore, second by Ron Harvey, and no further discussion. Motion carried unanimously.

The board heard comments from Mayor Dick Claar, Clerk Cheryl Schneider, and Moorcroft Town Center Chairperson Nancy Feehan. Mayor Claar thanked Julie Kozlowski and staff, as well as Regional Director Brandi Harlow. He added the community wants to make the building more feasible and they just need some help to figure that out.

Board member Cindy Johnson asked if this project and the Pine Bluffs project are both planning, would there be any way to bundle those two projects and potentially reduce costs. J. Kozlowski stated sometimes efficiencies could be gained when bundling projects like that, but not sure that it would apply in this instance. The two communities are a distance apart and each community is unique.

WBC Recommendation

Motion to approve staff's recommendation to increase the Town of Moorcroft request to \$43,750 to complete a more comprehensive economic and community development plan by Board member Jason Kintzler, second by Board member Tomassi, and no further discussion. Motion carried unanimously.

Business Ready Community Grant and Loan Program

TOWN OF PINE BLUFFS **ASSISTED LIVING FEASIBILITY STUDY**

BRC Planning Project/Feasibility Study

\$18,750 Grant Request, \$6,250 Cash Match

WBC Recommendation: \$43,750 for a more comprehensive economic and community development master plan

Project Description

The Town of Pine Bluffs requests \$18,750 in BRC Planning funds to conduct the feasibility of an assisted living facility on three properties identified by the town. The proposed study will conduct comprehensive research and review data to include the community's economic indicators, competitive senior assisted living availability, and facility demand generators. The study will also conduct the research as a macro and micro market analysis of Pine Bluffs and the surrounding areas to determine the viability to support development potential.

Pine Bluff's population as of 2017 was approximately 1,177. The median age was 40.5, and the percentage of age demographics were more than 50% of the population ages 18 – 64; and less than 20% of the population ages 65 or over. Not considered in the population were the outlying areas of Burns, Albin, and Carpenter.



The Town of Pine Bluffs completed the North Wells Land Use Study in November 2018. This study identified potential land uses of a parcel of agricultural land the town purchased to determine future uses. The town has already begun working on recommendations from the study in completion of a northwest water loop to serve this property, planning stages for sewer infrastructure and working with WYDOT and UPRR for relocation of the current railroad crossing into the site.

A large portion of the property has been identified for residential use, multi-family dwellings and potential senior housing along with other commercial and industrial potential.

Strategic Value Proposition

There is potential for this project to “help existing knowledge, creative and advanced manufacturing businesses expand,” one of the items identified in the WBC Strategic Plan. Healthcare has been identified as one of the State’s new economic sectors, and this plan would help determine the feasibility of an assisted living facility.

Project Readiness

Pine Bluffs has had success with past BRC projects including the Pine Bluffs Main Street Building; Pine Bluffs Business Park; Veteran’s Memorial Park; Pine Bluffs Medical Clinic (funded through Laramie County as a Community Readiness project); and the start-up of Pine Bluffs Distillery in the North Wells land site (funded through Laramie County as a Business Committed grant and loan).

However, the Town’s Master Community Development Plan is outdated, and while the town has been working on updates, there is no current plan that identifies assisted living as a top priority for the community.

Funding Sources and Uses

Sources/Uses Original Request:

Sources	
BRC amount	\$ 18,750
Cash Match	\$ 6,250
Total eligible project cost	\$ 25,000
BRC % of total eligible project costs	75%
Local % of total eligible project costs	25%
Uses	
Consultant Costs	
Planning/Consultant fees	\$ 25,000
Total Uses	\$ 25,000

Sources	
BRC amount	\$ 43,750
Cash Match	\$ 6,250
Total eligible project cost	\$ 50,000
BRC % of total eligible project costs	88%
Local % of total eligible project costs	13%
Uses	
Consultant Costs	
Planning/Consultant fees	\$ 50,000
Total Uses	\$ 50,000

WBC Deliberations

The Town's Master Community Development Plan is currently outdated, and while the town has been working on updates, there is no current plan that identifies assisted living as a top priority for the community. The match for this request is \$6,250. Staff asked the board to waive the rules to allow for the reduced cash match and increased grant request of \$43,750.

The board heard comments from Pine Bluffs Mayor Alan Curtis and Pine Bluffs Treasurer Kim Patterson. Board did not have any questions or comments.

WBC Recommendation

Motion to approve staff's recommendation to increase the Town of Pine Bluffs request to \$43,750 to complete a more comprehensive economic and community development plan by Board member Kenyon, second by Board member Harvey, and no discussion. Motion carried unanimously.



Addendum Correspondence

<u>TOPIC</u>	<u>PAGE</u>
Saratoga Carbon Co. Impact JPB Water & Sewer Extension	1 – 38
Washakie Co Library Project	39 – 51
City of Evanston/Uinta Co WY State Hospital Redevelopment Plan	52 - 55



Town of Riverside

RECEIVED DEC - 5 2019
P.O. Box 657
Riverside, WY 82325
(307) 327-5266
email: riverside@union-tel.com

Office Hours Mon.-Fri. 8 a.m. to 4 p.m. • Council Meeting second Thurs. of each month at 6 p.m.

November 20, 2019

Lorraine Werner
Program Director
USDA Wyoming State Office
100 East B Street, Room 1005
Casper, Wyoming 82601

Dear Ms. Werner:

This letter is to inform you the council of the Town of Riverside supports the work of the Healthcare Sustainability group to bring a critical care assess hospital and senior care facility to the Platte Valley.

Leslie McLinskey and Will Faust came before the council last week with a report that plans are moving forward to make the facility a reality. This group has worked tirelessly for many months to give the valley much needed medical care.

Everyone in the valley has their own reason for living here. It could be retirement, job related or the pleasure of just living in such a beautiful area. Quality health care is a must for all who reside here. Visiting specialists, telemedicine, 24 hour care, emergency room access will give people what they expect and need-quality health care.

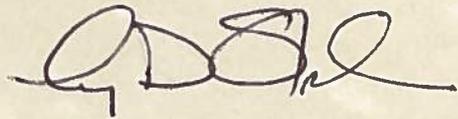
At last week's meeting, a Riverside council member told the story of taking his wife to a visiting specialist in Saratoga. He said previously they had driven to Walden or Steamboat or Laramie for medical care. This time they drove 18 miles to Saratoga, went to the medical appointment, walked a block for physical therapy and ended the visit with a trip to the local grocery store. He was excited to be able to take advantage of the visiting specialist.

As or valley population grows older, it is important to have quality senior care. Having a new state of the art care facility along with the hospital will ensure that seniors can remain close to home if they require senior care.

The Riverside Town Council supports the Healthcare Sustainability group in their application to the USDA to develop a Critical Access Hospital in Saratoga, Wyoming.

Thank you.





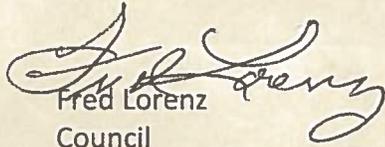
Leroy Stephenson,
Mayor,



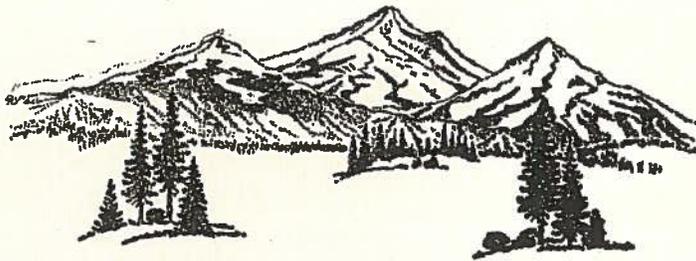
Katie Cheesbrough
Council



Ed Golden
Council



Fred Lorenz
Council



TOWN OF ENCAMPMENT

P.O. Box 5 614 McCAFFREY AVENUE ENCAMPMENT, WY 82325
 PHONE 307-327-5501 FAX 307-327-5787

November 18, 2019

Lorraine M. Werner
 USDA Community Programs Director
 PO Box 11005
 Casper, WY 82062-5006

Dear Ms. Werner;

The Town of Encampment is pleased to provide a letter in support of a critical access hospital and clinic facility to be located in the Town of Saratoga. There are a number of factors that need to be taken into consideration when looking at the need for this facility.

- Under the best of circumstances, the Town of Encampment is a little more than one hour away from the emergency room at the Carbon County Memorial Hospital in Rawlins. This delay for travel to the nearest emergency facility for urgent care, especially in the middle of the night or during the winter, can sometimes mean life or death. It can cause treatment outcomes to be less effective. With the number of residents increasing in our rural areas, we need a 24-hour emergency facility located closer to our rural areas.
- A properly managed critical access facility might also offer opportunities for residents in Encampment and our outlying areas to avoid driving over an hour to obtain medical care or to see a specialist. This travel time is costly and not necessarily convenient for residents, especially our senior population or during inclement weather.
- A viable option is also needed for long-term nursing care. Many of our residents that have lived in Encampment and our rural areas for their entire life will be forced to look for housing elsewhere if we are not able to provide a facility that meets their needs in Saratoga. Saratoga is a great central location for such a facility. Our seniors have committed their lives to working, living and supporting this area and deserve better options.
- A community-based non-profit hospital and clinic in Saratoga is a great solution for the North Platte Valley. Local politicians should not exclusively drive health care decisions for our communities. There are many residents that are motivated to serve in capacities to help improve local health care options for everyone. These residents and volunteers have come up with this great long-term solution.
- Residents have been living with decreasing and ever-changing health care options and solutions for much too long. In Encampment and its rural areas, residents are seeking health care options outside of Carbon County or even outside of the state due to the instability in local healthcare. Building a critical care hospital and clinic with state-of-the-art emergency care is the long-term

solution that we have been looking for. Once health care options become more stable, residents will be much more likely to seek their medical care closer to home.

- One of the difficulties in providing quality medical care has been the recruitment and retention of dedicated and quality medical professionals. A brand new up to date facility with state-of-the-art equipment will help to attract quality professional care givers. Care givers are more likely to commit to long-term employment in an environment that is as well designed, professional and suitable to the care giving that is needed for the area in which it is located.
- The need for a closer option for regular services such as physical therapy and occupational speech therapy is also prevalent. Encampment area residents traveling to Laramie or Rawlins for such services would be likely to obtain them in Saratoga at a great savings to them in both time and money. The convenience of these services offered locally would increase the use of the clinic. Some residents currently may not be getting the care they need on a regular basis due distance travel requirement. Especially in the winter time.
- Many of the residents in our area are involved in very dangerous occupations. Farming, ranching, logging, lumber mill activities and oil field occupations, just to name a few. There are accidents with these industries and time between an accident and reaching proper treatment is a definite issue. We also have a number of tourist attractions and great areas for camping, fishing, hunting, hiking, ATV and 4-wheel driving, snow machining, cross country skiing and many other outdoor recreational activities that can be inherently dangerous. Some of these activities are becoming large scale and commercial in nature. When accidents occur, it can sometimes be an hour before emergency personnel can reach a victim and even with a flight crew, critical time can be lost. A critical care hospital and clinic in Saratoga can reduce that time significantly.
- It also has to be considered that having a state-of-the-art medical facility in Saratoga will add economic stability and viability for the entire North Platte Valley. When businesses or families relocate to any area, medical care this is one of the top necessities that they look for. Having a up to date facility will be a catalyst in attracting new business and residents to our area.

It is our hope that when you are considering the viability of the Saratoga Critical Care Hospital and Clinic that you take these comments into consideration.

Sincerely,



Greg Salisbury, Mayor

RECEIVED NOV 25 2019



Shively Hardware Company

North Highway 130 / P.O. Box 605

Saratoga, WY 82331

(307) 326-8880 / (800) 300-8389

Fax (307) 326-8581

shivelyhardware@yahoo.com

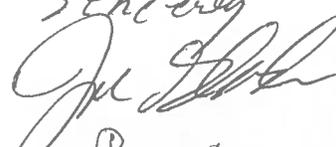
CASE III

11-19-19

Lorraine:

Just a quick note in support of the CAH project in Saratoga. As a life long resident and a third generation business man my points will be simple & short. First, Saratoga has never been without long-term nursing home care. As it stands now the CAH project is the only way we have continuing short care. Many in my family and other close friends have finished their lives in our nursing home.

Second, I realize there are options as to providing medical care. However, locally based care is the most convenient, especially considering our weather conditions. Also, a modern locally based facility, will greatly enhance the ability to community build, attract younger workforce, and best the care of our elderly, especially the more medically indigent.

Sincerely

President SHC

Representative **Jerry Paxton**
Wyoming House of Representatives **House District 47**
P.O. Box 692
Encampment, WY 82325



RECEIVED DEC - 6 2019

home (307) 327-5373
email Jerry.Paxton@wyoleg.gov

November 29, 2019

Lorraine Werner
Community Program Director
P. O. Box 11005
Casper, WY 82602-5006

Dear Director Werner,

As the State Representative of House District 47 I would like to add my enthusiastic support of the Platte Valley Critical Access Hospital initiative. As a forty-eight-year resident of the Platte Valley and a former K-12 Principal I am well aware of the many issues surrounding a lack of quality health care in our area. At first glance the initiative seems like a rather ambitious undertaking. After reviewing the financial plan and the size and scope of the project I am convinced that it is not only feasible but the right solution for our health care challenges we now face but also for the foreseeable future.

The USDA Rural Development Loan program is essential to move this initiative forward. The sponsors of this proposal have done an exceptional job of keeping citizens of the valley well informed about all aspects of the project. As a result, they have been able to secure commitments from several interested parties to meet the local financial responsibility required for the loan.

The distance and time required to receive essential medical services has been a deterrent to economic growth in the valley. As a retired School Principal, I know first-hand the challenges of recruiting qualified staff. The number one concern among job applicants is the distance from health care services. Our aging population and the influx of retirees from other states has been an important consideration in the development of this project. Although our population may seem rather small the recreational opportunities in the valley brings a large number of visitors year-round.

I would appreciate your favorable consideration of the loan application. If you have any questions I would be more than happy to meet with you or visit with you on the phone. My email is jerry.paxto@wyoleg.gov and my cell number is (307)710-5373.

Sincerely,

A handwritten signature in black ink that reads "Jerry D. Paxton".

Jerry Paxton
House District 47

First Presbyterian Church

Corner of 3rd & Bridge

P.O. Box 116

SARATOGA, WYOMING 82331

307-326-5337

RECEIVED NOV 25 2019

"Serving the Platte Valley and World Since 1890"

Ms. Lorraine M Werner, Community Programs Director
P.O Box 11005
Casper WY 82602-5006

November 22, 2019

Ms. Werner;

On November 21 the Session (governing board) of First Presbyterian Church of Saratoga voted unanimously to write a letter of support for the creation of a critical access hospital in Saratoga.

We recognize the need for a medical center that can provide timely professional care to our community. Currently, the nearest hospital to the Town of Saratoga is 40 miles away. In the best case scenario our residents are a minimum 45 minutes away from a hospital. When one considers our ambulance service is staffed by volunteers and is not reliable, it is more likely the time between the medical emergency and getting professional medical care will be over an hour. When minutes count, the fact that a realistic expectation that high level care is over an hour away is disconcerting.

The CAH would also provide a stable nursing care solution to our community that has been lacking for a long time. Our church has a couple of residents living in the town's care center. Likewise, many in Saratoga are retirees and may be needing long-term care in the near future. The proposed CAH's plan of having 20 extended care beds will provide peace of mind for the families of these residents that will be able to remain in Saratoga and not need to be transferred to a different facility many miles away from home.

For the reasons stated above, the Session of First Presbyterian Church, Saratoga unanimously support the creation of a CAH in our town

Sincerely,

John Wickstrom

Elder John Wickstrom
Clerk of Session

Rev. Steven R. Niccolls

Rev. Steven R. Niccolls
Pastor and Moderator of Session



RECEIVED FEB - 7 2020

February 2, 2020

New York Life Insurance Company
204 W. Bridge Street
PO Box 1168
Saratoga, WY 82331
Tel. 307 326 8400 Tel. 800 400 6954
Fax 307 326 9801 Cel. 307 329 8002
bcary@ft.newyorklife.com

Bradford C. Cary, CLU, ChFC, CFP®
Financial Services Professional

The Company You Keep®

Lorraine M. Werner
USDA Community Programs Director
Box 11005
Casper, WY 82062-5006

RE: North Platte Valley Health Care Project

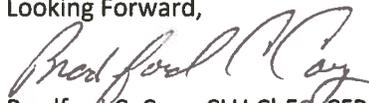
I would like to add my support to the proposed Critical Care facility in Saratoga, WY. As a former Mayor, EMT, and active 43 year member of the Saratoga Fire Department I have been actively involved in and witnessed first hand the important need for timely, 24 hour critical emergency care in the Platte Valley.

The value of this and need for this cannot be overstated. The current situation in Saratoga is not acceptable by any standard. Patients are experiencing transport times in excess of 1 hour to the nearest hospital in Rawlins and oftentimes, this can exceed 2 hours due to incident location and weather.

The successful completion of this facility will most certainly assist in attracting and retaining the first class physicians and caregivers necessary to fulfill the goals of having a sustainable, long-term solution to the current health care crisis which presently exists today.

I understand the local committee has received their 501(c)3 status and are moving forward. I would appreciate your favorable recommendation of this project. Please call on me if you have any questions.

Looking Forward,


Bradford C. Cary, CLU ChFC, CFP



Chartered Financial Consultant
Business and Personal Insurance Planning

Licensed Agent
New York Life Insurance Company
New York Life Insurance and Annuity Corporation
(A Delaware Corporation), New York, NY

Registered Representative offering
securities through NYLIFE Securities LLC
Member FINRA/SIPC

6000 E 2nd, Ste 2001,
Casper, WY 82609
T 307 266 1485

Corbett Medical Foundation

RECEIVED JAN 23 2019

P.O. Box 343
Saratoga, WY 82331

Directors
Laura Bucholz
Michael Glode
John Lunt, MD

Martin Huntley
William L. Speer

January 20, 2020

Lorraine M. Wernor
USDA Community Programs Director
PO Box 11005
Casper, WY 82602-5000

Dear Lorraine,

I am writing this letter to express the support offered by Corbett Medical Foundation for the building of a Critical Access Hospital in Saratoga, WY. As stated in our bylaws, Corbett Medical Foundation was formed in 1994 "To respond to the critical medical needs of the citizens of School District No. 2, Carbon County, State of Wyoming, and the recognized extreme difficulty in encouraging members of the medical profession to locate in a small community in the State of Wyoming" Further ".....to promote and ensure the presence of a medical clinic and a medical practitioner in the Town of Saratoga....."

At the time the Foundation was formed we had a clinic and a physician and physician's assistant who were providing 24-7 call service as well as a full service clinic. Our intention was to build a new clinic to make Saratoga more attractive to future practitioners since our physician had reached retirement age and needed assistance in recruiting a replacement. Since then we have experienced increasing difficulty recruiting and retaining practitioners. We no longer have 24-7 call service and the Foundation has been compelled to heavily subsidize the operation of the clinic since physician and mid-level wages have increased substantially. Gone are the days when a doctor would be willing to provide 24-7 call and operate a full service medical clinic while being paid between \$100,000 and \$200,000 when he or she could relocate to larger communities and be paid over \$300,000 with limited after hours call. The current nursing home has similar issues with long term viability.

The plan for the proposed Critical Access Hospital is the best option for addressing these needs. With the support of CMS and USDA similar facilities in similar communities have been successful recruiting physicians and other providers such as physical, occupational, and speech therapists as well as operating a sustainable long term nursing home. No other options available to us promise this level of care. We believe locally controlled quality medical care is as important as good schools and a thriving local community in attracting new businesses and residents to our communities.

Sincerely,



Michael S. Glode, President





R. G. RAYMER CONSTRUCTION, INC.

P.O. Box 1078 • 1101 West Bridge Ave.
Saratoga, Wyoming 82331-1078
307-326-8448 • Fax 307-326-5782
raymerconst@union-tel.com

RECEIVED DEC 23 2019

Randy G. Raymer

Richard G. Raymer

November 26, 2029

Lorraine M. Werner
USDA
Community Programs Director
PO Box 11005
Casper, WY 82602-5000

Dear Ms. Werner:

Recently my wife and I sent you a support letter for the Platte Valley Critical Access Hospital, as it is important to our family and friends. This is a separate letter with a focus on the importance of continued and expanded care for the Valley from my perspective as a long term business owner.

With approximately 15 employees, plus an additional 10 subcontracting firms that each bring 2-4 staff at any one time, my general contracting firm, which does residential and commercial building, remodeling and major repair, has up to 50 working staff that have acute issues (on the job injury that can be minor up to major falls or wounds), illness (flu or unexpected symptoms of illness) and / or ongoing family care or rehab (exams, inoculations, physical or occupational therapy).

Since we work throughout the Platte Valley, our travel time to receive care in Saratoga can be up to an hour. This is not only for the weekday hours of 8-5, as we regularly work longer hours as well as 7 day weeks, to take advantage of longer daylight hours in summer or to compensate for weather conditions, both forecast and actual (a major consideration in the high altitude winters that start as early as September and end as late as May).

Our needs are not only about care availability and the immediacy in specific instances. Our needs also cover the financial health of ourselves and our families. Our staff does not get paid unless they are "on the job". Long travel times to receive care for ourselves AND our families or coworkers (when needed) means an economic impact to individuals, families and to the Valley itself.

All of this applies to my business, and also applies to the other half dozen general contractors working in the Valley. Their size ranges from approximately my size, to a single contractor that is 4-5 times larger.

A Critical Access Hospital, in Saratoga, will make a difference in all of our lives. Thank you for your consideration.

Sincerely,

Randy G Raymer.

CC: Will Faust, Platte Valley Healthcare Project.



RECEIVED DEC 23 2019

101 E. BRIDGE AVENUE
SARATOGA, WY 82331
307-326-5525

December 20, 2019

Lorraine M. Werner
Community Programs Director
PO Box 11005
Casper, WY 82602-5006

Dear Lorraine,

We are pleased to take this opportunity to advise you of our feelings regarding the proposed Critical Care Access Hospital for Saratoga, Wyoming.

Moving to Saratoga in June of ~~1967~~¹⁹⁷⁷ after purchasing the Hotel Wolf was an easy decision. We were young with four children ages 3 to 9 years. Dr. John Lunt had also moved to town making us confident that we would be in good hands for many years to come - and we were. Our children had their share of emergencies in the middle of the night and illnesses that required the wisdom of very qualified health care providers. We as adults had a few needs also.

In recent years our family has had need of the clinic such as when our oldest child, Kirsten, was struck down with cancer. In the 3 ½ months Kirsten waged her battle, Dr. Bartholomew and his wife Tonya were at her side any time of the day. He offered his wisdom and care for a friend and patient. He made our time with Kirsten more precious.

Today one of our son's is on the Board of the Medical Foundation in Saratoga and a second son is on the Board of Memorial Hospital of Carbon County in Rawlins. We are proud of both of them; however, we have strong opinions about what we, our business and the community of Saratoga needs in the way of health care.

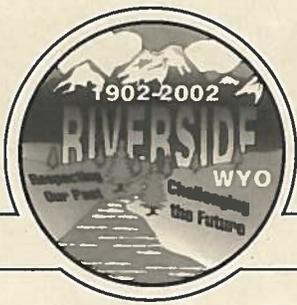
The Hotel Wolf employs approximately 22 employees during the peak season. One employee a few years ago burned herself during a busy night. She had 2nd to 3rd degree burns. The Clinic gave her excellent care but a hospital stay for a few days was required. Last year an employee became ill while on the job. He ended up spending the night in Rawlins as it was determined he needed to be monitored for this recurring illness. For the safety of staff that is mostly single, immediate care and care that allows them to stay in our community is important.

As we are in our 70's, being able to stay in our community to get care is necessary to our peace of mind. This year's winter weather has made travel difficult or impossible with road closures. That is a big concern for many of us. Staying in our community will be difficult or impossible as we require more health care.

I hope you will consider this request for a Critical Care Access Hospital in Saratoga. We want to see this happen. We need it to happen. Saratoga is a wonderful place to live. Quality health care will help to maintain Saratoga as that "wonderful place to live."

Sincerely,

Kathleen and Douglass Campbell
Owners of the Hotel Wolf
Citizens of Saratoga, WY



Town of Riverside

RECEIVED DEC -4 2019

P.O. Box 657
Riverside, WY 82325
(307) 327-5266

email: riverside@union-tel.com

Office Hours Mon.-Fri. 8 a.m. to 4 p.m. • Council Meeting second Thurs. of each month at 6 p.m.

Lorraine Werner

Program Director

USDA Wyoming State Office

100 East B St, Room 1005

Casper, WY 82601

November 18, 2019

Ms. Werner.

I have been following the work of the Healthcare Sustainability group since its inception more than a year ago. They have worked tirelessly to bring more reliable and fiscally responsible healthcare to the Upper Platte Valley. Their research led them to the Critical Access Hospital model they are now pursuing through the USDA.

They have held community meetings almost monthly to try to keep the public informed of the process and to answer questions as they moved along. They invited the Mayors of Saratoga, Encampment, and Riverside to participate in the process. Their committee is composed of representatives from throughout the area and the 501(c)3 board will also include area wide participation.

I am confident this CAH model will improve the quality of life in our part of Wyoming. I have talked with people who are excited at the expanded healthcare opportunities it will present to all of us. With visiting specialists, telemedicine, 24 hour care, emergency room access, and full time doctor(s) people will be able to get their immediate non surgical medical needs met without having to travel hours to another location.

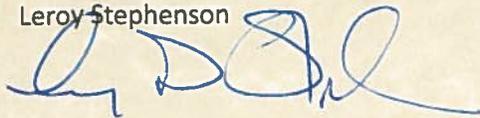
I also see the new CAH as an important piece of our economic puzzle. The addition of a medical center will attract more people to our already growing local population. Having the CAH will also bring more business investment as people will be able to spend more time locally and less time on the road to other locales for medical treatment.

Folding the Senior Care Facility into the new CAH is also a huge local benefit. Allowing our seniors to remain local while receiving the best care possible is important to our community. The current facility is in need of so many updates that it would be better to start from the ground up. Having a new, state of the art facility will not only benefit elder care but the employees that are charged with delivering that care.



As Mayor of Riverside, and personally, I support this CAH application whole heartedly. It will be the pride of the Upper Platte Valley upon completion.

Leroy Stephenson

A handwritten signature in blue ink, appearing to read 'L. Stephenson', written over the printed name.

Mayor

Riverside, Wyoming

LAURA L. BUCHOLZ
XH LAND AND CATTLE CO.
HC 63, BOX 17
SARATOGA, WYOMING 82331

RECEIVED DEC 17 2019

December 12, 2019

Ms. Lorraine M Werner
USDA
Community Programs Director
PO Box 11005
Casper, WY 82602-5000

Dear Ms. Werner,

My name is Laura Bucholz, and I am the Vice-President of the Corbett Medical Foundation in Saratoga, WY. I am writing this letter in support of the Critical Access Hospital that is being proposed for our community. Having been involved with health care in the Valley for the last 25 years, I have come to know the vital role quality care plays in the health of our community. The Corbett Medical Foundation was founded in 1994 by my late mother-in-law, Gretchen Velde, and my late husband, Kurt Bucholz, with others. The mission of the Foundation was to support a clinic and a physician. Through private donations, the Foundation built the clinic, purchased equipment and computers, and subsidized providers through student loan reimbursements, malpractice insurance, and salary among many other things. Our model worked great...until it didn't. The cost of medical care has ballooned, and frankly, it has been difficult to keep up with it.

The concept of combining long-term care into the Critical Access Model that we envision will satisfy a vital need in our community. A 24/7 ER will also be huge as well as we are so far from Rawlins and Laramie in emergency situations. Our roads have already been closed several times this year due to weather conditions. My UPS driver told me her Christmas crush assistant had a heart attack two days ago when they were delivering packages in Encampment. She drove him to the Platte Valley Clinic in Saratoga (18 miles) where he was stabilized and life-flighted to Casper. I was told that he would not have made it to Rawlins. She is an unsung hero! Our distances are huge in Carbon County. This is just one example.

Thanks so much for listening!!
Happy Holidays,





R. G. RAYMER CONSTRUCTION, INC.

P.O. Box 1078 • 1101 West Bridge Ave.
Saratoga, Wyoming 82331-1078
307-326-8448 • Fax 307-326-5782
raymerconst@union-tel.com

Randy G. Raymer

Richard G. Raymer

November 26, 2029

Lorraine M. Werner
USDA
Community Programs Director
PO Box 11005
Casper, WY 82602-5000

Dear Ms. Werner:

Recently my wife and I sent you a support letter for the Platte Valley Critical Access Hospital, as it is important to our family and friends. This is a separate letter with a focus on the importance of continued and expanded care for the Valley from my perspective as a long term business owner.

With approximately 15 employees, plus an additional 10 subcontracting firms that each bring 2-4 staff at any one time, my general contracting firm, which does residential and commercial building, remodeling and major repair, has up to 50 working staff that have acute issues (on the job injury that can be minor up to major falls or wounds), illness (flu or unexpected symptoms of illness) and / or ongoing family care or rehab (exams, inoculations, physical or occupational therapy).

Since we work throughout the Platte Valley, our travel time to receive care in Saratoga can be up to an hour. This is not only for the weekday hours of 8-5, as we regularly work longer hours as well as 7 day weeks, to take advantage of longer daylight hours in summer or to compensate for weather conditions, both forecast and actual (a major consideration in the high altitude winters that start as early as September and end as late as May).

Our needs are not only about care availability and the immediacy in specific instances. Our needs also cover the financial health of ourselves and our families. Our staff does not get paid unless they are "on the job". Long travel times to receive care for ourselves AND our families or coworkers (when needed) means an economic impact to individuals, families and to the Valley itself.

All of this applies to my business, and also applies to the other half dozen general contractors working in the Valley. Their size ranges from approximately my size, to a single contractor that is 4-5 times larger.

A Critical Access Hospital, in Saratoga, will make a difference in all of our lives. Thank you for your consideration.

Sincerely,

Randy G Raymer.

R. G. Raymer Construction Inc.

CC: Will Faust, Platte Valley Healthcare Project.



RECEIVED DEC 11 2019

100 E. Willow Ave.
P.O. Box 579
Saratoga, WY 82331



(307) 326-5206
(800) 359-0249
info@carbonpower.com

Monday, December 2, 2019

Lorraine M Werner
PO Box 11005
Casper, WY 82602-5006

Dear Ms. Werner

The purpose of this letter is to inform you of the support that the Board of Directors of Carbon Power and Light Inc, have regarding the critical care facility that the Platte Valley Healthcare Sustainability Project is working to complete just south of Saratoga, Wyoming. At the November 20th meeting, the Board unanimously voted to support the efforts of the Platte Valley Healthcare Sustainability Project.

Just as electricity is paramount to a communities' sustainability, healthcare is needed to attract and keep employees, members, businesses and industry to keep our communities viable. Supporting healthcare demonstrates our concern for community, a cooperative principle.

Sincerely,

Russell Waldner General Manger,
ON BEHALF of Carbon Power and Light Inc's Board Members

Gary Jacobsen, Riverside, WY
Dan Hodgkiss, Saratoga, WY
Dick Clifton, Centennial, WY
Kenny Curry, Rock River, WY
Jim Rogers, Laramie, WY
Laurie Forster, Saratoga, WY
Clay Thompson, Laramie, WY
Shae Johnson, Elk Mountain, WY

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TOWN OF SARATOGA

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P.O. BOX 486
SARATOGA, WYOMING 82331

www.saratoga.govoffice2.com

Mayor John Zeiger

Councilman Bob Keel
Councilwoman Judy Welton

Councilman Jon Nelson
Councilman Steven Wilcoxson

Phone: 307-326-8335 Fax: 307-326-8941
Email: townhall@saratogawyo.org

November 19, 2019

USDA Rural Development

RE: Platte Valley Critical Access Hospital

Dear Ms Werner,

The Town of Saratoga Town Council supports the Critical Access Hospital project because it will expand and improve access to healthcare in our community. By improving and sustaining senior care, adding acute care, adding 24 hour emergency care and improving local access to labs and imaging our constituency will be better served. We also believe that partnering with other regional providers to expand access to specialty care will be of great benefit to our community residents and visitors.

Sincerely,

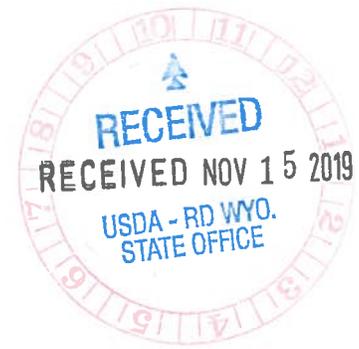
JOHN ZEIGER

John Zieger
Mayor Town of Saratoga

Judy Welton
St. E. Wilson



11/13/2019



USDA Rural Development
Atten: Lorraine Werner
PO Box 11005
Casper, WY 82602

Ms. Lorraine Werner,

I am writing to you in support of the proposed Acute Care Hospital project in Saratoga, Wyoming as I believe it is a much-needed facility in this Valley.

I understand that Memorial Hospital of Carbon County is proposing to bring in a mobile unit to serve as a clinic but as an employee at the Saratoga Care Center I feel this is a bad idea. Not only do we need to address stabilizing our clinic we also need to address the issues at the nursing home. The current facility is dilapidated, has plumbing and air quality issues, the bathrooms are non-compliant for handicap persons and too small to provide safe quality care, not to mention the shower/bathroom has no heat.

The ACH addresses and solves many much-needed improvements and services for our immediate and outlying communities and I am hopeful that you and USDA will support this project.

With Gratitude,

A handwritten signature in blue ink that reads "Kristen Teubner". The signature is fluid and cursive.

Kristen Teubner

RECEIVED NOV 25 2019

P.O. Box 602
Encampment, WY 82325
November 21, 2019

Lorraine M. Werner
Community Programs Director
P.O. Box 11005
Casper, WY 82602-5006

Dear Ms. Werner:

We live just outside Encampment/Riverside, WY and are writing to you to express our support for the Critical Access Hospital currently being proposed to be built in or near Saratoga, WY by the Platte Valley Healthcare Sustainability Project (PVHSP). We have attended a number of the public information meetings held over the past year, and several smaller meetings at local organizations, and we have read news articles in local newspapers to stay informed on this development. As senior citizens, we rely on local healthcare for day-to-day health issues, and we know as we grow older having a local healthcare facility is important, even necessary for us to live in and remain in this area. We currently have health care specialists in Laramie, WY and Fort Collins, CO for major health issues. However, we must rely on local healthcare for minor health issues such as colds, vaccines, diagnosis, emergencies, and referrals for major health issues. We currently use the resources of the Platte Valley Medical Center in Saratoga (and appreciate the excellent care we receive from the mid-level providers presently there), but would prefer this facility have a full time, on site, M.D. or D.O. A 60 mile drive to Rawlins or the 90 miles to Laramie, especially in the winter time when Interstate 80 may be closed for days, is not an acceptable option for us.

One feature of the Critical Access Hospital being proposed by the PVHSP that especially appeals to us, and may someday apply directly to us, is the combination of "clinic" and "nursing home". This model appeals to us, because the current nursing home is antiquated, and the combining of common functions for the two purposes makes functional and economic sense.

We believe the PVHSP group has done its homework well, and we support the proposal this group has developed. We ask that you favorably consider this group's proposal for funding for a Critical Access Hospital for the Upper North Platte Valley.

Thank you.

Sincerely,


John and Phyllis Smith

RECEIVED NOV 25 2019

November 20, 2018

Lorraine M Werner
USDA
Community Programs Director
PO Box 11005
Casper, WY 82602-5000

Dear Ms. Werner:

As both longtime residents and visitors to the Platte Valley we have had the good fortune to have Healthcare provided through the Platte Valley Clinic, which is financially backed by the Corbett Medical Foundation. Along with our friends and family, we have been provided checkups and inoculations, been patched up, sent to specialists and received ongoing care for acute and chronic conditions.

Today, we as a nation, expect even more. We expect care that spans a lifetime, prolongs our lives and is available to all. We expect that our healthcare providers should have a full life, being able to raise their families, with reasonable compensation, without being an isolated provider to a valley of more than 3,500 people.

What this means is we support the creation of a Critical Access Hospital here in the Platte Valley:

- where injuries that occur at ranches, resorts, businesses or at home, can expect to receive emergency treatment within the first critical hour.
- where health emergencies such as heart failure or stroke can receive stabilization and transfer to specialists, again within the first hour
- where our family elders can remain in the Valley for care as their ability to function independently deteriorates
- where our children can receive diagnostic attention, enabling them to stay in school, without requiring hours of transportation, by working parents and/or relatives

Since we are part of the 20% of the US population that resides outside of a metropolitan area, we know that specialists and unique care may require us to travel to distant locations. Our travel in this case, while longer in distance, is often shorter in time than it would be in traffic congested metropolitan areas. We accept this as part of the price we pay to live and maintain our businesses here in the Valley.

We are also aware that with a facility that provides a significant volume of care, with appropriate facilities and Equipment, including TeleMedicine, the recruiting and retention of the needed 24/7 healthcare providers can be achieved. This move will ensure stability, enabling the Valley to keep the talented staff that serves us in the Platte Valley Clinic today and expand critical care to 7/24.

Sincerely,



Ellie Dana Raymer
Randy Raymer
PO Box 707
Saratoga, WY 82331

CC: Platte Valley Healthcare Project c/o Will Faust.

RECEIVED NOV 25 2019

Dear Ms. Werner,

I want to express my support for the proposed Critical Access Hospital in Saratoga Wyoming. My family has been in the Valley for over 60 years. In that time, my grandparents have seen doctors come and go. They have witnessed economic growth and decline. One thing they have always said is Saratoga needed was a place to go if there was an Emergency.

My Grandmother is now in her late 80's with dementia, heart failure and high blood pressure. Prior to these diagnoses we would take her up to the local clinic. If she needed anything more than the standard we were forced to go out of town. We desperately tried to make all necessary appointments during the summer months to avoid the weather. Things seemed to work out ok, until last winter. In December, she began having mini strokes. We would call the ambulance and try to keep her stable for the 15-20 minutes it takes for the EMT's to arrive. She would then be loaded into the ambulance and taken to Memorial Hospital of Carbon County, which is 45 miles away. My husband and I had to then find care for our two young daughters, so we could be at the hospital with her. After running their tests and finding that the cause could "possibly be a mini stroke" but could not be certain as they didn't have the equipment. We would then be discharged at 1am, with the instructions "If anything happens just turn around" By the time we would get home and Grandma settled it was almost time to go to work. She has had 8 of these incidents in the last 12 months. We are now looking at having to send her to Denver to live with her daughter as the risk of having another stroke is high. We can't trust the roads or the ability for us to make it to Rawlins in a timely manner. If there was a CAH here in town, there wouldn't be a decision to make. She would have access to care at all hours, without an hour wait. She would be able to be observed in a room and taken care of just a few blocks from home. If Saratoga had a Critical Access Hospital my grandmother would be able to stay in her home, in the town she has called home for 60 years. I truly believe this is what our Valley needs in order to keep our residents healthy and able to stay in the community we love.

Thank you,



Randi McCargar



ALSAC - Danny Thomas, Founder
Finding cures. Serving children.®

stjude.org



I am in support of establishing a CAH in the Saratoga - Emcampment area.

Lila Walby
Emcampment, N.Y.
307-327-5762



RECEIVED FEB 12 2020

To Whom It May Concern:

I am writing this letter in support of the hospital in Saratoga, Wyoming. There is a great need for a hospital here and the list of reasons is long. My family and I almost decided not to move here twelve years ago because of the lack of medical and emergency care.

I would guess we have lost many people over the years because they couldn't get to the care they needed in time.

As a cancer patient, folks must travel daily for treatment, blood tests, and other tests that could be done locally. As a teacher and former coach, local and emergency care is greatly needed. Please help us get the funding needed to start this project.

Sincerely,

A handwritten signature in cursive script that reads "Scott Ruhl". The signature is fluid and extends to the right.

Saratoga, WY

RECEIVED JAN - 2 2019

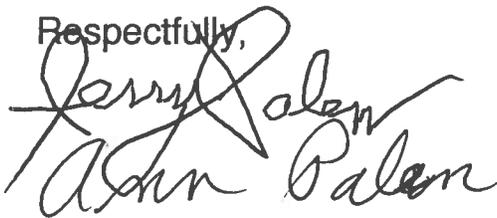
December 28, 2019

Lorraine Werner
Community Programs Director
P.O. Box 11005
Casper, WY 82602-5006

Dear Ms. Werner,

My husband and I are full time residents of Saratoga, and in our seventies. We wish to inform you that we are in support of the Critical Access Hospital here. Living in a small town makes dealing with health issues a problem due to traveling difficulties, especially in the winter. We feel that a hospital would offer a great improvement in the lives of Saratoga residents.

Respectfully,

Handwritten signatures of Jerry Palen and Ann Palen. The signature for Jerry Palen is written above the signature for Ann Palen.

Ann and Jerry Palen

RECEIVED DEC 23 2019

To: Lorraine M. Werner
Community Program Director
P.O. Box 11005
Casper, WY 82602-5006

From: Gerald James
Trees Unlimited
P.O.Box 543
Saratoga, WY 82331

December 19, 2019

Dear Director Werner,

We had the opportunity to attend a presentation by Sonja Collamer regarding the Critical Access Hospital project in Saratoga. It covered building layout, site plans, interior layout of the different purpose areas, affordability and need, future status of existing facilities, ownership, costs, services and community benefits. We believe the Platte Valley Healthcare Sustainability Project members have done an outstanding and thorough job in putting together all the necessary elements to proceed to a successful completion. We hope that your continuing interest and support will help enable the community to secure this much needed facility.

Thank you for your time and support; it is very much appreciated.

Sincerely,


Gerald James

and
Deryl James
David Quitter

RECEIVED DEC 23 2019

Melissa Faust
MOPS Organizer
P.O. Box 484
Saratoga, WY 82331
307-710-8486

Lorraine M. Werner
Community Programs Director
P.O. Box 11005
Casper, WY 82602-5006

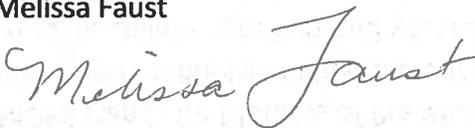
Dear Lorraine Werner,

I am writing a letter of support for the Saratoga Critical Access Hospital Project on behalf of the Saratoga MOPS group. Sonya Collamer and Laura Bucholz, both members of the Healthcare Sustainability Project Committee, visited our group to present information about their progress, the plans for the proposed hospital, and to answer questions. We asked many questions, and unanimously decided that we should provide a letter of support for this project.

MOPS stands for Mothers of Preschoolers. Most of our members have children in the elementary school in addition to our preschoolers. Having access to 24/7 care is very important to us, as children get hurt and get sick often and unexpectedly. We are very grateful to have our clinic, but knowing our children are so far away from emergency care is scary. In addition to having access to around-the-clock care, it will be wonderful to have a wide range of visiting specialists in the area. Addressing specific medical needs in our valley will lead to fewer missed work days for parents and fewer missed school days for kids. It is also very important to us to keep long term care in our community. We know many families who have loved ones living in the current nursing home and it would be devastating to see those families leave the valley if their loved ones could no longer be cared for here.

We appreciate all that the USDA is doing to strengthen access to healthcare in the rural areas of our country.

Sincerely,
Melissa Faust

A handwritten signature in cursive script that reads "Melissa Faust". The signature is written in dark ink and is positioned below the typed name.

10-07-2019

USDA Rural Development

Attn: Lorraine Werner

PO Box 11005

Casper, WY 82602



Dear Ms. Werner:

My name is Tammy Lane, we met at the town meeting in Saratoga, WY when you visited our community center town meeting to discuss the possibility of building a critical access hospital. I just wanted to thank you for coming to our town and helping us to determine if this is a good idea for our community.

I am an occupational therapist working in the nursing home in Saratoga; seeing long-term care, short-term care and outpatients. I have seen first-hand the need for the patients and residents to have access to healthcare. Our community is an aging community and older adults typically need greater healthcare. My patients, residents, and neighbors need the proposed critical access hospital. Many go without services due to not be able to travel the distance to other towns to received healthcare services. During the winter months the challenges increase due to the road conditions. My community needs access to healthcare in our town. As a healthcare provider I support building a critical access hospital in Saratoga.

I am a wife and mother, I support a critical access hospital in Saratoga, Wyoming. I want healthcare available for my family, here in my town especially when emergencies arise. Time is critical during emergencies. I believe that Health Management Services (HMS) has the best interest for our community and I support them.

Thank You for your time,

Tammy Lane

Tammy Lane, MS OTR/L

Just a quick note to let you know ^{10/8/2019} that I am in support of the Platte Valley Critical Access Hospital. My current options for health care are limited. I must travel either to Rawlins (60 miles) or Laramie (90 miles), and during times of inclement weather, roads are often closed. In addition, the Platte Valley is not only a great place for families, it is a great place to live for snowbirds - and a great place to visit for tourists and hunters. Having closer access to quality health care is important.

Paula Harris

RECEIVED DEC - 6 2019

C.J. & LAURIE BOX

PO Box 955, 2416 WYO-130
Saratoga, WY 82331
(H) 307.326.7780 (C) 307.220-8947
E-Mail: CJBox@cjbox.net www.cjbox.net

December 4, 2019

Lorraine M. Werner
Community Programs Director, USDA
PO Box 11005
Casper, WY 82602-5006

RE: CRITICAL ACCESS HOSPITAL IN SARATOGA / UPPER NORTH PLATTE VALLEY

Dear Ms. Werner:

We write to you today in full support of a Critical Access Hospital located in Saratoga that would serve the Upper North Platte Valley. We very much prefer the process being undertaken locally rather than as an add-on to another facility headquartered in another location.

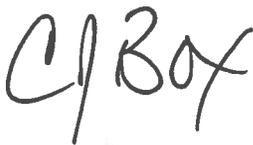
As full-time residents of the area, we've come to recognize how important it is to have high-level professional healthcare available to the residents and visitors of the area. We've been here long enough to see realize that the sustainable, long-term solution a Critical Access Hospital would bring to our community is essential to its well-being and growth.

Our valley is the home to over two-thousand residents year-around. The occupation of locals consists of many high-risk jobs including logging, ranching, energy development, and the guiding and outfitting industry. Thousands of visitors and seasonal residents arrive in the summer and fall. We have a bustling private airport with more guests arriving every year.

The time it takes for injured or sick people to drive to Rawlins, Laramie, or Casper – especially in the winter when I-80 was closed over seventy times last year and appears to be poised to break that record this winter – is dangerous and life-threatening.

We support a local CAH and have committed to support it fully and financially.

Sincerely,



C.J. Box



Laurie Box

Should the Platte Valley Pursue a Critical Access Hospital?

Q&A

Presented by the Platte Valley Healthcare Sustainability Project

What is a Critical Access Hospital?

Critical Access Hospital (CAH) is a designation given to eligible rural hospitals by the Centers for Medicare and Medicaid Services (CMS). Congress created the CAH designation through the Balanced Budget Act of 1997 in response to rural hospital closures during the 1980s and early 1990s.

The CAH designation is designed to reduce the financial vulnerability of rural hospitals and improve access to healthcare by keeping essential services in rural communities. Generally, hospitals must meet the following conditions to obtain CAH designation:

- Have 25 or fewer acute care inpatient beds
- Be located more than 35 miles from another hospital
- Maintain an annual average length of stay of 96 hours or less for acute care patients
- Provide 24/7 emergency care services

Why do we need a Critical Access Hospital?

The realities of healthcare have changed dramatically — especially in rural areas — over the last 30 years. Although Saratoga was able to maintain a clinic with a full-time doctor for many years with help from the Corbett Medical Foundation. At this time, without significant increased subsidy, neither the standalone clinic nor the nursing home are financially sustainable. Both have remained open only because the management company, HMS, has been willing to undertake significant losses while we explore more sustainable options. Without some action by the community, we risk having neither a clinic nor a nursing home available in Saratoga.

How can we afford a hospital?

There will be no new taxes associated with the hospital. The USDA has a program for which the community can qualify to help pay for construction of these types of facilities. The no-recourse loans can account for 80% of the total cost to construct. The community must come up with the other 20% through monetary donations, loans from local banks, gifts of property from governments and individuals, and in-kind donations. Because the loan is backed by the USDA, in the event of a default, the government would appoint a qualified operator to find a sustainable solution.

Operations costs are subsidized by Medicare, which, as a federal program, ensures equal access to all. The hospital would still charge for services rendered but would be able to take advantage of a subsidy based on the percentage of Medicare patient usage that is designed to cover large portions of hospital costs. Many Wyoming communities successfully operate under this model, including Rawlins, Afton, Sundance, Lusk, Buffalo, Douglas, Wheatland, Torrington, Basin, Powell, Lovell, Newcastle, Cody, Kemmerer, Thermopolis and Worland.

Have other options been explored?

We have continued to search for service providers and explored relationships with Carbon County Memorial and Iverson Memorial Hospitals as early as March of 2018. We are also grateful for continuing support from HMS, which stepped in when the previous clinic failed. In addition, we have sought advice from similar community healthcare operations in Afton, Sundance and Lusk, Wyoming, as well as Sheridan, Columbus and Red Lodge, MT and Meeker, CO. We were told many times that the Critical Access Hospital model was a vital element in stabilizing these and other communities.

What will happen to the clinic?

Once the hospital is completed, both the clinic and the nursing home will become a part of the new facility. There are opportunities for repurposing both facilities.

How will we provide for nursing home patients?

With the CAH designation, a significant portion of the 25-bed maximum number of beds can be devoted to long-term care. This will enable the community to continue to offer and even expand services for seniors and others in need of long-term care.

Who will own the CAH?

A community-based 501c3 non-profit organization, such as the one used to run the Iverson Memorial Hospital facility. Local government will not have a role in ownership. The board will be made up of a mix of medical and financial professionals and local residents to ensure maximum functionality. A major focus is to keep small town politics out of the local healthcare.

When will the CAH be built?

The long-term financial feasibility study has been completed and a site identified south of the Forest Service facility on Highway 130. Once all approvals are obtained, we anticipate breaking ground in late summer of 2020 and completing construction in the fall of 2021.

How much will the CAH cost?

After careful professional analysis, the total budget to construct a Critical Access Hospital in Saratoga serving the North Platte Valley is estimated at \$22 million.

How will we staff the CAH?

There are many qualified staff currently working in the medical field in the North Platte Valley or elsewhere. With the improved facilities and additional subsidy, we will be able to afford competitive wages to offer more local jobs and to attract new qualified candidates.

What services will be offered by the CAH?

- Primary care clinic
- 24-hour walk-in emergency care
- Advanced imaging, including X-ray, MRI and CT scans
- 3-5 hospital beds
- 20-22 extended-care beds
- 1-2 full-time doctors
- 2-4 nurse practitioners
- Physical and occupational therapy
- Visiting specialists
- Onsite laboratories
- Hospital pharmacy
- Telemedicine services

How will the CAH benefit the community?

With modern, advanced healthcare services in our community, residents will have convenient access to a full range of medical care including specialty medicine and emergency care. EMT services will be improved and the time-to-care dramatically reduced. Seniors and others in need of long-term care will have access to a beautiful, stable facility with appropriate staff and an improved range of services.

A new hospital will create new jobs in the community and a modern healthcare facility will help us attract and retain qualified staff as well as related business. Healthcare dollars formerly spent in other cities will now remain local.

Finally, a new Critical Access Hospital is a long-term solution that will improve the health and well-being of everyone in the North Platte Valley, making it more attractive for business investment as well as for new permanent residents.

Learn more

Please join us in exploring ways to improve our community in meetings with local organizations. Contact us to schedule a meeting for your group. For more details, visit plattevalleyhealthcare.org and like us on Facebook @PVHSP.

Thank you, the PVHSP: Sonja Collamer, Leslie McLinskey, Teense Wilford, George Haigh and Will Faust.



November 7, 2019

Lorraine M. Werner
Community Programs Director, USDA
P.O. Box 11005
Casper, WY 82602

Dear Ms. Werner,

On behalf of the Saratoga/Platte Valley Chamber of Commerce Board of Directors, I would like to submit this letter of support for the Platte Valley Healthcare Project for a new Critical Access Hospital to be built in Saratoga.

The Chamber of Commerce has been following the progress of the Healthcare Committee and we are very confident in their ability to complete such a huge undertaking. We also believe that a CAH is the only solution to sustainable medical services that would also address our nursing home needs.

Our mission is **to serve the Valley businesses and visitors to enhance our economic vibrancy**. Economically, it would be devastating to lose our medial clinic, let alone the nursing home and pharmacy. The number of lost professional jobs would decimate the school enrollment numbers if families had to move away. The loss in payroll would affect each of our 180 member businesses. The loss of security and reassurance of quality medical care would make many families and retirees reconsider living here or relocating here.

Every time someone drives out of town for a doctor's appointment, additional money leaves the Valley by way of grocery shopping or lunch at a restaurant. This behavior erodes the communities' ability to be financially stable in our tourism-driven economy.

We also believe a state-of-the-art and modern clinic/hospital would be a huge asset to the community. Recruiting other business professionals and families to the Valley would be much easier. Just as the Platte Valley Community Center had nay-sayers before it was built in 2007, the community will grow to love, support and use the hospital. Because the community has been capable of such a huge undertaking should reassure those that believe a CAH cannot be done.

Acting as the "go-to" center for businesses and visitors, the Saratoga/Platte Valley Chamber of Commerce is a nonprofit organization serving more than 180 local businesses representing all sizes and sectors of the community and is in touch with the Valley. Founded in 1974, the Chamber is the largest and strongest business association and is a trusted, informative and well-represented organization that is in touch with the Valley.

The Board of Directors of the Saratoga/Platte Valley Chamber of Commerce supports projects that stimulate economic growth, enhance quality of life, and stabilize the population. We believe a new CAH would fulfill those requirements.

Sincerely,

Stacy Crimmins, IOM
Chief Executive Officer
director@saratogachamber.info

Jonathan Schnal
Board Chairman

SARATOGA/PLATTE VALLEY CHAMBER OF COMMERCE
POB 1095 SARATOGA, WY 82331
307.326.8855 INFO@SARATOGACHAMBER.INFO



SARATOGA AUTO PARTS, INC.
119 W. Bridge Ave. • P. O. Box 386
Saratoga, WY 82331



Lorraine E. Werner

Community Programs Director

PO Box 11005

Casper WY 82602-5006

Ms. Werner,

We are writing this letter of support for the Platte Valley Critical Care Hospital. We have attended the majority of the meetings in person or by watching live streaming on the internet concerning our health care in the Valley. As well as read many articles and informational handouts that have been available.

Being a Wyoming resident all of my life and a resident of Saratoga as well as a business owner for 42+ years. We feel we have a good understand of the health care problems that we have faced here in the Valley for some time. The days of having our own Dr owned clinic are gone sad to say. Therefor we needed to see what is our next best available option is. We do believe that the Medical Foundation and their committee have done an excellent job researching the possibilities. We do endorse their plan of trying to bring in the Critical Care Hospital. For the reasons listed below.

- Having a family member hurt involved in a ranching accident on a Sunday afternoon calling 911 was a very poor experience! Ended up driving the hurt patient myself on bad roads as fast as I dared to the Rawlins Hospital. This incident ended ok, but it was terrifying for all involved. We shouldn't have to live like this, even though we live in Wyoming.
- We have a neighbor/friend that watched his wife (she was 58 years old) have a heart attack and die while waiting for the ambulance which took over 30 minutes to arrive. Once again this was on a Sunday afternoon. This is not acceptable!
- One of our family member needed to repair a shoulder. Driving to Casper for appointments was very costly and time consuming which affected our business. Lucky the therapy was done at the nursing home here in Saratoga, which I understand is struggling and would benefit from the Critical Care Hospital that is proposed.
- I do know of several friends some elderly and some middle age that have been forced to move away to seek reliable medical care. Our Communities should be able to provide reliable health care, if we want to remain a viable growing healthy community!
- Having an employee diagnosed and treated for cancer in Laramie was very difficult to our employee, our other employees, our customers, it was very difficult on business. Some simple

test, inoculations and webinar appointments preformed locally would have made the experience for all much easier and not near as expensive for all.

- We have a son with a family also living in Saratoga, numerous times they were forced to take a kid (our granddaughters) to Rawlins to an instant care clinic for minor health care (strep throat test). Because our clinic wait time was a week out. This is very expensive to travel 80 miles and spent hours (using vacation time) waiting and driving.

All of these incidents has happened in the last 2-3 years. We realize that we can't fix all of the problems, but we can certainly do better than what we have. Our family has been contributing members of this valley by being financial donors as well as a past EMT, volunteer fire fighter, Chamber of Commerce Past President, Bank Board Member, Platte Valley Community Center member and past Treasurer, Town Council Zoning Board Treasurer, Water & Sewer Board member and numerous civic organizations. We have worked hard as well as many other Volunteers to keep this community moving forward and thriving, but without a sound and reliable health care system in place we will lose a very important key for our community to survive and move forward in the future. This Valley has been struggling since the downward turn of energy in this state, lucky the tourism industry has picked up in the last few years. With that being said we have to solve the medical care issue. We firmly believe and support that the Critical Care Hospital is needed and is the best answer at this time for this Valley!

Respectfully



Janice Fiedor

Vice President

Saratoga Auto Parts Inc.



Rocky Fiedor

President

Saratoga Auto Parts Inc.



RECEIVED NOV 25 2019

Lorraine M. Werner

Community Programs Director, USDA

P.O. Box 11005

Casper, WY 82602

Dear Ms. Werner,

The Platte Valley Community Center Joint Powers Board would like to express support for the Platte Valley Critical Access Hospital project.

The best way for a community to improve its economic and social well-being is to carefully invest in itself. The Platte Valley Community Center, now in its thirteenth year, is an example of the willingness of residents of Saratoga, Riverside and Encampment to openly discuss the needs of the Platte Valley and make bold, but realistic decisions about their future. The Platte Valley Healthcare Project has spent months gathering data, holding public meetings, reaching out to stake holders and potential partners to identify a long-term health care solution for residents of the Valley. We agree with their conclusion; the best option is a CAH.

A Critical Access Hospital will meet the community's need for 24-hour care, improved radiology and other imaging tools, labs, physical therapy, etc. In an area with long winters and often dangerous roads, these expanded and improved services will give residents quick and local access to quality care. Equally important, the CAH enables us to continue to have senior care and ease the burden on families who might otherwise be forced to move their loved ones elsewhere.

By reducing the need to travel, a CAH will keep more patients (and their dollars) in the Valley. It will also expand the pool of available professional jobs and provide a sense of reassurance and stability to young families or retirees considering moving here.

The PVCC JPB recognizes that quality health care is a cornerstone of the social and economic well-being of the Valley. For a generation, the Platte Valley has relied on an outdated "country doctor" model propped up by private donations. This model is no longer viable. A Critical Access hospital is the most cost-effective investment the Platte Valley can make to preserve and improve its access to health care.

Sincerely,

Executive Director, PVCC

Chair, PVCC Joint Powers Board of Directors

Saratoga Lions Club

P.O. Box 844, Saratoga, Wyoming 82331

*Tim Dziadon, President
James Beckmann, Past President
Hank Jewell, Membership Chairman
Bob Lauman, Secretary
Dan Hodgkiss, Treasurer*



*Club Meeting each Thursday at Hotel Wolf
7:45 Summer Hours
7:15 Winter Hours
Dinner follows the meeting
Board Meeting 2nd. Tuesday, 6:30 P.M.*

Dear Ms. Werner,

The Saratoga Lions Club is writing you this letter to express our groups wholehearted support of the Platte Valley Healthcare Project's hospital project. The board's members have done a fantastic job keeping the public informed and up to date on the progress. As a service minded organization our group and its members have played significant roles in improving our community in the past and see this project as another great opportunity for our community to come together to improve the lives of our residents and visitors.

It is our hope that this project is successful so that healthcare in our valley is not only stabilized, but significantly improved. Our group is made up of local business owners, employees, parents and grandparents. Having state of the art healthcare locally is critical to our community's economic viability and will improve our communities livability. In particular we feel that the following features are of great importance to our community:

- Local 24 hour emergency care
- Expanded imaging and lab services
- Dedicated space for visiting specialists
- Sustained care for our elderly residents
- Improved clinical services
- Expanded therapy suite

As residents of an isolated rural area, having access to the basics in healthcare locally will not only make our valley a safer place to live, but also a more attractive place to live, work and visit. Our board and some 49 members look forward to the success of the project.

A handwritten signature in black ink, appearing to read 'Tim Dziadon', written in a cursive style.

Tim Dziadon

Saratoga Lions Club President

THE SARATOGA LIONS CLUB SUPPORTS

THE P.V.H.P HOSPITAL ... Sewell

Jim Beck

for Hodgkin

ME PALVELEMME

NÓS SERVIMOS

NOUS SERVONS



Robert B. Spuman

NOSOTROS SERVIMOS

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Tim D'Arson

George Grubbs

Robert B. Spuman

Al Campbell

Robert B. Spuman

Robert B. Spuman

Robert B. Spuman



January 12, 2020

Washakie County Commissioners
c/o Chairman Frandson

RE: Washakie County, Wyoming 21st Century County Library Project

Chairman Frandson,

As the President and CEO of Wyoming Sugar Company, a business that has existed in Washakie County for over 100 years, I write the Washakie County Commissioner to convey my support for the pending project to move the Washakie County Library into the 21st Century.

Wyoming Sugar Company employs over 80 year around employees and an additional 80 seasonal employees. While we are an old and familiar fixture in the community, we have been diligently moving our Company forward with the use of technology. We offer our employees many different benefits and enhancements that range from financial planning to educational opportunities, it is essential that our employees have a place to go in the community and have access to the internet. It is important that our Employees' children have the opportunity to safely participate in appropriate activities and are offered at a modern Library. Further, a modern Library will provide the community with additionally meeting space for a variety of activities and self-improvement opportunities that enhance the lives of our employees and their families

Again, accept this letter on behalf of Wyoming Sugar Company and its many employees as and endorsement of your, and our community's efforts to make Washakie County a great place to live.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Michael D. Greear', with a long horizontal flourish extending to the right.

Michael D. Greear
President & CEO



Pinnacle Bank

01/20/2020

RE: Washakie County Library

Chairman Frandson,

I am writing this letter in support of the Washakie County Library project and the application for a Community Enhancement Grant from the Wyoming Business Council.

In the past two decades, we have seen a multitude of technology advances and some would say it makes libraries obsolete. That is far from the truth. I recently read that "The Library is the ultimate shared space, where anybody, no matter their limitations in life, can find a space that will help them." A library is a place that preserves history and connects individuals with the entire world. It aids in teaching children and acts as a learning center for adults who may be looking for employment or studying for job advancement. It is a resource for everyone.

Having the library move to its new main street (Big Horn Ave) location is a huge boost to both the library itself and our community. I feel this is just the start our town needs to help revitalize our struggling downtown. Having it accessible, functional and attractive will be important for our town's economic development, and having it centralized and relatively close to the downtown park enhances the appearance for both our citizens as well as those traveling through our town. The new location will allow the library the ability to grow and expand its programs and services. With the larger building, there are possibilities to house other county operations as well. The building itself could offer short term workspace for potential innovators and entrepreneurs as well as meeting rooms for local businesses. As with any business, it's important for the library to evolve and meet the needs of its community.

In closing, I truly feel this project is important and could potentially be the turning point our community needs for revitalization. I see this location becoming the cornerstone of our whole downtown.

Regards,

Gil McEndree



MEMBER FDIC



PREMIER SERVICE®

*Dedicated to professional service and
customer satisfaction since 1915*

Greetings members of the Wyoming Business Council,

I am writing to tell you of my excitement and support for the new library in downtown Worland. My name is Nikki Donahue, I am a new business owner at Real Living Hake Realty on Big Horn Avenue and we are very excited to have new neighbors across the street.

The library news has had our small community buzzing and given stakeholders hope for our main street. It can be discouraging to hear a lot of negativity amongst community members regarding the state of business in our small town. The ideas and possibilities have breathed new life into what was, at times, a very difficult conversation.

Our local economy has always been very diverse in Worland, but there is no denying the impact of retail stores closing on main street. We have to come up with new ideas and services to fill the empty store fronts -- the library building will help us do this. The increased foot traffic can help encourage a coffee shop owner, or a sandwich shop owner, to invest in one of our spaces downtown. The shared work space is a great idea that will benefit the group of investors negotiating an offer on the Pulliam Complex who are interested in opening a UPS shipping store. I have been showing several different business owners the spaces in the buildings to be sure these buyers have tenants or new buyers for the spaces once they are renovated. I feel all of this new activity and motivation is a direct result of the library's new potential location.

I look forward to helping in any way that I can in this process. This move would have a very positive impact on my business as well as the other small businesses around me.

Sincerely,

Nikki Donahue – Broker/Owner Real Living Hake Realty

744 Big Horn Avenue
Worland, Wyoming 82401
Office: 307.347.3271
Fax: 307.347.3274
hrealty@rtconnect.net

 
www.hakerealty.com

104 2nd Street, Box 398
Ten Sleep, Wyoming 82442
Office: 307.366.2208
Fax: 307.366.2207
haketen@tctwest.net



Banner Health

Washakie
Medical Center

400 South 15th St
Worland, WY 82401
(307) 347-3221
www.BannerHealth.com

January 13, 2020

Dear Messrs. Frandson, Anderson and Wolf,

I would like to add my name to those who are in support of pursuing a \$500,000 Community Enhancement Grant. This grant would assist us in creating a space with high visibility on the street level for the library and a Chamber of Commerce Visitor Center, as well as supporting offices and meeting spaces for community development on the floors above. In my opinion, this is an ideal approach: combining a historically valuable community resource, the library, while providing space for our community's economic development efforts and the Chamber on Main Street for all to see and access.

As leaders in the communities we serve, we are all aware of the many challenges that 'Main Street' in America is facing. As we drive through our own community and see the empty or shuttered store fronts, we hope and wish for solutions that will revitalize Worland, our home. Many of the professionals and support staff I hire have asked me my opinion on the future state of our town and I'm pleased to answer them with optimism about the people, geography and some of the positive investments we've seen occur over the last few years that I've been here. It is in that spirit that I strongly support pursuing this grant to enhance, not only the visitors' experience as they visit or drive through, but also to show our people that we invest in the future of Worland and Washakie County by creating centers of gathering and aesthetic enjoyment. I strongly believe that such a response for our community will be appreciated and highly supported.

Respectfully submitted,

Jay Stallings, CEO
Banner Washakie Medical Center
400 South 15th St.
Worland, WY 82401

Cc: Sheri Gunderson



January 20, 2020

To Whom It May Concern:

I am delighted to offer my full support of the new library being proposed for Washakie County. The library board along with the county commissioners, have done an outstanding job in designing a library that will meet the needs of the people living in Washakie County well into the future.

Libraries have evolved into technologically advanced facilities that offer an abundance of opportunity to serve all generations. As a telecommunications company that has invested heavily in fiber to the premise in Washakie County, we are excited to see a proposed state-of-the-art facility being added to our small community - and that they will take advantage of a fiber fed building! As a long-time partner, RT Communications, Inc. has provided free broadband to the library - understanding that the library may be the only source for some folks to explore the world wide web.

I believe whole-heartedly this will be a fantastic addition to town, county and the great citizens of Washakie County.

Respectfully,

Becky Dooley
VP/General Manager



WASHAKIE DEVELOPMENT ASSOCIATION

P.O. Box 228 ~ Worland, WY 82401
office 307-347-8900 ~ mobile 307-388-8120

wda@rtconnect.net
www.washakiedevelopment.com

January 20, 2020
Wyoming Business Council
214 West 15th Street, Cheyenne, WY 82001

RE: Washakie County Community Enhancement Grant Application

Workforce is one of the primary factors in any business locating or staying in place over time. Members of that workforce are demanding more amenities than ever before from communities that they choose to live in. This very factor is why the Washakie County Library Community Enhancement Project is so important.

21st Century libraries are a gathering place where networking, research, and entertainment take place. They present opportunities for shared workspace, business incubation and community development services to be housed. They provide technology to all generations and create a welcoming space for families to enjoy activities and events. Visitors can also find information concerning the community and the surrounding area.

Washakie County is planning one such library with the additional benefit of having it located in downtown Worland. The location has already spurred more interest in the revitalization of the downtown area.

The renovation will provide loyal library users with a modern space, additional services and resources. Adequate parking will make access better for all. Proximity to Pioneer Square will provide travelers a welcome respite with Wi Fi, Visitor information, workspace, and more available in the new facility.

The citizens made a new library a priority when passing a general-purpose sales tax initiative with proceeds of 1 million dollars that sparked the generosity of a local family to gift another million. The Washakie County Commissioner are also invested in the project helping to show how important it is to our community.

The Washakie Development Association is pleased to pledge our investment of nearly \$53,000.00 and support towards this project and looks forward to moving our headquarters into the renovated space to take advantage of being downtown in the same facility with other community development entities and the Washakie County Library to better serve our workforce families.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom McKinnon', is written over a faint, light-colored circular stamp or watermark.

Tom McKinnon, WDA President



Washakie County Commissioners
Washakie County
P.O. Box 260, Worland, WY 82401

January 23, 2020

To Washakie County Commissioners:

I am writing on behalf of the Worland – Ten Sleep Chamber of Commerce in support of Washakie County's proposal for the Wyoming Business Council Community Enhancement Grant to fund the new Worland Library and county building. We strongly support this grant application and the focus on the economy of Worland and keeping our downtown vibrant.

We are excited about the co-working space that this new Library will bring. There are many remote workers who either live in Worland or travel through Worland who would make use of this space. We at Chamber of Commerce believe that having co-working space available in our downtown area will help attract young professionals to our community who primarily work remotely.

In addition to the co-working space, we are excited for the opportunity to relocate our visitor center and chamber office to a centrally located downtown location with high visibility. The building that we historically occupied was torn down several years ago due to mold, and we have not had a good location that is visible and convenient for visitors since 2015.

We look forward to working with Washakie County in keeping our downtown vibrant and attracting young professionals to our community.

Thank you,

Steve Radabaugh
President of the Board of Directors
Worland – Ten Sleep Chamber of Commerce
401 N. 10th St, Worland, WY 82401

Worland Community Center Complex



February 27, 2020

Washakie County Commissioners

Mr. Commissioners:

It has come to my understanding that there may be some concern with a meeting space being proposed in the new library project that could affect the Community Center. As the Executive Director, I am not concerned at all with another small meeting space being available in our community. Our facility has a state of the art, large conference room with a small kitchen area as well as a licensed commercial kitchen to host large meetings, conferences, and family gatherings, that I don't believe can be held anywhere else in Worland. This room is consistently rented for these large gatherings. The past 14+ plus years we have watched most of our smaller meeting classrooms become permanent housing to other organizations and programs, including Big Brothers/Big Sisters, Worland Youth Learning Center, Kathy Smith Counseling Services, Balloon Creations, Albert Vigil Karate and Courtney Seghetti Dance Class. We currently have 2 readily available classrooms for small meetings, our Washakie Room, which is free to Nonprofits and the Board Room, which sits next to our administrative Offices. These available rooms are used as breakout rooms to the Conference room when needed.

Business's housed in our own complex have incorporated their own small meeting rooms to be available to themselves on a daily basis when needed, including the Worland Senior Center, The University of Wyoming Agricultural Extension, Work Force Services and Vocational Rehabilitation offices. When their events are too large, they all take advantage of our larger facilities. I am currently the Board Chairman for the Crisis Prevention and Response Center. We just completed a remodel project that included a meeting room for their building that is available to them when needed, as they have used the WCCC in the past for meetings. However, when the WCCC is booked full, they (as well as other groups) have to find alternative meeting spaces.

In conclusion, the development of the WCCC has left us with much less small meeting spaces available than when we first started back in 2005. Those meeting space classrooms have developed into permanent housing which provides the WCCC a larger and more consistent cash stream, all the while still being able to provide for large and small meetings. We just don't have as many smaller meeting rooms available as we have had in the past.

Sincerely,


Steve Hunt

Executive Director

Worland Community Center Complex



January 8, 2020

Wyoming Business Council
214 W. 15th Street
Cheyenne, Wyoming 82002

To Whom It May Concern:

The City of Worland supports the grant application of Washakie County for a Community Enhancement Grant for the new Washakie County Library and Community Development renovation.

As leaders of the City of Worland, we focus on giving back to the community and are committed to making Worland a better place to live and visit. The new Washakie County Library will help to fulfill our commitment by providing a central location for the library and other Community Development organizations like the Chamber of Commerce, Washakie Development and Youth Alternatives. It will provide easy access to community outreach services.

We hope that the Wyoming Business Council will help fund this project.

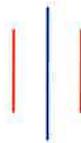
Sincerely,

James R. Gill
Mayor

[Faint, illegible text, likely bleed-through from the reverse side of the page]



PHONE 307-347-5400
FAX 307-347-3571



P.O. BOX 726
821 PULLIAM AVENUE
WORLAND, WY 82401

January 29, 2020

Washakie County Commissioners
1001 Big Horn Avenue, #104
Worland, Wyoming 82401

RE: *Washakie County Library*

Dear Sirs:

We have been asked to submit a letter in support of moving the Washakie County Library to what is soon to be the former Ace Hardware Store. With the constant decline of businesses and the increase in empty store fronts, we believe it a wonderful idea to make this much needed move. Not only will it fill an empty building, but it will also allow them the room to expand and move into the 21st Century.

We wholeheartedly support this move, and sincerely hope that this letter will aid in the effort to secure a new home for the Washakie County Library.

Respectfully,

F. Kelly Clay
President/CEO

FKC/tlm



ADMINISTRATION
& INFORMATION

STATE LIBRARY DIVISION

Mark Gordon, **Governor** | Patricia L. Bach, **Director** | Jamie Markus, **State Librarian**

January 17, 2020

Washakie County Commissioners
PO Box 260
Worland, WY 82401

Dear Commissioners,

Washakie County Library's plan for a newly renovated library building in the heart of Worland's downtown will have numerous benefits that will enhance the community. The Wyoming State Library encourages funding of this project under a Business Ready Community Enhancement grant.

Research from the Urban Libraries Council notes that "Public libraries build a community's capacity for economic activity and resiliency." This library will serve as a destination that will strengthen commercial and cultural development in the surrounding downtown. Job-seekers and entrepreneurs will have expanded access to the resources they need for career and business success, including the public internet access and co-working space that lower the barriers to entry into the market. Improved library services to the youngest patrons will bolster long-term economic success when children enter school ready to read and learn. Better access to meeting spaces will support civic and volunteer organizations and contribute to Washakie County's social capital.

Here at the State Library, we've seen library building projects in other communities across Wyoming. Every time a beautiful new library space has opened, we've seen a sense of civic pride and an improved ability to provide the services that enhance local economic development

The Washakie County Library has a strong tradition of serving its community. The proposed renovation will give them the modern space they need so local residents can learn, explore, and transform their lives.

A quality public library is the vibrant heart of a community and truly makes its local surroundings "business ready." The Wyoming State Library wholeheartedly supports this project.

Sincerely,

Jamie Markus
Wyoming State Librarian
jamie.markus@wyo.gov
(307) 777-5914



**WYOMING
LIBRARIES**

Washakie County Library Foundation
1019 Coburn Ave. • Worland, WY 82401

washakiecountylibrary.org • (307) 347-2231

Washakie County Commissioners
January 20, 2020

Gentlemen,

While driving down Big Horn Avenue in Worland one would easily become aware of the empty store fronts and vacant buildings. Yet, wouldn't it be wonderful to envision the hustle and bustle of activity on the north west corner of Eighth Street – the proposed new home of the Washakie County Library. Oh the tales it could tell! The multi morning children's story hour and the making space for arts and crafts. The continued use of the computer bank just to pop in to check your e-mail or read the latest news. The availability of free Wi-Fi for travelers or those conducting research. Look into genealogy – explore the microfilm archives of previous newspapers or the extensive Wyoming history section. Need an audio book for a jaunt across our vast state or for listening while working in you hobby room – find it here. Help downloading books from i cloud to your devise – we're here for you. Do your teens like to gather with friends for games and socializing – we'll provide a space for that. Need a movie but don't necessarily want to own it – check out the selection at the library. Interested in the latest best seller or looking for a large print edition – we have them. Does your book club or civic group need a meeting room – we'll have one for you.

Parking won't be a problem. The lot between the City Hall and the east entrance of the Library is easy to access and is well lit. This area will also provide a safe and secure outdoor area for children's activities and garden reading.

Picture the sun pouring in from the south windrows or the warm glow illuminating the street in the evenings. All of this will be available on Big Horn Avenue – Main Street Worland.

The heart of a community can be found beating in its Library.

The purpose of the Washakie County Library Foundation is to see to the long term aims and goals of the entire Washakie County Library system. Therefore, we the undersigned members of the Washakie County Library Foundation support the proposed construction and relocation of the Washakie County Library to 801 Big Horn Avenue.

Sincerely,

Jonna Abel Vicky Gopp Bonnie Hefenieder Phyllis Roseberry

H. Richard Hopkinson Deanna LeBarron Margaret Lungren

January 20, 2020

Washakie County Commissioners
P O Box 260
Worland, WY 82401

Dear Commissioners:

"The dissemination of knowledge is one of the cornerstones of civilization." John F. Budd
A public library is essential and priceless to a town's well being.

The local library is a free educational resource to everyone: local citizens of all ages, tourists, history groups, homeschoolers, avid readers, and study groups. The library provides - free of charge - books, internet access, programs, and information. These services are provided to all.

Libraries are also a safe haven for those who use the institution. Our community's children, their parents, and patrons realize that the library offers a place they can be without worrying about their safety.

Libraries provide a place for telecommuters to work. This is a vital service for tourists, the rock climbers, and those seeking employment opportunities in the community. The entire community benefits from this service.

Public libraries provide a wealth of information. Librarians assist those patrons who are researching a specific topic; they offer information on local programs, training, and services available in the community. Libraries have multilingual books that create inclusion for nonEnglish speakers. Libraries are the communication hub of a community.

Libraries preserve accounts of local, national, and global history. Patrons can remain current on the day's events by using the services of the library. All angles of an issue can be researched.

Libraries build connections to communities. Families can find story hour for their children, they can receive help using the public computers or their own electronic devices, and they can be entertained by the books, fact or fiction, they check out.

The newly renovated building that will house the Worland Library has an optimal location in downtown Worland. The location and the new, modern, and upgraded space will encourage an increase in usage not only by the local citizenry but also vacationers, summer residents, tourists, and rock climbers.

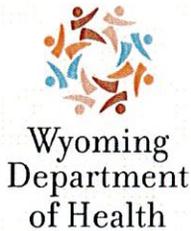
Friends of the Ten Sleep Library support this project knowing the Worland Library and its staff will continue to be part of the community's well being. We anticipate the positive addition the Worland Library will contribute to downtown Worland.

"Whatever the cost of our libraries, the price is cheap compared to that of an ignorant nation."
Walter Cronkite

Sincerely,



Friends of the Ten Sleep Library



Wyoming State Hospital
P.O. Box 177
Evanston, WY 82931-0177
(307) 789-3464 • 800-525-1116
Fax (307) 789-7373
www.health.wyo.gov/statehospital



Michael A. Ceballos
Director

Mark Gordon
Governor

August 20, 2019

Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002

Ref: WR-2019-034

Dear Council Members:

The Wyoming State Hospital (WSH) Historic Campus Assessment & Redevelopment Plan Phase I will create a detailed architectural/engineering blueprint of a portion of the historic state mental health property for economic development purposes and opportunities. The plan will specifically evaluate six to ten structures on the eastern end of the site, which are the most visible from the City of Evanston and Interstate 80, contain the most potential for economic development reutilization, are the most aesthetically dynamic, and are the most historically iconic of the 35 buildings on the campus (see attached maps and photos). The plan will also, in part, evaluate the seismic integrity of the six to ten buildings, as well as, examine some of the aging and expansive infrastructure of the site. In addition to the detailed architectural/engineering designs of the designated structures, the plan will analyze their reuse for educational, residential and/or business/entrepreneurial space. The final plan will include building conceptual schematics and cost estimates to rehabilitate the buildings for the proposed uses, to suspend or “mothball” them for a timespan of three to seven years, and to raze them, if it is so determined.

The entire historic campus of the Wyoming State Hospital spans nearly 100 acres and is comprised of 35 structures. Indeed, the institution is older than the State of Wyoming itself, as the very first building was constructed in 1887 when Wyoming was still a territory. The earliest of the facilities currently on the site were built between 1913 and 1923, and the entirety of the property is listed on the National Register of Historic Places. Subsequently, these buildings are much more than a mixture of mere brick and mortar to the City of Evanston. These grand, emerald-roofed structures are an integral part of Evanston’s very identity. They are buildings most citizens see on their morning commutes every day, as they can be viewed from almost any location within the community. Most community members have worked, are related to, or know someone who has worked in these very structures. The stately hospital grounds can be seen by the nearly 8 million passersby along Interstate 80 each year, and are a distinguished landmark throughout the state and the region.

Moreover, these buildings have been a fundamental part of Evanston's economy, employing between 400-500 healthcare professionals. While these jobs will continue at the new hospital, the specified six to ten buildings will be vacated. In fact, several buildings in this area of the historic campus have already been unoccupied for many years. Without proper care and reutilization, these majestic and quite useable structures at this time, will only further deteriorate and become less appealing for reinvestment. Therefore, time is of the essence to create this plan and develop a strategy to promote and showcase these extraordinary structures for economic redevelopment and vitality.

The Wyoming State Hospital is in full support of the City of Evanston's grant application to study and create architectural/engineering plans for a portion of the Wyoming State Hospital's historic campus for use as higher education, housing, business/entrepreneurial space or a combination thereof. Should you need further information from me, please do not hesitate to contact me at 307-789-3464, Ext. 355. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "William C. Rein". The signature is fluid and cursive, with a large initial "W" and a stylized "R".

William C. Rein, J.D., M.A., Administrator

WCR/jjs



UINTA COUNTY

225 9th Street • Evanston, Wyoming 82930



Uinta County Economic Development Commission

Wyoming Business Council
214 W. 15th Street
Cheyenne, WY 82002

August 21, 2019

RE: Wyoming State Hospital Historic Campus Assessment & Redevelopment Plan Phase I

Dear Wyoming Business Council Members:

The Uinta County Economic Development Commission is pleased to support the Wyoming State Hospital Historic Campus Assessment & Redevelopment Plan Phase I application by the City of Evanston. The plan will create much needed architectural/engineering blueprints for a portion of the historic campus, which will be vacated by the end of 2021 as the majority of the hospital operations will relocate to a newly built facility nearby.

As the Wyoming State Hospital transitions to their newly facility in the coming years, they have not been allocated funds to assist with any planning, reconstruction, or demolition of the historic campus structures. While some cursory studies on the older structures have been performed and will be helpful to this proposed planning project going forward, it is not anticipated any other sources of revenue will be provided.

Like the City of Evanston, UCEDC does not want these remarkable buildings to deteriorate and go unutilized for years to come. We, too, would like to see these structures redeveloped for new and vital economic purposes, including higher education, business and/or housing. Developing this plan will be crucial in achieving this goal, and we fully support it.

We hope you will strongly consider funding this planning grant application put forth by the City of Evanston.

We appreciate your time and attention to this important matter.

Respectfully Yours,

A handwritten signature in cursive script that reads "Brent Hatch".

Brent Hatch,

Chairman

Uinta County Economic Development Commission

(307) 679-1199



*Evanston Historic Preservation Commission
1200 Main Street
Evanston, Wyoming 82930
(307) 783-6320*



August 21, 2019

Wyoming Business Council
214 W. 15th Street
Cheyenne, WY 82002

Dear Wyoming Business Council Board Members:

The Evanston Historic Preservation Commission (EHPC) is pleased to support the Wyoming State Hospital Historic Campus Assessment & Redevelopment Plan Phase I application by the City of Evanston. The plan will create much needed architectural/engineering blueprints for a portion of the historic campus, which will be vacated by the end of 2021, as the majority of the hospital operations will relocate to a newly built facility nearby.

As the Wyoming State Hospital transitions to their newly facility in the coming years, they have not been allocated funds to assist with any planning, reconstruction, or demolition of the historic campus structures. While some cursory studies on the older structures have been performed and will be helpful to this proposed planning project going forward, it is not anticipated any other sources of revenue will be provided.

Like the City of Evanston, EHPC does not want these remarkable buildings to deteriorate and go unutilized for years to come. We, too, would like to see these structures redeveloped for new and vital economic purposes, including higher education, business and/or housing. Moreover, we desire to see this site, which is listed on the National Register of Historic Places, preserved for generations to come. Having this plan created will ultimately achieve this crucial objective.

We hope you will strongly consider funding this planning grant application for this important first phase of the project.

Sincerely,

Jim Davis/Shelly Horne

Evanston Historic Preservation Commission