



Business Ready Community Grant and Loan Program Projects

Report and Recommendations to the State Loan and Investment Board

October 3, 2019

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Approved June 20, 2019 SLIB Minutes

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Draft August 8, 2019 SLIB Minutes (**ACTION ITEM**)

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BRC Applications

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BRC Addendum – Correspondence

**STATE LOAN AND INVESTMENT BOARD MEETING
BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM
JUNE 20, 2019**

SLIB Members Present:

Governor Mark Gordon
Secretary Edward Buchanan
Auditor Kristi Racines
Treasurer Curt Meier
Superintendent Jillian Balow

Wyoming Business Council Board Members Present:

Megan Overman-Goetz
Chuck Kennon
Kathy Tomassi
Cindy Johnson

Wyoming Business Council Staff Present:

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

1. Approval of April 4, 2019 State Loan and Investment Board Business Ready Community Minutes:

Superintendent Balow moved to approve the minutes. Auditor Racines seconded. Motion carried unanimously.

2. New Business for Consideration:

BRC Applications Received March 1, 2019				
Applicant	Project	Type	Request	WBC Recommendation
City of Sundance	Central Park Development	CD - Enhancement	\$ 484,000	\$ 484,000
Total Requests			\$ 484,000	\$ 484,000

- **City of Sundance. Sundance Central Park Development Project. \$484,000 Community Development Enhancement Grant. WBC Recommendation: Fund as requested.**

Kathy Lenz was present to speak on behalf of the project. There was no other discussion.

Auditor Racines moved to approve project as recommended by the WBC. Treasurer Meier seconded. Governor Gordon made note that contingencies must have been met. Motion carried unanimously.

WBC Board Co-chair, Megan Overman-Goetz spoke to the SLIB board about the new strategic planning process and how it comes in response to legislative efforts. There is a need to look at economic development in a different way and the WBC is creating a very full and do-able tactile plan with many goals that can be checked off in 2019.

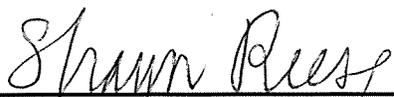
WBC CEO Shawn Reese also addressed the SLIB board on the new and more focused direction of the Business Council. It is a closer look at how Wyoming economy is structured- focus on industrial development, natural resources, tourism and agriculture and adding value to core economic sectors and activating underrepresented sectors like healthcare, finance, professional services, arts and culture and advanced manufacturing. In order to add value to those sectors and activate the underrepresented sectors we need to do more to leverage our local economic development and have a more comprehensive focus on rural development where they have a different set of needs. Need to leverage our partnerships, improve communication and collaboration. Leverage our programs and services and make sure they are in alignment with the way we want to add value and activate those sectors. Need a higher level of industrial expertise in logistics and supply chain and some of this expertise can be found in-house while some will have to be found outside of the Business Council.

Currently re-evaluating our programs and services to see how well they are aligned; how effective they are and where we have gaps and bringing in partners for input. Portfolio creation will be organized into themes such as rural development, start up, expansion, etc., and we will be able to cull a number of programs and services that are not effective and hone in on those programs that need to be fine-tuned to better offer their services. This portfolio is going to be the budget request to the Governor. Portfolio will be presented to SLIB to show them what else the Business Council does and how all of the dots are connected, and to gather their feedback and perspective. The Business Council is proud of the BRC program but there are some things that need to be updated and changed and we need to be known for more than just the one program.

Superintendent Balow asked how the Business Council will continue to partner with industries as well as cities, towns and counties through this new process.

Treasurer Meier asked about opportunity zones and tax credits available and what impact they have had on the state so far.

Respectfully submitted;



Shawn Reese, CEO
Wyoming Business Council

**DRAFT - STATE LOAN AND INVESTMENT BOARD MEETING
BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM
AUGUST 8, 2019**

SLIB Members Present:

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

Wyoming Business Council Board Members Present:

Megan Goetz

Wyoming Business Council Staff Present:

Shawn Reese, Chief Executive Officer
Karen Fate, BRC Project Manager
Josh Keefe, Finance Manager

1. Approval of June 20, 2019 State Loans and Investment Board Business Ready Community Minutes: Secretary Buchanan moved to approve. Superintendent Balow seconded. Motion carried unanimously.

2. New business for Consideration:

- **Campbell County Public Land JPB Board. CAM-PLEX Heritage Center and Energy Hall Renovation and Remodel Project. \$2,000,000 BRC Community Development Readiness Loan. WBC recommendation: Fund as Requested.**

Jeff Esposito, General Manager of the CAM-PLEX facilities was present to speak on behalf of the project. Secretary Buchanan asked Mr. Esposito to explain the maintenance plan for the facility. Auditor Racines asked if the additional sewer work that needs to be done has impacted the timeline of the project.

Auditor Racines moved to approve. Superintendent Balow seconded. Motion carried unanimously.

Large Loan Program Discussion:

Shawn Reese briefed the board on the WYTEC, LLC/Innovive project. When the WBC looks at industrial sectors across the state that make up the economic pie, this project is consistent in these sectors and hits all of the marks. This company is diversified in both manufacturing and services which will have a ripple effect in the local economy and the new bio-medical industry in the State. The recommendation of the WBC is to lend \$9.35M at an interest rate of the 10-year T-Bill plus 1 percent. The loan is determined by what impact the project has on Laramie County's current and future assessed value.

Shawn Reese explained the recommendation process first through the financial analysis by Josh Keefe, Economic Development Finance Manager, not only for ensuring the project meets the merits of the Large Loan Program, but also the credit worthiness of both the company and the management team of the company. Next, conversations with the WBC Board Business Contract and Loan subcommittee; analysis

of project offered by two board members in the banking industry who verified the credit worthiness of project. In addition, the Large Loan Program allows for a participation with a local commercial lender/bank. Bank of Star Valley further verified the credit worthiness of the project and had committed four million (\$4,000,000) towards the participation of the project. Four million dollars is Bank of Star Valley's legal lending limit. The approach is consistent with the WBC Challenge Loan Program in which the WBC is a participant in a credit for a project lead by a commercial lender. The WBC acts as a prudent investor in these relationships, but has the private bank lead the structure of the proposed loan. This is consistent with a Public Purpose Investment, by following industry standards in determining the risk and return of a project.

Anja Bendel of Cheyenne LEADS was present to speak about the project, along with Dee Conger, representative of WYTEC, LLC/Innovive, LLC. Both spoke about how it is a light manufacturing facility as well as a sterilization facility to be built which will provide services not currently being offered locally. Secretary Buchanan asked Mr. Conger to describe the operations currently in place in Cheyenne. Mr. Conger spoke about how the company has a lease on the old Great Lakes building and are active with assembly, packaging and sterilizing. The company anticipates 40 employees by the end of 2019 and currently have 19 employees working in Cheyenne.

Governor Gordon noted that this was the fourth project to go through the Large Loan program process and that the process was still being tweaked and is getting better. Josh Keefe, Finance Manager at the Wyoming Business Council, noted that the total project cost was \$17.8 million and that the \$9,350,000 loan was just a small part of the total project cost. Governor Gordon pointed out that the Large Loan Program was not meant to compete with banks but try to help local banks to be able to do these bigger projects by partnering with them.

Secretary Balow asked about the terms of the loan and wanted to make sure the terms were acceptable with the company. Shawn Reese, CEO of the Wyoming Business Council, indicated interest on a loan of \$9,350,000 would be equivalent to a 10-year T-bill plus 1%.

Treasurer Meier moved to approve. Superintendent Balow seconded. Treasurer Meier voiced concern that the 10-year loan term may not be long enough and may need to be 15-20 years. Motion carried unanimously. The motion made by Treasurer Meier is below:

Approval by SLIB is just one of the steps required in large project loan process. It is my recommendation that SLIB set the loan amount and the interest rate. The remaining terms will be negotiated by the Treasurer pursuant to the express duties of the Treasurer under the law. These duties include establishing the terms of the loan, ensuring loans are adequately collateralized, protecting the State's interest, and performing an economic and fiscal analysis regarding consequential state and local impacts, as required under the large project program law as created in 2014 and amended in 2016, 2017, and 2018 and under the Treasurer's Office's Economic Development Rules. No loan can be made without the written opinion of the attorney general certifying the legality of the transaction and all its documents.

After the terms of the loan have been set by the Treasurer and the Treasurer has given his final approval as to the structure of the loan, my Office will provide all the loan documents to the Governor for final approval following his determination that the loan has met the requirements of the act. Therefore, I move that this Board provide: initial approval of a large project loan in the amount of \$9,350,000 to the Borrower: WyTech, LLC at an interest rate: "indexed to a rate not less than the rate of the United State treasury note or bond that most closely matches the remaining term of the loan, plus any additional premium determined by the treasurer to be reasonably commensurate with the risk profile of the loan" determined near time of closing as subsequently reviewed and ratified by SLIB.

Respectively submitted:

Shawn Reese, CEO
Wyoming Business Council

DRAFT

BUSINESS READY COMMUNITY OVERVIEW

BRC Applications and Program Summary

Total available funds: \$24,907,706

Applications received for the June 1, 2019 application cycle:

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

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 Q1 Allocation

BRC Project Types	% of Allocation	Total Available this Quarter	WBC Recommendation	Carry Forward to Next Quarter
Business Committed	45%	\$ 2,802,117	\$ -	\$ 2,802,117
Community Development	54%	\$ 3,362,540	\$ 2,300,370	\$ 1,062,170
Planning	1%	\$ 62,269	\$ -	\$ 62,269
	100%	\$ 6,226,926	\$ 2,300,370	\$ 3,926,556





BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM

TOWN OF ALPINE PRETREATMENT AND SLUDGE HANDLING FACILITY

**\$2,300,370 (\$1,184,003 request if EDA
request is approved)**

Community Readiness Project

WBC Recommendation: Fund

Project Description

The town of Alpine requests up to \$2,300,370 in Community Development – Readiness grant funding for a modular wastewater pretreatment system and sludge handling facility at the town's wastewater treatment plant to provide a permanent solution for the reduction and disposal of residual solids generated by the wastewater treatment plant. The pretreatment system and sludge handling facility will have the ability to accommodate organic waste from the Melvin Brewery produced from their current production of 22,000 barrels per year to substantial growth of 100,000 barrels per year. The facility will also accommodate future commercial and industrial developments with the ability to easily expand due to the modular design of the facility.

Alpine previously applied for a Business Committed grant in August 2018 but was not recommended for funding due to the original location of the pretreatment plant at the Melvin Brewing site, and the request included expansion of the Melvin Brewing facility.

The following briefly describes the principal changes from the previous 2018 Business Committed application:

1. The Town of Alpine is the sole applicant and responsible party for this request. Melvin Brewing is only indirectly involved as a major contributor of wastewater that will be treated by the facility.
2. After receiving preliminary encouragement from agency representatives, Alpine plans to apply for funding assistance from the US Economic Development Administration. Although there are multiple steps that need to be completed, a successful request will cover 50 percent of the construction cost per EDA guidelines.

During the two-week shutdown, Melvin lost sales on approximately 300 barrels of product worth about \$300 per barrel for a total loss of approximately \$90,000.

In addition, Melvin Brewing incurred additional expenses totaling \$110,003.88 for the following:

- \$8,185.95 in pumping the lift station at the site to deal with the solids carried over from the brewery;
 - \$6,755.14 for labor and defoaming agent material costs billed by the town of Alpine to deal with heavy foam that occurred at the plant;
 - \$5,062.50 to haul off the extra mash created when the brewery shut down.
2. Alpine has learned they will no longer be able to haul waste sludge to the Afton lagoons due to limitations of this facility and concerns expressed by the Town of Afton officials. As explained in the May 29th letter from the Town of Afton administrator (See Tab H), due to physical limitations of the Afton lagoons, the town will no longer accept sludge, forcing Alpine to look for alternatives. The primary potential option is currently Paris, Idaho, located about 90 miles and two hours from Alpine. Preliminary estimates suggest the cost per load to haul sludge will be more than double the current rate of \$20,000 per month.

The question often arises as to why sludge is such a major issue for the Town of Alpine compared to other treatment systems used in the State of Wyoming. This mostly has to do with the type of treatment provided. Alpine is required to meet a higher level of treatment for discharge of the effluent into the Snake River and Palisades Reservoir. Most communities have lagoon plants. These generate less sludge, but would not provide adequate quality effluent without special add-on treatment processes. This is particularly the case during the colder fall, winter and spring months. Plus, lagoon plants require large land areas and separations from residential neighborhoods, conditions not available to the Town of Alpine. And, lagoons have odor issues (spring turnover) that are not easily controlled in a setting like Alpine.

The proposed type of treatment system provided by the Town of Alpine can take place on a smaller footprint, freeing up land for other, more valuable uses. The entire treatment process can be contained, as is the case in Alpine, making this more viable and functional during the severe winter months. Plus, this type of facility can be more easily expanded to accommodate future growth. The proposed pretreatment and sludge handling facility would be able to better manage residual solids in a practical, sustainable manner.

Project Goals and Public Benefits

Alpine and Melvin Brewing have been paying to haul 350,000 to 400,000 gallons of liquid sludge annually totaling \$189,910 through April 2019. With the proposed pretreatment plant and dewatering facility, the residuals volume will be reduced by a factor of ten. The dewatered sludge can more easily be mixed with soil or used in agricultural operations compared to the current liquid sludge, providing a wider range of disposal options and related cost savings.

Alpine's population in 2017 was 866. Current population within the expanded town limits is 1,250. This figure does not include many of the newer projects listed below that are currently under construction or in the planning phase in and around Alpine.

Residential Development:

- Targee Place – 80 mobile and modular 1 to 3-bedroom units;
- Timberview – 20 modular 4 to 6-bedroom units;
- Alpine Lakes – 200 single family townhome/condominium units;

- Alpine Apartments – 24 units, 1 to 3-bedroom affordable housing funded by HUD & CDBG;
- St. John’s Hospital – recent purchase of 5 mixed-use lots in Alpine Meadows for future employee housing. Preliminary planning indicates over 80 units.

Commercial and Other Developments:

- Broulims Grocery Store. 35,000 square-foot store with pharmacy to expand on the existing Alpine Market location;
- KJ’s Convenient Store. 8,000 square-foot convenience store, Little Caesar’s fast food and multiple fueling stations for gas and diesel fuel;
- Snake River Junction RV Park. 105-unit seasonal RV sites and 16 year-round RV sites;
- Star Valley Medical Clinic. 25,000 square-foot new multi-purpose medical facility; and
- Firewood Factory. Kiln dries, cuts and packages firewood from local sources.

Sources	
BRC amount	\$ 2,300,370
Cash Match	\$ 67,636
In-Kind Match	\$ 53,436
Total eligible project cost	\$ 2,421,442
BRC % of total eligible project costs	95%
Local % of total eligible project costs	5%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 103,436
Other fees (surveys, tests, etc.)	\$ 5,000
Project inspection fees	\$ 10,000
Construction Costs	
Site work	\$ 30,000
Electrical Systems	\$ 140,550
Mechanical, plumbing, HVAC systems	\$ 102,550
Foundation and/or Structural Framing system	\$ 386,880
Pre-treatment equipment, exterior tanks, piping, & related weatherization.	\$ 1,520,050
Contingencies (5%)	\$ 122,976
Total Uses	\$ 2,421,442

An indirect benefit would also be the ability to allow Melvin Brewing to grow and prosper within the town. Public benefits would also include continued growth of the local economy with a potential of creating 65 to 70 new jobs in the next five years.

Project Funding

The total project cost is \$2,421,442. The town has applied for EDA grant funding in the amount of \$1,184,003. If awarded, the BRC request will drop to \$1,184,003 which is 50% of the total project cost. The town of Alpine is providing a cash match of \$67,636 and an in-kind match of \$53,436 in engineering costs. Melvin Brewing is contributing \$380,556 for the installation of dewatering equipment at their facility. This cost is not included in the total project costs.

WBC Deliberations

Representatives of the community included Mayor Kennis Lutz, Town Councilman Jeremy Larsen and Town Engineer Robert Ablondi. The Board engaged in an extensive dialogue about this project, considering a different, yet similar project had previously come before the Board and not been approved. The Board was specifically interested in the unique needs and benefits that this project would address for the Town of Alpine separate and apart from any one specific business (Melvin Brewing). Board members asked about the consequences to the Town of Alpine if the project was not funded. Community representatives described the uncertainty for Alpine and the potential significant problems if the infrastructure was not funded. Alpine is currently addressing the problem and lack of infrastructure by trucking sludge 90 miles away to Paris, Idaho. Alpine and Melvin Brewing are paying the transportation cost. Afton, Jackson and surrounding Wyoming communities will no longer accept the sludge. If the lack of waste infrastructure in Alpine is not addressed, Alpine has significant concerns that both Alpine and the state could lose Melvin Brewery and the jobs created and retained to date.

The Board also inquired into whether there were ways to maximize EDA funding for this project. Specifically, the Board asked if BRC funds are awarded to the project before a determination of funding by EDA would that the EDA make less likely to approve/contribute to funding of the project. WBC staff explained that the EDA does not typically withhold funding in circumstances where other funds are committed to the same project. Additionally, Alpine indicated the BRC funds will be used to match EDA funding. An EDA award will reduce the BRC request to \$1,184,003.

Board members inquired about Alpine's tap and service fees. Specifically, the Board was interested in whether Alpine has considered raising these fees to cover the costs associated with this project and the proposed new system. Mayor Lutz advised that Alpine's fees have been adjusted to entice new residential and commercial growth to the community. Alpine's current fee schedule and future anticipated adjustments would cover maintenance of the system, and loan payments owed on the current system. The existing schedule and fee structure allow for Alpine to meet these expenses, as well as contribute approximately \$200,000 per year to reserves for future growth-related costs.

Mr. Ablondi described the type of system proposed, lifespan and capacity. He contrasted this with the lagoon systems used by other communities. Alpine does not have the capability (land available) for a lagoon type system due to its proximity to the Palisades, Snake and Salt Rivers. The new system will handle quadruple the current capacity and due to the modular type, can easily be expanded for future growth. The lifespan of the new system is 20 to 25 years.

Board member Blann noted he appreciated Alpine's role in addressing workforce housing that is benefitting Jackson.

Board member Moore commented on this project as one that will help a small community compete in the economic development world. Community Grant & Loan Committee (CG&LC) Chair Devore added that this project is not speculative – the town is growing, and Melvin Brewing is already doing business there.

Vote:

Prior to any motion or vote, Co-Chair Goetz made note of the Board's receipt of a letter of opposition from Black Tooth Brewing the previous night prior. Co-Chair Goetz also acknowledged that the Board members had each received the letter and had considered it. There was no additional public comment. Board member Kensey asked for a contingency that BRC will fund up to the full amount contingent upon EDA funding.

Motion to approve staff recommendation passed on a vote of 12-2 with Board members Sopko and Kensey voting no.

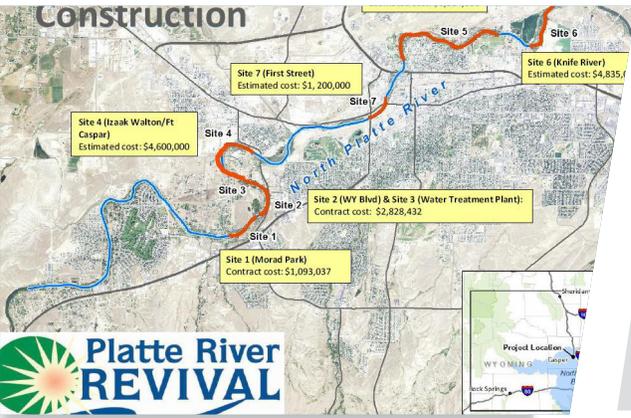
WBC Recommendation

WBC recommends funding for the full funding request. If the EDA funding is awarded, then the request amount will be reduced.

Project Overview

Alpine Pre-Treatment and Sludge Handling Facility					
Purpose	The town of Alpine requests up to \$2,300,370 in Community Development - Readiness grant funding for a modular wastewater pre-treatment system and sludge handling facility at the town's wastewater treatment plant to provide a permanent solution for the reduction and disposal of residual solids generated by the wastewater treatment plant. The pretreatment system and sludge handling facility will have the ability to accommodate organic waste from the Melvin Brewery produced from their current production of 22,000 barrels per year. The facility will also accommodate future commercial and industrial developments and with its modular design can be easily expanded.				
Project Budget	Projected Grant Expenditure Schedule				
	Description	BRC	Match		Total
			Cash	In-Kind	
	Non-Construction Costs	\$ 63,143	\$ 1,857	\$ 53,436	\$ 118,436
	Construction Costs	\$ 2,237,227	\$ 65,779	-	\$ 2,303,006
Total Project Cost	\$ 2,300,370	\$ 67,636	\$ 53,436	\$ 2,421,442	
	Percentage BRC of all cash:		95%		
Performance Measures	Measure	Quantity	Notes		
	Businesses Assisted	Multiple	Melvin Brewing; KJ's Convenience Store; Snake River Junction RV Park; Broulims Grocery Store expansion; Star Valley Medical Clinic expansion.		
	Other Developments Assisted	Multiple	Multiple residential developments currently under construction and/or in planning stages include: Targhee Place - 80 modular 1 to 3 bedroom units; Timberview - 20 modular 4 to 6 bedroom units; St. John's Hospital - 5 lots purchased in Alpine Meadows for approximately 80-units for employee housing.		
	Return on Investment	TBD	The main return on investment for this project will be the cost savings in sludge disposal town and Melvin Brewing are currently paying for: \$189,910 through April 2019 in trucking and disposal costs to Afton. As of May 2019 Afton no longer accepts sludge and the town is now trucking/disposal to Paris Idaho which will almost double the cost to haul and dispose the sludge.		
	Jobs to be Created (3 Year Projection)	65 to 70	Melvin Brewing & multiple commercial and other developments under construction or in design and planning stages.		
	Population Increase	31%	Population of Alpine in 2017 was 866. Current population is 1250. This is expected to increase with new residential developments either planned or underway.		
	Additional Investment	\$ 380,556	Melvin Brewing - dewatering equipment installation at their facility.		
Project Infrastructure	New Building Construction	2,720 square-feet	Enclosures, exterior tanks.		





Business Ready Community Grant and Loan Program

CITY OF CASPER PLATTE RIVER REVIVAL PHASE III

**\$500,000
Community Development—
Enhancement Grant**

WBC Recommendation: Do Not Fund

Project Description

The city of Casper requests a \$500,000 Community Development – Enhancement grant for Phase III of the Platte River Revival. The Platte River Revival project is an overall restoration project for 13.5 miles of the North Platte River and its banks that traverse Casper. Funds for Phase III will be used to enhance channel form and function; improve fish and wildlife habitat; stabilize eroding banks; improve passive treatment of storm water and improve aesthetics along a 2,700-foot segment of the North Platte River immediately downstream of the former BP-Amoco Refinery. Funds will also be used to purchase a 50-foot wide portion of property owned by the Casper Redevelopment Company and to construct a boat-dock located at the river’s intersection with West B Street.

The Platte River Revival began in 2006 as a partnership between the Two Fly Foundation, a private organization dedicated to promoting the North Platte as a premier fly-fishing venue, and the city of



Casper. The public-private partnership includes 39 private companies and organizations and 10 government agencies. The river coalition has removed thousands of Russian olive trees, planted 300 new trees and removed over one million pounds of debris. These efforts have revitalized native vegetation, improved bank stability and enhanced the view of the river corridor.

The city of Casper received a \$500,000 BRC Community Enhancement grant for Phase I of the Morad Park river segment in June 2014. That segment was completed in 2016. The city received a \$500,000 BRC Community Enhancement grant for Phase II of two of the seven in-river sites, Wyoming Boulevard and the Water Treatment Plant in 2015. This project is substantially completed.

A total of \$155,492 has been invested by the Platte River Leadership Team and the city of Casper related to the design, mitigation, permitting, sampling and analysis work for the final permit from the Department of Environmental Quality for this project. The permit was received on June 21, 2019.

Property ownership of the Phase III site was both public and quasi-public ownerships between the city, Platte River Trails Trust (PRTT), and the Casper Redevelopment Company, LLC. The Platte River Trails and Trust has agreed to deed most of the property to the city, with the PRTT keeping ownership of only a small sliver of property that does not impact this project. The city has been working with the Casper Redevelopment Company on purchasing a 50-foot wide piece of property along West B Street. The property has been surveyed and a market analysis has been completed. Estimated purchase price for the property is \$151,240 (1.55-acres at \$2.24 per square-foot. Total square feet = 67,518 at \$2.24 = \$151,240)

Project Goals and Public Benefits

The goals and objectives for the Platte River Revival Phase III are:

- To assist at least 6 businesses by 2024:
 - Up to nine stormwater inlets will be improved on the Jonah Bank property. The product that will be used is a Gutter Bin invented by a local entrepreneur operating as Frog Creek Partners. By purchasing and installing these Gutter Bins, a Casper-owned business will benefit in increased sales which will trickle down to several other businesses in Glenrock, Sheridan and Gillette. Gutter Bins are cut in a machine shop located in Gillette; welded by three different welders in Sheridan and fabricated by McGinley Orthopaedic Innovations in Glenrock. The Mundis bag that attaches to the Gutter Bin will be sewn by Yellowstone Upholsters in Casper. Jonah Bank will be responsible for the bi-annual maintenance of the installed Gutter Bins.
- To assist in new businesses and spur additional investment:
 - At least one new building permit issued for this area and at least three new business openings directly related to the area by 2024. A private development of a \$20 million-dollar hotel and conference center is being proposed on vacant property adjacent to this reach of the river.
 - Land in the neighboring Platte River Commons Business Park is poised for some incubator business start-ups related to river and fishing technologies.
- To increase the value of riverfront and nearby river corridor properties by 5% by 2027.
 - The elimination of blight from the First Street site and planting of native riparian and upland trees, shrubs, forbs, and grasses will improve the aesthetics of this site.
 - Baseline property values of the river corridor properties will be gathered from the County

Assessor before the project start and each year through year three after the completion of the project.

- To increase recreation in the First Street river reach by 50% by 2024.
 - To provide immediate river access and riparian area. Construction of a new boat ramp at the West B Street intersection and trail development provides immediate access to recreational activities.
 - River recreation information requests received by Visit Casper will be logged with a baseline number as of July 1, 2019. Requests will be tracked monthly through September 2022.
 - Fishing license sales along with other information that the Wyoming Game and Fish keeps regarding fishing licenses will be tracked with a baseline number as of July 1, 2019. Licenses will be tracked monthly through 2022.
 - Volunteers will be recruited to assist in gathering attendance and activity data in selected areas of the river. A baseline number will be established as of July 1, 2019 and tracked monthly through September 2022.

Funding Sources and Uses

The total project cost has changed since the application was submitted on June 1. The original budget showed a total project cost of \$1,459,200. A revised budget submitted August 26 reflects a total cost of \$1,482,766.

A cash match of \$659,200 from the Wyoming Wildlife and Natural Resource Trust Grant (WWNRT) was originally indicated in the application. Due to an accounting error, it was discovered the amount which can be applied to the project is \$1,704,048.48

A cash match of \$300,000 from the city of Casper was indicated in the initial application. The match is now \$774,164.56.

Additional funding sources were also noted in the August 26, 2019, revised budget:

- \$10,000 from the WY Governor’s Big Game Coalition (for eligible cash match)
- \$148,308.58 from the North Platte River Foundation (for ineligible costs); and
- \$100,000 from BP Amoco (for ineligible costs).

A recent article dated August 21, 2019, in the Casper Star Tribune indicated the Casper City Council allocated sufficient funds for completion of this phase in its entirety.

WBC Deliberations

CG&LC Chair Kim Devore recused herself from discussion about the project, due to a perception of a potential conflict of interest given her office’s geographical proximity to the proposed project.

Sources	
BRC amount	\$ 500,000
Cash Match	\$ 982,766
Total eligible project cost	\$ 1,482,766
BRC % of total eligible project costs	34%
Local % of total eligible project costs	66%
Uses	
Land Acquisition Costs	
Land	\$ 300,000
Non-Construction Costs	
Other fees (surveys, tests, etc.)	\$ 74,000
Construction Costs	
River, bank and boat-ramp construction	\$ 964,725
Contingencies (14%)	\$ 144,041
Total Uses	\$ 1,482,766

Representatives of the community included Carter Napier, City Administrator; Liz Becher, Community Development Director; Andrew Beamer, City Engineer and Jolene Martinez, Project Manager.

Co-Chair Goetz asked the City if the project budget and/or the project itself had changed since the application was submitted. There was significant confusion among the Board as to whether this project had previously been submitted to the WBC and/or whether the components of the project before the Board for consideration was different than the project as applied for and as considered by WBC staff. Staff confirmed the budget and scope of the project had changed from the initial application and the project currently being presented to the Board for consideration. Co-Chair Goetz also asked City representatives to clarify which components of the project were already funded by the City. A recent newspaper article reporting on the project provided information that the project was funded in its entirety by the City, thus implying that WBC funds were no longer necessary. Further, Co-Chair Goetz asked community representatives to clarify the varying phases of the project and what exactly was the scope of the project and the monies requested at this time, given the WBC had funded this project previously. City representatives responded to these concerns by describing their interpretations of what the City had actually already approved and funded compared with the overall scope of the project.

Board member Tomassi asked how many phases of the overall project were remaining, and how the City planned to fund these remaining phases. The City responded there were seven phases remaining and there were currently no funds for phases beyond the current request.

Board member Johnson noted there were no letters of support from the local businesses. She inquired whether an increase in property taxes due to improvements might be a funding source.

Board member Easley asked if Casper could fund this and if the project was viable without the BRC funds. Mr. Napier said he couldn't speculate about Casper prioritizing an additional \$500,000 for the project but the river is a vital part of the City's strategy.

Vote:

Motion to approve staff's recommendation of no funding. Motion passed on a vote of 12 to 1 (with Board member Easley voting no and CG&LC Chair Kim Devore being recused).

WBC Recommendation

The WBC does not recommend funding for this project for the following reasons:

- It does not appear BRC funding is needed to complete this project.
- WBC does not believe that the city has adequately defined how this is their economic development priority amidst many other projects in Casper.
- There has been a great deal of BRC funding invested in the downtown Casper area (where this phase of the river lies) through multiple projects.
- WBC has not received a copy of the property appraisal or draft purchase agreement for the Casper Redevelopment property purchase nor any draft agreements for the transfer of property from the Platte River Trust. Should funding be recommended, the WBC requests the receipt of these items be noted as a contingency.

Project Overview

Casper Platte River Revival Phase III 1st Street Site			
Purpose	The city of Casper requests a \$500,000 Community Development - Enhancement grant for the Phase III 1st Street Site of the Platte River Revival. The Platte River Revival Project is an overall restoration project for 13.5 miles of the Platte River and its banks that traverse through Casper. Funds for Phase III will be used to enhance channel form and function; improve fish and wildlife habitat; stabilize eroding banks; improve passive treatment of storm water and improve aesthetics along a 2,700 foot section of the North Platte River immediately downstream of the former BP-Amoco Refinery. Funds will also be used to purchase a 50-foot wide portion of property owned by the Casper Redevelopment Company and to construct a boat-dock and parking area located at the river's intersection with West B Street.		
Project Budget	Projected Grant Expenditure Schedule		
	Description	BRC	Match
			Cash
	Land	\$ 102,000	\$ 198,000
	Non-Construction Costs	\$ 25,160	\$ 48,840
	Construction Costs	\$ 372,840	\$ 735,926
	Total Project Cost	\$ 500,000	\$ 982,766
	Percentage BRC of all cash:		34%
Performance Measures	Measure	Quantity	
	Businesses Assisted	6	
	Return on Investment	5%	
	Increase Recreation Opportunities	50%	
	Additional Investment	\$ 166,601	
Project Infrastructure	New Construction	16,750 square-feet	New boat-ramp and parking lot.
	Storm Sewer	140 lineal-feet	Improve passive treatment of storm sewer.
	Storm Sewer Inlets	9	Installation of Gutter Bins on storm water inlets.
	Bankscaping	300,000 square-feet	Bank stabilization
	River	2400 lineal-feet	River channel form & function construction.



Addendum Correspondence

<u>TOPIC</u>	<u>PAGE</u>
Town of Alpine – Pre-Treatment and Sludge Handling Facility	1 – 2
City of Casper – Platte River Revival Phase III	3 – 4



To: Members of the Wyoming Business Council Board of Directors:
Re: City of Alpine Wastewater Treatment 2nd Request (Sept 2019)

To All of Whom it Concerns:

It was brought to my attention earlier this week that The City of Alpine has again requested funding to improve their adequately sized residential wastewater treatment facility. While they are no longer adding on an additional \$600k in expansion funding specifically for the Melvin Brewing Co., this is still a product of the Melvin Brewing Operation being located in a remote area of Wyoming. The merits and reasons behind this particular request have been previously debated, and it was adequately determined that the project was “bankable” and that funds to address said “infrastructure” had been previously granted.

The real debate in this existing request is not necessarily about the Melvin Brewing Company. It should properly surround the City of Alpine, Lincoln County, and if the previously awarded grant money (\$3,000,000.00) specifically tagged for “infrastructure development” was used effectively and efficiently enough to warrant a second, nearly equivalent grant

As a private Brewery owner who has developed a facility comparable in size, it is impossible for me to imagine a scenario where the City of Alpine could have overlooked this potentially massive wastewater issue. The building was sized to accommodate a large-scale brewing operation, and projections were in excess of 620,000 gallons of beer annually. The waste effluent from this size of an operation being sent to a wastewater treatment plant the size of Alpine’s is the mathematical equivalent of a thimble being asked to collect and treat the water from a firehouse! There is no scenario where this could have been overlooked, by either party and even if it were, is it once again the responsibility of the taxpayer to fund even further “infrastructure development”? Perhaps this should have topped the wish listed on their 1st

request and what was left over used to construct the Brewing facility, and if that wasn't sufficient to relocate the Melvin Brewing Company to Alpine, WY then so be it.

All of this has led me to a bit of research on where the Wyoming Business Council has awarded grants since its inception and what the corresponding Jobs created per dollar spent amounts to:

Sheridan County	\$35 Million Funded	472 Jobs Created	\$74,000 / Job
Laramie County	\$61 Million Funded	1794 Jobs Created	\$34,000 / Job
Park County	\$19 Million Funded	304 Jobs Created	\$62,500 / Job
Lincoln County	\$25 Million Funded	88 Jobs Created	\$284,000 / Job

At what point do you address this substantial inequity? Even more importantly, at what point does the obligation of the Wyoming Business Council shift from simply dispersing available funds, to adequately protecting the assets of the Wyoming Taxpayer? I'm hopeful it is immediate, considering the tone of every legislator when asked about the hundreds of millions of dollars of deficit facing the Wyoming Education Department. While I fully understand these funds are in no way related to each other, the perception is, and it will continue to be.

The City of Alpine and Lincoln County are responsible for this failure to provide adequate "infrastructure development" given their first awarded grant. The problem should remain in their hands alone to address.

Sincerely,



Tim Barnes
Co-Founder
Black Tooth Brewing Company
Sheridan, WY

August 13, 2019

Karen P. Fate, Project Manager
Business Ready Community Grant & Loan Program
Community Development Division
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002

RE: The City of Casper's BRC Grant Application for the Platte River Revival – First Street Site

Dear Ms. Fate:

I am writing in support of the City of Casper, Wyoming and their application to the Wyoming Business Council for the Business Ready Community (BRC) grant application for a \$500,000 Community Enhancement project that will restore the North Platte River along First Street in downtown Casper.

On behalf of the Board of Directors for the Casper Area Economic Development Alliance (CAEDA), I want to express our support for this infrastructure sustainability project. Successful economic development is dependent upon solid infrastructure to entice investment into a community. The goal of the Platte River Revival is to foster a healthy and sustainable river system that is a catalyst for economic development and improved quality of life in the Casper area. The Revival will enhance the overall appeal of Casper by embracing the river and the limited riverfront. Approval of this grant request will enhance the most visible reach of the river and improve the west central gateway into Casper. Public investment is critical to attracting private investment.

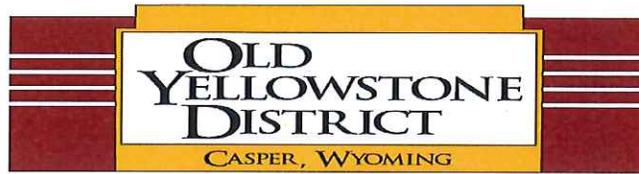
We hope you will favorably consider the BRC grant application from the City of Casper. Please feel free to contact me with any questions you may have about this project and its impact on our economic development initiatives in the community.

Sincerely,



Justin Farley
CEO

Casper Area Economic Development Alliance, Inc.
300 South Wolcott, Suite 300, Casper, WY 82601
(800) 634-5012 ph (307) 577-7011 fx (307) 577-7014



www.oldyellowstonedistrict.com

August 9, 2019

Karen P. Fate, Project Manager
Business Ready Community Grant & Loan Program
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002

RE: BRC Grant Application for the Platte River Revival – First Street Site

To Whom It May Concern:

On behalf of the Old Yellowstone District Advisory Committee, I am writing in support for the City of Casper in its application to the Wyoming Business Council for a \$500,000 BRC Grant for the Platte River Revival enhancement project along First Street in the Old Yellowstone District.

The Old Yellowstone District was identified as an urban renewal area in 2001. At the time, one third of the property was industrial or being used for storage. Another 13% of the area was simply vacant. Since it was located right in the heart of the city, community and business leaders recognized the value of having the Old Yellowstone District be an extension of the downtown, a vibrant place that was full of shops, homes, and businesses. The driving forces behind urban renewal are economic stability, reinvestment, and beautification, via a safe, vibrant, and walkable connection. All of these impacts are important for balanced growth. A vital core is critical for sustaining the community's center of commerce and base economy.

A goal of this project is to assist businesses and spur additional investment. We expect to see commercial development in the immediate area increase because of the river project. This development will be in addition to any commercial development associated with the Midwest Avenue reconstruction project. Investments and spending in infrastructure are good economic stimulus.

Sincerely,

Councilman Bob Hopkins, Chairman
Old Yellowstone District Advisory Committee