



Wyoming Business Council
 Business Ready Community
 Grant and Loan Program
 Report and Recommendations

December 5, 2013

TOPIC	PAGE
TAB 1	
BRC Program Financial Summary	2
BRC Application and Program Summary	3
BRC Allocation Plan	4
BRC Applications (ACTION ITEMS)	5 - 62
<ul style="list-style-type: none"> • Powell – Gluten Free Oats Expansion • Jackson Hole ESP – CNG Filling Station • Amoco Reuse Agreement JPB – Convention Center • CAEDA JPB – Speculative Building • Laramie County – Pine Bluffs Medical Clinic • Ranchester – Main Street Mercantile • Teton County – Adams Canyon Sewer • Lingle – Electrical Substation Expansion • Torrington – 21st and Main Project • Casper – Old Yellowstone District • Cheyenne – Downtown Elevated Walkway • Rawlins – Downtown Façade • Gillette – Gillette Avenue Improvement 	5 - 8 9 - 13 14 - 18 19 - 23 24 - 28 29 - 32 33 - 36 37 - 40 41 - 44 45 - 48 49 - 52 53 - 56 57 - 60
BRC Project Ranking Criteria and Evaluation Chart	61 - 62
TAB 2	
BRC Project Not Started within a year	
Cody – Cody Labs	
TAB 3	
Addendum – Correspondence	

BRC Program Financial Summary

BRC Appropriation Summary	
BFY 2003/2004 Appropriation	\$ 8,400,000
BFY 2005/2006 Appropriation	\$ 25,000,000
Governor's Supplemental Budget	\$ 11,600,000
BFY 2007/2008 Appropriation	\$ 46,000,000
Supplemental Budget, March 2007	\$ 33,250,000
Unobligated Unencumbered Data Center Funds (reverted back to the budget reserve)	\$ (5,000,000)
BFY 2009/2010 Appropriation*	\$ 79,250,000
FY2010 Budget Cut	\$ (4,000,000)
BFY 2011/2012 Appropriation	\$ 50,000,000
BFY 2013/2014 Appropriation (beginning July 1, 2012)	\$ 50,000,000
Total Appropriations to Date	\$ 294,500,000
*The 2009-2010 Supplemental Budget allowed the WBC to transfer up to \$10M from the BRC budget to the Community Facilities Program (CFP)	

Award Summary					
	Award	Disbursements	Deobligations	Outstanding Balance	Adjusted Award
Subtotal	\$279,583,914	\$191,844,001	\$23,332,606	\$64,407,308	\$ 256,251,308

Available BRC Funds Summary	
BRC Funds	\$ 38,248,692
Funds expended from CFP Program Authorization (2009/10)	\$(7,118,745)
Wyoming Telecommunications Broadband Initiative (2006)	\$ (250,000)
Loan Repayments	\$ 791,870
Total of Available BRC Funds	\$ 31,671,817

BRC Application and Program Summary

Currently there is \$31,671,817 available in Business Ready Community (BRC) funds. Sixteen applications were received. Three were withdrawn. The application requests total \$15,524,105.

Applicant	Project	Grant/Loan Type	Requested	Staff Recommendations
Powell	Gluten Free Oats Expansion	Business Committed	\$ 946,404	\$ 946,404
Jackson Hole ESP	CNG Station Infrastructure	Community Readiness	\$ 766,665	\$ 766,665
Amoco Reuse Agreement JPB	Casper Conference Center Project	Community Readiness	\$ 5,000,000	\$ 5,000,000
CAEDA JPB - Casper-Natrona County	Speculative Building	Community Readiness	\$ 999,953	\$ 999,953
Laramie County	Pine Bluffs Medical Center	Community Readiness	\$ 1,000,000	\$ 1,000,000
Ranchester	Main Street Mercantile Project	Community Readiness	\$ 977,500	\$ 977,500
Teton County	Adams Canyon Project	Community Readiness	\$ 889,173	\$ 889,173
Lingle	Electrical Sub-station	Community Readiness	\$ 236,832	\$ 236,832
Torrington	21st and Main Project	Downtown Development	\$ 957,830	\$ 957,830
Casper	Yellowstone District Urban Renewal	Downtown Development	\$ 1,000,000	\$ 1,000,000
Cheyenne	Elevated Walkway	Downtown Development	\$ 749,748	\$ 749,748
Rawlins	Façade Project	Downtown Development	\$ 1,000,000	\$ 1,000,000
Gillette	Gillette Avenue Improvement Project	Downtown Development	\$ 1,000,000	\$ 1,000,000
Totals			\$ 15,524,105	\$ 15,524,105
Total Available BRC Funds				\$ 31,671,817
Less Governor's Funds				(\$15,000,000)
BRC Funds Remaining If Recommendations Are Awarded				\$ 1,147,712

All Business Committed applications and projects involving a private developer are contingent on a favorable review of the proposals by the Attorney General. Other contingencies for projects are detailed in the project descriptions.

BRC Allocation Plan

The WBC board adopted the following allocation plan at their May 24, 2012 board meeting. The following financial allocation plan for the BRC program should be used to guide recommendations over the biennium beginning July 1, 2012 and ending June 30, 2014 (“BFY13/14”). Below displays how the current recommendations will affect the annual BRC allocation plan. The plan below is based on the biennial allocation of \$50M and does not include carryover funds from the previous biennium.

BRC Allocation Plan for BY13/14 (updated 11/1/13)						
Priority	Type	Allocated Amounts	Frequency of Applications to be reviewed by the WBC	Funds Awarded to Date	Total Funds Available for BY 13/14	Staff Recommendations for 11/1/2013
	Governor's Large Infrastructure Grants	\$15,000,000	September, December, March, and June	\$0	\$15,000,000	
High	Business Committed	\$12,000,000	September, December, March, and June	\$11,655,057	-\$344,943	\$946,404
High	Data Centers	\$7,000,000	September, December, March, and June	\$4,500,000	\$2,500,000	
High	Readiness Infrastructure	\$6,000,000	December and June	\$16,097,215	-\$10,097,215	\$9,870,123
Medium	Main Street / Downtown	\$4,500,000	December	\$1,668,682	\$2,831,318	\$4,707,578
Low	BRC Planning	\$1,000,000	December and June	\$424,850	\$575,150	
Low	Child Care / Senior Care	\$2,500,000	June	\$749,003	\$1,750,997	
Low	Recreation/Enhancements	\$2,000,000	June	\$3,564,874	-\$1,564,874	
Totals		\$50,000,000		\$38,659,681	\$10,650,433	\$15,524,105



Powell

\$946,404 BRC Business Committed Grant for the Gluten Free Oats, LLC Phase 2 Build Out Project

**Staff Recommendation:
Fund as Requested**

Project Description

The city of Powell requests a \$946,404 Business Committed grant to construct an 8,000 square foot steel frame warehousing facility, additional grain storage facilities, and a grain receiving area to enhance the business development of Gluten Free Oats. This new facility will be co-located with the existing facility located on lot #12 at 1030 E. Washington Street. In 2010, the city of Powell received a \$450,000 Business Committed Grant to build Gluten Free Oats, LLC a 2,880 square foot facility in the 2006 \$1,500,000 BRC Community Readiness funded Homestead Industrial Park. Due to higher than expected costs, the project requested and received an additional \$267,795 from the BRC Business Committed grant program in 2010 to complete the initial expansion project. The city of Powell will own and maintain the facility while leasing the facility to Gluten Free Oats, LLC (GFO).

The Business

GFO, Inc. was started by Forrest Smith, as an FFA project in 2004. Gluten Free Oats, LLC was the first company to provide gluten free oats in the United States; and, now, the company ships to Australia and the United Kingdom. The company currently distributes through Amazon.com, Whole Foods Market, over 350 independent retail outlets, and their own website. The company has expanded the product line from just old fashioned rolled oats to include groats, steel cut, quick oats and has a ready-to-eat line of gluten free products that include granola and 10 flavors of oatmeal-to-go cups.

Project Goals and Public Benefit

The company has been experiencing rapid growth and is currently utilizing shipping containers for storage space. The project will enable GFO to hire an additional 18 full-time employees at a median wage of \$13.50 per hour. In addition, the company will be able to create demand for an additional 1,000 acres of gluten free oats to be grown by area farmers.

This project will allow Gluten Free Oats to limit the loss of business to Canadian competition by allowing the company to keep enough product on hand to supply market demand. Area farmers will benefit by having a local market to buy their product without having to incur long distance shipping costs.

Lease and Revenue Recapture

The city of Powell will own and lease the facility to Gluten Free Oats, LLC. The lease payment will be the revenue recapture for the project. The first 20 months the city of Powell will recapture

\$54,403 and the next 360 months \$946,404 will be recaptured. The revenue recaptured as a result of this project will be used as follows:

- 25% for community projects
- 75% for a revolving loan fund

Timeline

Construction will be completed by December 2014.

Project Funding

The total project cost is \$1,052,560, of which the city of Powell is requesting \$946,404 of Business Committed funds. The cash match of \$75,000 is provided by Gluten Free Oats, LLC. The in-kind match for this project is \$30,156 and is provided by the city of Powell in the form of engineering, legal services, permits, plan review, construction insurance, and inspection fees.

Comments by Cindy Garretson-Weibel, WBC Agribusiness Director

The Gluten Free Oats project is very worthwhile, as it enhances a successful business that has much capacity for expansion. The gluten free market is expected to grow 10 percent in the next five years

and the Smith family has done a great job recognizing the potential and capturing the market. GFO contacts with local farmers, which also enhances Wyoming's production agriculture industry.

Gluten Free Oats has a stellar record with the Wyoming Business Council and is a model client. GFO has participated with the Agribusiness Division in natural trade shows and other opportunities to expand the company's marketing exposure. We look forward to continuing to work with them in the future as they expand their marketing opportunities.

Sources	
BRC amount	\$ 946,404
Cash Match	\$ 75,000
In Kind Match	\$ 30,156
Total eligible project cost	\$ 1,051,560
BRC % of total eligible project costs	90%
Local % of total eligible project costs	10%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 35,150
Other fees (surveys, tests, etc.)	\$ 11,150
Project inspection fees	\$ 5,000
Construction Costs	
Site work	\$ 126,000
<i>Building Components:</i>	
a) Electrical Systems	\$ 25,000
b) Mechanical, plumbing, HVAC systems	\$ 10,000
c) Landscaping	\$ 5,000
d) Foundation and/or Structural Framing system	\$ 600,000
e) Interior Finishes	\$ 59,000
Contingencies (20%)	\$ 175,260
Total Uses	\$ 1,051,560

Regional Comment by Leah Bruscano

Gluten Free Oats, LLC began as an FFA project and is now an international competitor in the gluten free foods industry. The business was started in Powell and is committed to staying and growing in the community. In addition to the growth of the company, it has also created a demand for an alternative crop that is very compatible with Powell’s climate. On top of the 8 full-time jobs that are currently in place, the company also creates a number of part-time jobs during the growing season.

Agriculture, especially alternative crops and value-added agriculture has been an economic development target for Powell over the years and the continued growth of Gluten Free Oats, LLC is exactly the type of economic development that Powell wants and is positioned for currently.

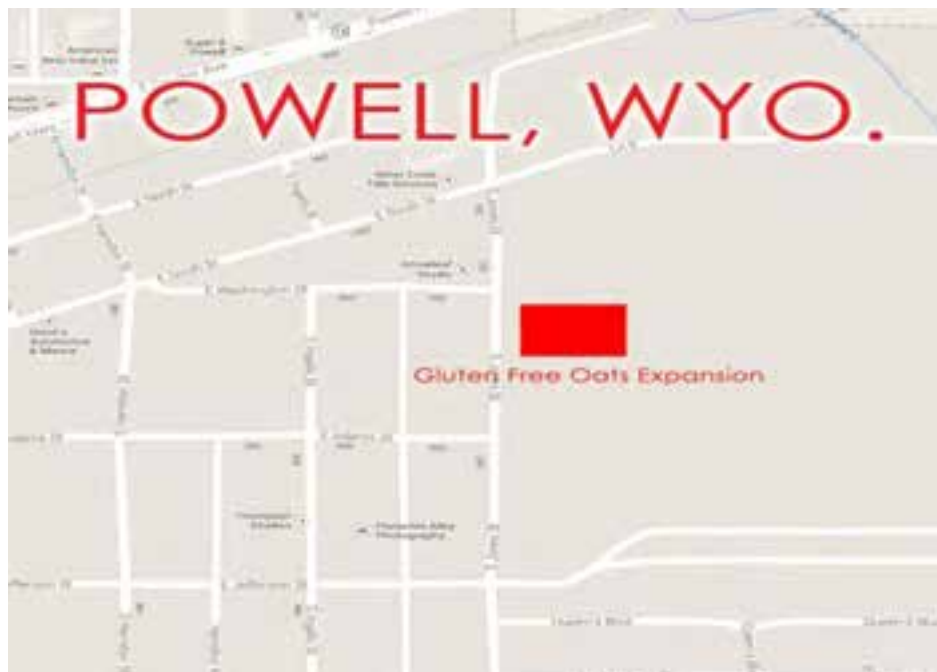
Gluten Free Oats, LLC needs to expand by adding a warehouse and additional storage bins in order to maintain their competitiveness and to pass third party audits required by their customers. The temporary storage that they are currently using does not allow the provable level of quality control that they need and does not allow the company to be as efficient as they could be. Gluten Free Oats, LLC has proven that they can position themselves to compete in one of the fastest growing markets in the food industry. The company started with seven acres in 2005 and this year they have 688 acres under contract. They plan to increase this acreage over the next few years to over 1,000 acres in the Powell area.

Staff Recommendation

Staff recommends funding the project as requested.

Attorney General Opinion

Pending



Detailed Analysis of Project

Powell							
Evaluation Criteria				Criteria Met		Notes	
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation (3yrs)			Yes	New	18	
					Retained	8	
	Future Creation			Yes	The company continues to grow and will future job creation is anticipated.		
	Wages	Park County (all industry), 2010			Y1	Y2	Y3
				Low	\$11.00	\$11.00	\$11.00
		High	\$20.00	\$20.00	\$21.00		
Mean		\$16.63	Mean/Avg.	\$14.85	\$14.83	\$15.77	
	Median	\$13.50	Median	\$13.00	\$13.50	\$13.50	
Community Workforce Development	Develops Community Momentum in Unique Market Niches			Yes	The company's market is unique to the area and state.		
	Helps Meet Demand for Social Services			N/A			
	Helps Diversification Efforts			No			
	Fulfill Community and Economic Development Goals			Yes	The project meets goals and objectives from the Comprehensive Economic Development Strategy plan for the Big Horn basin.		
	Improved Ability to Retain, Attract, Expand Businesses			Yes	The project improves the ability to retain, attract, and expand businesses.		
	Improved Workforce or Entrepreneurial Training			N/A			
	Economic Development Recapture Plan			Yes	The city of Powell will recapture \$1,000,807 over 380 months.		
	Satisfactory Performance on Past Projects			Yes			
Business Development Investment	Business Expansion			Yes	Business Type		
					Food Processing		
	Primary Business			Yes			
	Private Investment			Yes	The company will invest \$75,000 for the cash match.		
	Increase in Business Revenue			Yes	It is anticipated that business revenue will increase by over 50% for the first three years of the project.		
	Viability and Thoroughness of a Business Plan			Yes	Business and Industry Division has reviewed the business plan.		
Increase in Market Share			Yes	Market share will increase by 66% during the first three years of the project.			
Additional Evaluation Criteria	Leverage Additional Private Investment			No			
	BRC Loan			No			
	Main Street or Certified Tourism Community Project			N/A			
	Project Readiness			Yes			



**Jackson Hole Energy
Sustainability Project Joint
Powers Board**

**\$766,665 BRC Community
Readiness Grant for the
Compressed Natural Gas Vehicle
Fueling Station Pilot Project**

**Staff Recommendation:
\$766,665 Loan**

Project Description

The Jackson Hole Energy Sustainability Project Joint Powers Board requests a \$766,665 Community Readiness grant to install a compressed natural gas (CNG) fueling station at Shervin's Independent Oil located at 400 South Highway 89 in Jackson, Wyoming. The project that will allow Jackson Hole Energy Sustainability Project Joint Powers Board to monitor, record, and report on the process of establishing a compressed natural gas fueling station into an existing business including the usage of the compressed natural gas fueling station. The compressed natural gas fueling station pilot project will include the installation of a compressor, storage spheres, dispenser, and card reader, as well as an electrical transformer and piping to connect with the adjacent supply line. The Jackson Hole Energy Sustainability Project Joint Powers Board will be responsible for the operation, maintenance, and reporting of the

project, and through an agreement, Shervin's Independent Oil will operate the fueling facility.

Project Goals and Public Benefit

The project will provide data for others to utilize in the development of a CNG fueling station throughout the state. A long range goal of the project is to increase the overall usage of compressed natural gas that will in turn benefit the associated businesses and the state as a whole. Another goal of the pilot project is to increase the awareness of the benefits of using compressed natural gas as a fueling source. The town of Jackson and the START organization both have vehicle replacement plans that include the purchase of CNG vehicles for their fleets. As demand grows, Shervins has expressed interest in adding up to two employees that would specialize in converting vehicles to CNG fuel.

The public benefit from the pilot project includes increasing the usage of compressed natural



gas that then benefits the community and the state. Compressed natural gas benefits the environment by being cleaner burning. As compressed natural gas becomes more accepted by the public additional businesses will start offering the service and will offer conversions for vehicles to be able to use compressed natural gas. This project will provide data that will make the transition easier for businesses to offer compressed natural gas services.

Lease and Revenue Recapture

The Jackson Hole Energy Sustainability Project Joint Powers Board will recapture revenue from this project through a fee of \$.10 per gasoline gallon equivalent in monthly installments. Recapture will begin six months after the beginning of operations of the fueling station in order to develop a base-load fuel demand in the community. The revenue recapture over the first 10 years is projected to be \$253,357. The revenue recaptured as a result of this project will be used as follows:

- 100% for future energy related economic development projects.

Timeline

Construction will be completed by August 2014.

Project Funding

The total project cost is \$901,165 of which the Jackson Hole Energy Sustainability Project Joint Powers Board is requesting \$766,665 of Community Readiness funds. The in-kind match for this project is \$134,500 and is provided by the following sources: \$43,000 by the Jackson Hole Energy Sustainability Project Joint Powers Board from the easement value and \$91,500 by Jackson Hole Energy Sustainability Project Joint Powers Board for project professional services.

Regional Comment by Roger Bower

This pilot project holds the potential to grow the number of natural gas fueled vehicles in Wyoming. This project is broadly supported throughout the area. START, Jackson and Teton County’s mass transit busing system, is interested in cleaner transportation systems and has expressed an interest in transitioning their fleet to compressed natural gas. START has buses that travel to Star Valley and over the Teton pass to Driggs, Idaho providing transportation to the town’s workforce. In time, the school district, city, county, and the private sector is expected to make the transition to compressed natural gas. This project will provide baseline data that could support that transition.

Sources	
BRC amount	\$ 766,665
In Kind Match	\$ 134,500
Total eligible project cost	\$ 901,165
BRC % of total eligible project costs	85%
Local % of total eligible project costs	15%
Uses	
Land Acquisition	
Land (Easement)	\$ 43,000
Non-Construction Costs	
Architectural and Engineering fees	\$ 25,500
Other fees (surveys, tests, etc.)	\$ 600
Construction Costs	
Site work	\$ 531,565
Construction	\$ 154,500
Miscellaneous/Other	\$ 66,000
Contingencies (10%)	\$ 80,000
Total Uses	\$ 901,165

The location for this project provides good visibility at a well-established business. This project is a good example of a public/private partnership.

Staff Recommendation

Staff sees the benefit of developing data through a pilot project that can be disseminated and utilized by other privately owned fueling stations. However, staff believes this project should be recommended as a loan to remain consistent with the legislature's intent in funding CNG projects. In 2013, the legislature approved an amendment to the Challenge Loan program allowing for the Natural Gas Fueling Infrastructure Loan program. This loan is a 20 year loan, at 4% interest with a two year deferment.

Staff supports this project and the potential economic development result of it. Therefore, staff recommends the project be funded as a \$766,665 BRC Community Readiness loan at a 4% interest rate for a term of 20 years. The principal and interest will be deferred for the first two years. All deferred interest during the first two years of the loan term shall accrue to the principal. All funding will be contingent upon the following:

- Receipt of the executed lease between Jackson Hole Energy Sustainability Project Joint Powers Board and Shervin's Independent Oil.
- Receipt of an additional resolution passed by the applicant stating the method of repayment and proposed security for the loan
- Receipt of a summary of the applicant's total investments and cash balances for the two preceding years
- Receipt of a letter from the applicant's attorney addressing the following in detail:
 - The applicant's authority to enter into this BRC loan
 - The applicant's current indebtedness and borrowing capacity
 - Whether or not this loan will require an election
 - Method of repayment and any revenue sources
- Receipt of affirmation that Wyoming State Constitutional debt provisions and all other applicable statutes will be followed.

Attorney General Opinion

Pending

JACKSON HOLE, WYO.



Detailed Analysis of Project

JHESP JPB			
	Evaluation Criteria	Criteria Met	Notes
	Future Creation	Yes	As compressed natural gas' usage increases, businesses will create additional jobs.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	Yes	Compressed natural gas fueling is not available in Jackson. The project will create momentum in a unique market niche.
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	Increasing the usage of compressed natural gas will help in the area's diversification efforts.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project directly relates to goals established in the Ecosystem Stewardship plan developed by the Joint Powers Board
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project has the potential of increasing the ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	Yes	As a part of this project the Joint Powers Board will provide trainings for the public and interested businesses.
	Economic Development Recapture Plan	Yes	The project will recapture \$253,357 over ten years.
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



Amoco Reuse Agreement Joint Powers Board

\$5,000,000 BRC Community Readiness Grant for the Casper Conference Center Site Development Project

**Staff Recommendation:
\$3,000,000 Grant with a
\$2,000,000 Loan**

Project Description

The Amoco Reuse Agreement Joint Powers Board requests a \$5,000,000 Community Readiness grant to install infrastructure in Platte River Commons Opportunity Area located on the old Amoco Refinery property in Casper. The site sits between the North Platte River and King Boulevard. The project will install 43,600 square yards of crushed base and concrete, 13,150 linear feet of curb and gutter, 1,500 linear feet of 8 inch water line, six fire hydrant assemblies, one sanitary sewer lift station, 240 linear feet of 18 inch culvert, an irrigation system, pathway enhancements, and two traffic signals. The project will assist in the development of 35 acres of commercial property. Eighteen acres of the project area will be the future location of a 200 room, 48,000 square foot Crowne Plaza Luxury Hotel that will include a 21,500 square foot conference center facility. The remaining 17 acres will be divided into smaller lots for future development. The Amoco Reuse Agreement Joint

Powers Board will be responsible for the operation and maintenance of the infrastructure.

Project Goals and Public Benefit

This project meets an identified need for a luxury hotel and convention center complex in Casper on property that has gone through extensive remediation due to the past use of the area. The need for the hotel and convention complex was shown in the studies conducted by the Strategic Advisory Group and Crandall-Arambula. The studies showed that Casper's centralized location offers a competitive advantage in the industry and a good location for state and regional conferences.

The installation of the infrastructure will make the development of the \$35.8 million hotel and convention center possible that will create 64 full and part-time jobs. Another goal is to develop the remaining property in the area by providing infrastructure to over 35 acres.



Further, an additional 17 acres of property adjacent to the proposed hotel and convention center complex will be available for future development. The improvements will increase the value of the property from \$3.50 per square foot to \$6.50 per square foot. The infrastructure will increase the value of the property and will directly benefit the Amoco Reuse Agreement Joint Powers Board through future revenue recapture. The Amoco Reuse Agreement Joint Powers Board has received an offer for approximately 1.37 acres of the affected property to build an 8,500 square foot office and retail space facility if this project is successful. Currently, two private business entities have expressed interest in purchasing property adjacent to the hotel development. One prospect is an existing business in Casper and the other prospect is a developer that would build a retail and office building that could house multiple tenants.

The installation of the infrastructure associated with this project, in addition to the construction of the hotel and convention center is projected to spur development in the Platte River Commons Opportunity Area, as well as throughout other parts of Casper. In addition, the project and associated development will grow the area’s economy by bringing large conventions into Casper that could not previously be accommodated in the area.

This project comes in above the Community Readiness grant maximum of \$1 million and is considered by staff as a unique economic development opportunity. The \$5M grant request will require waving of the rules as the request is above the \$3 million allowed in rule, “Under extraordinary circumstances the Council may recommend a waiver of the rule requirements if the Council determines the waiver is consistent with the purpose of the Business Ready Community Program.”

Revenue Recapture

The Amoco Reuse Agreement Joint Powers Board will recapture revenue from this project through leasing of the property to businesses that locate in the park. The revenue recapture over the first six years of the project is projected to be \$4,311,000 and over 25 years is projected to be \$16,049,693. The revenue recaptured as a result of this project will be used as follows:

- 100% for future economic development projects.

Timeline

Construction will be completed by October 2015.

Project Funding

The total project cost is \$5,750,000, of which the Amoco Reuse Agreement

Sources	
BRC amount	\$ 5,000,000
Cash Match	\$ 750,000
Total eligible project cost	\$ 5,750,000
BRC % of total eligible project costs	87%
Local % of total eligible project costs	13%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 790,790
Construction Costs	
Site work	\$ 2,357,650
Construction	\$ 1,348,467
Miscellaneous (Utility Upgrades/Landscaping	\$ 660,000
Contingencies (15%)	\$ 593,093
Total Uses	\$ 5,750,000

Joint Powers Board is requesting \$5,000,000 of BRC Community Readiness funds. The cash match for this project should be \$862,500; however, only \$750,000 has been committed by the applicant. If the project is approved as requested the applicant must commit to the remaining \$112,500 before the project can proceed. If the project is approved as staff recommends, then the loan can fill the \$112,500 gap and no additional match would be required.

Regional Comment by Kim Rightmer

The proposed upgraded infrastructure from this project would greatly enhance the value of the lots in the Opportunity Area of the Platte River Commons, resulting in a greater return to the Amoco Reuse Agreement Joint Powers Board economic development fund. The Amoco Reuse Agreement Joint Powers Board has been diligent in promoting economic development projects within its properties over the years and has proven itself to be a valuable partner in a number of projects.

It has been well established that Casper is in need of a modern conference center as well as additional hotel rooms. The infrastructure necessary for the proposed site in the Opportunity Area will benefit adjacent lots, as well as existing buildings, businesses, and other vacant parcels on the opposite side of the road. It is expected that this infrastructure improvement will drive development throughout the remaining lots in the business park.

The proposed project is requesting an amount well over the maximum of \$1,000,000 for the BRC Community Readiness grant. The future projected revenue recapture for this project is very significant. The proposed private investment that will occur is also very significant making this project a unique economic development project.

Staff Recommendation

Staff believes this project presents a unique economic development opportunity for the Amoco Reuse Agreement Joint Powers Board, the city of Casper, and Wyoming. This project comes in above the Community Readiness grant maximum and is considered by staff as a unique economic development opportunity. The request will require waiving of the rules as the request is above the \$3 million allowed in rule, "Under extraordinary circumstances the Council may recommend a waiver of the rule requirements if the Council determines the waiver is consistent with the purpose of the Business Ready Community Program."

The proposed development has the potential ability to attract significant private investment and create a large number of jobs of which many have the potential to be at or above the median wage level. The potential revenue recapture is significant and will more than repay the public investment being proposed for the project.

Staff supports this project and the potential economic development result of it. However, given the large scope of this Community Readiness request, staff recommends an additional commitment from the applicant in the form of a BRC Community Readiness loan. Staff recognizes the proceeds from the revenue recapture could be used to repay the loan. Therefore, staff recommends the project be funded as a \$3,000,000 grant and a \$2,000,000 loan. The loan

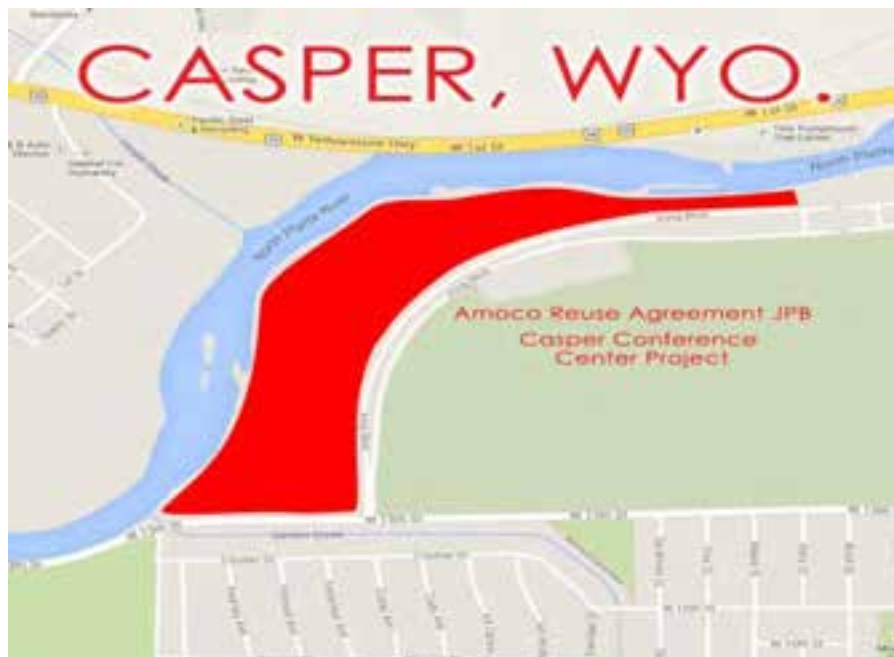
will have a term of 25 years with an interest rate of .5%. Additionally, the loan will have one year of deferment of both interest and principal. If the project is structured as recommended by staff, the rules would not have to be waived for this project. All funding will be contingent upon the following:

- Receipt of DEQ Use and Excavation Approval letter approving the project.
- Provide the executed Special Meeting minutes from the August 28, 2013 meeting.
- Provide an executed Contingency and Development Agreement between the Amoco Reuse Agreement Joint Powers Board, Refined Properties, LLC, JJM Group Hotels, and the city of Casper.
- Receipt of an additional resolution passed by the applicant stating the method of repayment and proposed security for the loan
- Receipt of a summary of the applicant's total investments and cash balances for the two preceding years (Complete chart on the following page)
- Receipt of a letter from the applicant's attorney addressing the following in detail:
 - The applicant's authority to enter into this BRC loan
 - The applicant's current indebtedness and borrowing capacity
 - Whether or not this loan will require an election
 - Method of repayment and any revenue sources
- Receipt of affirmation that Wyoming State Constitutional debt provisions and all other applicable statutes will be followed.

Staff notes the 15% match requirement for Community Readiness projects must be met.

Attorney General Opinion

Pending



Detailed Analysis of Project

Amoco Reuse Agreement JPB			
	Evaluation Criteria	Criteria Met	Notes
	Future Creation	Yes	The project will result in future job creation.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	No	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project directly meets goals established in the 2012 City of Casper Conference Center Market Study, 2012 City of Casper Downtown Strategic Plan, and the 2013-2018 CAEDA Five-Year Strategic Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The installation of the infrastructure will create build-ready sites that will improve the ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	N/A	
	Economic Development Recapture Plan	Yes	The project will recapture \$16,049,693 over twenty-five years.
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	Yes	The project will leverage an additional \$35.8 million in private investment.
	BRC Loan	Yes	The loan is recommended to be a \$2,000,000 loan at a .5% interest rate for a term of 25 years with repayment to begin one year from the end of construction. Interest and principal is deferred for one year.
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



**Casper-Natrona County,
Wyoming Economic
Development Joint Powers
Board**

**\$999,953 BRC Community
Readiness Grant for the
Speculative Building Project**

**Staff Recommendation:
Fund as Requested**

Project Description

The Casper-Natrona County, Wyoming Economic Development Joint Powers Board (CNCWEDJPB) requests a \$999,953 Community Readiness grant to construct a 30,000 square foot speculative building that will be expandable to 60,000 square feet. The building will be located on five acres on the southern half of Lot 2 in the Bar Nunn Industrial Center located on the north edge of Bar Nunn. The building will be 300 feet by 100 feet with 42 foot sidewalls and will include center supports capable of supporting up to a 50 ton crane. The facility will include knock outs for 16 foot overhead doors, 3,000 tons of rock for the floor base, and a 4,000 square foot stick built office space will be built on the exterior of the building. In 2009, Bar Nunn was awarded a \$3,000,000 Business Committed grant to develop the 150 acre Bar Nunn Industrial Center located west of Tonkawa Trail and South of Westwinds Road. The CNCWEDJPB will be responsible for

the operation and maintenance of the site and building.

Project Goals and Public Benefit

Once the building is built, recruiting a business to occupy the facility will be a primary goal of the project. Recruiting a business will create private investment and job creation within the Bar Nunn Industrial Center. The need for this facility was identified through documenting leads and their needs. CAEDA has tracked building requests for the last five years. The private sector has traditionally built smaller facilities, but not facilities of this size. The plan is to target industries that will diversify the area economy, such as manufacturing. The facility is expected to be filled in less than two years of the completion of the construction.



The public benefit from the project includes the construction of a facility that is not currently available within the region. Casper Area Economic Development Alliance (CAEDA), the local economic development organization, will market the facility and since the beginning of 2013 has had eight leads that was searching for a facility of the size of the proposed speculative building. Having an available speculative building will benefit the region by bringing in companies to look at the region that might not have come without such a facility being available.

Revenue Recapture

The CNCWEDJPB will own the facility and CAEDA will be the project administrator, and will manage the recaptured funds. The first five years of a lease is projected to recapture up to \$775,000 with the tenant having the first right of refusal to purchase the facility for up to \$2,000,000. The revenue recaptured as a result of this project will be used as follows:

- 10% for infrastructure and related economic development projects.
- 18% for the purchase of industrial land.
- 72% for the construction of a second speculative building.

Timeline

Construction will be completed by December 2014.

Project Funding

The total project cost is \$2,665,003 of which the CNCWEDJPB is requesting \$999,953 of Community Readiness funds. The cash match for this project is \$1,200,000 and is provided by the following sources: \$400,000 is provided by CAEDA and \$800,000 is provided by the CNCWEDJPB. The in-kind match for this project is \$465,050 and is provided by Granite Peak Development in the discounted land price for the project (\$495,050 land value less the \$25,000 sale price equals \$465,050 of in kind value as determined by a broker's market analysis).

Sources	
BRC amount	\$ 999,953
Cash Match	\$ 1,200,000
In Kind Match	\$ 465,050
Total eligible project cost	\$ 2,665,003
BRC % of total eligible project costs	38%
Local % of total eligible project costs	62%
Uses	
Land Acquisition	
Land	\$ 495,050
Non-Construction Costs	
Architectural and Engineering fees	\$ 130,000
Construction Costs	
Site work	\$ 447,700
<i>Building Components:</i>	
a) Electrical Systems	\$ 78,100
b) Mechanical, plumbing, HVAC systems	\$ 25,000
c) Landscaping	\$ 30,000
d) Foundation and/or Structural Framing system	\$ 507,500
e) Interior Finishes	\$ 198,000
f) Fire Protection	\$ 130,000
h) Other (specify)	\$ 93,000
Miscellaneous/Other	\$ 200,000
Contingencies (18%)	\$ 330,653
Total Uses	\$ 2,665,003

Regional Comments by Kim Rightmer

Given the size, location, and population of Natrona County, it often lands on site selection lists for industrial companies. CAEDA has tracked these inquiries for several years and has noted a consistent interest in industrial space in the 30,000 to 60,000 square foot range. In most instances, time is of the essence and companies are not interested in waiting while a suitable facility is constructed.

The private sector shows no interest in building spec buildings of this size due to the uncertainty of a quick financial return. In this particular instance, however, the private sector has shown support of this project through its greatly discounted offer of land.

Having a large-size industrial building ready for a quick build-out in Natrona County would greatly improve the chances of landing a large, job-creating company. It will also enable Casper Area Economic Development Alliance to incentivize an appealing and cost-effective package for any company interested in our community when a suitable deal with local developers cannot be struck.

This project will fill a long-standing gap in the area's building inventory, allow for prompt response to leads, provide an important incentive tool for CAEDA, and encourage economic development growth within the town of Bar Nunn.

Staff Recommendation

Staff recommends funding the project as requested contingent upon the following:

- Receipt of the executed Contingency and Development Agreement between CNCWEDJPB, CAEDA, and Granite Peak Development, LLC.

CASPER - NATRONA COUNTY, WYO.



Detailed Analysis of Project

Casper-Natrona County, Wyoming EDJPB		
Evaluation Criteria	Criteria Met	Notes
Future Creation	Yes	The filling of the speculative building by a business will lead to future job creation.
Develops Community Momentum in Unique Market Niches	Yes	The goal is to attract a business to the facility that will diversify the economy by developing community momentum in a unique market.
Helps Meet Demand for Social Services	N/A	
Helps Diversification Efforts	Yes	The size of the facility is not readily available in the area and will help diversification efforts.
Community/Economic Dev. Goals Related to Specific Plan	Yes	The project relates to the 2008 Town of Bar Nunn Community Development Plan, the 2012 CAEDA Strategic Plan, and the Comprehensive Economic Development Strategy for Casper-Natrona County, Wyoming.
Improved Ability to Retain, Attract, Expand Businesses	Yes	The facility will improve the ability to retain, attract, and expand businesses.
Improved Workforce or Entrepreneurial Training	N/A	
Economic Development Recapture Plan	Yes	The project has the potential of recapturing up to 100% of both private and public funds that are being invested in the project.
Satisfactory Performance on Past Projects	Yes	
Leverage Additional Private Investment	Yes	The land is being discounted by \$460,050 by Granite Peak Development, LLC.
BRC Loan	No	
Main Street or Certified Tourism Community Project	N/A	
Project Readiness	Yes	



Laramie County

\$1,000,000 BRC Community Readiness Grant for the Pine Bluffs Medical Clinic Project

**Staff Recommendation:
Fund as Requested**

Project Description

Laramie County requests a \$1,000,000 Community Readiness grant to construct a 4,354 square foot medical clinic and pharmacy building that will replace the current 2,300 square foot facility. The property is located at 117 East 4th Street in Pine Bluffs. The facility is a partnership between, Laramie County, Pine Bluffs, Cheyenne Regional Medical Center, and the University of Wyoming Family Medicine Residency program. The facility will be owned by Laramie County and operated by the Cheyenne Regional Medical Center that will in turn lease the facility to the University of Wyoming. The University of Wyoming utilizes the facility to provide hands on experience to future doctors, nurses, and pharmacists that will potentially be practicing in rural communities throughout Wyoming.

Project Goals and Public Benefit

The project will demolish the existing structure and then construct a new medical clinic and pharmacy that will not only serve the Pine Bluffs region, but will provide a facility that will be utilized to train doctors, nurses, and pharmacists that will then work throughout Wyoming in the future. The current facility is in danger of being closed due to the condition of the facility and does not meet American Disability Act (ADA) standards. The project will create a facility that meets ADA standards, making the facility accessible to all users and to provide new services not currently offered due to the lack of space and inadequate facilities, such as expanding the number of specialists, telemedicine services, and behavioral counseling.

The expansion is projected to increase doctor visits from the current 3,250 visits to 4,063 visits per year, increase the current clinic visits from 5,000 to 6,250 per year, provide the ability to offer four community health education opportunities to community members twice a year, and provide health and safety related educational classes delivered via teleconferencing to health and safety personnel twice a year. Rural communities throughout Wyoming will benefit from the project through the experiences gained by future doctors, nurses, and pharmacists that go on to practice throughout the state of Wyoming.



PINE BLUFFS MEDICAL CLINIC

The public benefit from the project includes providing a facility that will meet the needs of all users of the facility. Having a new medical clinic in the community will be an asset in the community's efforts to attract businesses and new residents to the community. The facility provides training opportunities to medical students/residents, nurse practitioner students, and pharmacy doctoral students in a rural setting. University of Wyoming retention data shows that 68% are retained in the state. The ability to provide a real life training opportunity to students will benefit all of Wyoming as a majority of the students begin their professional careers within the state.

Lease and Revenue Recapture

The facility will be owned by the county and operated by the county hospital; therefore, this project is not a revenue generating project. Laramie County provides the facility to the Pine Bluffs Medical Center via the Cheyenne Regional Medical Center. The Pine Bluffs Medical Center then leases the facility to the University of Wyoming Family Practice medicine Program for \$1 per year to provide medical services to patients. The benefit from the project will be statewide as doctors, nurses, and pharmacists set up practice throughout the state.

Timeline

Construction will be completed by December 2014.

Project Funding

The total project cost is \$1,396,570 of which Laramie County is requesting \$1,000,000 of Community Readiness funds. The cash match for the project is \$306,470 and is provided by the following sources: \$126,470 from Cheyenne Regional Medical Center, \$59,000 from the Pine

Sources	
BRC amount	\$ 1,000,000
Cash Match	\$ 306,470
In Kind Match	\$ 90,100
Total eligible project cost	\$ 1,396,570
BRC % of total eligible project costs	72%
Local % of total eligible project costs	28%
Uses	
Land Acquisition Costs	
Land	\$ 34,000
Non-Construction Costs	
Architectural and Engineering fees	\$ 132,097
Other fees (surveys, tests, etc.)	\$ 9,000
Project inspection fees	\$ 20,000
Construction Costs	
Site work	\$ 4,200
Demolition and removal	\$ 35,000
<i>Building Components:</i>	
a) Electrical Systems	\$ 156,744
b) Mechanical, plumbing, HVAC systems	\$ 261,240
c) Landscaping	\$ 10,450
d) Foundation and/or Structural Framing system	\$ 365,736
e) Interior Finishes	\$ 208,992
f) Fire Protection	\$ 41,798
g) Remediation	\$ 5,000
h) Other	\$ 19,100
Miscellaneous/Other	\$ 22,000
Contingencies (6%)	\$ 71,213
Total Uses	\$ 1,396,570

Bluffs Health Foundation, \$5,000 from High West Energy Co-Bank, \$5,000 from High West Energy – Tri State (Pending), \$5,000 from High West Energy – Basin Electric (Pending), and \$56,000 from the Cheyenne Regional Medical Center Foundation. The in-kind match for this project is \$90,100 and is provided by the following sources: \$5,000 for curb and gutter rework from the town of Pine Bluffs, \$2,100 for water and sewer hook-up from the town of Pine Bluffs, \$2,000 for the building permit from the town of Pine Bluffs, \$35,000 for the building demolition from the Pine Bluffs Fire District, \$12,000 for electrical upgrades to the site by the town of Pine Bluffs, and \$34,000 in land value (valued through an appraisal).

Regional Comment by Tom Johnson

Healthcare is an important component of economic development, especially in rural communities. Economic development is often confused with economic growth. Economic growth is a numbers game – more jobs, more taxes, more people, more land, something we measure by counting. Economic development, on the other hand, encompasses social and economic change to enhance quality of life of citizens.

The Pine Bluffs project fits this definition. Without access to healthcare, rural areas simply do not stand a chance of long-term survival; further, their chances for both growth and development are slim. If there is not growth, or development, there is no sustainability.

Although this project is not a significant creator of direct jobs, it does retain five jobs. Even more important is the uniqueness of the partnership that exists between the county, town, hospital, and the university. As a result this project also has state-wide impact. The doctors, nurses, and pharmacist who will work in this clinic may be the future doctors, nurses, and pharmacist in communities across Wyoming.

Staff Recommendation

Staff recommends funding the project as requested contingent upon the following:

- Receipt of the executed development and contingency agreement between Pine Bluffs, Laramie County, Cheyenne Regional Medical Center, and the University of Wyoming.
- Confirmation of the receipt of the pending \$10,000 cash match.

LARAMIE COUNTY, WYO.



Detailed Analysis of Project

Pine Bluffs			
	Evaluation Criteria	Criteria Met	Notes
	Future Creation	Yes	Jobs will be created as a result of the expansion.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	Yes	The new facility will meet demand for social services.
	Helps Diversification Efforts	Yes	The training of new doctors, nurses, and pharmacists will help diversify communities state wide.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The expansion of the medical clinic has been included in multiple planning documents including the 2008 5-year Follow-up Community Assessment.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	Having a medical clinic in a community improves the ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	Yes	The facility will be used to train future doctors, nurses, and pharmacists.
	Economic Development Recapture Plan	No	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



Ranchester

\$977,500 BRC Community Readiness Grant for the Main Street Mercantile Project

**Staff Recommendation:
Fund as Requested**

Project Description

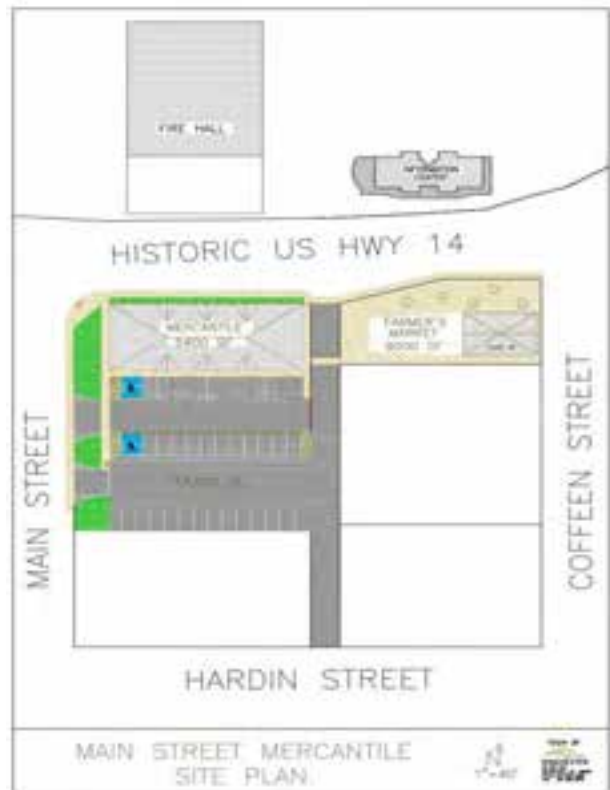
The town of Ranchester requests a \$977,500 Community Readiness grant to construct a 5,400 square foot building that will include three retail spaces, a 9,000 square foot outdoors farmer’s market space, and a 17,000 square foot parking lot with 32 spaces on property currently owned by the town at 245 Historic US Highway 14 in Ranchester. The property is located in downtown directly across from the Ranchester Information Center (BRC funded in 2010 in the amount of \$489,500 and a \$300,000 CDBG grant.). The town will be responsible for the operation and maintenance of the site and building.

Project Goals and Public Benefit

The project goals include the construction of the mercantile facility with three business ready

spaces and an outdoor air commerce space. The project will create an attractive entryway into the community and enhance the other related entryway work that has previously been completed. A 2009 Downtown Development Plan identified the need for additional retail space in the community, and this project will begin to meet that need. The town has received two letters of intent from businesses that plan on locating their businesses in the facility once it is completed. The project is expected to create six full-time jobs. The town and the economic development association will jointly market the facility to potential businesses.

The project will facilitate the creation of space that does not currently exist in the community for the development of commercial businesses. The project also will develop an empty lot and construct a facility that will provide a great first impression at the east gateway into the community. The farmer’s market space will benefit independent local producers by providing an attractive space from which to sell their products.



The project is consistent with their downtown development plan that was developed with funding from a \$25,000 CDBG planning grant in 2008-2009. The original structures on the property were considered blighted and were removed through a CDBG grant awarded in 2010 for \$300,000.

Revenue Recapture

The town of Ranchester will own and lease the three units within the facility to businesses. The initial lease rate, based on local lease rates, will start at five dollars per square foot and will increase to ten dollars per square foot by years 26-30. It is anticipated that by the end of year 30 the project will recapture \$1,000,000 after a vacancy allowance and an allowance for the operation and maintenance of the facility is deducted from the lease income. The revenue recaptured as a result of this project will be used as follows:

- 30% for public infrastructure related to economic development projects.
- 30% for economic development and enhancement projects.
- 30% for operation and maintenance.
- 10% for economic development related marketing and planning activities.

Timeline

Construction will be completed by December 2014.

Project Funding

The total project cost is \$1,150,000, of which the town of Ranchester is requesting \$977,500 of Community Readiness funds. The cash match for the project is \$97,500 and is provided by the town of Ranchester. The in-kind match for this project is \$75,000 and is provided by the town of Ranchester for project management, earthwork, and grading for the project.

Regional Comment by Dave Spencer

This project is the second phase of the Ranchester plan for the revitalization of the central business district.

Sources	
BRC amount	\$ 977,500
Cash Match	\$ 97,500
In Kind Match	\$ 75,000
Total eligible project cost	\$ 1,150,000
BRC % of total eligible project costs	85%
Local % of total eligible project costs	15%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 80,000
Construction Costs	
Site work	\$ 161,530
<i>Building Components:</i>	
a) Electrical Systems	\$ 74,000
b) Mechanical, plumbing, HVAC systems	\$ 83,000
c) Landscaping	\$ 10,800
d) Foundation and/or Structural Framing system	\$ 132,000
e) Interior Finishes	\$ 190,000
f) Fire Protection	\$ 45,000
h) Other (specify)	\$ 269,200
Contingencies (10%)	\$ 104,470
Total Uses	\$ 1,150,000

The project is a retail speculative building which would be built on lots that were purchased and cleared of blighted buildings with an earlier CDBG grant. The building would complete the entranceway improvement project into the community and provide needed space for new business activities to thrive and incubate. Currently there is a shortage of retail space in the community and emerging business has a difficult time finding space to operate a business. The town has identified two potential tenants for the building and has plans to use the outdoors space for a farmer's market. The project is also anticipated to stop more tourists as they make their way through the community which should result in more dollars being spent within the community.

Ranchester does not have a true downtown in the traditional sense, but rather a long highway strip through the community. In consultation with the Main Street program in 2006, it was determined that there was not enough historical integrity in the area to make it feasible to join the program. As a result the community has taken a different approach to revitalization which is to modernize and replace the business district. The recapture component of this project is significant and will allow the community to leverage the recapture to be able to complete future projects.

Staff Recommendation

Staff recommends funding the project as requested.



Detailed Analysis of Project

Ranchester			
	Evaluation Criteria	Criteria Met	Notes
	Future Creation	Yes	As businesses move into the new mercantile building jobs will be created.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project is the second phase of the 2009 Downtown Development Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will create needed space to retain, attract, and expand businesses within the town.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	Yes	The plan will recapture \$1M over the 30 year life of the facility.
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



Teton County

\$889,173 BRC Community Readiness Grant for the Adams Canyon Sewer Project

Staff Recommendation: Fund as Requested

Project Description

Teton County requests an \$889,173 Community Readiness grant to construct a 4,165 linear feet of eight inch sanitary sewer, 1,550 linear feet of six inch sanitary sewer, and a lift station to the area along South Highway 89 outside of the town of Jackson. The project will connect to the town of Jackson's municipal wastewater collection system. Teton County will be responsible for the operation and maintenance of the sewer infrastructure that will be installed with this project.

Project Goals and Public Benefit

The project goals include the construction of a sanitary sewer line in Adams Canyon. Currently, the residents and businesses in the area must utilize septic systems and many of the leach fields

are currently failing. The leach fields in this area require a great deal of property that could otherwise be used for future business development activity. The project will allow property owners and businesses to more fully utilize their entire properties that currently must be set aside for the septic system and associated leach fields.

The project area is one of the few areas that have the potential for future growth. The project will maximize the developable square footage for business expansion and new development. The project will then allow area businesses to expand and new business will have land on which to develop within the project area. The project will also protect a fragile ecosystem in the Adams Canyon area.

The public benefit from the project includes providing users to eliminate septic systems and leach fields that continue to fail. The project will also allow property owners and businesses the ability to expand that without the sewer system would not have been otherwise possible. At least four property owners have already expressed interest in expanding in the area if the project moves forward. Other property owners in the area have indicated that once the sanitary sewer system is available they anticipate exploring possible expansion opportunities as well.

Revenue Recapture

The infrastructure being installed with this project is not considered revenue generating. Any fees received will be utilized for operation and maintenance of the sewer infrastructure.

Timeline

Construction will be completed by October 2014.

Project Funding

The total project cost is \$1,046,086 of which Teton County is requesting \$889,173 of Community Readiness funds. The cash match for this project is \$156,913 and is provided by the following: \$89,900 in Consensus Block Grant Funds and \$67,013 in Teton County Capital Project Funds.

Regional Comment by Roger Bower

This project has been needed for a very long time and has limited growth in the area. This area south of

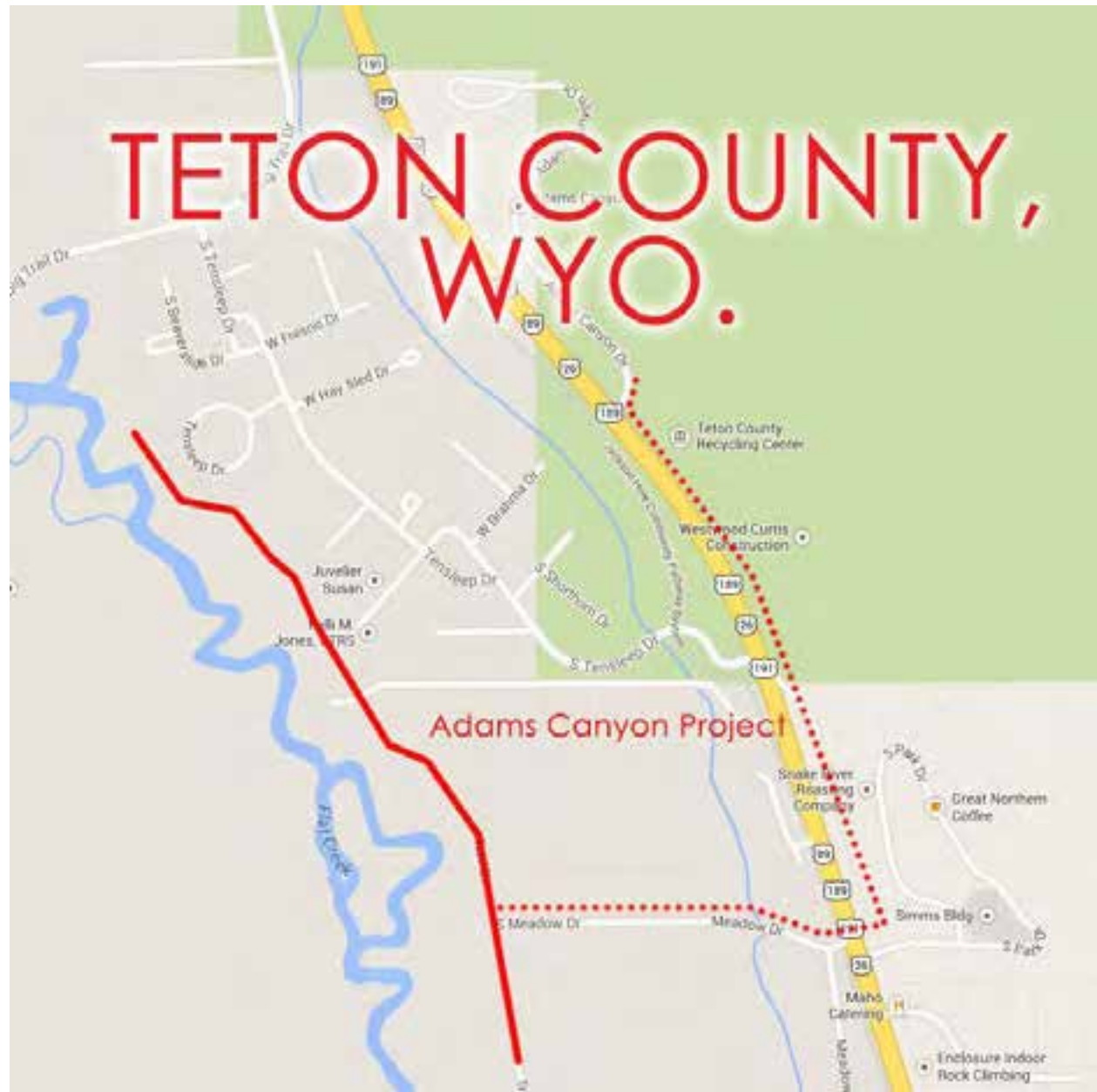
Jackson is one of the very few areas zoned for light industrial. The community needs more property that can be developed for light industrial purposes and businesses in the area will be able to expand where otherwise they are currently limited in expansion options. The project will promote job creation in the area as well. The project also will eliminate the potential future contamination of wells in the area and in an adjacent residential subdivision.

Staff Recommendation

Staff recommends funding the project as requested contingent upon the following:

- Receipt of copies of necessary easements for the project.

Sources	
BRC amount	\$ 889,173
Cash Match	\$ 156,913
Total eligible project cost	\$ 1,046,086
BRC % of total eligible project costs	85%
Local % of total eligible project costs	15%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 60,000
Construction Costs	
Construction	\$ 913,043
Contingencies (8%)	\$ 73,043
Total Uses	\$ 1,046,086



Detailed Analysis of Project

Teton County			
	Evaluation Criteria	Criteria Met	Notes
	Future Creation	Yes	The project will lead to potential future job creation in the area.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	Due to the limited areas for development to occur in the area, this project will help in the efforts to diversify the economy in the area.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project related directly to the 2012 Jackson/teton County Comprehensive Plan goal and objectives for this area.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will improve the ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



Lingle

\$236,832 BRC Community Readiness Grant for the Electrical Substation Expansion Project

**Staff Recommendation:
Fund as Requested**

Project Description

The town of Lingle requests a \$236,832 Community Readiness grant to construct a redundant transformer bank at the town's substation located at 300 Freimuth Avenue. The project will include the removal of the old foundation and installation of new concrete foundations; removal and reinstallation of the electrical bus conductors, installation of additional bus supports, switch supports, and buried ground grid; and the relocation of the existing substation equipment. The town will be responsible for the operation and maintenance of the substation.

Project Goals and Public Benefit

The project goals include the installation of a second set of transformers to create a redundant substation system to prevent a similar outage that occurred in 2011. In 2011, the town of Lingle

experienced a failure of the sole substation that serves the community. As a result, the businesses and community members did not have electrical service for 24 hours. The town has since purchased a second set of transformers and this project will install those transformers in the current substation to provide a back-up system that will prevent another town wide outage in the future. The project will prevent future business and residents losses that occurred as a result of the extended outage and will help in the retention of existing businesses, as well the attraction of new businesses to the community.

The public benefit from the project includes providing a reliable source of electricity for the community. Businesses will know that having a similar outage in the future will be unlikely to occur. The community will be able to market the electrical system's reliability and redundancy to businesses looking to expand or locate into the community.

Revenue Recapture

All revenue recaptured as a result of this project will go towards the operation and maintenance of the town's electrical system.



Timeline

Construction will be completed by December 2014.

Project Funding

The total project cost is \$300,000 of which the town of Lingle is requesting \$236,832 of Community Readiness funds. The cash match for this project is \$63,168 and is provided by State Land Investment Board Consensus Funds to the town of Lingle.

Regional Comment by Tom Johnson

This infrastructure project is critical for Lingle's business community and Lingle's ability to expand business in the future. The community has documented in dollar figures the costs associated with current electrical infrastructure failures. They are significant. Every time the current sub-station goes down, businesses in Lingle suffer losses in the thousands of dollars and more. Getting this back-up system will ensure that, in the event of another sub-station failure, the business community will continue to operate. The additional redundancy will also allow Goshen County Economic Development Corporation (GCEDC) to show Lingle as a place for business expansion within the county.

Staff Recommendation

Staff recommends funding the project as requested.

Sources	
BRC amount	\$ 236,832
Cash Match	\$ 63,168
Total eligible project cost	\$ 300,000
BRC % of total eligible project costs	79%
Local % of total eligible project costs	21%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 44,870
Construction Costs	
Construction	\$ 224,349
Contingencies (11%)	\$ 30,781
Total Uses	\$ 300,000



Detailed Analysis of Project

Lingle			
	Evaluation Criteria	Criteria Met	Notes
	Future Creation	Yes	Having a reliable electrical system will enhance the community's ability to create jobs in the future.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	No	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	Since the 2011 outage, the community has prioritized the project to create a redundant electrical system.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will improve the town's ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	N/A	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



Torrington

\$957,830 BRC Downtown Development Grant for the 21st and Main Project

**Staff Recommendation:
Fund as Requested**

Project Description

The city of Torrington requests a \$957,830 Downtown Development grant for a three part project. The project will renovate the façade and remodel the former Our Clothing Store 12,000 square foot retail building located at 2042 Main Street. Our Clothing Store recently closed and the building will be divided into smaller boutique sized spaces for businesses. An unused city owned building will be torn down by the city and a public parking lot will be expanded and a new ADA accessible public restroom facility will be constructed at East A Street and 21st Avenue. Finally, a way-finding signage system will be installed in the community to improve visitors and local users overall downtown experience. The city will be responsible for the operation and maintenance of the site, signage, and buildings.

In 2005, a \$275,000 CDBG grant was used to purchase the Our Clothing Store building. In 2011, the community also was awarded a \$60,000 CDBG grant to complete façade work on the Our Clothing Store, but the grant was cancelled and returned to the WBC. The project has since been restructured as a Downtown Development BRC grant request.

Project Goals and Public Benefit

The project goals include making downtown Torrington a destination for visitors and shoppers by making their overall experience more enjoyable. The community is committing to going from two annual events to hosting monthly events in the downtown district once this project is completed. The project will increase the number of parking spaces available in the downtown by six and will provide two truck/recreational vehicle parking spaces for visitors to the downtown. The project will also adapt a large retail facility into three smaller retail spaces. The smaller business spaces have been identified as better targets for the downtown by the Goshen County Economic Development Corporation. The way-finding signage system is an outcome of the \$18,300 2013 BRC funded Tourism Planning grant.



PERSPECTIVE VIEW - FRONT CORNER



The public benefit from the project includes providing improved access to the downtown businesses by installing the way-finding signage and increasing the number of parking spaces available for use by potential customers. The city owned former police station facility that will be torn down by the city as part of this project will remove an eyesore, but will also be replaced with a new ADA restroom facility in the downtown.

Revenue Recapture

The revenue recapture for this project will come from the leasing of the spaces within the former Our Clothing Store building. The revenue recapture will be managed by the Goshen County Economic Development Corporation. The project is expected to reach a breakeven point in year three of the project and Goshen County Economic Development will cover any deficit for the facility. Any additional funds that are recaptured after year three will be used as follows:

- 49% for operation and maintenance.
- 51% downtown development related events and activities.

Timeline

Construction will be completed by January 2015.

Project Funding

The total project cost is \$1,230,711 of which the city of Torrington is requesting \$957,830 of Downtown Development funds. The cash match for this project is \$190,000 and is provided by the following: \$75,000 from Goshen County Economic Development Corporation and \$115,000 will come from the city of Torrington. The in-kind match for this project is \$82,881 and is provided by the city of Torrington as engineering services for the project.

Regional Comment by Tom Johnson

This project ties together many efforts related to tourism, economic development, business development, and downtown development in

Sources	
BRC amount	\$ 957,830
Cash Match	\$ 190,000
In Kind Match	\$ 82,881
Total eligible project cost	\$ 1,230,711
BRC % of total eligible project costs	78%
Local % of total eligible project costs	22%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 173,921
Other fees (surveys, tests, etc.)	\$ 9,000
Construction Costs	
Site work	\$ 204,060
Demolition and removal	\$ 115,000
<i>Building Components:</i>	
a) Electrical Systems	\$ 60,000
b) Mechanical, plumbing, HVAC systems	\$ 70,814
d) Foundation and/or Structural Framing system	\$ 100,950
e) Interior Finishes	\$ 85,905
f) Remediation	\$ 39,490
h) Other: Parking Lot and Misc. Facade	\$ 185,000
Miscellaneous/Other (Wayfinding/Signage)	\$ 20,000
Contingencies (16%)	\$ 166,571
Total Uses	\$ 1,230,711

Torrington, and could serve as a model for other Wyoming communities. The project will result in an increase in promotional activities that will be driven by the city of Torrington and the Goshen County Economic Development Corporation.

This is also one of the first projects to be submitted that is a result of a BRC Planning Grant process. The project shows a commitment from the applicant to implement the strategies which have been identified in the plan.

Staff Recommendation

Staff recommends funding the project as requested.



Detailed Analysis of Project

Torrington			
	Evaluation Criteria	Criteria Met	Notes
	Future Creation	Yes	The project will create space that will be leased by businesses that in turn will create jobs.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The project will diversify the economy by increasing the number of tourists/visitors to the downtown.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project directly relates to the 2013 BRC Tourism Planning Grant.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will improve the ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	No	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



Casper

\$1,000,000 Community Readiness Grant for the Old Yellowstone District Phase II Project

**Staff Recommendation:
Fund as Requested**

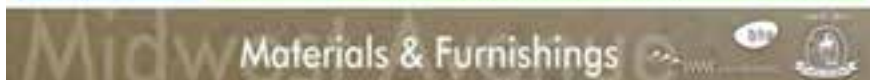
Project Description

The city of Casper requests a \$1,000,000 Community Readiness grant for the reconstruction of a two block area along the Yellowstone Highway from Walnut Street to Poplar Street, and Walnut Street from Midwest Avenue to West Yellowstone Highway. The project will include infrastructure upgrades, moving overhead infrastructure underground, street scape improvements including 12,000 square yards of sidewalk including new bulb outs at intersections, 10,500 linear feet of curb and gutter, pedestrian and bike lanes, bike racks, trash receptacles, benches, planters, and new lighting. The city of Casper will operate and maintain the infrastructure completed with this project.

The requested BRC project is a small part of a much larger project within the district. The Old Yellowstone District Urban Renewal project consisted of three previous phases. Phase one's total cost was \$3,427,205, Phase two's total cost was \$1,128,757, and Phase three's cost is estimated to be \$250,000. The city was responsible for funding the first three phases. The current request will fund Phase four of the overall improvement project.

Project Goals and Public Benefit

The goal for this project is improve the district's infrastructure and related aesthetics by installing the infrastructure underground. The project will enhance the district and improve the economic competitiveness of businesses located in and around the Old Yellowstone District. The project will improve safety in the area for both vehicular and pedestrian traffic by improving traffic flow and pathways. The project will also spur area property and business



owners to provide additional investment into the district.

The public benefit from the project includes continuing the revitalization of areas within the city of Casper. The project will support and enhance related community and economic development activities in the district and community. The project will increase the tax base and increase property values in the district. In addition, Federal Highway Administration 2007 data determined that for every \$1 million dollars invested in highway infrastructure that 27.8 jobs are created.

Revenue Recapture

The infrastructure for this project is not revenue generating, but will benefit multiple businesses that are located within the project area.

Timeline

Project construction is projected to be completed by October 2014.

Project Funding

The total project cost is \$2,032,576 of which the city of Casper is requesting \$1,000,000 in Community Readiness funds. The cash match for this project is \$795,076 and will come from the city of Casper. The in-kind match for this project is \$237,500 and will come from the city of Casper as engineering services.

Sources	
BRC amount	\$ 1,000,000
Cash Match	\$ 795,076
In Kind Match	\$ 237,500
Total eligible project cost	\$ 2,032,576
BRC % of total eligible project costs	49%
Local % of total eligible project costs	51%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 237,500
Construction Costs	
Site work	\$ 24,000
Demolition and removal	\$ 21,270
Construction	\$ 1,648,178
Contingencies (5%)	\$ 101,628
Total Uses	\$ 2,032,576

Regional Comment by Kim Rightmer

In the mid-1970's the city of Casper identified an area known as the Sandbar as an area in need of urban renewal. It completed an urban renewal plan for the area, purchased lands, demolished dilapidated buildings, assisted in the redevelopment of businesses and buildings, and constructed new infrastructure. When the Amoco Refinery closed in the 1990's and embarked on remediation and redevelopment efforts, it became clear that the industrial area in the West Central Corridor needed a renewal plan as well.

In 2007, a redevelopment plan was put into place. Since then, many improvements have been made throughout the Old Yellowstone District. These improvements have spurred development and rehab of existing buildings. More community activities are taking place within the district's boundaries and more people are drawn to the businesses in the district.

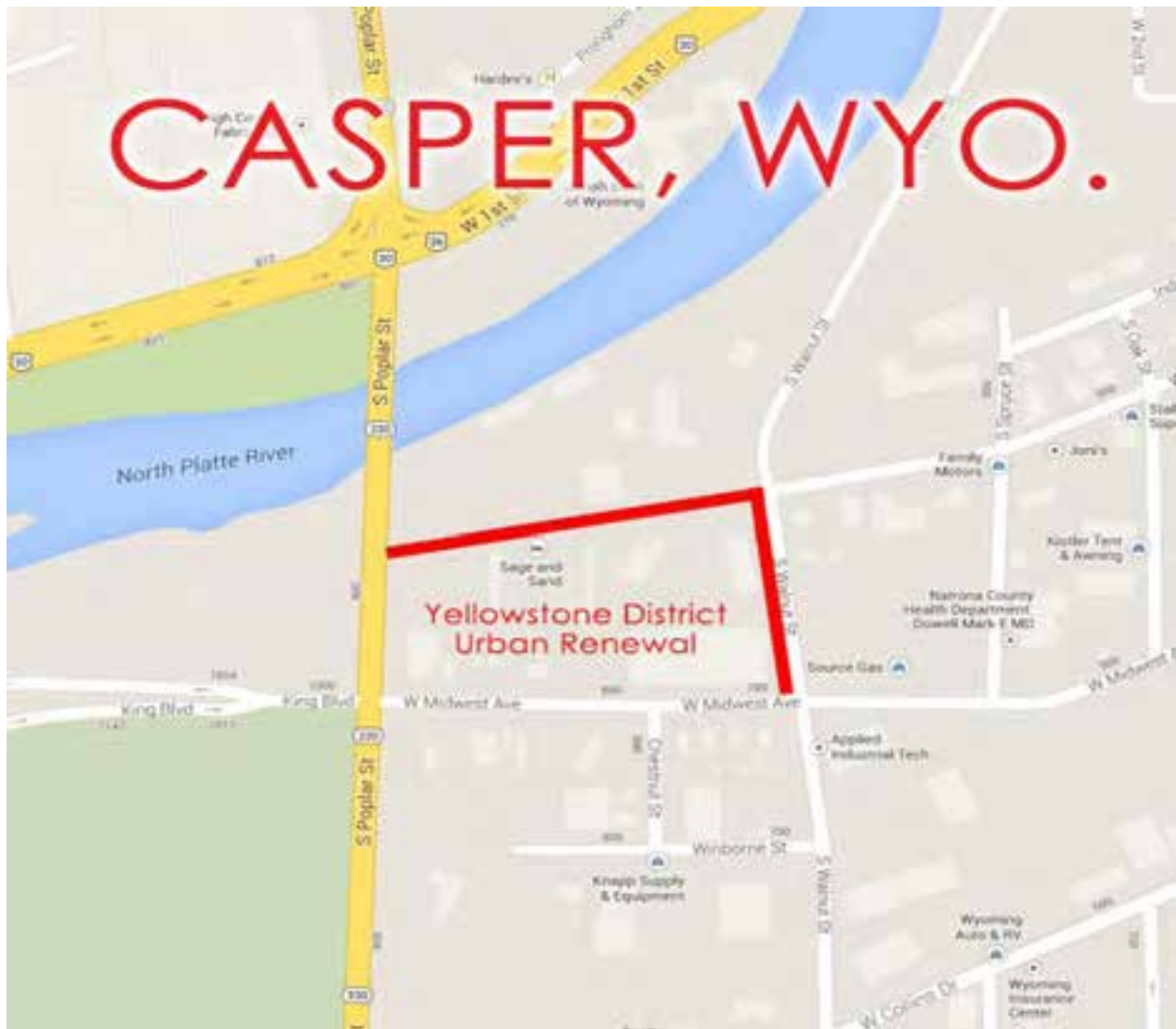
The city of Casper has invested nearly \$10 million to date in the Old Yellowstone District. This grant would enable the city to implement the next step of improving the last block of

Yellowstone and one block of Walnut Street. The project will also enable the community to coordinate planned Wyoming Department of Transportation changes to the Yellowstone/Highway 220 and 20-26 intersection located in the district.

In addition, the infrastructure upgrades will increase the value of four vacant lots totaling approximately nine acres and will likely spur property owners along the two streets to rehab their buildings and/or facades (As earlier phases have already done within the Old Yellowstone District).

Staff Recommendation

Staff recommends funding the project as requested.



Detailed Analysis of Project

Casper			
	Evaluation Criteria	Criteria Met	Notes
	Future Creation	Yes	The improvement of the Old Yellowstone District will create future job creation
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	No	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The 2012 city of Casper Strategic Plan and the CAEDA 2013-2018 Five Year Strategic Plan support this project.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will improve the district's ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



Cheyenne

\$562,248 BRC Downtown Development Grant and an \$187,500 Loan for the Downtown Elevated Walkway Project

**Staff Recommendation:
Fund as Requested**

Project Description

The city of Cheyenne requests a \$562,248 Downtown Development grant and an \$187,500 BRC Downtown Development loan to construct an elevated walkway from the city owned, Jack R. Spiker Parking Facility, across Pioneer Avenue to the second floor of a proposed hotel. The loan terms will be a 20 year amortization at .5% interest. The proposed hotel will be a Hilton Garden Inn and will be developed by Spirit Hospitality, LLC, a Fort Collins based company. Hilton Worldwide has approved the franchise agreement for the project and a purchase agreement has been signed for the purchase of the property. The hotel will be located directly north of the Dinneen Building on corner of Pioneer Avenue and 17th Street. The project is a partnership between the city of Cheyenne, the Greater Cheyenne chamber of Commerce,

Cheyenne LEADS, and the Cheyenne Downtown Development Authority/Main Street program. The city will own and maintain the elevated walkway.

Project Goals and Public Benefit

The project goals include the construction of the elevated walkway across Pioneer Avenue. The agreement between the city of Cheyenne and Spirit Hospitality, LLC requires that 120 parking spaces be made available to the hotel for its patrons. Spirit Hospitality, LLC will then build a \$15,000,000 Hilton Garden Inn facility. The entire downtown will benefit from the project and related hotel development project. The increase in visitors in the downtown will bring additional customers to the downtown businesses. The project addresses goals within the Cheyenne DDA/Main Street program in their Cheyenne, Wyoming Market-Based Downtown Plan centered around “creating an environment that will nurture a use and activity mix to strengthen the ‘downtown experience’ as a regional destination”.

The public benefit from the project includes the creation



of 27.5 full time equivalent jobs and increased economic activity in the downtown district as well as the entire community. The walkway will also provide indoor access to tenants in the Dinneen Building to and from the parking facility.

Lease and Revenue Recapture

The city of Cheyenne will own and lease the elevated walkway to Spirit Hospitality, LLC. The lease payments will pay the loan back to the WBC and provide some revenue recapture for future economic projects. The revenue recapture, after the loan payment, taxes, and related expenses, will total \$78,500 over the life of the loan. The revenue recaptured as a result of this project will be used as follows:

- 100% will be utilized for future projects in the Cheyenne West Edge Project area.

Timeline

Construction will be completed by March 2015.

Project Funding

The total project cost is \$749,748 of which the city of Cheyenne is requesting \$562,248 of Downtown Development grant funds and \$187,500 of Downtown Development loan funds to be used as cash match for the project.

Regional Comments by Tom Johnson

Cheyenne continues to pursue major development projects in its core downtown area that will have a positive long-term effect on the local economy. That is the purpose of the Downtown Development component of the BRC program.

Sources	
BRC amount	\$ 562,248
Cash Match (BRC Loan)	\$ 187,500
Total eligible project cost	\$ 749,748
BRC % of total eligible project costs	75%
Local % of total eligible project costs	25%
Uses	
Land Acquisition Costs	
Land (Appraisals and Rights of Way)	\$ 22,633
Non-Construction Costs	
Architectural and Engineering fees	\$ 73,686
Other fees (surveys, tests, etc.)	\$ 12,015
Project inspection fees	\$ 4,500
Construction Costs	
Site work	\$ 79,893
Demolition and removal	\$ 23,378
<i>Building Components:</i>	
a) Electrical Systems	\$ 29,949
b) Mechanical, plumbing, HVAC systems	\$ 23,970
d) Foundation and/or Structural Framing system	\$ 285,954
e) Interior Finishes	\$ 99,175
f) Fire Protection	\$ 7,505
h) Other	\$ 64,598
Contingencies (3%)	\$ 22,492
Total Uses	\$ 749,748

The applicant has done a good job of ensuring that the general public at-large will have access to the elevated walkway and to the parking garage. The recapture funds generated will be put back

into Cheyenne's downtown, in particular, the West Edge project, which will create much needed green space in Cheyenne's downtown. Commercial tenants of the Dinneen Building will also have access to the facility. The use of the BRC loan program is also unique for a Downtown Development project and contributes to the sustainability of the BRC program.

Main Street Comment by Britta Mireley

The elevated walkway is an important step in the development of the downtown in Cheyenne. Having two hotels in downtown that cater to two different audiences will help to not only increase the number of people in the downtown, but also may widen the demographics. This will help lead to an increased viability of downtown Cheyenne.

Cheyenne's downtown has the pieces necessary to have a thriving Main Street district, and the number of partners vested in downtown working on this project are the organizations necessary to be successful. While this is not a typical downtown development project, it is an important step to help move Cheyenne's downtown in a positive direction.

Staff Recommendation

Staff recommends funding the project as requested contingent upon the following:

- Receipt of the executed Contingency and Development Agreement between the city of Cheyenne and Spirit Hospitality, LLC.
- Receipt of the executed Lease Agreement between the city of Cheyenne and Spirit Hospitality, LLC.
- Receipt of proof of project financing.

Attorney General Opinion

Pending



Detailed Analysis of Project

Cheyenne			
	Evaluation Criteria	Criteria Met	Notes
	Future Creation	Yes	The project will result in future job creation from the building of the hotel.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The project adds one more component to help diversify the downtown area.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project directly relates to the 2006 Cheyenne Market-Based Downtown Plan and the Shape Cheyenne - Community Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project and the development of the hotel/convention facility will improve the ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	N/A	
	Economic Development Recapture Plan	Yes	The project will recapture the loan debt service and will recapture an additional \$78,500 over the 20 year
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	Yes	The new hotel and convention center is projected to cost \$15 million.
	BRC Loan	Yes	
	Main Street or Certified Tourism Community Project	Yes	
	Project Readiness	Yes	



Rawlins

\$1,000,000 BRC Downtown Development Grant for the Rawlins Downtown Façade Easement Program Project

**Staff Recommendation:
Fund as Requested**

Project Description

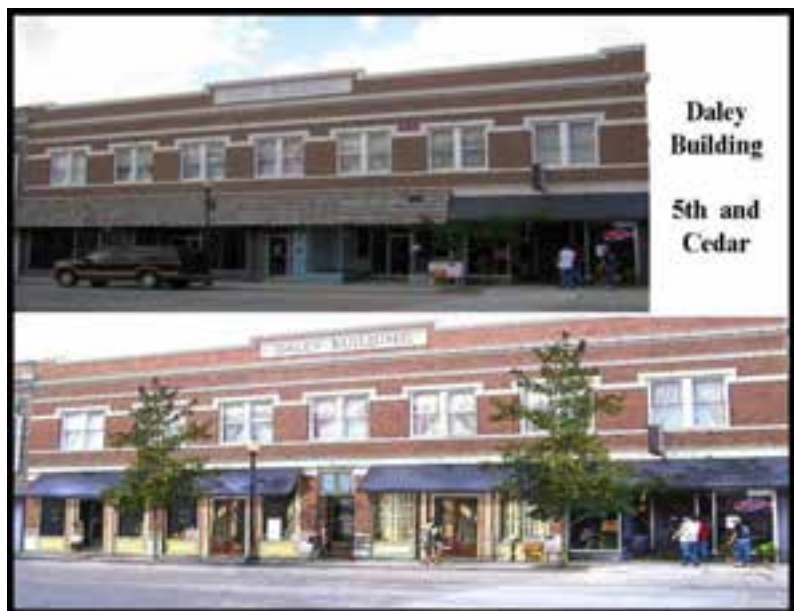
The city of Rawlins requests a \$1,000,000 Downtown Development grant to rehabilitate the facades of up to 64 properties in the DDA/Main Street district. Interested property owners will grant an eight year easement to the city of Rawlins and provide a minimum of 10% of construction costs and meet specific requirements in order to participate in the project. Participation is optional. The Façade Easement Program project will be funded using three grants from the WBC. The first grant is a \$250,000 CDBG Downtown Development grant that was awarded in May 2013. The second grant will be the current Downtown Development grant request for \$1,000,000. The third grant will be a second CDBG grant that will be applied for in January 2014. The city will be responsible for the

operation and maintenance of the façade program.

Project Goals and Public Benefit

The project goals include the revitalization and restoration of the historic buildings in the DDA/Main Street district. The project will incent property and business owners to also invest additional dollars into their buildings and businesses that will then lead to jobs being created. The project will also create economic development momentum by the expansion of businesses, increase tax revenues, and draw new businesses to the district.

The public benefit from the project includes incenting reinvestment in the DDA/Main Street district. The restoration of the facades of buildings in the district will help to eliminate slum and blight that prevent economic growth. The project will benefit 80 businesses in the downtown district by leading to increased traffic and customers into the area. The entire community will benefit as the downtown's growth and success directly relates to the success of the rest of the community and region.



Revenue Recapture

This project is not a revenue generating project.

Timeline

Construction will be completed by October 2016.

Project Funding

The total project cost is \$1,355,000, of which the city of Rawlins is requesting \$1,000,000 of Community Readiness funds. The cash match for this project is \$355,000 and is provided by the following sources: \$5,000 from the Rawlins DDA/Main Street for the cost of the easement study, \$250,000 from the May 2013 approved CDBG grant, and \$100,000 from the building owners.

Regional Comment by Pat Robbins

The Rawlins DDA/Main Street, in partnership with the city of Rawlins, has submitted this BRC Downtown Development application for an innovative façade project. This project will utilize both BRC and CDBG funds, along with private investment, to undertake an ambitious and innovative solution to remodel and update the majority of the storefronts in the district.

The Rawlins DDA/Main Street program completed a master plan a few years ago that outlined the steps required to proceed to this point, including the development of a branding study and marketing plan; the development of a multi-modal plan; and a wayfinding/signage plan. The final and most complicated component is the façade project.

The DDA/Main Street organization will be deeded the front three feet of at least 80% of the downtown buildings, and then will utilize public financing to renovate those building facades to the specifications and design criteria outlined in the master plan. The results will be drastic visual improvements to the area which will the result in increased traffic, increased business activity, and future expansion and recruitment of businesses. The project has widespread support of elected officials, the business community, and residents. The success of the DDA/Main Street program, and their ability to complete successful projects, has created an energy and atmosphere of support in the business community which will aid in the completion of the project. The project is an important part of the downtown master plan and, when completed, could serve as a model for other Wyoming communities.

Sources	
BRC amount	\$ 1,000,000
Cash Match	\$ 355,000
Total eligible project cost	\$ 1,355,000
BRC % of total eligible project cost	74%
Local % of total eligible project cost	26%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 251,118
Other fees (surveys, tests, etc.)	\$ 5,781
Project inspection fees	\$ 7,419
Construction Costs	
<i>Building Components:</i>	
a) Electrical Systems	\$ 12,500
c) Landscaping	\$ 4,694
h) Other (Façade Restoration)	\$ 933,995
Miscellaneous/Other	\$ 5,000
Contingencies (11%)	\$ 134,493
Total Uses	\$ 1,355,000

Main Street Comment by Britta Mireley

Rawlins has been a great example of a community utilizing multiple funding sources and rooting all that they do in established plans. Rawlins is poised to undergo dramatic changes to their downtown district, and the façade easement program is a large, and integral, part of that.

Many of the historic downtown buildings in Wyoming have facades that were covered up in the 1950s and 1960s or have been neglected for decades. Our office sees Rawlins' project as a potential pilot program that could help other downtowns across the state bring new vitality to their downtowns with an eased burden on the building owners.

Staff Recommendation

Staff recommends funding the project as requested contingent upon the following:

- Receipt of the required easements for each property involved in the project.



Detailed Analysis of Project

Rawlins			
	Evaluation Criteria	Criteria Met	Notes
	Future Creation	Yes	The revitalization of the DDA/Main Street district will lead to future job creation.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	Creating a vibrant and revitalized downtown will diversify the local economy.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project directly relates to the 2010 Downtown Development Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will improve the ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	Yes	Property owners will provide a 10% match for each building.
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	Yes	
	Project Readiness	Yes	



Gillette

\$1,000,000 BRC Downtown Development Grant for the Gillette Avenue Improvement Project

**Staff Recommendation:
Fund as Requested**

Project Description

The city of Gillette requests a \$1,000,000 Downtown Development grant to complete the Gillette Avenue infrastructure and streetscape project that will include: constructing 50,000 square feet of widened ADA accessible sidewalks with bulb outs, 2,400 linear feet of four inch water service lines, and street scape infrastructure that will include improved lighting, permanent benches and trash receptacles along 2,300 linear feet from the BNSF parking lot, north of First Street to the south side of Seventh Street. The project is a smaller component of a \$6.15 million project that the city of Gillette has committed to complete in the downtown district. The entire project will improve the users experience and safety while in the downtown. The project plan was funded using a \$29,760 CDBG Planning Grant that was awarded in 2012. The city of

Gillette will be responsible for the operation and maintenance of the infrastructure that will be installed with this project.

Project Goals and Public Benefit

The project goals include the revitalizing of the downtown area of Gillette Avenue. The project is expected to increase the customer base for the downtown businesses through making access easier and by making the downtown experience more enjoyable by all users. Another goal of the project is to incent building owners to make investments into their buildings through renovations and façade improvements. In addition, other businesses are expected to move into the downtown area, expanding the number of businesses and the number of customers in the downtown at the same time.

The public benefit from the project includes renewing and reinvigorating the original downtown. The Gillette Avenue businesses create a lot of jobs and the project is expected to spur even more job creation once completed. Currently, there are an estimated 1,030 jobs along Gillette Avenue the project will assist in the retention of those jobs. The widening of the sidewalks will benefit businesses by allowing them to have more sidewalk sales, outside dining, and outdoor marketing opportunities.



Revenue Recapture

The project is not a direct revenue generating project.

Timeline

Construction will be completed by December 2014.

Project Funding

The total project cost is \$1,467,004 of which the city of Gillette is requesting \$1,000,000 of Downtown Development funds. The cash match for this project is \$467,004 and is provided by the city of Gillette Optional 1% funding. The \$6.15 million commitment by the city of Gillette for completion of the larger downtown redevelopment project includes the water, sewer, and related infrastructure in the downtown district.

Sources	
BRC amount	\$ 1,000,000
Cash Match	\$ 467,004
Total eligible project cost	\$ 1,467,004
BRC % of total eligible project costs	68%
Local % of total eligible project costs	32%
Uses	
Non-Construction Costs	
Architectural and Engineering fees	\$ 121,240
Construction Costs	
Demolition and removal	\$ 101,250
Construction	\$ 1,111,150
Contingencies (10%)	\$ 133,364
Total Uses	\$ 1,467,004

Regional Comment by Dave Spencer

This project represents the culmination of more than five years of planning by the city of Gillette as well as significant input from the private sector as represented by the Gillette Main Street program and individual property owners and businesses. There is a tremendous leverage in the project. The direct match rate for the proposed grant is over double the required 15% and is all cash. The entire project, however, once completed will total over seven million dollars of targeted and collateral investment and will completely transform the central business district of Gillette.

It is a well thought out and mature plan which certainly strengthens the business environment and value of Gillette's downtown. In addition, because the scope of the project is so complete it will likely encourage private reinvestment in the area which would otherwise be discouraged by antiquated infrastructure and the dated nature of the current streetscape.

Main Street Comment by Britta Mireley

As a new Main Street community, Gillette has embraced the concept of downtown revitalization by adding an important streetscape aspect to a downtown infrastructure project. Safety, and perceived safety, by pedestrians is influential on sales, whether it be located in the downtown or in an outdoor shopping mall. Aspects such as the bulb outs at pedestrian crossings, and having a "buffer" area between parked cars and pedestrians will increase the walkability of downtown Gillette and promote pedestrian traffic.

Gillette Avenue already has many of the aspects important to a strong downtown including the building environment and the mix of retail and services (both public and private). The proposed streetscape project will help to showcase the existing buildings and may draw patrons of the downtown services to retail as well.

As part of the National Main Street program, there are many resources available to help Gillette’s downtown businesses through the approximately nine months of construction. A recent issue of Main Street Now featured best practices during times of construction and Rawlins Downtown Development Authority/Main Street recently used a “Yes, we’re open!” campaign to ease the burden on their local businesses during construction on Cedar Street.

Staff Recommendation

Staff recommends funding the project as requested.



Detailed Analysis of Project

Gillette			
	Evaluation Criteria	Criteria Met	Notes
	Future Creation	Yes	The project will lead to the potential of future job creation in the downtown.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The revitalization of the downtown will diversify an area that is in need of investment.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project relates directly to the 2013 Gillette Avenue Urban Design Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will improve the ability to retain, attract, and expand businesses in the downtown.
	Improved Workforce or Entrepreneurial Training	N/A	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	Yes	
	Project Readiness	Yes	

BRC – Project Rankings and Evaluation

Evaluation Criteria and Ranking: The WBC evaluates a proposal independent of other proposals and utilizes one or more of the criteria and measures found in the following chart. There may be other aspects of a proposal that prevent it from being recommended for funding. In addition to the evaluation criteria set in rule, applicants are asked to compare jobs to be created with the Wyoming Self Sufficiency Standard wage rate for the county. The Self Sufficiency Standard measures how much income is needed for a family of a certain composition in a given place to adequately meet their basic needs including: housing, child care, food, transportation, health care, and taxes. For the purposes of BRC, Self Sufficient Wages were averaged for about thirty common family types, all headed by a single wage earner.

		Request	Job Creation	Community/Workforce Development										Business Development						Add'l Eval Criteria				Saff Recommendation			
				Direct Creation over Three Years	Future Creation (Additional Business Ready Space)	Wages Exceed Self Sufficiency, Mean or Median	New Wealth in Community	If not new wealth, then Social Services	Builds upon Unique Assets and Market Niches	Diversification Efforts	Community/Economic Dev. Goals Related to Specific Plan	Improved Ability to Retain, Attract, Expand Businesses	Improved Workforce or Entrepreneurial Training	Satisfactory Performance on Past Projects	Economic Development Recapture Plan	Business Startup	Business Recruitment	Business Expansion	Private Investment	Increase in Business Revenue	Business Plan	Increase in Market Share	Leverage Additional Private Investment	BRC Loan	Main Street or Certified Tourism Community Project	Project Readiness	
Business Committed Applications																											
Powell	Gluten Free Oats	\$ 946,404	+	+	+	+	N/A	+	+	+	+	N/A	+	+	N/A	N/A	+	+	+	+	+	-	-	N/A	+	\$ 946,404	
Community Readiness Applications																											
Jackson Hole ESP JPB	Compressed Natural Gas Vehicle Fueling Station	\$ 766,665	N/A	+	N/A	N/A	N/A	+	+	+	+	+	+	+	N/A	N/A	N/A	-	N/A	N/A	N/A	+	+	N/A	+	\$ 766,665 loan	
Amoco Reuse Agreement JPB	Casper Conference Center Site Development	\$5,000,000	N/A	+	N/A	N/A	N/A	-	-	+	+	N/A	+	+	N/A	N/A	N/A	+	N/A	N/A	N/A	+	+	N/A	+	\$ 3,000,000 grant \$ 2,000,000 loan	
Casper-Natrona County, WY EDJPB	Speculative Building	\$ 999,953	N/A	+	N/A	N/A	N/A	+	+	+	+	N/A	+	+	N/A	N/A	N/A	-	N/A	N/A	N/A	+	-	N/A	+	\$ 999,953	
Laramie County	Pine Bluffs Medical Clinic	\$1,000,000	N/A	+	N/A	N/A	N/A	-	+	+	+	+	+	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	-	N/A	+	\$ 1,000,000	
Ranchester	Main Street Mercantile	\$ 977,500	N/A	+	N/A	N/A	N/A	-	+	+	+	N/A	+	+	N/A	N/A	N/A	-	N/A	N/A	N/A	-	-	-	+	\$ 977,500	

		Request	Job Creation	Community/Workforce Development										Business Development						Add'l Eval Criteria			Staff Recommendation				
				Direct Creation over Three Years	Future Creation (Additional Business Ready Space)	Wages Exceed Self Sufficiency, Mean or Median	New Wealth in Community	If not new wealth, then Social Services	Builds upon Unique Assets and Market Niches	Diversification Efforts	Community/Economic Dev. Goals Related to Specific Plan	Improved Ability to Retain, Attract, Expand Businesses	Improved Workforce or Entrepreneurial Training	Satisfactory Performance on Past Projects	Economic Development Recapture Plan	Business Startup	Business Recruitment	Business Expansion	Private Investment	Increase in Business Revenue	Business Plan	Increase in Market Share	Leverage Additional Private Investment	BRC Loan	Main Street or Certified Tourism Community Project	Project Readiness	
Community Readiness Applications (Continued)																											
Teton County	Adams Canyon Sewer	\$ 889,173	N/A	+	N/A	N/A	N/A	-	+	+	+	N/A	+	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	-	N/A	+	\$ 889,173
Lingle	Electrical Substation Expansion	\$ 236,832	N/A	+	N/A	N/A	N/A	-	+	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	-	N/A	+	\$ 236,832
Torrington	21st and Main	\$ 957,830	N/A	+	N/A	N/A	N/A	-	+	+	+	N/A	+	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	-	-	+	\$ 957,830
Casper	Old Yellowstone District	\$1,000,000	N/A	+	N/A	N/A	N/A	-	-	+	+	N/A	+	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	-	N/A	+	\$ 1,000,000
Downtown Development Applications																											
Cheyenne	Downtown Elevated Walkway	\$ 749,748	N/A	+	N/A	N/A	N/A	-	+	+	+	N/A	+	+	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	+	+	+	+	\$ 749,748
Rawlins	Rawlins Downtown Façade Easement Program	\$1,000,000	N/A	+	N/A	N/A	N/A	-	+	+	+	N/A	+	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	+	-	+	+	\$ 1,000,000
Gillette	Gillette Avenue Improvement	\$1,000,000	N/A	+	N/A	N/A	N/A	-	+	+	+	N/A	+	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	N/A	-	-	+	+	\$ 1,000,000

BRC – Extension Request

Cody – Cody Laboratories Expansion

In April, 2012, the SLIB awarded Cody \$2,531,424 for the construction of a 23,725 square foot warehouse facility to be attached to the existing Cody Laboratories facility on the south side of the west end of the structure. The Cody Laboratories’ manufacturing facility is located at 610 Yellowstone Avenue.

The extension request is being requested due to changes that have taken place since the project was originally approved. The company’s local leadership changed in the Spring of 2013, causing the initial delay in the project. During that transition, the company re-assessed their needs and determined that a more specialized warehouse was needed. The new warehouse would be used to store opiate product and would need to meet hazardous material warehouse standards. The approved site did not meet the zoning required for a hazardous material warehouse. At this point the project site was changed to the North Cody Industrial Park. Lannett Company Inc. agreed to commit \$564,536 of cash and Forward Cody committed \$400,000 to meet the increased costs associated with meeting the requirements for a hazardous material warehouse. The BRC funds requested remain unchanged.

Originally, construction was supposed to be completed fall of 2013. The city of Cody is requesting an extension to complete the newly designed expansion project on a different site by October 31, 2014. The new facility will be an 11,000 square foot hazardous material warehouse located in the North Cody Industrial Park. The North Cody Industrial Park was previously funded by a \$3,000,000 2007 BRC Community Readiness grant. The new site meets the zoning requirements for this project.

Lease and Revenue Recapture

The new revenue recapture for the project will come from the lease of the warehouse space that will be constructed as a result of this project. The annual lease is projected to be \$108,000 per year. The twenty-five year lease recapture will be \$2,700,000.

Sources	
BRC amount	\$ 2,531,424
Cash Match	\$ 1,114,536
Total eligible project cost	\$ 3,645,960
BRC % of total eligible project costs	69%
Local % of total eligible project costs	31%
Uses	
Land Acquisition Costs	
Land	\$ 150,000
Non-Construction Costs	
Architectural and Engineering fees	\$ 281,173
Other fees (surveys, tests, etc.)	\$ 48,100
Project inspection fees	\$ 20,000
Construction Costs	
Site work	\$ 225,639
<i>Building Component:</i>	
a) Electrical Systems	\$ 163,491
b) Mechanical, plumbing, HVAC systems	\$ 243,640
d) Foundation and/or Structural Framing system	\$ 1,970,982
f) Fire Protection	\$ 120,002
h) Other (Site Utilities)	\$ 142,933
Contingencies	\$ 280,000
Total Uses	\$ 3,645,960

Revised Project Budget

The new total project cost is \$3,645,960, of which the city of Cody was awarded \$2,531,424 to complete the original project. The new cash match for the project is \$1,114,536 and is provided by the following: \$150,000 from the Cody Land Development Corporation, \$400,000 from Forward Cody, and \$564,536 from Lannett Company, Inc.

Staff Recommendation

Staff recommends approval of the extension and change in the scope of work as requested. If the extension is approved, staff will amend the grant agreement with the updated budget, project scope, and additional information. Staff will require documented commitments for the \$1,114,536 match. No funds will be expended until all information is received and approved by staff.

Attachments

1. Copy of the original project recommendation
2. Letter of Request for an extension
3. Phase master plan for Cody Labs



Cody

Cody Laboratories

\$2,531,424 Business Committed Grant for Building Construction for Cody Laboratories Expansion

**WBC Recommendation:
Fund as Requested**

**Original Request
approved
April 12, 2012**

Project Description

The city of Cody requests a \$2,531,424 Business Committed grant to construct a 23,725 SF warehouse facility to be attached to the existing Cody Laboratories facility on the south side of the west end of the existing structure. The Cody Laboratories' facility is located at 610 Yellowstone Avenue. Forward Cody will own the new warehouse facility and the 1.66 acres that will be transferred to Forward Cody from Cody LCI Realty, LLC. Cody Laboratories will make lease payments to Forward Cody. Forward Cody will be responsible for the operation and maintenance of the structure. The facility will have a distinct separation from the Cody Laboratories existing structure. The two structures will be connected via a twelve foot wide corridor and all utilities will be separate from the existing facility.

The Business

Cody Laboratories was founded by Ric Asherman in 2000. The company started following Mr. Asherman's development of a chest patch used for emergency stabilization of patients with an open chest wound. The company grew, providing base formulations for a number of narcotic pain medications.

In 2006, the company moved to its' current location in the former Wal-Mart store in Cody, WY and began to set up a large scale manufacturing facility. The following year, Cody Laboratories was acquired by Lannett Company, Inc., a pharmaceutical company. This

**Cody Labs—Expansion Project
Proposed Warehouse—Aerial Perspective
11/16/11**



acquisition was a strategic move to insure marketability of product and capital for maintaining regulatory compliance. The Lannett Company, Inc. has invested over \$15 million into the Cody facility since the acquisition. In 2008, Cody Laboratories became one of only seven companies in the United States to be granted an import license for raw opiate material. This allows Cody Laboratories to manufacture active pharmaceutical ingredients directly from plant extracts. Lannett Company Inc. is then able to produce a finished product at a competitive cost.

Project Goals and Public Benefit

This project comes in above the Business Committed grant maximum of \$1.5 million and is considered by staff as a unique economic development opportunity. The pharmaceutical industry is one of the targeted industries identified in the 2005 state of Wyoming's Targeted Business Analysis conducted by Wadley Donovan Group. The project will enable the company to expand the manufacturing capacity within the current facility by relocating all warehousing activities to the proposed structure. The company will add 45 new positions at a median wage of \$18.75 per hour, for a total workforce of 128 employees. The company will also invest an additional \$5 million to increase production capacity. The space is currently utilized as a parking lot. The new facility will provide not only warehousing space, but will increase efficiencies by improving product flow in the existing facility. The project will also diversify and expand the quantity and quality of the Cody workforce due to the fact that the company has and will continue to attract a skilled international workforce.

Cody Laboratories has a proven track record of success and the company anticipates continued growth beyond this current project. The project demonstrates that pharmaceutical manufacturing and other high tech lab work can be successfully accomplished in Cody and in Wyoming as a whole. The company can serve as a model for attracting other similar companies by proving that remote locations and a small population base does not need to limit a company's ability to produce a viable product, obtain a quality workforce, and be successful.

Revenue Recapture

Revenue recapture for this project will come from the lease of the warehousing space that will be constructed through this project. The annual lease income is projected to be \$108,000 per year less \$5,000 per year for maintenance and repairs. The thirty year revenue recapture will be \$3,438,000.

Proposed Revenue Recapture Allocation:

- 50% Operations and Maintenance
- 25% Revolving Loan Fund
- 10% Special Studies Pool
- 10% Special Community Projects
- 5% Property Management

Timeline

Construction is projected to start in the late summer of 2012 and be completed in April 2013.

Project Funding

The total project cost is \$2,911,424 and the Business Committed grant request is \$2,531,424. Cody LCI Realty, LLC will provide the in-kind match of \$380,000 coming from the appraised value of the 1.66 acres. Excluding non-construction costs, the construction is projected to cost \$85 per square foot. The cost per square foot is higher than a standard warehouse because Cody Labs is required to meet federal guidelines for security.

Sources	
BRC amount	\$ 2,531,424
In Kind Match	\$ 380,000
Total eligible project cost	\$ 2,911,424
BRC % of total eligible project costs	87%
Local % of total eligible project costs	13%
Uses	
Land Acquisition	\$380,000
Non Construction Costs	\$176,906
Construction Costs	\$2,354,518
Total Project Cost	\$2,911,424

Regional Comments by Leah Bruscino

This project will leverage over \$5 million in private investment and create approximately 45 high-wage, professional jobs. This expansion is in an industry that is a targeted industry by the Wyoming Business Council. By using BRC funds for this expansion, Cody Laboratories can invest their \$5 million into adding more production space and hiring people instead of building warehousing space.

As revenue is recaptured the funds will be invested in future business development projects and a portion will also be used for operating funds for Forward Cody, ensuring Forward Cody's economic viability which is critical for proactively developing jobs and the Cody economy.

Attorney General Opinion

Received April 1, 2012

WBC Deliberation

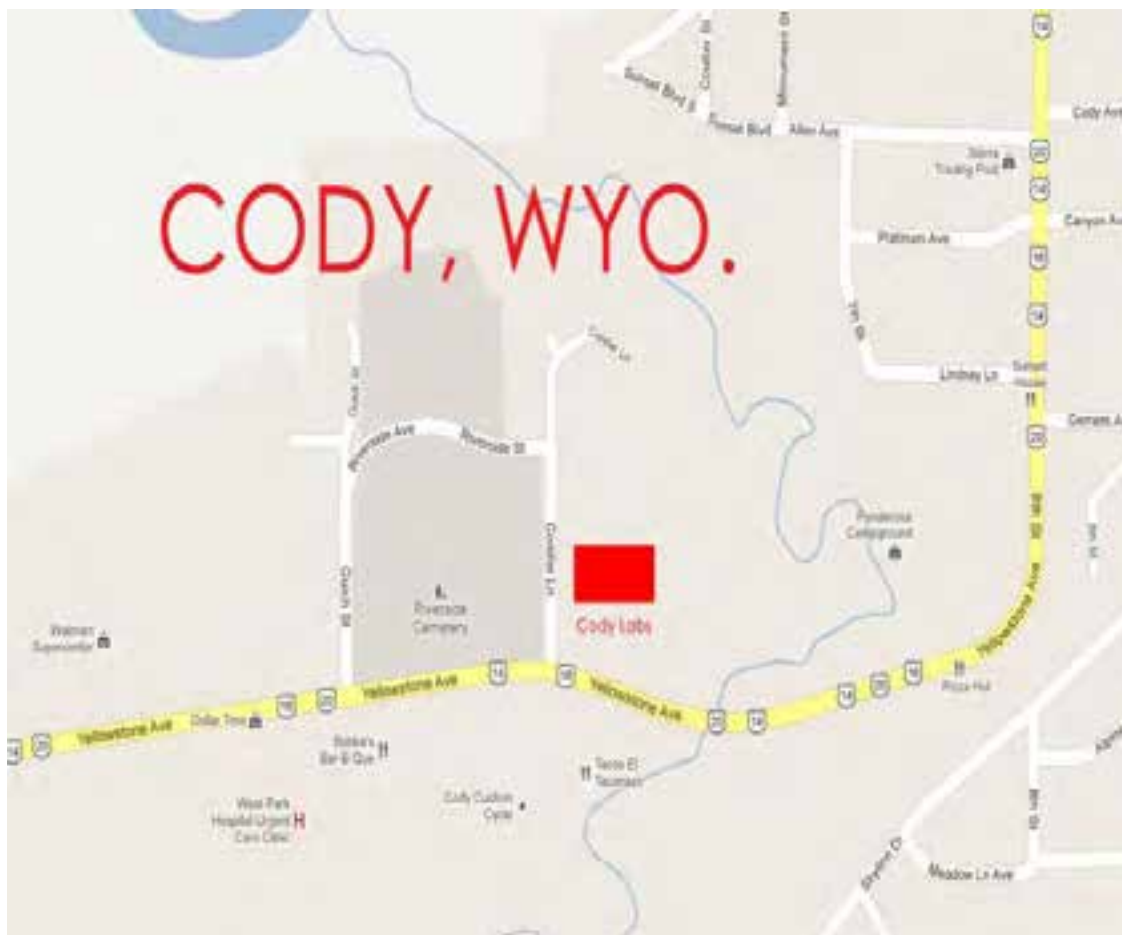
The WBC Board heard testimony from a Forward Cody representative and two representatives from Cody Laboratories, who all spoke in support of the project. The WBC board discussed the significance of this project and the potential for future growth of the company.

WBC Recommendation

WBC believes this project presents a unique economic development opportunity for the town of Cody as well as the state of Wyoming. This business represents a targeted industry for both the community and the state with a considerable potential for growth. Further, there is significant private investment from the company and projected creation of high paying jobs. The WBC Board voted unanimously to recommend this project for funding contingent upon the receipt of the following:

- An executed Warranty Deed between Cody LCI Realty, LLC and Forward Cody
- An executed Project Development and Administration Agreement between the city of Cody, Forward Cody, and Cody Laboratories
- An executed Lease Agreement between Forward Cody and Cody Labs

State Loan and Investment Board Decision: APPROVED APRIL 12, 2012.



Detailed Analysis of Project

Cody							
Evaluation Criteria			Criteria Met	Notes			
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation (3yrs)		Yes	New	45		
	Future Creation		Yes	Retained			
	Wages	Park County (all industry), 2010			Y1	Y2	Y3
				Low	\$12.50	\$12.50	\$12.50
				High	\$40.90	\$40.90	\$40.90
		Mean	\$16.63	Mean	\$24.29	\$24.29	\$24.29
	Median	\$13.50	Median	\$18.75	\$18.75	\$18.75	
Community Workforce Development	Develops Community Momentum in Unique Market Niches		Yes	The pharmaceutical industry is a statewide targeted industry.			
	Helps Meet Demand for Social Services		N/A				
	Helps Diversification Efforts		Yes	Project will diversify Park's County's industrial sector.			
	Fulfill Community and Economic Development Goals		Yes	Project is consistent with local goals to create new industrial jobs. Industry is a state targeted industry.			
	Improved Ability to Retain, Attract, Expand Businesses		Yes	Ancillary businesses may relocate to the area and builds upon the pharmaceutical targeted market.			
	Improved Workforce or Entrepreneurial Training		No				
	Strong Economic Development Recapture Plan		Yes	Business will repay the grant amount plus 6% over 30 years by leasing the facility. The recapture will assist Forward Cody in meeting their goals.			
Satisfactory Performance on Past Projects		Yes					
Business Development Investment	Business Expansion		Yes	Business Type Pharmaceutical			
	Primary Business		Yes				
	Private Investment		Yes	Business will invest \$5,156,000 in their existing facility as part of their expansion project.			
	Increase in Business Revenue		Yes	Expansion will result in increased production capabilities.			
	Viability and Thoroughness of a Business Plan		Yes	B&I has reviewed the business plan.			
	Increase in Market Share		Yes	Increased production capacity will enable the company to increase market share			
Additional Evaluation Criteria	Leverage Additional Private Investment		Yes	Business will invest \$5,156,000 in their existing facility as part of their expansion project.			
	BRC Loan		No				
	Project Readiness		Yes				



November 13, 2013

Molly Spangler
Wyoming Business Council
214 15th Street
Cheyenne, WY 82001

Nancy Tia Brown
MAYOR

Donny Anderson
Bryan Edwards
Jerry Fritz
Landon Greer
Steve Miller
Stan Wolz
COUNCIL MEMBERS

C. Edward Webster II
MUNICIPAL JUDGE

Jennifer R. Rosencranse
CITY ADMINISTRATOR

1338 Rumsey Avenue
P.O. Box 2200
Cody, Wyoming 82414

(307) 527-7511
FAX (307) 527-6532

Dear Molly,

As you know the City of Cody and Forward Cody have had to modify the Cody Laboratories projects due to some unforeseen obstacles on the current site. The good news is that the revised project works better for the community and for the company.

Our contract indicates that construction would be completed on October 31, 2013. Obviously, we are still in design stages and did not meet that date. We would like to ask for an extension to our contract moving both the construction and the final date of the contract back one year.

Leah Bruscano requested that we include additional information about the changes in the project. Included in this package are:

- A Revised Site Map
- A Revised Budget
- A Draft Revised Revenue Recapture Plan

Forward Cody is wrapping up modifications to the Project Development Agreement and the Lease and will forward those to you upon execution. They are also conducting a commercial appraisal on the new warehouse site. We expect this by the end of the week.

Please let us know if there are any additional items needed. We are excited to have this project finally on its way and I'm sure you are too!

Sincerely,

Jenni Rosencranse, City Administrator

Attachments

PHASES

PHASE 1-4 MASTER PLAN



PHASE 1 1. HAZARDOUS WAREHOUSE (2014)

PHASE 2 2. CONNECTING CORRIDOR
3. MATERIAL WAREHOUSE
4. VERTICAL CIRCULATION
5. ADMINISTRATIVE OFFICES
6. UTILITY BUILDING
7. UTILITY CORRIDOR
8. VAULT
9. PRODUCTION UNIT 1
10. PRODUCTION UNIT 2
11. MAINTENANCE BUILDING
12. POWER HOUSE
13. TANK FARM

PHASE 2a 14. UTILITY BUILDING
15. UTILITY CORRIDOR
16. PRODUCTION UNIT 3

PHASE 3 17. VERTICAL CIRCULATION
18. PRODUCTION UNIT SEPARATION
19. UTILITY BUILDING
20. UTILITY CORRIDOR
21. PRODUCTION UNIT 4
22. PRODUCTION UNIT 5
23. PRODUCTION UNIT 6
24. TANK FARM
25. WASTE

PHASE 4 26. VERTICAL CIRCULATION
27. PRODUCTION UNIT SEPARATION
28. UTILITY BUILDING
29. UTILITY CORRIDOR
30. PRODUCTION UNIT 7
31. PRODUCTION UNIT 8
32. PRODUCTION UNIT 9
33. PRODUCT DISTRIBUTION
34. POWER HOUSE
35. MATERIAL WAREHOUSE
36. ADMINISTRATIVE OFFICES
37. WASTE

SITE WORK 38. PARKING
39. LOADING DOCK
40. DETENTION POND

FORWARD CODY • CODY LABORATORIES



Burns & McDonnell

Addendum
Correspondence

<u>TOPIC</u>	<u>PAGE</u>
Powell – Gluten Free Oats Expansion	1 – 1
Jackson Hole ESP – CNG Filling Station	2 – 18
Amoco Reuse Agmt JPB – Convention Center	19 – 23
Laramie Co – Pine Bluffs Medical Clinic	24 – 52
Ranchester – Main Street Mercantile	53 – 56
Teton Co – Adams Canyon Sewer	57 – 64
Lingle – Electrical Substation Expansion	65 – 73
Torrington – 21 st and Main Project	74 – 85
Cheyenne – Elevated Walkway	86 – 101
Rawlins – Downtown Façade	102 – 107
Gillette – Gillette Avenue Improvement	108 – 128



August 15, 2013

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

Dear Council Members:

Powell Economic Partnership, Inc. fully supports this grant application through the City of Powell to the Wyoming Business Council by Gluten Free Oats to expand its business warehouse and handling areas. This expansion not only allows Gluten Free Oats to grow its space to adequate proportion and increase its ability to handle additional product, it allows our community to grow through added working wage jobs which will be both a direct and indirect result of this expansion. This project can help Powell nurture and sustain an emerging economic growth trend, especially in the area of value added agriculture.

Gluten Free Oats is an outstanding example of the benefit to a community of the investment of Wyoming Business Council funds. In a short time, with the previous investment of Wyoming Business Council funds, they have grown from a simple FFA project to a thriving, multi-faceted business which actively supports our community through jobs; active participation in community affairs; and support of educational activities. They generously seek and mentor additional businesses which also benefit our community. The Smith family actively looks for outgrowth opportunities. This business has been honored as an outstanding small business by the Powell Chamber of Commerce, the SBA as Exporter of the Year, and the Better Business Bureau for outstanding ethical practices.

It is the pleasure of Powell Economic Partnership, Inc. to work with Gluten Free Oats and the City of Powell in this expansion project. We look forward to a long relationship with the Smith family as they further develop this business to work with additional gluten free oat producers in the region and supply an expanding variety of quality products to gluten free consumers throughout the US and Europe. This project with Gluten Free Oats truly reflects the mission of Powell Economic Partnership, Inc. to unite the business community and government to create wealth, jobs and improve the quality of life consistent with the culture and environment of the Powell Valley for the benefit of all citizens leading to long term economic growth for a vibrant and sustainable community.

Sincerely,

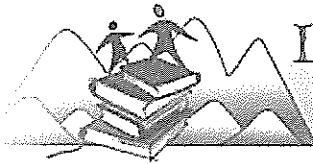
Rick LaPlante, Chairman

P.O. Box 1026

Powell, Wyoming 82435

307-754-6094

Fax: 754-7839



Lincoln County School District #2

P.O. Box 219 Afton, WY 83110 • 307-885-3811 • www.lcsd2.org

December 21, 2011

Lower Valley Energy
Attn: Jim Webb
Afton, Wyoming 83110

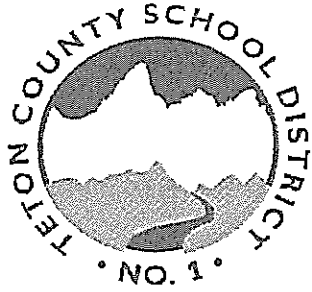
Dear Jim,

The Lincoln County School District # 2 Board voted at our December 8, 2011, board meeting to support efforts to work with the state to fuel our school buses with natural gas. We understand that if implemented natural gas buses would be phased in over time. It appears to us that natural gas buses could save money by lowering fuel and maintenance costs, is cleaner burning than diesel or gasoline and could be an integral element of a broader state and national energy policy.

We appreciate Lower Valley's efforts to promote the use of natural gas vehicles in our community. Please update us as progress is made on this project.

Sincerely,

Michael Hunsaker
Chairman, Board of Trustees
Lincoln County School District #2



Teton County School District #1
P.O. Box 568
260 West Broadway
Jackson, WY 83001
www.tcsd.org

January 11th, 2012

Jim Webb, President/CEO
4000 S. Highway 89
P.O. Box 572
Jackson, WY 83001

Dear Mr. Webb:

TCSD #1 is interested in investigating the use of natural gas in our bus transportation system. We understand that the school districts from Sublette County and Lincoln County (#2) are also in support of studying this initiative for Lower Valley Energy's service area.

We recognize that natural gas provides a cleaner and more efficient fuel source than does diesel fuel, with reduced maintenance demands on the bus fleet. For our climate area, where temperatures often drop below twenty degrees Fahrenheit, the use of natural gas will provide reliability and diminish the concerns of gelling by diesel fuel.

TCSD #1 will participate in the investigation of the use of natural gas bussing. Two areas that need further study for us are: (1) the logistics and additional cost of a fueling station for our fleet; and (2) the willingness of the Department of Transportation under the Wyoming Department of Education to cooperate in the purchase of natural gas busses.

Increasing our bus mileage from 2 mpg to 14 mpg while using natural gas produced in Wyoming is a win-win for all.

Please let us know how we can further support your work in this area.

Sincerely,

Robbie Farrow, Chairman Board of Trustees

Paul D'Amours, Chairman, TCSD #1 Planning and Development Committee



WWW.TETONMOTORS.COM

P.O. Box 1824 • 1020 W. Broadway • Jackson, WY 83001

TEL (307) 733-6600 FAX (307) 733-2373

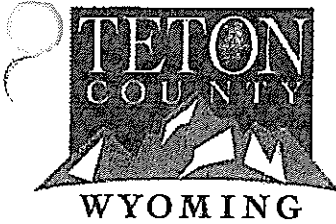
February 13, 2013

To Whom it May Concern:

I am in support of our local initiative to create a natural gas fueling station to serve the greater Jackson area. While natural gas vehicles are not yet pervasive, it's my opinion they will become more prevalent and having a convenient fueling station could be an important catalyst in making this happen. I appreciate your consideration of this forward thinking project.

Sincerely,

James G. Auge, VP
Teton Motors, Inc.
P.O. Box 1824
Jackson, WY 83001



February 14, 2013

www.tetonwyo.org

Commissioners

Paul Vogelheim, Chair
Hank Phibbs, Vice Chair
Barbara Allen
Ben Ellis
Melissa Turley

County Commissioners' Administrator
Stephen Foster

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

RE: Letter of Support

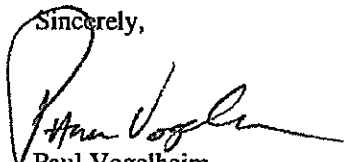
Co-Chair Honorable Governor Matt Mead
Co-Chair Gary Negich

The Teton County Board of Commissioners submits this letter to express our support for the grant application from the Jackson Hole Energy Sustainability Project for a Community Readiness Grant through the Wyoming Business Council.

Teton County has been a strong proponent of alternative energy and alternative fuels for the last several years. Our participation in the Jackson Hole Energy Sustainability Project is one way Teton County supports energy efficiency and energy conservation that are separate from our organization itself, but that complements the our efforts. The proposed fueling station will provide opportunities to fuel future START buses that provide bus service to the community year round, including commuter routes to the Star Valley area and over Teton Pass. The Board of County Commissioners recognizes that this project will create jobs and job opportunities in the community and will further support businesses already in existence.

We respectfully request your consideration of this grant request and we would be happy to provide any further information or testimony you might require.

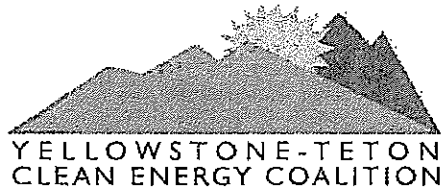
Sincerely,


Paul Vogelheim
Chairman

Post Office Box 3594
Jackson, Wyoming 83001

Tel: (307) 733-8094
Fax: (307) 733-4451

Email:
commissioners@tetonwyo.org



February 14, 2013
Wyoming Business Council
Attn: Roger Bower, Regional Director

Dear Roger:

This letter is to convey the Yellowstone-Teton Clean Energy Coalition's (YTCEC) support of the Jackson Hole Energy Sustainability Project's (JHESP) grant application to the Wyoming Business Council for funding to establish a public compressed natural gas (CNG) fueling station for natural gas vehicles (NGV) in Jackson.

As one of 90+ coalitions across the nation associated with the Department of Energy's Clean Cities program, YTCEC strongly supports the funding request that will provide access to this less expensive, cleaner burning, and domestic fuel. With public access to a CNG station, both citizens and business will benefit.

YTCEC is a founding member of the Wyoming Natural Gas Vehicle & Infrastructure Coalition (WYNGVI) and serves as the Northwest Committee chair. We have co-hosted numerous local and regional NGV workshops with various partners from WYNGVI. YTCEC is committed to advancing local, regional and national deployment of alternatives which lessen our reliance on foreign petroleum and reduce harmful emissions. YTCEC currently serves on the CNG sub-committee of the JHESP and has been involved in this application process.

As a Clean Cities Coalition and a recognized regional resource on alternative transportation fuels, YTCEC is qualified and committed to assist with outreach, education and technical training to advance the various opportunities that will arrive with this station. This includes working to provide CNG-specific vehicle technician training, CNG tank and system inspection training, CNG conversion training and general outreach and education to the public on CNG.

There are numerous local fleets which have expressed interest in this fuel and have attended the several workshops and presentations provided locally. This station would play an important role in allowing these fleets to innovate, reducing their emissions and fuel costs. It would also be critical in creating a useable network of fueling sites throughout the region and the nation, allowing the millions of annual visitors to the region to utilize this cleaner, cheaper, American fuel.

Thank you for your consideration of this application. Please contact me if you have any questions.

Sincerely,

Phillip Cameron, executive director

P.O. Box 11756, Jackson, WY 83002
phil@ytcleanenergy.org 307.413.1971
www.ytcleanenergy.org

February 15, 2013

Dear Wyoming Business Council Community Readiness Grant Review Committee:

Thank you for considering the Jackson Hole Energy Sustainability Project's application for the Wyoming Business Council Community Readiness Grant. As the local energy provider, we at Lower Valley Energy are proud to partner with Teton County and the Town of Jackson on this groundbreaking project. We are particularly proud of the innovation of this tri-party partnership and its ability to revolutionize the approach to energy conservation and energy sustainability.

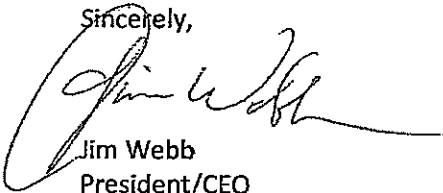
Lower Valley Energy is a non-profit cooperative – we are owned by those we serve and any margin earned is returned directly to our membership. Conservation and the smart use of energy is a benefit to our membership in low energy costs now and in the future. What is uncommon about our cooperative business model is that while we do offer very inexpensive electricity rates – second lowest rates in the country – we also offer other fuels to our membership, also at very low prices. Natural gas is one of the fuels we offer and is very important for a number of reasons. The clean and very domestic fuel is currently a more inexpensive fuel source for our customers.

We feel that bringing such a clean and domestic fuel source to the transportation sector in our area parallels our mission as an energy provider – to provide our community a vital product, a necessity in our daily lives, at a competitive price. Natural gas has the added benefit of literally coming from Wyoming, and being piped directly into our service territory. Natural gas is a very clean fuel source compared to gasoline which benefits both the air we breathe and the engines that run the fuel.

The JHESP is an impressive project that has grown out of a strong community commitment to reduce energy use. Lower Valley Energy has been heavily involved in conservation and other efforts to encourage our members to use our energy products wisely and more efficiently since the early 1980's. Though we are a small community, the impact of our success will be great. Based on several years of experimentation and success in this area, we are convinced we will be able to reduce our energy consumption as a community and as a national demonstration project and realize large scale CO₂ emission reductions as a result.

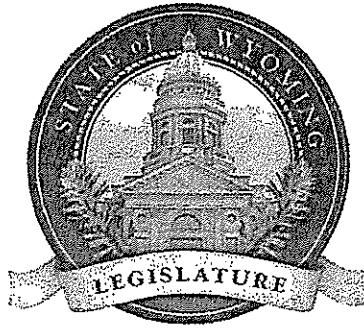
We are honored to be partners with the Town of Jackson and Teton County in this groundbreaking effort and know the impacts of our efforts will be great.

Sincerely,



Jim Webb
President/CEO

Senator Dan Dockstader
Wyoming Senate Senate District 16
P.O. Box 129
Afton, WY 83110



home (307) 885-9705
email Dan.Dockstader@wyoleg.gov

18 Feb. 2013

Wyoming Business Council
Community Readiness Grant Committee
214 West 15th St.
Cheyenne, WY 82002-2040

Wyoming Business Council Community Readiness Grant Review Committee:

Please give the Jackson Hole Energy Sustainability Project serious consideration as an applicant for the Wyoming Business Council Community Readiness Grant Program.

Working with Lower Valley Energy, the member-owned cooperative in the Jackson region, their project offers a program designed to better utilize natural gas.

This an ideal situation that utilizes a Wyoming product while emphasizing energy conservation and sustainability in Wyoming.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Dockstader".

Senator Dan Dockstader
SD 16



Questar Gas Company
333 South State Street
PO Box 45360
Salt Lake City, UT 84145-0360
Tel: 801 324 5463 • Fax: 801 324 5626
Brad.Markus@Questar.com

Brad L. Markus
General Manager
Customer Service, Community Relations & NGVs

February 19, 2013

Sent via email

Shelley Simonton
Executive Director
Jackson Hole Energy Sustainability Project
P.O. Box 572
Jackson, WY 83001

Dear Shelley:

Questar Gas Company supports the grant application by the Jackson Hole Energy Sustainability Project (JHESP) to the Wyoming Business Council (WBC) for funding to establish a natural gas vehicle (NGV) compressed natural gas (CNG) public fueling station in Jackson. Questar Gas has been a member of the Wyoming Natural Gas Vehicle & Infrastructure Coalition (WYNGVI) since its inception and has co-facilitated a number of NGV fleet workshops. On a local basis Gordon Larsen, of Questar Gas, participates actively with the WYNGVI as the Co-Chair of the Southwest Wyoming Infrastructure Committee. We have worked to support growth of NGV's along the I-80 and I-15 corridors.

Thank you for your consideration of the grant application and please contact Gordon Larsen (801-324-3651) at Questar Gas if we can provide any further assistance in this regard.

Brad Markus



**Representative
Ruth Ann Petroff**
Wyoming House of
Representatives
House District 16

District Address

P.O. Box 2764
Jackson, WY 83001
C: 307-690-3392
W: 307-734-9446
F: 307-734-9476
rpetroff@wyoming.com

Committees
Recreation, Wildlife
and Cultural Resources

February 20, 2013

Dave Simonsen, Program Manager
Business Ready Community Grant and Loan Program
214 W. 15th St.
Cheyenne, WY 82002

Re: Jackson Hole Energy Sustainability Project Grant Request

Dear Business Council Grant Committee Members,

I am enthusiastically requesting your support for the Jackson Hole Energy Sustainability Project application regarding fueling capacity for Compressed Natural Gas Vehicles. Natural gas vehicles are a crucial part of our nation's quest for energy independence. It's certainly important to our state in terms of production and severance tax, but it is equally important to retaining an edge for business development and tourism.

As Colorado and Utah are getting close to a tipping point for natural gas vehicles with continued development of fueling stations in those states, they will have a natural advantage to businesses looking to open, relocate or grow.

Citizens of these states are embarking on vehicle conversions and purchasing new natural gas vehicles. When they make travel destination decisions, they will pull up an Internet map of fueling stations. It would be devastating for Wyoming Tourism to be the last state in the union with this network.

Jackson Hole is a great location for this this project. We have a business and citizen population that is prone to invest in new, domestic, clean technologies. We have local governments who are willing to purchase vehicles to further this goal. We also have many federal agencies operating in our county. Often, there are incentives or access for them to purchase natural gas powered vehicles.

In addition to being a great piece of our available infrastructure for attracting new businesses and jobs, there is the potential to create a market for local vehicle conversions.

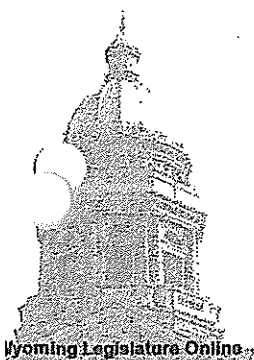
I am so excited about the potential this project has for attracting businesses to our community and strengthening Wyoming's natural gas vehicle fueling infrastructure. I thank you, in advance, for your serious consideration.

With Appreciation,

Representative Ruth Ann Petroff

Wyoming State Capitol Building

300 West 25th Street
Cheyenne, Wyoming 82002
Phone: 307-734-9446
Fax: 307-734-9476
rpetroff@wyoming.com





Board of Directors
Wyoming Business Council

RE: Letter of Support

Co-Chair Honorable Governor Matt Mead
Co-Chair Gary Negich

The Town of Jackson wholeheartedly supports the application from the Jackson Hole Energy Sustainability Project for a Community Readiness Grant through the Wyoming Business Council. The Town of Jackson has been a strong proponent of alternative energy and alternative fuels since the mid 2000s. This organization is one way the Town supports moving community initiatives forward that are separate from the Town of Jackson organization itself, but that complements the Town's efforts. This fueling station will provide opportunities to fuel future START buses that provide bus service to the community year round, including commuter routes to the Star Valley area and over Teton Pass. It is the Town's belief that this project will serve to create jobs and job opportunities in the community and will further support businesses already in existence.

We very much appreciate your consideration of this grant request and we would be happy to provide any further information or testimony you might require.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Barron".

Mark Barron
Mayor



February 22, 2013

Roger Bower
Wyoming Business Council
213 W. Main, Suite B
Riverton, WY 82501

Dear Mr. Bower:

Subject: Support of grant application by the Jackson Hole Energy Sustainability Project (JHESP) to the Wyoming Business Council

On behalf of Encana Natural Gas Inc. (Encana), I would like to express my support of the grant application by the Jackson Hole Energy Sustainability Project (JHESP) to the Wyoming Business Council for funding to establish a natural gas vehicle (NGV) compressed natural gas (CNG) public fueling station in Jackson.

Encana is committed to exploring new and emerging technologies that allow us to minimize our impacts on the environment in the areas where we operate, live, work and drive. We currently own and operate eight CNG stations, one permanent LNG station and 10 mobile fueling LNG stations in the U.S. and Canada, including one CNG station in Riverton, WY. As part of our commitment, Encana is also adopting natural gas vehicles in our working fleet and converting our rigs and pressure pumping equipment to run on natural gas.

Serving as the founder and chair of the Wyoming Natural Gas Vehicle & Infrastructure Coalition (WYNGVIC), Encana's mission is synonymous to WYNGVIC's mission in the effort to advance natural gas infrastructure and vehicle growth in Wyoming through planning for best infrastructure placement, connecting stakeholders together to create the infrastructure, and engaging appropriate fleets and vehicles. One of the obstacles to converting vehicles to natural gas is the availability of refueling infrastructure. Encana is working with all stakeholders to develop solutions to implement public access natural gas refueling.

Encana appreciates the work of the Wyoming Business Council and the challenges you face as you deliberate many prospects this year. You have the opportunity to set standards for all alternative fuel vehicles in Wyoming and create an environment where cleaner, domestic, and affordable fuels can be adopted. It is our hope that you will consider supporting this grant as well.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Most".

Matthew Most
Vice-President, Demand, Development & Policy
Encana Natural Gas Inc.

Encana Natural Gas Inc.

370 17th Street Suite 1700 Denver, CO 80202 USA 866-251-0033 encana.com

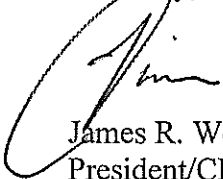
March 19, 2013

Dear Shelley,

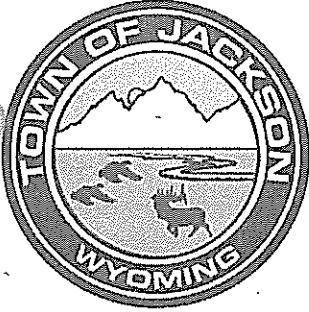
Lower Valley is excited about the potential of using CNG vehicles in the Jackson area. We currently have one CNG capable vehicle in our fleet and plan to increase that number as we replace and add new vehicles to our fleet. We are committed to use the JHESP sponsored CNG filling station in Jackson once it is built for the foreseeable future. However, once our CNG fleet reaches a critical mass we would from time to time evaluate the economics of having our own CNG filling capabilities.

Thank you for your efforts to make CNG, which is cleaner and more economical than our current fuel choice, available to Lower Valley.

Sincerely,



James R. Webb
President/CEO



ADMINISTRATION DEPARTMENT

April 1, 2013

Shelley Simonton, Executive Director
Jackson Hole Energy Sustainability Project
PO Box 1687
Jackson, Wyoming 83001

Dear Shelley,

I am writing to express the Town Jackson's strong support for proposed the CNG station on West Broadway. We welcome this opportunity to partner with the Jackson Hole Energy Sustainability and the Wyoming Business Council to provide a CNG fueling facility in Jackson.

The Town believes that CNG is great alternative to gasoline and diesel fuel as it less polluting and more cost effective than traditional fuels. Furthermore CNG is produced in Wyoming, making us less dependent on foreign oil.

The Town currently has three CNG vehicles in our inventory and stands ready to begin using this CNG fueling station once this opportunity becomes a reality. The Town has a capital vehicle and equipment replacement plan which offers many opportunities over the next ten years to replace and upgrade current gasoline/diesel vehicles and equipment with CNG replacements.

Thank you for your efforts in trying to make this opportunity a reality and providing the Town of Jackson a lower cost and cleaner fuel option. Please contact me if you have questions or need additional assistance.

Sincerely,

Robert W. McLaurin
Town Manager





April 3, 2014

Shelley Simonton
Director
Jackson Hole Energy Sustainability Project

Dear Shelley:

MICHAEL WACKERLY
Transit Administrator
mwackerly@startbus.com

STEVE AINSLIE
Operations Manager
sainslie@startbus.com

JANICE STEINER
Administrative/
Marketing Coordinator
jsteiner@startbus.com

P.O. Box 1687
Jackson, WY 83001
TEL 307.733.4521
FAX 307.733.1059

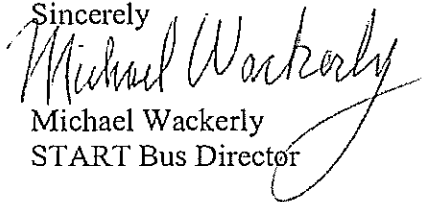
www.startbus.com

This letter is to express the support of START Bus for the JHESP project to provide a CNG filling station in Jackson.

START Bus is a joint department of the Town of Jackson and Teton County. We operate a fleet of 29 buses to provide public transportation through the Jackson Hole region. The START Bus staff has conducted substantial research on the use of CNG for the bus fleet. This research has indicated substantial cost savings in operating a CNG fleet, as well as environmental benefits. The Town and County have authorized START Bus to consider CNG as an alternate source of fuel for the future.

The major obstacle to the use of CNG by START Bus is the high capital cost of facilities needed to make this happen. The JHSEP project to provide a CNG filling station in Jackson could assist in overcoming this obstacle. This filling station could be one stepping stone to a future CNG fleet for START Bus.

Sincerely



Michael Wackerly
START Bus Director



Representative Ruth Ann Petroff
 Wyoming House of Representatives House District 16
 P.O. Box 2764
 Jackson, WY 83001



Business (307) 734-9440
 Mobile (307) 690-3392
 Email: Ruth.Petroff@wyoleg.gov

April 5, 2013

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

Dear Business Council Grant Committee Members,

We are writing in support of the forthcoming (September 2013) grant request from Jackson Hole Energy Sustainability Project for equipment used for compressed natural gas (CNG) vehicle fueling. We particularly want to emphasize some points about why this project is deserving of a grant as opposed to the new CNG station loan program.

We have a lot to gain in Wyoming with a network of Natural Gas Vehicle fueling stations. Besides the obvious contributions to our state economy of the extraction of natural gas, a network of stations has the potential to attract new businesses to Wyoming. There is also the fuel cost savings to our citizens and local businesses of having the option to run vehicles on natural gas, cleaner emissions, and extended vehicle engine life.

Unfortunately, CNG fueling stations simply do not project out enough revenue to pay for the equipment on a typical business plan. The stations in Colorado and Utah have largely been built with natural gas industry participation. The model is typically for industry to partner with an existing station, put in the equipment, and give the station the option to purchase the equipment at the point where it makes financial sense to do so. Industry typically participates in these projects in large population areas.

So far, the stations in Wyoming have been built by, or in partnership with, natural gas energy companies. Black Hills Corp built the Cheyenne station in the early 90's. The equipment for the station in Riverton was funded by the industry. Both stations in Southwest Wyoming were built by Questar. These companies don't want to be in the fueling business; their motivation is to promote the use of natural gas.

Although we hope the new business council loan program will give station owners another tool if they are interested in pursuing natural gas fueling, we are not optimistic that it will be widely used. In order for a station to make this business model work, they would need commitments from large companies to convert fleets of vehicles.

Teton County doesn't have the type of large industry users who would make a scenario like this work. We don't have the population to warrant industry being

interested in participating with us. Our utility company, Lower Valley Energy, who sells natural gas locally, is a co-operative/non-profit without the financial depth to make a heavy investment in equipment at this time. What we do have is a tourist population, nearly 4 million strong, who are slowly converting vehicles, and an increasing number of conventions and meeting geared toward sustainability and energy. This is where we see an opportunity for jobs.

As the number of fueling stations in Utah and Colorado increase, and as citizens convert vehicles, they can go online to get a nationwide map of locations where they can fill up. (and yes, there's even an app for that!) These tourists will be picking places to visit where they have fueling accessibility. We want to be on the front side of that curve. Instead of losing customers because of not having fueling, we could actually be increasing customers because of fueling.

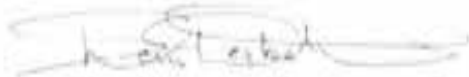
Additionally, as sustainability and natural gas vehicle seminars ramp up nationwide, we want Jackson to be at the forefront showcasing how natural gas fueling works, what natural gas vehicles look like and how they perform. If we have these options on the ground, we have a stronger convention product to sell to these groups deciding where to hold their meetings.

State governments throughout the region are doing the same as Wyoming in purchasing natural gas powered vehicles for their state fleets. Even regional governmental meetings will be considering locations based on where they can drive.

Based on economics alone, it will be many years before private industry can fill this need in our community. Waiting for CNG fueling to work as a stand-alone business plan would likely mean we would be one of the last communities in the state, and perhaps in the region, to have natural gas fueling capability. It is our desire to partner with local business, through this grant, to provide a key ingredient to our continued reputation as a cutting edge tourist and sustainability community.

We appreciate your consideration and please do not hesitate to contact any of us if you would like further discussion.

Sincerely,



Dan Dockstader, Senator



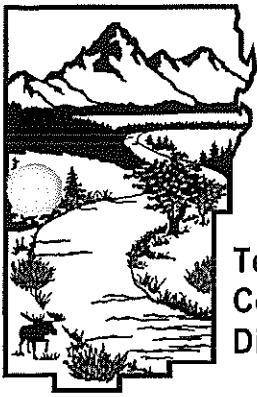
Leland Christensen, Senator



Marti Halverson, Representative



Ruth Ann Petroff, Representative



**Teton
Conservation
District**

August 21, 2013
Wyoming Business Council
Attn: Roger Bower, Regional Director


Dear Roger:

Teton Conservation District (TCD) supports the grant application by the Jackson Hole Energy Sustainability Project (JHESP) to the WBC for funding to establish a natural gas vehicle (NGV) compressed natural gas (CNG) public fueling station in Jackson. TCD has been a member of the Wyoming Natural Gas Vehicle & Infrastructure Coalition (WYNGVI) since its inception and has co-facilitated a number of NGV fleet workshops.

On a local basis TCD participates actively with the northwest committee of the WYNGVI in promoting education and outreach and facilitating technical information regarding NGV's. TCD has provided two recent grants to further promote CNG vehicle fueling use through co-sponsoring workshops and by conducting fleet audits for fleet managers through the Yellowstone – Teton Clean Energy Coalition. This effort will assist fleet managers and owners in having excellent information in their consideration of using natural gas as an alternative fuel for vehicles.

TCD also serves as a technical committee member in assisting JHESP in this application process, working with prospective NGV fueling station site owners and other partners, and is fully committed to providing assistance to a vigorous education and outreach program to fleet managers and the general public regarding use of the Jackson NGV fueling station pending its successful establishment.

Utilization of natural gas provides a clean, safe, economic, and domestic fuel source that will lead to natural gas initiated income, jobs, and improved clean air in Wyoming. Fueling stations are essential to encouraging fleets and the public to use natural gas as a vehicle fuel and we have identified over 50 fleets in the Jackson area that could consider using natural gas as a vehicle fuel source. It is also important to consider that for natural gas to be a viable fuel source, Jackson will need to be part of a network of NGV fueling stations. Thank you for your consideration of the JHESP grant application and please contact Randy Williams at TCD if we can provide any further assistance in this regard.


Randy Williams, Executive Director

*Conserving our
natural resources
– air, land, water,
vegetation, and
wildlife*



NATRONA COUNTY COMMISSIONERS
200 N. CENTER ST., RM. 115
CASPER, WY 82601
PHONE (307) 235-9202
FAX (307) 235-9486

Forrest Chadwick
Robert Hendry
Matt Keating
Bill McDowell
Terry Wingerter

October 10, 2013

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

Dear Mr. Simonsen,

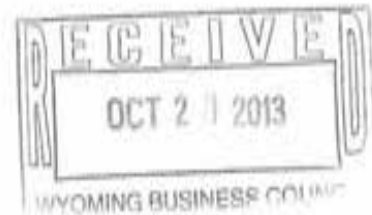
On behalf of The Natrona County Commissioners, I would like to express our support for the proposed grant to construct a conference center in Casper on the Platter River Commons. The proposed project will be able to provide a service that is needed in the community and State.

A new up-to-date conference center will be able to provide the State of Wyoming with tax dollars not yet being realized. The Amoco Reuse Agreement Joint Powers Board continues to assist with economic development in the Casper Area and we ask that you support this venture.

Thank you for your consideration.


Bill McDowell, Chairman
Board of Natrona County Commissioners

October 24, 2013



Dave Simonsen
Business Ready Communities and
Community Facilities Program Manager
Investment Ready Communities Division
Wyoming Business Council
214 W. 15th Street
Cheyenne, WY 82002

Dear Dave:

I'm writing today in support of funding for the new conference center in Casper. This facility is critical for a number of reasons and will have a substantial economic impact for not only Casper but for Wyoming as a whole.

Obviously the facility will create and support jobs during the construction and operation of the hotel and conference center. Additionally, we have opportunities to host conferences from around the region that are difficult today due to the existing age and condition of the current facilities. For example, we would have the opportunity to host the Northwest Chapter of the American Association of Airport Executives (NWAAAE) if we had an adequate conference facility. We are also looking at hosting the Wyoming Airport Operators Association annual conference in 2015, but one of the concerns is the condition of the hotels that can accommodate this type of conference. What's really exciting is for conferences like NWAAAE and the sporting events that the Casper Area Convention and Visitors Bureau has been so successful in attracting (such as the National Junior College Athletics Association Volleyball Tournament that will be in town November 21st through the 23rd) those bring in people by air helping to support the air service in Casper/Central Wyoming. That support of course helps build airline service for businesses and individuals in our community. I hope that the Business Council is able to help financially in getting this facility to become a reality!

Sincerely,



Glenn S. Januska, A.A.E.
Airport Manager

c: Kim Rightmer
East Central Regional Manager



October 29, 2013

John Ramage
President
McMurry Ready Mix

Darin Noyce
Vice President
Wishbone Fencing

Ken Lutz
Secretary/Treasurer
Aulick Leasing Corporation.

Bradley Olson
Immediate Past President
Ofedal Construction, Inc.

Chad Connell
Past President
High Country Construction, Inc.

Matt Garland
Lifetime National Director
North Star Energy & Construction, LLC

W.W. "Wally" Reiman
National Director
Reiman Corp. & Subsidiary

Philip Caines
Director
McGarvin-Moberly Construction Company

Don McKillop
Director
DRM, Inc.

Matt Walker
Director
Power River Construction, Inc.

Ray Fertig
Director
Recco, Inc (dba Five-R Co.)

Mandy Monjaras
Associate President
Mountain States Materials

Flint Polson
Associate Vice President
Coffey Engineering & Surveying, LLC

Michael Pitz
Ex-Officio
Travelers

Jonathan Downing
Chief Executive Officer

PO Box 965
Cheyenne WY 82003
Phone: 307.632.0573
Fax: 307.637.4429
www.wyomingcontractors.org

Robert Jensen
Chief Executive Officer
Wyoming Business Council
214 W 15th St
Cheyenne, WY 82001

Dear Bob:

I am writing to express the Wyoming Contractors Association's strong support for the Amoco Reuse Agreement Joint Powers Board's initiative to build a convention center at Platte River Commons in Casper. It is my understanding the Board has submitted grant proposal to the Wyoming Business Council to assist with this effort.

Casper has long been a key site for Wyoming Contractor Association meetings and events, due to the city's central location. Our members, 225 companies strong, place a high value on state-of-the-art, modern meeting facilities and would certainly welcome the addition of a new convention center complex in downtown Casper. Moreover, locating this new facility at Platte River Commons would enhance Casper's marketability as premier convention site and further the community's goal of re-purposing the former refinery site. In short, this proposal is a win-win for Casper and for the many organizations and associations that would utilize a new convention center.

Thank you for the opportunity to endorse the Amoco Reuse Agreement Joint Powers Board's grant proposal.

Sincerely,

Jonathan Downing
Chief Executive Officer

State of Wyoming
Oil and Gas Conservation Commission

Governor Matthew H. Mead, Chairman

Commissioners
Bridget Hill, Bruce Williams,
Tom Drean, Mark Doelger

State Oil and Gas Supervisor
Grant E. Black

October 30, 2013

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

To Whom It May Concern:

On behalf of the Wyoming Oil and Gas Conservation Commission, I would like to express our support for the proposed grant to construct a conference center on the Platter River Commons in Casper. The proposed project will provide a service that is needed in the community and the state of Wyoming.

A new up-to-date conference center will provide the state of Wyoming with tax dollars not yet being realized. The Amoco Reuse Agreement Joint Powers Board continues to assist with economic development in the Casper area and we ask that you support this venture.

Thank you for your consideration.

Best regards,



Grant E. Black
Oil & Gas Supervisor

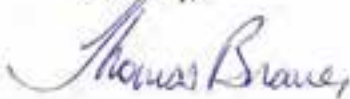
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002

The Casper Area Economic Development Alliance, Inc. is pleased to write this letter of support for the Amoco Reuse Agreement Joint Powers Board proposal to construct a conference center in the Platte River Commons.

CAEDA believes that a conference center in Casper with our central Wyoming location is an important part of our overall community economy. We attract a number of state-wide events and know that a conference center of this type will allow us to increase the number of those events in our community. Additionally, we have included relationships with many of the key stakeholders in a conference center in our strategic plan and support the City of Casper's strategic plan, which of course addresses the need for a conference center in our community.

The Amoco Reuse Agreement Joint Powers Board has been and continues to be a significant partner for CAEDA and the community. We see this project by the Board as a significant investment in the Platte River Commons on behalf of the community. Their dedication to making the Commons an asset for the community is strong and we support those efforts in collaboration with the Wyoming Business Council for this project.

Sincerely,

A handwritten signature in blue ink that reads "Thomas Brauer". The signature is written in a cursive, flowing style.

Thomas Brauer
Board Chairman

A handwritten signature in blue ink that reads "Bill Edwards". The signature is written in a cursive, flowing style.

Bill Edwards
President and CEO



Pine Bluffs Senior Citizens
 P.O. Box 532
 Pine Bluffs, Wyoming
 307-245-3816



Pine Bluffs Senior Center Inc.
 309 Elm Street
 Pine Bluffs, WY 82082
 August 21, 2013

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

Dear Wyoming Business Council Board,

My name is Angie Robertson and I am the Executive Director of the Pine Bluffs Senior Center. I am writing in support of the Pine Bluffs Medical Clinics possible future expansion. Our senior center participated in the survey that was presented to the community. I was able to sit and talked with several seniors who spoke on this issue. Across the board there was a major need for seniors to have quality health care that is in a location where they can access it. Several of our members said that if the clinic offered specialty clinics with extended hours it would be a huge benefit to them and they would defiantly utilize the clinic.

I can tell you first hand that Pine Bluffs has a major problem with transportation for our senior and it's only getting worse. That problem is the drive to and from Cheyenne for their health care needs. Allot of the members that use our facility are unable to drive at this point in their lives. This poses a huge problem for not just our older seniors, but for their children. Most families now days both mom and dad work out of the home. This leaves their ageing parents much on their own. I receive daily calls, here at the senior center, requesting transportation to and from Cheyenne for doctor's appointments. When I first began my job as the Director, a little over a year ago, I had one senior who needed transportation assistance, now I have six. The reality is we need help in Pine Bluffs.

The following seniors of Pine Bluffs, and I, strongly support the new Pine Bluffs Medical Clinic and are excited about the possibility of additional and improved services including specialists and the new health opportunities.

Don't hesitate to call her at 307-245-3816, or email her at pbcitizens@rtconnect.net

Again, thank you for all you do for our organization.

Sincerely,

Angie Robertson
 Angie Robertson
 Executive Director

Mary Sundin
Marilyn Darden
Elaine Kessaf
Howard Jones
Janice Anderson
Leora Roberts
Lois Kelsey

Clara Spier
Jean Naves
Louis Carpenter
Patricia Hoobler
Jim Woolington
Dorothy Zerk
Jack A. Bowman
Bertha Bowman
Bunny Jones
William Jones

Donna
Barbara
Mary
Bruce
(over)

LARAMIE COUNTY SCHOOL DISTRICT NO. 2

P.O. Box 489 – Pine Bluffs, WY 82082

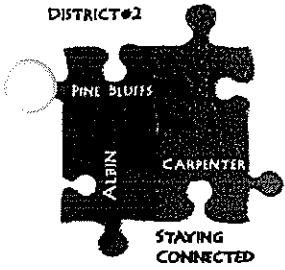
<http://laramie2.org>

Phone 307-245-4050

Fax 307-245-3561

Jack Cozort, Superintendent
jcozort@mail.lrm2.k12.wy.us
Jeaneane Parsons, Executive Secretary

Rob Bryant, Business Services Director
Brent Bacon, Special Services Director



Laramie County School District #2

311 East 8th Street

P.O. Box 489

Pine Bluffs, WY 82082

Dear Business Council Board

Cheyenne Regional Medical Center is seeking to receive a grant that will allow for construction of a new medical clinic in the town of Pine Bluffs, Wyoming. The proposed medical clinic is to be an accessible building for all constituents and offer additional services to the members of the community. It will be an advantage to the community members by offering new services and opportunities that increase their ability to seek medical care.

Laramie County School District #2 believes that this new medical clinic will benefit the communities that lie in the southeastern area of the state of Wyoming. Our city and the eastern part of Laramie County will feel the positive impact of the new medical clinic and because of this Laramie County School District #2 supports this grant process and the pending award to applicant. Cheyenne Regional Medical Center has proven to be a responsible facility in the past and we look forward to having this medical facility more visible in the communities that exist in the immediate area of eastern Laramie County

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jack M. Cozort', written over a horizontal line.

Jack M. Cozort

Superintendent LCSD #2

August 26th, 2012

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

To whom it may concern,

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare to a higher level.

As part of the healthcare system our Ambulance Service understands the impact that generous funding can make for the quality of care to the public. Being in a rural area, miles away from the nearest trauma center, it's even more important to have the life saving qualities an upgraded facility would have. Along with a new facility there is an opportunity to recruit staff that might otherwise not want to work in an old building with old equipment. I understand the plan to include a multipurpose room and agree that this particular addition is important for updating and training quality healthcare professionals. I believe, to expand and improve the quality of care to the residents and visitors of Pine Bluffs, it is vital to improve the framework.

In conclusion, Pine Bluffs EMS fully supports the efforts of Cheyenne LEADS and Southeast Wyoming Economic Development District as they seek external funding to support this project to improve rural healthcare. After all, we all want better healthcare.

Sincerely,

Shannon Weller
Pine Bluffs EMS Director
PO Box 429
Pine Bluffs, WY 82082
(307) 274-2438
srweller94@gmail.com

Southeast Wyoming
ECONOMIC DEVELOPMENT
District

COUNTIES:
ALBANY
GOSHEN
LARAMIE
PLATTE



August 27, 2013

Ms. Molly Spangler
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002

Dear Ms. Spangler:

I am writing to ask for your support in granting Cheyenne Regional Medical Center a grant for the construction of a new medical clinic in Pine Bluffs.

As I travel through southeast Wyoming, I am delighted to see the economic activity throughout the communities. Pine Bluffs is committed to improve and grow their community and will certainly be affected by 180 as well as their proximity to Cheyenne. As the oil play begins to pick up again and the possibilities of wind generation throughout southeast Wyoming, it will be important if Pine Bluffs wants to compete for industry and jobs, that they have a medical clinic in their community. Medical services is an important factor for any economic development, especially since the closest medical facilities are 40 miles away. Working with Pine Bluffs this past year, I realize how important economic development is to Pine Bluffs.

I've seen their current medical facilities and question whether or not I would be comfortable going to that aging facility. My concern is the aging structure as well as issues with ADA and HIPAA. For this clinic to appropriately meet the growing demands of a health clinic and to be able to deliver appropriate health services, it appears there is no option but to remove the current clinic and replace it with a new clinic.

Your support for the Pine Bluffs Medical Clinic will be a major economic factor and a asset to the Pine Bluffs community.

Please call if you would like to discuss this further.

Best wishes,

Karen L. Guidice
Executive Director
Southeast Wyoming Economic Development District
307.331.5761



P.O. Box 988 / 851 Gilchrist • Wheatland, WY 82201
Voice 307 331 5761 • www.southeastwyomingedd.org • E-mail kareng@southeastwyomingedd.org



Dana Barnett
Director, Regional Development
Cheyenne Regional Medical Center
200 West 17th St, Suite 30
Cheyenne, WY 82001
307-633-6083
307-432-2676 Fax
307-214-0043 Cell
dana.barnett@crmcwy.org
www.crmcwy.org

August 27, 2013

To: Wyoming Business Council
Re: Proposed New Pine Bluffs Clinic

We are writing in support of the new Pine Bluffs clinic proposed by Cheyenne Regional Medical Center (CRMC). As the medical needs of Eastern Laramie County have grown there has been little development to increase services to this area.

We have been serving Pine Bluffs and the surrounding area since 1999 with physical therapy services and feel, as many do, that it is an underserved area. We feel that an expansion of medical services in the area would enhance and be of great support in the ongoing needs of our aging population to provide comprehensive care to this side of the county.

Over the years we have noticed that some of the area citizens have needed more medical services than those provided for here in Pine Bluffs. With this new proposed building, it would enable many of those patients to stay in town, which would in turn support the growth and development of the immediate area. Obviously, the building that now stands is in need of updating and is very limited in space. Additional space would also help provide additional services that are lacking in Pine Bluffs.

Finally, we would appreciate the support from the Wyoming Business Council as CRMC get set to invest in Pine Bluffs. Thank you for your consideration of our support in this project.

Respectfully submitted;

Douglas Wilson, DPT
Owner, Wyoming Physical Therapy, PC

1217-A South Greeley Hwy.
Cheyenne, WY 82007
Tel (307) 772-0955
Fax (307) 772-0953

322 Main Street
Pine Bluffs, WY 82082
Tel (307) 245-3858
Fax (307) 245-3326



August 28, 2013

Wyoming Business Council
Ms. Molly Spangler
Director of Investment Ready Communities
214 West 15th Street
Cheyenne, WY 82002

Dear Ms. Spangler:

Cheyenne LEADS, as the economic development organization for Cheyenne and Laramie County, strongly supports this Community Readiness grant application to help construct a new medical facility in Pine Bluffs.

We recognize that a medical facility is not a typical project for the Community Readiness Program, however we believe that it nonetheless represents a valuable investment. While working with the different entities involved, the hospital and its foundation, Southeast Wyoming Economic Development District, and the county, as well as upon advisement from the WBC Regional Director, we carefully decided to submit a Community Readiness application rather than a Business Committed one for reasons outlined below.

First, if the medical clinic in Pine Bluffs were forced to close due to its aging infrastructure, the closest medical facilities in Wyoming for the community is 40 miles away in Cheyenne. The medical facility that is physically closest to Pine Bluffs is located 20 miles east in Kimball, Nebraska. If the clinic closed, a large part of the patients would travel to Kimball instead and those revenues would be lost to Nebraska. We feel that it is important to retain that spending in Wyoming.

Second, as Pine Bluffs continues to work on improving its community and leverage its location along I-80 to attract and retain businesses, a medical facility is a critical component to the amenities that the town offers. As individuals and companies consider Pine Bluffs as a possible town to locate in, they examine what services are available. While a town of its size is very fortunate to have a medical clinic, the present clinic has become outdated and equipment is old so it does not serve well as a recruitment tool. Losing the clinic would put the community at a disadvantage, while having a new, spacious clinic with modern equipment would make the community much more attractive.

Finally, there are presently five medical jobs that are tied to the clinic through an agreement between Cheyenne Regional Medical Center (CRMC) and the University of Wyoming (UW). One is a full-time doctor, and the other are nursing and PA jobs. One benefit is that through the partnership with UW the medical clinic provides a venue for hands-on training for students going through programs at UW. (Even if the arrangement with UW were to terminate, CRMC is committed to staffing the clinic themselves.) The impact of medical jobs in a community is substantial as outlined by the additional articles and reports included with this grant application. With the new, larger facility there is the possibility of increasing the number of medical jobs directly in Pine Bluffs, as well as increasing medical jobs state-wide that will be enabled through tele-medicine.

We feel that medical services in a community are an important component of community readiness and economic development, and this facility will support the other investments that Pine Bluffs has made for that purpose. There is substantial support for this project with over \$400,000 of cash match from CRMC, the CRMC Foundation, High West Energy, and the Pine Bluffs Medical Foundation, in addition to in-kind matches from the Town and from the local fire district. Cheyenne LEADS believes this is an important investment in Laramie County and support this application to the Wyoming Business Council.

Regards,



Anja Bendel
Director of Business Development
Cheyenne LEADS

New Pine Bluffs Clinic Project

Date: 16 September 2013

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,


Signature

403 Elm Pine Bluffs, WY
Address

New Pine Bluffs Clinic Project

Date: Sept 16, 13

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,

Curlen Graves
Signature

511 Market St.
Address

New Pine Bluffs Clinic Project

Date: 9-16-13

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

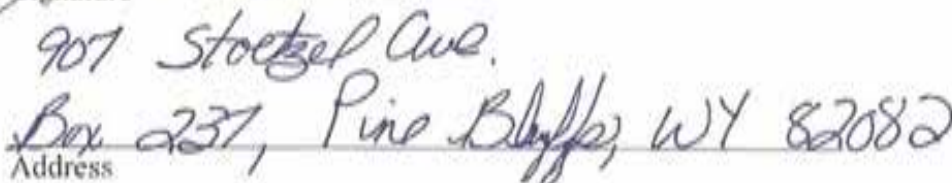
Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,


Signature


Address

New Pine Bluffs Clinic Project

Date: 16 Sep 13

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future,

However, I do think the clinic should take emergency situations when called upon to do so!

Respectfully,

Bob Simkins
Signature

503 Maple, PO Box 669, Pine Bluffs, WY 82082
Address

New Pine Bluffs Clinic Project

Date: 9/16/13

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,

Chris Anderson
Signature

517 Main Street
Address

New Pine Bluffs Clinic Project

Date: 9/16/13

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,



Signature

600 E. 2nd St., Pine Bluffs WY 82082
Address

New Pine Bluffs Clinic Project

Date: 9-17-13

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

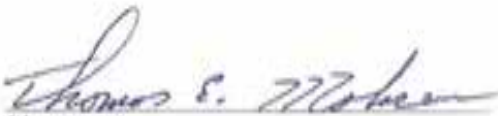
Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,


Signature

PO BOX 85, PINE BLUFFS, WY
Address



September 17, 2013

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

RE: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

This letter is written to inform you the City of Kimball, Nebraska supports the funding request for a new medical clinic in Pine Bluffs, Wyoming. The City of Kimball supports the idea of bringing healthcare options to a higher level which will be accomplished with this new facility.

We look forward to seeing this much needed project come to fruition in the very near future.

Sincerely,

A handwritten signature in black ink, appearing to read "James W. Schnell", is written over the word "Sincerely,".

James W. Schnell
Mayor

September 17, 2013

Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002-0240

Dear Ms. Spangler:

The current medical clinic in Pine Bluffs, Wyoming is in urgent need of replacement. We have been working with the Cheyenne Regional Medical Center Foundation, which is spearheading an effort to replace the clinic with a brand new building. I understand that the Foundation submitted an application on September 01, 2013 to the Wyoming Business Council (WBC) for a Business Ready Community grant in the amount of \$1 million. I further understand that at the WBC staff site visit on Wednesday, September 11, 2013 in Pine Bluffs that the budget for the project was \$9,000 short to cover 100% of all expenses associated with the project.

We recognize the importance of this project to all residents of Pine Bluffs and surrounding communities in the eastern portion of rural Laramie County, and we continue to offer our strongest support to this most worthwhile endeavor.

As a board member of the Pine Bluffs Healthcare Foundation, we met again on September 14, 2013 to consider additional support for the rebuilding of the Pine Bluffs Clinic facility. I am pleased to inform you that the Board of the Pine Bluffs Healthcare Foundation will contribute an additional \$9,000 to this project if it is funded by the Wyoming Business Council.

Thank you very much for your thoughtful consideration of this application. We look forward to the opportunity to replace our aging medical clinic with a modern one which meets the needs of all patients in the Pine Bluffs area.

Sincerely,



John Gross, Board Member
Pine Bluffs Healthcare Foundation

TOWN OF ALBIN

PO BOX 188
ALBIN, WY 82050

PHONE: 307-246-3386
Fax: 307-246-3299
Email: townofalbin@yahoo.com



September 17, 2013

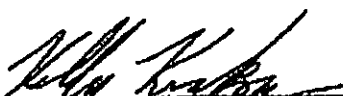
Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. Our community looks forward to the higher level of medical care available in eastern Laramie County with the proposed new facility.

Respectfully,



Kelly Krakow, Mayor
Town of Albin
PO Box 188
Albin, WY 82050

New Pine Bluffs Clinic Project

Date: Sept 18, 2013

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,

Kathleen Reed
Signature

606 Blair St, Pine Bluffs WY 82082
Address

New Pine Bluffs Clinic Project

Date: 9/18/13

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,

Chin Maddux

Signature

Po Box 160

Address

New Pine Bluffs Clinic Project

Date: 9-18-13

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,

Wynona Easton
Signature

505 Chestnut P.B WY
Address

Town of Burns
PO Box 66
Burns, WY 82053
307-547-2206



September 23, 2013

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

I am pleased to notify you of the Town of Burns' support for the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community in our enthusiasm for the proposed new facility that will provide a much-needed update to our healthcare options.

As Eastern Laramie County residents we are excited to see this project move forward in the very near future.

Sincerely,

Judith Johnstone

Judith Johnstone, Mayor
Town of Burns

EC: Caryn Miller, MPA
Town Administrator
Town of Pine Bluffs

Robert and Judith Johnstone
PO Box 107
Burns, WY 82053

September 23, 2013

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It pleases us greatly to be in support of the funding request for a new medical clinic in Pine Bluffs, WY. We join many in our community in enthusiasm for the proposed new facility that will offer a much-needed update to our health care options.

As Eastern Laramie County residents we are excited to see this project move forward in the immediate future.

Sincerely,

Robert and Judith Johnstone

Robert and Judith Johnstone
PO Box 107
Burns, WY 82053

EC: Caryn Miller
Town of Pine Bluffs



September 23, 2013

Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002-0240

Dear Ms. Spangler:

I understand that the Foundation submitted an application on September 01, 2013 to the Wyoming Business Council (WBC) for a Business Ready Community grant in the amount of \$1 million. I have participated in helping develop the concept and design for the proposed new facility, and I am writing to let you know that Kimball Hospital strongly supports a replacement facility being constructed in Pine Bluffs, Wyoming on the site of the current medical clinic.

The new facility will replace the current clinic which is physically worn out and does not comply with current ADA nor HIPAA regulations. The residents of Pine Bluffs deserve a modern facility from which to receive diagnosis and treatment for the ailments they experience. When the residents of Pine Bluffs cannot receive treatment close to home they are forced either to travel to Cheyenne or here to Kimball Hospital for treatment, causing inconvenience and unnecessary suffering.

I understand too that a new facility in our area will enable Cheyenne Regional Medical Center to provide outreach to the residents of Kimball, Nebraska through medical services delivered via televideo and telemedicine hookups directly into the new clinic. For example, people in our service area will be able to attend classes to learn how to manage diabetes, handle stress, defeat smoking, and to learn about ways to live a healthy lifestyle. Classes such as these are currently not available to the rural residents who live in Pine Bluffs or surrounding areas.

As the Chief Executive Officer of Kimball Hospital, I urge you to support the CRMC Foundation's proposal to the Wyoming Business Council and grant \$1 million toward the construction of a new clinic. The Foundation has already garnered over \$500,000 in cash and in-kind support for the project which I believe demonstrates significant and powerful community support for the project.

Sincerely,

Ken Hunter, CEO
Kimball Hospital

New Pine Bluffs Clinic Project

Date: 9-25-13

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001


Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,


Signature

405 Maple St., Pine Bluffs, WY
Address

New Pine Bluffs Clinic Project

Date: 25.9.2013

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

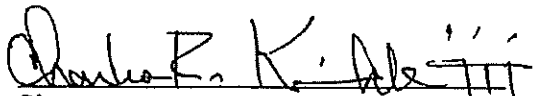
Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,


Signature

408 Beech, POB 131 Pine Bluffs, WY 82082
Address

New Pine Bluffs Clinic Project

Date: 9/25/13

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001


Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,



Signature

705 E 3RD

Address

New Pine Bluffs Clinic Project

Date: 9-26-13

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,

Bridget Munoz
Signature

502 Main St. Pine Bluffs WY 82082
Address

New Pine Bluffs Clinic Project

Date: 9-27-13

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001

Re: Pine Bluffs Medical Clinic Grant Application

Dear Ms. Spangler:

It is my pleasure to write a letter in support of the funding request for a new medical clinic in Pine Bluffs, WY. I join many in our community with enthusiasm for the proposed new facility that will bring our healthcare options to a higher level.

As a Pine Bluffs resident we are excited to see this much needed project come to fruition in the very near future.

Respectfully,


Signature

406 Chestnut
P.O. Box 686 Pine Bluffs, WY 82082
Address



Cheyenne Regional Medical Center

214 E. 23rd Street • Cheyenne, WY 82001 • (307) 634-2273 • cheyenneregional.org

September 27, 2013

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 W. 15th Street
Cheyenne, WY 82002-0240

Dear Ms. Spangler:

Back in the mid-1950s, leaders in Pine Bluffs had the foresight to establish a medical clinic in their town to serve the residents of eastern Laramie County. While the clinic's medical care continues to be exceptional, the clinic itself has fallen into a severe state of disrepair. For this reason, the Board of Trustees of Cheyenne Regional Medical Center supports constructing and furnishing a new clinic in Pine Bluffs to replace the clinic which opened in 1959.

Currently the clinic cares for more 1,600 patients a year. We strongly believe that each of them deserves to be cared for in a safe and suitable environment.

Another concern is that providers might someday limit or even stop offering care in Pine Bluffs due to concerns about the clinic's safety and appropriateness for providing care.

By supporting our grant application, the Wyoming Business Council would help ensure that eastern Laramie County residents could continue to have access to medical care in a safe and sound environment, which includes complying with federal regulations such as ADA and HIPAA.

The Cheyenne Regional Trustees have contributed \$250,000 to this effort, and the CRMC Foundation has contributed \$50,000. They are also actively engaged in raising additional funds for the building project, which is estimated to cost \$1,550,100.

If you have any questions or concerns, please feel free to contact me or any member of the Cheyenne Regional Board of Trustees.

Respectfully,

Joseph M. Evans, President
Board of Trustees
Cheyenne Regional Medical Center

Town of Ranchester
Economic Development Steering Committee
P.O. Box 695
Ranchester, WY 82839

July 31, 2013

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

To Whom It May Concern:

On behalf of the Economic Development Steering Committee for the Town of Ranchester, it is my pleasure to write this letter of support for the Town's application for funds from the Wyoming Business Council's Community Readiness grant program. This is an exciting time for the Town of Ranchester. Our community has seen a great influx of people wanting to call Ranchester home; our newest subdivisions are growing, our elementary school is above capacity and now more than ever there is a calling for commerce within the community rather than taking those dollars to outside communities-such as the City of Sheridan.

With the granting of these funds to build a new multi-retail space, the Town will have the ability to recruit business and services that will enhance our community and provide local options for commerce within Ranchester. The recapture plan as laid out by the grant application will lead to future community enhancement and growth, and the Economic Development Steering Committee is excited about the goals these recapture funds can help the Town achieve for the future growth of our community.

The Steering Committee has seen firsthand the Town's Downtown Development Plan in motion. Phase one was to construct and operate the Town's information center. This new building is the meeting place for our committee meetings as well as for other community needs. The information center serves as a hub for tourist activity that was previously not available in our area. Having the information center directly across the street from the proposed new retail space will be a great asset not only for the community but also for those businesses located in the new space. It is the committee's greatest hope that the WBC grant the Town's application for community readiness funds so that phase two of the Downtown Development Plan may proceed.

Respectfully,



Samantha Nixon
EDSC Chairperson

Wyoming Business Council

The addition of the proposed business complex in Ranchester, Wyoming would be extremely beneficial for the entire community. Having this complex of services would encourage tourists, in-state and out of state, to spend more time in town bringing additional revenue to existing businesses such as ours, Western Motel, as well as food establishments, grocers, fuel stores, etc. I strongly approve of the town advocating for the grant to bring this complex to reality.

Thank you,

Lynda Jolly
Western Motel
350 US Hwy 14
Phone: 347-655-2511
Fax: 307-655-9642

Tongue River Veterinary Service, LLC

639 Dayton P.O. Box 289

Ranchester, WY 82839

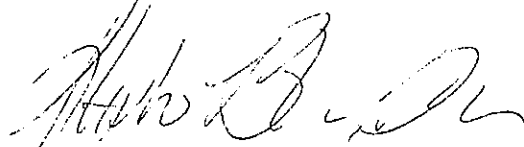
(307) 655-2222

October 29, 2013

Dear Wyoming Business Council,

As a local business owner in the town of Ranchester, I would like to offer a word of support for the proposed office/retail space across from the visitor center. It seems to me that a more vibrant town business economy can only help the community as a whole.

Sincerely,

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

Stephanie Blevins, DVM



October 30, 2013

Wyoming Business Council

To Whom It May Concern:

I am happy to support the Town of Rancheater's grant application for the business center. I believe it is a needed asset to our growing community. As the Community Center Director, I have visited with many business owners who take a hard look at relocating their business to the Tongue River Valley. Unfortunately, business space is limited. The business center will promote a strong standard of living and economic health for our communities. Thank you for your consideration.

Sincerely,

Erin Kilbride
Executive Director

October 3, 2013

**Governor Matt Mead, Co-Chairman Wyoming Business Council
Mr. Bekke, Co-Chairman Wyoming Business Council
Members of the Board, Wyoming Business Council
Governor Matt Mead, Chairman State Lands and Investment Board
Members, State Land and Investment Board**

Re: Teton County Adams Canyon Sewer Project.

Ladies and Gentlemen:

Thank you for your consideration of Teton County's grant application for the above referenced project. I am a landowner/ business owner in the project area and I strongly support the project. Once this sewer line is installed my business will be able to hook up and tear out the old leach field and create some future development opportunities. By connecting to a waste treatment system I should be able to double the size of my construction opportunities. The construction of any new infrastructure is good for commerce in creating new jobs and allowing much needed growth for my business.

Thank you for your consideration of providing financial support for this piece of essential public infrastructure.

Yours truly,



**Tom Evans
Valley View Partners LLC
Jackson, Wy 83001**

October 7, 2013

Governor Matt Mead, Co-Chairman Wyoming Business Council

Mr. Bekke, Co-Chairman Wyoming Business Council

Members of the Board, Wyoming Business Council

Governor Matt Mead, Chairman State Lands and Investment Board


Members, State Land and Investment Board

Re: Teton County Adams Canyon Sewer Project

Ladies and Gentlemen:

Thank you for your consideration of Teton County's grant application for the above referenced project. I am a landowner / business owner in the project area and I strongly support the project. Once this sewer line is installed my business will benefit greatly. By connecting to a waste treatment system I will be relieved of the leach field, which is always a concern.

Thank you for your consideration of providing financial support for this piece of essential public infrastructure.


Joyce M Wilson

J&J Wilson LLC

Lynx, LLC
P. O. Box 1247
Jackson, Wyoming 83001

October 10, 2013

Governor Matt Mead, Co-Chairman Wyoming Business Council
Mr. Bekke, Co-Chairman Wyoming Business Council
Members of the Board, Wyoming Business Council
Governor Matt Mead, Chairman State Lands and Investment Board
Members, State Land and Investment Board

Re: Teton County Adams Canyon Sewer Project.

Ladies and Gentlemen:

Thank you for your consideration of Teton County's grant application for the Adams Canyon Sewer Project. I am a landowner in the project area and I strongly support the project. By connecting to a waste treatment system I will be able to abandon the current leach field, making the soil and subsurface more stable and secure. I recently purchased this property and have now found out that the soils can be very unstable with excessive moisture infiltration. The construction of this new infrastructure is critical to the safe and sure occupancy of all the building owners in the area.

Beyond the safety issue there is also the positive impact of having all the current sewage transported to one central sewage facility so it can be safely and properly processed and not be a possible endangerment to our water supply which is provided through wells.

Thank you for your consideration of providing financial support for this piece of essential public infrastructure.

Yours truly,



E. J. Ned Thomas II
Managing Member

- EXCAVATION
- UNDERGROUND UTILITIES
- SEPTIC SYSTEMS
- LAND CLEARING

General Engineering Contractor
WESTWOOD CURTIS
CONSTRUCTION INC.

- GRADING ●
- PAVING ●
- DEMOLITION ●
- BRIDGES ●

October 14, 2013

Wyoming State Lands and Investment Board
Attn: Governor Matt Mead, Chairman and Members of the Board
122 West 25th Street 3W
Cheyenne, WY 82002

Re: Teton County Adams Canyon Sewer Project

Dear Governor Mead and Members of the Board,

I am writing to you today to request your support of Teton County's grant application for the Teton County's Adams Canyon Sewer project. I am a land owner and business owner who will be significantly impacted by this project. I fully support this project and am hopeful that you will also. The successful installation of this sewer line will provide significant benefits to my business, the county and the state of Wyoming.

The soils in this area consist mostly of clay and are not acceptable for future expansion. If the sewer line is connected, it would allow my business to significantly expand, hire more employees and to continue to provide vital infrastructure services to the county and state. As you may know, commercial property is very scarce in Teton County and opportunities for growth are very limited. I want to expand my business, but there are simply not many areas zoned for the commercial activities that support this type of business.

In addition to significant business reasons, I support this project from an environmental standpoint. If I and other landowners are able to connect to a waste treatment system, we will be able to abandon the current leach fields in this area resulting in safer, more environmentally friendly waste treatment for the entire area.

Thank you for your assistance.

Best regards,



Michael Mielke
President

PO BOX 904, JACKSON, WY 83001
PHONE (307)733-4586 / FAX (307) 733-3263



236 N. Washington • P.O. Box 188 • Afton, WY 83110 • 307-885-3175 • Fax: 307-885-5787

October 16, 2013

Governor Matt Mead, Co-Chairman Wyoming Business Council
Mr. Bekke, Co-Chairman Wyoming Business Council
Members of the Board, Wyoming Business Council
Governor Matt Mead, Chairman State Lands and Investment Board
Members, State Land and Investment Board

Re: Teton County Adams Canyon Sewer Project.

Ladies and Gentlemen:

Thank you for your consideration of Teton County's grant application for the above referenced project.

We are a business owner in the project area and strongly support the project. We believe the sewer line project is a benefit to the business community in our surrounding area, and as the local energy cooperative, we strongly support our members.

Thank you for your consideration of providing financial support for this piece of essential public infrastructure.

Sincerely,

A handwritten signature in black ink, appearing to read "James R. Webb". The signature is fluid and cursive, with a large loop at the beginning and a long horizontal stroke at the end.

James R. Webb
President/CEO

POWERFUL LOCAL SOLUTIONS

SIMMS WAREHOUSE

Via Email

October 17, 2013

Wyoming Business Council Board
Governor Mead, Co-Chair
Mr. Bekke, Co-Chair

State Lands & Investment Board
Governor Mead, Chair
Members

Subject: TETON COUNTY ADAMS CANYON SEWER PROJECT

We are writing to ask for your consideration and support of Teton County's grant application for the above referenced sewer project.

We are owners of a commercial lot in the South Park Service Center, located a few miles south of the town of Jackson. We have owned our lot 27 years and rented to a number of local business owners over the past twenty years. We have turned down potential tenants and lost rents due to the limitations of our septic system: it can handle only small amounts of water (compacted, dense, clay soils) and limits the number of parking spaces available. Two of our long standing tenants' have grown their businesses, hired more employees and parking is a problem. If we could connect to a waste treatment system, we could abandon our leach field, offer space to a broader range of renters and increase our parking to support small, local businesses.

Thank you for your consideration to contribute financial support for Teton County's Adams Canyon Sewer Project.

Sincerely,

John E. Simms, Owner

Barbara V. Simms, Owner

3535 South Park Drive
Jackson, WY 83001

Post Office Box 9400
Jackson, WY 83002

Phone 307.690.9400
Email jsimms@bresnan.net

October 19, 2013

Mr. Roger Bower
213 West Main Street
Riverton, Wyoming 82501

Good Morning, Mr. Bower!

A Teton County sewer project, called to our attention by a Mr. Des Jennings, has our enthusiastic support! Whenever it can be done, it will eliminate many septic tanks and leach fields, some of which we own. Septic tanks and leach fields properly placed sure beat raw sewage on the ground! A proper central collecting and treatment plant is vastly better. A leach field system effluent, when it enters the ground goes "we may not know where" in more cases than we'd like to admit. Many diseases possibly traceable to human waste do exist! Giardia, cholera, e-coli, and many more still plague human kind! Please help fund this upgrade!

Thank you,

Dr. Denis R. Lyman
Diane R. Lyman



HIGH COUNTRY LINEN SERVICE

October 23, 2013

Dave Simonsen
Business Ready Communities/Community Facilities Program Manager
214 West 15th St.
Cheyenne, WY 82002-0240

Dear Mr. Simonsen,

I am a property owner at 3610 South Park Drive, just south of Adams Canyon and I support this project. I want to thank you for your strong consideration of Teton County's grant application for the Adams Canyon Sewer Project.

My business has been in the same location in the Town of Jackson since 1931 and we currently employ 65 fulltime year-round staff, with additional seasonal employees during winter and summer peak seasons. The opportunity to expand our facilities in the Town of Jackson is constricted due to land regulations. With the installation of a new sewer line in the area of Adams Canyon, the opportunity to expand south through the South Park Industrial Park would be a huge shot for economic expansion.

Commercial businesses, like High Country Linen Service, need room to expand and grow. South Park offers us that opportunity ONLY if the Teton County Adams Canyon Sewer Project grant is approved. With sewer infrastructure, my business could expand services that we currently provide from Teton County to Pinedale, West Yellowstone and eastern Idaho. Expansion of our business would certainly mean expansion of our employee base to accommodate a growing business.

Again, I want to thank you for your review of the Teton County Adams Canyon Sewer Project grant. I urge your strong support for this opportunity for Teton County commercial service and industrial business owner/operators to be afforded the infrastructure that will provide for growth of services and employees.

Sincerely,

Mark Barron
President

Cc Charlotte Reynolds, Teton County Grant Writer/Public Relations Manager

September 7, 2013

Jeff Rose
Rose Bros., Inc.
Lingle, Wyoming 82223

To whom it may concern:

As a business owner in Lingle, I can say, from first hand experience, that the outage that occurred in August of 2011 definitely had a negative impact on our business. We basically had no choice but to close our doors, and could not reopen until power was restored. This was not only hard on our business and our employees, who lost work, but also on our customers, primarily farmers in a busy time of year, who had to drive to another town for service.

If there is a way to help prevent this in the future, I would sincerely hope you would consider the Town's request for improving a backup system.

Sincere Thanks,

A handwritten signature in black ink, appearing to read 'Jeff Rose', written over a white background.

Jeff Rose
Rose Bros., Inc.



POINTS WEST

Community Bank

PO BOX 730
2234 MAIN STREET
TORRINGTON WY 82240
(307) 532-2173

PO BOX 555
301 MAIN STREET
LINGLE WY 82223
(307) 837-2266

PO BOX 840
205 WEST 2ND STREET
PINE BLUFFS WY 82082
(307) 245-3900

PO BOX 1570
1632 E. RICHARDS STREET
DOUGLAS WY 82633
(307) 358-0688

September 24, 2013

Town of Lingle
P.O. Box 448
Lingle, WY 82223

Dear Mayor Walter and Members of the City Council:

It has been brought to our attention that the Town of Lingle has made application for a grant to construct backup power capability for the Town in the event of a transformer outage. On behalf of Points West Community Bank, Lingle, I would like to thank you and offer you our support in taking this necessary step.

As you remember, the power outage that occurred in August of 2011 left the residents of the Town without electricity for approximately 24 hours. This loss of power also had a significant impact on the local businesses. Without electricity, it became difficult for the Bank to perform even some of its most routine services for its customers. While the Bank has planned and prepared for emergencies such as this, it requires the Bank to provide many of its services through another branch Bank located in a different town or even sometimes a different state. In addition to the mobilization cost related to this emergency, there was a direct loss of revenue for the Bank and many other local businesses.

Loss of electricity for any extended period of time has an immediate negative impact on the economy of our local businesses and Town. So again, thank you for working diligently to prevent this economic hardship from reoccurring in the future.

Sincerely,

Joel Tremain
Branch President

Wyoming Business Council

The Village Hairsmith is a full service salon open six days a week. Employed are four people.

We are of course affected by the power outages that have occurred here in Lingle, We have no choice but to close the door until power is restored.

We would all appreciate, and believe it to be extremely important to have back up power capability in Lingle.

Owner, Village Hairsmith

Guillemi Ostrander **Date** 9-25-13

September 25, 2013

To the Business Council and State Land Investment Board

My name is Lois Tobin & I own the Corner Bar in Lingle, Wy.

During Lingle's power outage I lost approximately \$280 in food.

The only reason I didn't lose more was 2 customers who live outside Of Lingle brought their generators so we could keep 2 of my freezers running. After 8 hours all of my beer was warm so I could not sell cold beer therefore I lost around \$2300 in revenue. With my kitchen shut down I lost another \$700 in food sales.

Lingle's power outage cost me \$3280 in revenue. Hopefully we can get a backup power system so this does not happen again.

Respectfully

A handwritten signature in cursive script that reads "Lois Tobin".

Lois Tobin

TY'S PITSTOP, LLC
P.O. Box 578
104 Main Street
Lingle, WY 82223
(307) 837-2180

September 25, 2013

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

RE: Town of Lingle Grant

Dear Wyoming Business Council,

It has come to our attention that the Town of Lingle is applying for a grant to supply the town with full backup power in the event of a transformer outage, such as happened in August of 2011.

We own the convenience store in town and it had a profound impact on our business. We were able to save our inventory in the coolers and freezers, only because of the generosity of a local rancher. He provided us with two big generators in which to keep the majority of our inventory from spoiling. The business does have a generator on hand but nothing large enough to handle a 36 hour power outage. The fuel pumps were not able dispense fuel during this time and we service elderly people from the Ft. Laramie area that do not travel the 20 to 30 miles to Torrington for fuel. The fuel amounts for the majority of our sales so the income of our store was greatly diminished. It was amazing the people that depended on our store to be open and functioning during this time and not realizing that we also need electricity to operate even our cash registers.

This outage not only impacted the businesses of Lingle but was also a scary situation for the elderly people of the community that depend on oxygen or other related machines for health reasons. It was because of the help of the community members and the local churches that these people were okay during this power outage.

We would appreciate your vote for this grant to help not only the businesses but also the citizens of our small community .

Respectfully,


Robert & Johanna Abernathy

Goshen County, WY
Senior Friendship Center

PO Box 517
216 East 19th Ave
Torrington WY 82240
307-532-2796

September 25, 2013

Town of Lingle
P.O. Box 448
Lingle, WY 82223

Re: Power outage

This letter is to support the Town of Lingle's request for backup power in the case of a future power outage similar to the one that occurred in August, 2013.

The Senior Friendship Center provides services to senior citizens in Lingle. The power outage the Town of Lingle suffered prevented us from providing meals to vulnerable seniors in the Lingle area. Approximately 18 seniors were not able to go to the Center for a noon meal that day. In addition, approximately six home bound seniors also did not receive a noon meal that day. All totaled, nearly 24 seniors didn't get a meal that day. For many of these folks this meal is the only full meal they would consume during the day as many are unable to prepare and cook meals for themselves.

We also have a considerable investment in food that is refrigerated or frozen at the Lingle Center that may have had to be thrown away if the outage had lasted much longer than it did. This would have been very costly to our operation in Lingle.

I hope that the Wyoming Business Council and the State Land and Investment Board will recognize the need to provide funds in order to improve the reliability of power in Lingle should an outage occur in the future.

Sincerely,



Jeri A. Bottenfield
Director



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

Jean Chrostoski
Superintendent
of Schools

Donna Fields
Director of
Curriculum,
Instruction & Data
Management

Marcy Cates
Business Manager

**GOSHD#1
BOARD OF
TRUSTEES**

Rob Branham
Chairman

Charlie
Harshberger
Vice Chairman

Linda Kessler
Treasurer

Linda Johnson
Clerk

Lance Berry

Jeff McClun

Dean Harshberger

Matt Jolovich

Val Peterson

September 26, 2013

To Whom This May Concern;

The Goshen County School District #1 has been asked to provide a letter in support of the Town of Lingle's grant application from the Wyoming Business Council for funds to provide full backup power capability in the event of a transformer outage. The Lingle schools would be drastically impacted by a power outage such as occurred in August of 2011. Today's school systems rely on an increased amount of power.

One of the greatest impacts in the loss of power involves technology. All classrooms have at least one computer and each school has at least one computer lab made up of twenty computers. A loss of power has the potential to damage electronics. This poses the potential of loss data to both students and staff. Also, there is the lost instructional tool.

A lack of power compromises security. All of our schools are controlled by electronic mechanisms which control entry into the buildings. This lack of control also hinders law enforcement access in the event of an emergency. In addition, multiple areas of the building, including restrooms, have no natural light, presenting concern for student's physical welfare.

Lastly, we do have a production kitchen which is responsible for serving breakfast and lunch to K – 12 students. A loss of power presents concern as to spoilage of food. This spoilage of food can be both an inconvenience as well as a financial hardship.

The Lingle Schools would tremendously benefit from the Town of Lingle being able to provide full backup power capability. The Goshen County School District hopes that the Wyoming Business Council seriously considers Lingle's grant request.

Thank you for allowing us the opportunity to speak to the benefits of this back up power source.

Sincerely,

Marcy Cates
Business Manager

Anderson Carpet Sales, Inc.
3156 U S 26, P.O. Box 394
Lingle, Wy 82223
307-837-2929
fax 307-837-2931
anderson.carpet@embarqmail.com

September 26,2013

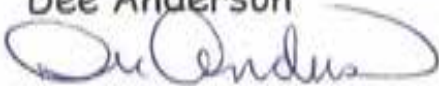
Town of Lingle,

During the outage in August of 2011 our business was forced to close. We did not have enough light in our business for our customers to shop or for me to work on blueprints. Our large overhead doors we use to load out of, are electric, and very difficult to open manually. All of our accounting is done on the computer,so of course we got behind, causing me to have to work evenings when the power came back on to get caught up. Our answering machine requires power, so we couldn't even leave a message letting people know our situation. We put a sign on our door and closed.

Anything that can be done to avoid this in the future would be greatly appreciated.

Sincerely

Dee Anderson



Anderson Carpet Sales, Inc.

**Lira's Restaurant
PO Box 623
Lingle, WY 82223**

September 26, 2013

Wyoming Business Council
State Land Investment Board


Dear Sir or Madam:

We would like backup power capability in the event of a transformer outage such as occurred in August of 2011.

When there is no power it harms my business. I not only have to close for the day, I have to find a place to store the food and beverages that I have in three coolers, three freezers and two refrigerators.

During the 2011 outage, I had to remove everything and take it 10 miles to Torrington, Wyoming that took several trips and then I had to haul everything back. I lost a significant amount of food and it was a huge inconvenience.

Sincerely,


Ramona Lira
Owner

Bar X Design

PO Box 40
LaGrange, WY 82221

August 21, 2013

Lisa Johnson
Goshen County Economic Development Corporation
PO Box 580
Torrington, WY 82240

RE: 21st & Main

This letter is to express interest in renting approximately 1,500 sf of retail space. This facility would be ideal for a store that offers a lovely selection of home décor and accents, inspirational items, specialty foods, handcrafted and artisan collections.

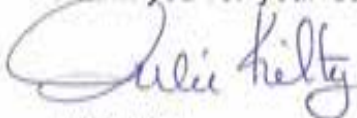
In addition to operating a permanent retail store, I plan to hold a retail event 1-2 times per year, called Farm Girls Boutique that features other artisans, providing an entertaining shopping experience for locals and visitors. The first Farm Girls Boutique held at the Goshen Enterprise Center in May of 2012 featured 10 local artisans and collectors and drew shoppers from the entire Southeast Wyoming region and Nebraska Panhandle.

My extensive retail experience will help assure the success of my store and boutique, as well as contributing to the overall success of 21st & Main and helping to build a more vibrant downtown. I previously operated a retail store on Main Street in Torrington and have owned and operated successful businesses in Cheyenne and Chugwater. Additionally, I own the Broker Real Estate Guide and Bar X Design, a graphic design business.

The next Farm Girls Boutique is scheduled for November 21-24, 2013. If Goshen County Economic Development Corporation and the City of Torrington are successful in obtaining funding from the Wyoming Business Council to remodel the building, I would plan to open a permanent store at the completion of construction.

I'm looking forward to the transformation of Main Street and helping others bring their products to market.

Thank you for your consideration.



Julie Kilty

August 29, 2013

Lisa Johnson
Goshen County Economic Development Corporation
PO Box 580
Torrington, WY 82240

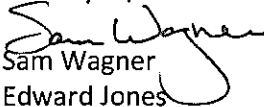
Dear Ms. Johnson,

Please consider this letter, my personal and professional letter of support for the 21st & Main Downtown Development Grant Application. I am a former board member of the Torrington Main Street Partnership and a Main Street business owner, and I look forward to helping our Main Street grow and change.

As a financial advisor, I see many of our community members on a daily basis and I would like to see further investment in the community that we all love and share. I believe that participating in our Main Street advances will consequently boost our community morale and be more welcoming to visitors.

Furthermore, I would like to encourage your partnership with the City of Torrington and the Goshen County Chamber of Commerce. I believe this partnership will create an exciting environment for the restructuring of Main Street. I look forward to the excitement this partnership will bring to our county.

Thank you,


Sam Wagner
Edward Jones

August 29, 2013

Lisa Johnson
Goshen County Economic Development Corporation
PO Box 580
Torrington, WY 82240

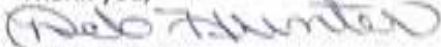
Dear Ms. Johnson,

This letter is to express support for the Downtown Development Grant for the 21st & Main Project. As a former board member, of the recently dissolved, Torrington Main Street Partnership and a Main Street business owner, I am encouraged by the efforts of the Goshen County Economic Development Corporation, Goshen County Chamber of Commerce, and the City of Torrington, to bring more events downtown. I am excited to see all this partnership can achieve.

Having the Chamber and Visitor Center downtown is a plus. As a business owner, I see many out-of-state residents on a regular basis and I would like to see our Main Street become more inviting. Creating a more inviting Main Street will enhance the appeal of our county to outsiders while providing an improved quality of life for our residents.

I offer you, the City of Torrington and the Goshen County Chamber of Commerce my full support as a business owner, community member and fellow Main Street enthusiast.

Thank you,



Deb Hunter

Owner, Heartland Embroidery

DOBY | HIBBEN

ATTORNEYS AND COUNSELORS AT LAW

An Association of Sole Practitioners

117 West 22nd Avenue

P.O. Box 130

Torrington, WY 82240

www.dobyhibben.com

Herbert K. Doby
Attorney at Law

Tel: (307) 532-2700
Fax: (307) 532-2706

August 29, 2013

Lisa Johnson
GCEDC Executive Director
P.O. Box 580
Torrington, WY 82240

HAND-DELIVERED

Re: Support for 21st and Main Downtown Development Project

Dear Lisa:

I am a co-owner of the Call Building.

The proposed parking lot improvements on 21st Avenue will substantially benefit the Call Building itself and the downtown area in general.

Thank you for your efforts on this project.

Sincerely,


Herbert K. Doby

HKD/ara



Goshen County Chamber of Commerce
2042 Main Street, Torrington, Wyoming 82240
Phone 307-532-3879 ♦ Fax 307-532-2360
www.goshencountychamber.com

August 30, 2013

Re: Downtown Development Grant

On behalf of the Chamber of Commerce Board of Directors we fully support the Downtown Development Grant proposal. We are working cooperatively with the Goshen County Economic Development and Tax and Lodging Boards to enhance the attraction of our downtown and 21st and Main. The proposed initiatives support innovation and economic development in our town.

The three organizations share a goal and a vision for creating a quality Visitor Center and Chamber of Commerce in addition to adding additional businesses to the downtown area. The city is working with us and we are all excited to enhance and promote our downtown.

Thank you for your review of the enclosed grant application.

Sincerely,

Konne Rife
President

**Goshen County Tourism Promotion
Joint Powers Board**

September 16, 2013

Lisa Johnson, Executive Director
Goshen County Economic Development Corp.
PO Box 580
Torrington, WY 82240

Dear Ms. Johnson,

For over a year, the Goshen County Tourism Promotion Joint Powers Board has been working on the development and implementation of a tourism marketing strategy and rebranding effort for Goshen County tourism.

The board believes that the proposed 21st and Main project to bring the visitor center downtown fits perfectly with the long term strategy that is currently being developed, with the assistance of a tourism planning grant from the Wyoming Business Council. The plan will be implemented through a partnership between the Goshen County Tourism Promotion Joint Powers Board, Goshen County Chamber of Commerce, and Goshen County Economic Development Corp.

Therefore, the board would like to offer their full support for the Business Ready Community Grant for Downtown Development that has been submitted on behalf of the City of Torrington.

Sincerely,



Patrick Zimmerer
Board President

October 1, 2013

Lisa Johnson
Goshen County Economic Development Corporation
PO Box 580
Torrington, WY 82240

Dear Ms. Johnson,

This letter is to express support for the Downtown Development Grant for the 21st & Main Project. As a Main Street business owner, I am encouraged by this downtown development project from the Goshen County Economic Development Corporation, Goshen County Chamber of Commerce, and the City of Torrington, to bring more events and community opportunities downtown. I am excited to see all this partnership can achieve.

Having the Chamber and Visitor Center downtown has already made a huge impact to Main Street foot traffic. As a business owner, I see many out-of-county residents and I would like to see our Main Street become more inviting and I know the 21st & Main Project will accomplish just that.

Creating a welcoming Main Street will enhance the downtown development of Torrington and of Goshen County while providing an improved quality of life for our residents.

I have worked closely with Goshen County Economic Development Corporation over the years and I am truly excited to support the 21st & Main Project. I know that the success of this project will reach all corners of the county.

Thank you,



Art Hunter

Owner, Northern Exposure Computer Center

Goshen County Chamber of Commerce

Your source of information on all things Goshen County



October 2, 2013

Lisa Johnson
Goshen County Economic Development Corp.
PO Box 580
Torrington, WY 82240

I am writing in support of the 21st & Main Project for the Business Ready Community/Downtown Development grant in Torrington, Wyoming.

The Chamber currently resides in 21st & Main and stands to benefit substantially from the improvements that will result from this project. We have already had increased foot traffic since transitioning to this building over the summer, and the renovation, façade, and infrastructure improvements will only strengthen this movement and allow us to be an even stronger resource for the community.

A new façade and signage will significantly increase foot traffic and make the building more attractive to current residents, newcomers, and tourists. We provide many services to community members and strive to be a positive resource and increase the quality of life of area residents. In addition, the improvements at 21st & Main will expand our capacity to serve the needs of local entrepreneurs, as well as allow us to be a thriving venue for community meetings and events.

We at the Goshen County Chamber of Commerce, are enthusiastic allies of Goshen County Economic Development Corporation, The City of Torrington, and the 21st & Main Project, and are happy to provide whatever support we can to further advance our missions in the community. If any further information is required, please do not hesitate to contact me at the Chamber office, 307-532-3879, or via email at info@goshencountychamber.com. Thank you for your time and consideration of this recommendation.

Warmly,

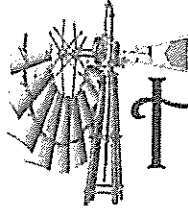
Marsha Middleswarth

Executive Director, Goshen County Chamber of Commerce

2042 Main Street
Torrington, WY 82240

Office: 307-532-3879
Fax: 307-534-2360

www.GoshenCountyChamber.com
info@goshencountychamber.com



HOMESTEADERS MUSEUM

Torrington, Wyoming

As the Director of the Homesteaders Museum in Torrington, I am writing this as a letter of support for the 21st and Main Downtown Development Grant Application. I am very enthusiastic about improvements and progress being made in our community to further both the economic development of our community as well as the possibilities for growth in tourism and culture in our area.

As a native to Goshen County, with roots that go as far back as 1868, I believe strongly in the preservation and growth of our community, which has both a rich heritage as well as a promising future. I support the 21st and Main Project as a center from which our community will re-discover itself while also professionally and effectively welcoming visitors to our area.

As a strong advocate for culture and tourism in Torrington as well as Goshen County, I know that the 21st and Main project will serve a vital role in promoting and sustaining tourism while providing support for cultural institutions and nourishing community enrichment. With this in mind, I hope to encourage a partnership in support of our community.

Thank you,

A handwritten signature in black ink, appearing to read 'Sarah Chaires', with a long horizontal line extending to the right.

Sarah Chaires
Homesteaders Museum
City of Torrington

Alden
3019 Monte Vista
Torrington, WY 82240

October 2, 2013

Dear Wyoming Business Council,

I write this letter in support of the Goshen County Development Corporation receiving the downtown development grant for the building at 21st and Main.

The building at 21st and Main is the largest structure on the main street of Torrington. For the past several years, it has incurred numerous transitions and thus has suffered much wear and tear. For these reasons it is of great importance that the building be improved and maintained as it serves as the flagship of main street. The downtown development grant would allow for façade renovation and infrastructure improvements. These improvements will improve the quality and safety of the Torrington Main Street and in addition encourage future business development within the main street, and will enhance tourism within the core business area of Torrington.

Thank you for your consideration of this project and your efforts towards assisting us in this goal are much appreciated.

Sincerely,



Deborah Alden

Business/ Property Owner



Lisa Johnson

Goshen County Economic Development Corp.

PO Box 580

Torrington, WY 82240

Please consider this letter, my personal and professional letter of support for the 21st & Main Downtown Development Grant Application. I am a Main Street business owner, and I look forward to seeing the 21st & Main Project enhance our county. This project will not only create more foot traffic on Main Street and Main Street businesses but it will also encourage the local quality of life.

I offer you, the City of Torrington and the Goshen County Chamber of Commerce my full support as a business owner and community member. I have high hopes for the 21st & Main Project. I know this project will improve our community confidence and determination.

Additionally, I would like to encourage your partnership with the City of Torrington and the Goshen County Chamber of Commerce. I believe this partnership will create an exciting environment for the restructuring of Main Street. I look forward to the eagerness this partnership will bring to our county.

Rick Hoppal

A handwritten signature in black ink that reads 'Rick Hoppal' in a cursive style.

Torrington Office Supply

October 2, 2013

Lisa Johnson
Goshen County Economic Development Corporation
PO Box 580
Torrington, WY 82240

Dear Ms. Johnson,

This letter is to express support for the Downtown Development Grant for the 21st & Main Project. I am encouraged by this downtown development project from the Goshen County Economic Development Corporation, Goshen County Chamber of Commerce, and the City of Torrington, to bring more business and traffic to Main Street. I am eager to see all this partnership can achieve.

Having the Chamber and Visitor Center downtown has already made a huge impact to Goshen County. I know the 21st & Main Project will create a more welcoming community, while increasing the quality of life and opportunities for current residents and I know the 21st & Main Project will accomplish just that.

Creating a welcoming Main Street will enhance the downtown development of the area and the economic development of the county.

I have worked with the Chamber of Commerce and Goshen County Economic Development on several community projects and I am highly enthusiastic to support the 21st & Main Project. I know that the success of this project will impact not only the City or the County but the State as well.

Thank you,



Russ Richards
Vandel Drug



August 27, 2013

Ms. Anja Bendel
Director of Business Development
Cheyenne LEADS
PO Box 1045
Cheyenne, WY 82003-1045

Dear Ms. Bendel,

Thank you for your efforts regarding the new hotel development proposed for downtown Cheyenne

The Cheyenne Downtown Development Authority/Main Street Economic Development Committee recommended support of this project to the DDA/Main Street Board of Directors. The hotel development fits our mission of a "prosperous and energetic city center that is attractive and diverse while embracing its history. The Economic Development Committee also recommended that the DDA/Main Street consider utilizing its parking permits purchased from the City of Cheyenne to support this project.

The Cheyenne DDA/Main Street Board of Directors has not formally taken action regarding the hotel development. During the executive session on the subject, the DDA/Main Street Board received an update on the hotel development and the comments shared demonstrated a positive review of the project and support of the use of DDA/Main Street parking permits for the project.

We look forward to formalizing our support of this positive downtown development at the September 2013 Board meeting.

Sincerely,

Richard T. O'Gara
Chair, DDA/Main Street Board of Directors

DOWNTOWN DEVELOPMENT AUTHORITY
MAIN STREET
1601 CAPITOL AVENUE
CHEYENNE, WYOMING 82001

307-433-9730
DOWNTOWNCHEYENNE.COM

1263 Wendy Lane
Cheyenne, WY 82009
October 1, 2013

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002-0240

Dear Ms. Spangler:

The purpose of this letter is to record my strong support for the recent grant and loan application submitted by the City of Cheyenne to fund the construction of an elevated walkway that will run from the City's parking garage to a proposed new Hilton Garden Inn hotel to be located at the corner of 17th Street and Pioneer Avenue. Secure parking access is a requirement for the hotel to be built.

Construction of the hotel will bring many benefits to the downtown area of Cheyenne and thus complement and reinforce the City's efforts to develop the downtown. The hotel will draw increased activity downtown in the form of additional tourists who will stay overnight there as well increased employment generated by the hotel. Functions such as club dinners and other events held in the hotel's meeting rooms and banquet facilities will also draw an increased number of local citizens to the downtown. These together will in turn generate increased revenue for adjacent local businesses in the area through a spillover effect and add to the general vibrancy and attractiveness of the downtown.

The proposed grant and loan totaling \$750,000 will leverage approximately \$15,000,000 in private funding for the project. That investment will add to the property tax base of the downtown and increase revenue for the lodging tax. Finally, successful completion of this project will serve as an excellent example of the City's and state's interest in promoting the downtown area and encourage others considering an investment in the downtown to move forward with their projects.

For the above reasons I strongly encourage the Wyoming Business Council to approve the City's grant and loan application.

Sincerely,



Robert P. Mathia



David R. Johnson
Area Operations Manager
6101 Yellowstone Road, Room 310
Cheyenne, Wyoming 82009

October 1, 2013

Molly Spangler
Investment Ready Communities Director
214 W. 15th St.
Cheyenne, Wyoming 82002-0240

Dear Ms. Spangler,

I am writing in support of the Business Ready Communities Grant that has been requested by the City of Cheyenne to construct an elevated walkway from the downtown parking garage to a new proposed Hilton Garden Inn.

The investment of \$750K requested in the grant and loan, will leverage approximately \$15 million in private investment into Cheyenne and Laramie County. Together, the grant and private investment will create nearly 28 full time positions at the hotel and will create a significant number of construction jobs during the construction of the elevated walkway and the hotel. This significant number of jobs and investment in the community will not happen without the approval of the grant.

This project supports the tremendous effort that Cheyenne has made revitalizing its downtown area. The new hotel will complement the new Dinneen development and further support business growth in the downtown area.

CenturyLink operates a downtown business location at 1912 Central Avenue. This development will further support our need for another quality lodging and conference establishment in downtown Cheyenne.

Thank you for your consideration of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "David R. Johnson", with a long horizontal line extending to the right.

David R. Johnson
Area Operations Manager



The Board of Laramie County Commissioners

Troy Thompson
Chairman

K. N. Buck Holmes
Vice-Chairman

Amber Ash
Commissioner

Diane Humphrey
Commissioner

M. Lee Hasenauer
Commissioner

October 1, 2013

Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002-0240

Dear Ms. Spangler,

It is the pleasure of Laramie County to write a letter of support for the City of Cheyenne's Downtown Development grant and loan application for the elevated walkway from the parking garage to a new proposed Hilton Garden Inn at the corner of 17th and Pioneer Ave.

We wish for the downtown of Cheyenne to continue being an active and dynamic environment that places a high priority on our businesses and citizens. This particular grant and loan would allow development of a hotel that would bring sales tax and jobs from construction, increased property tax and increased lodging tax into our community as well as the creation of approximately 27 full time jobs.

We fully support the efforts put forth by the City of Cheyenne as they seek funding to support the elevated walkway project. Any development that can help support our citizens and businesses with having greater access to their community will benefit Laramie County.

Thank you
Sincerely,

Troy Thompson, Chairman
Laramie County Commissioners

October 2, 2013

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002-0240

The City of Cheyenne with support from LEADS has submitted a Business Ready Communities-Downtown Development Grant and loan application requesting \$750,000 to construct an elevated walkway from the downtown parking garage to a new proposed Hilton Garden Inn at the corner of 17th and Pioneer Avenue.

The addition of the Hilton Garden Inn at that location will have many positive benefits to the City of Cheyenne, including:

- Promote an active, vibrant downtown area with the conference center, an additional restaurant and overnight lodging for visitors with safe parking access
- There is only one other hotel in the downtown area at the east end of the downtown area
- Overnight visitors will increase traffic to other downtown businesses
- This business will help attract additional business

The investment of \$750,000 by the State will leverage a \$15 million dollar private investment. The \$187,500 loan will be repaid to the Wyoming Business Council to help sustain its programs. The City will benefit from this development with:

- Increased property tax
- Increased lodging tax
- Increased sales tax
- Jobs from construction
- The creation of 27.5 full-time equivalent jobs
- The income from the lease of the walkway will support the West Edge Project

The Hilton Garden must have direct access to the parking facility or they will not build as the parking is a franchise requirement. The developer is willing and excited to locate the facility in this location at a higher cost than would be required on the outskirts of the city.

This is a vital project to help kick-start continual development in this part of the downtown area. This project provides many economic benefits to the City of Cheyenne as well as to the State of Wyoming. Your positive consideration would be greatly appreciated.

Sincerely,

Dixie M. Roberts, CFP®
Business Owner

Anja Bendel

From: Merrie & Tom Elsberry <shredwyo@gmail.com>
Sent: Thursday, October 03, 2013 4:56 PM
To: anjab@cheyenneleads.org
Cc: Karen Gastineau
Subject: Downtown Hotel Project

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82002-0240

Dear Molly,

What an exciting project. A downtown hotel will bring a new dynamic to our historic community and expand the opportunities for our existing downtown businesses to grow and prosper as more people shop and dine in downtown.

Please consider approving the application for the Business Ready Communities Downtown Development Grant to construct an elevated walkway from the downtown parking garage to the new proposed Hilton Garden Inn. The benefits to our local citizens and those that will come to visit us will be many.

Thank you for your consideration,
Merrie Elsberry
A Thru Z Document Destruction, Inc.
P.O. Box 20041
Cheyenne, Wy. 82003
307-221-2825



All of **us** serving you®

COMMUNITY BANKING

S. WY / N. CO / W. NE Region
2020 Carey Avenue
Cheyenne, WY 82001
307.778.1664
307.778.1625 Fax

October 3, 2013

Molly Spangler
Investment Ready Communities Director
214 W. 15th St.
Cheyenne, WY 82002-0240

Dear Ms. Spangler:

I am writing to voice my strong support for the Business Ready Communities Grant that the City of Cheyenne requested to fund construction of an elevated walkway. Without the walkway, the Hilton Garden Inn hotel will not be built. The Hilton franchise requires access to safe parking for their guests. The walkway will also directly benefit the new Dinneen Building by providing safe parking access.

The \$750,000 investment of state funds will leverage an approximate \$15 million private investment. This investment will also create additional sales tax, increased property tax and lodging tax.

While the addition of the walkway is critical to the new hotel, its value goes well beyond that project! I believe this project will act as a tremendous catalyst for the revitalization and development of downtown Cheyenne. The hotel will attract activities to downtown which today are extremely limited due to lack of facilities. The increased activity will be good for all downtown businesses. The addition of a hotel that carries the Hilton name will certainly help attract other investors.

U S Bank maintains its regional offices in downtown Cheyenne at 2020 Carcy Ave. This project would be a very attractive facility for our out of town guests, luncheons and meetings.

Thank you for your consideration of this project.

Sincerely,

Steven G. Lovas
Regional President

Greater Cheyenne
Chamber
of Commerce

October 4, 2013

To Whom It May Concern:

It is with great enthusiasm that the Greater Cheyenne Chamber of Commerce supports the City of Cheyenne's efforts to fund an elevated pedestrian walkway to support development in downtown Cheyenne. The development of Cheyenne's downtown core is a primary focus of the Greater Cheyenne Chamber of Commerce and the funding of this project is critical for further development in the area. The funding of the walkway will provide immediate private development in the area and will provide long term economic incentive for added investment in the future.

The Greater Cheyenne Chamber of Commerce asks for your support of this project. Your support of this project means increased investment in Cheyenne and the State of Wyoming that will provide meaningful employment for our citizens and much needed growth for an underserved area of the community.

Sincerely,



Gregg Jones
Chairman

Greater Cheyenne Chamber of Commerce

* Randall J. Murphy, CLU, ChFC
* Timothy W. Smith, CLU, ChFC
* Randy L. Ford, CFP®, CLU, ChFC
* Steven D. Garber
Scott VanHorn

1923 Central Avenue
Cheyenne, WY 82001-3742
P O Box 406
Cheyenne, WY 82003-0406
Phone 307-632-9281
Fax 307-635-4755
Toll Free 800-359-7125

10/4/2013

Ms. Molly Spangler

Investment Ready Communities Director

Wyoming Business Council

214 W. 15th Street

Cheyenne, WY 82002-0240

Dear Wyoming Business Council,

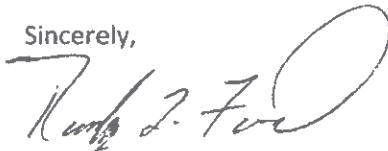
It is a great pleasure to have the opportunity to write a letter of recommending the grant and loan proposal by the city of Cheyenne for the elevated walkway for the Cheyenne downtown parking garage.

Having been on the Cheyenne/Laramie County Economic Development Joint Powers Board and Cheyenne LEADS over the last 6 years, it has been one of the priorities to help revitalize the downtown business atmosphere. Some of the ventures have been quite successful, while others have been cut short by either financial funding or legal issues. The Cheyenne community is very fortunate to have the opportunity to work with the Spirit Hospitality Investment Group to invest over \$15,000,000 in our downtown area to construct a Hilton Garden Inn.

The Hilton Garden will definitely compliment the other improvements that have been made on the same downtown lot by the Dinneen's. Not to mention, it will attract new businesses that will be brought to the downtown to help capitalize on providing services to support this hotel.

I would strongly encourage the approval of the City of Cheyenne's granting a loan application for the \$750,000 to construct the elevated parkway from the downtown parking garage to the new proposed Hilton Garden Inn.

Sincerely,



Randy L. Ford, CFP



BURNS INSURANCE AGENCY, INC.

Auto - Home - Farm/Ranch - Business
Bonds - Life - Health - Crop/Hail/Multi Peril

237 Stone Blvd
Suite 200
Cheyenne, WY 82009
(307) 631-5757 Phone
(307) 631-7236 Fax

Established 1971

www.burnsia.com

Ms Molly Spangler
Investment Ready Communities Director
214 W 15th St
Cheyenne WY 82002-0240

RE: Downtown Hotel Project Grant

Ms Spangler,

This letter is to confirm my support for the approval of the Downtown Development Grant and Loan application submitted by the City of Cheyenne requesting \$750,000 for the needed construction of an elevated walkway between the downtown parking garage and the proposed Hilton Garden Inn at 17th St and Pioneer Ave.

The downtown area of Cheyenne is in dire need of a solid business which will bring in much needed jobs (both during construction followed by permanent hotel employees), and income in the form of sales, property, and lodging tax.

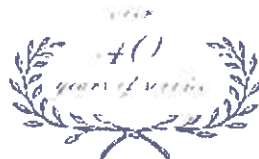
A franchise hotel of the Hilton's caliber will generate the above while also impacting future downtown development from current and new businesses thus contributing to the downtown area dynamic's, vibrancy, and activities.

Without safe access to and from the parking facility it is possible that the developer, Sprit Hospitality, will lose their franchise with the Hilton. This would be nothing less than a huge loss for the downtown area and indeed the City of Cheyenne, its citizens, and the State of Wyoming.

The grant is a small but much need piece in this project. I fully support and encourage the approval of this grant request.

Regards,

Max B Carre
Branch Manager/Cheyenne
Burns Insurance Agency
10/07/2013



W. PERRY DRAY
GREGORY C. DYEKMAN
RANDALL B. REED
NICHOLAS G. J. HEALEY
TIMOTHY L. WOZNICK



KEVIN WALTON*
ELIZABETH R. HINZ*
DAVID J. WILLMS
JUSTIN NEWELL HESSER

GREG.DYEKMAN@DRAYLAW.COM

DRAY | DYEKMAN | REED | HEALEY PC
ATTORNEYS AT LAW

*ALSO ADMITTED IN COLORADO

204 EAST 22ND STREET | CHEYENNE, WYOMING 82001-3729 | P 307-634-8891 | F 307-634-8902 | WWW.DRAYLAW.COM

October 4, 2013

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th Street
Cheyenne WY 82002-0240

Re: *Business Ready Communities – Cheyenne Downtown Development Grant and Loan Application for Elevated Walkway*

Dear Ms. Spangler:

I write in support of the currently pending Downtown Development Grant and Loan Application requesting \$750,000 to construct an elevated walkway from the existing downtown parking garage to a new proposed Hilton Garden Inn at 17th and Pioneer. I am excited to hear about the development of a downtown Hilton Garden Inn not only because it represents a tremendous opportunity for quality growth in the downtown business district, but also because I have some professional familiarity with Spirit Hospitality, the proposed developer of the hotel project. I am confident that if this grant and loan move forward, this development will be a real plus for Cheyenne, particularly for the ongoing much needed revitalization of the West downtown area.

I am also familiar with the Hilton Garden Inn brand of hotels and I am not surprised that a secure elevated walkway from an adequate parking source like the existing downtown parking garage is required in order for a franchise to be awarded to Spirit Hospitality for this project. Cheyenne needs to have a more dynamic downtown environment that will not only provide quality hotel space downtown with adequate parking, but which will also support the community with an additional downtown restaurant. The walkway will also permit use of the city parking garage by other tenants of the Dinneen building, which will also assist in the redevelopment of that part of town.

I am impressed with the leverage that the investment of state money will achieve in terms of private investment estimated to be in the neighborhood of \$15 million dollars. Obviously, that sort of investment will result in increased sales tax, property tax and lodging tax revenues, not to mention jobs during construction and as permanent positions. Since the \$187,500 loan proceeds will be repaid, the Business Council will ultimately be able to use that same money for other worthy efforts.

Ms. Molly Spangler
October 4, 2013
Page 2

Spirit Hospitality could certainly have chosen a less expensive place outside the downtown area to build its new Hilton Garden Inn where parking would not have been an issue. However, the need for downtown lodging options is significant. The request being made to support this project with the elevated walkway is critical to the hotel being built, but more importantly, to its ultimate success in the downtown area. The ability to take advantage of the unused capacity of the city's existing parking structure will provide more revenue to the city while offering travelers a quality lodging choice that is not miles from their downtown destinations.

It is hard to imagine a project in which a relatively small grant and repayable loan can have a bigger impact on the improvement of a downtown area. The synergistic effect of this sort of new construction is well documented, and in this case, completely consistent with public and private efforts to revitalize the western portion of the city. I strongly encourage a positive action on this grant and loan request. The result will be a project that will make the Business Council and the City of Cheyenne justifiably proud.

Sincerely,

DRAY, DYEKMAN, REED & HEALEY, P.C.

A handwritten signature in blue ink that reads "Gregory C. Dyekman". The signature is written in a cursive style with a large, prominent "G" and "D".

Gregory C. Dyekman
GCD/ml

October 7, 2013

Governor Mead
State Capitol
200 West 24th Street
Cheyenne, Wyoming 82002-0010

Dear Governor Meade:

Please consider the \$750,000 grant toward construction of the elevated walkway from the proposed Hilton Inn to the parking garage. The new hotel presents an important investment opportunity to downtown Cheyenne, where recent investment on the order of \$15 million has been scarce. There is much to attract business and visitors to our historic downtown area, but from my perspective as a recent transplant who also offices downtown, there are many negatives to overcome. I recently completed my first year and am now a proud resident of Wyoming after being born and raised in Colorado. I travel the state frequently in my work and marvel at the natural wonders, industry, and most importantly the attitude and character of its people. In my opinion, downtown Cheyenne is one of the areas in greatest need of investment. This private venture fostered by the grant would be a strong catalyst to promote businesses, job growth, and the image that we are indeed moving forward here and not in retreat.

Sincerely,

John Hostetter
Area Business Banking Manager
Wells Fargo Bank
1701 Capitol Avenue
Cheyenne, WY 82001

Wyoming Business Council
Ms. Molly Spangler
Investment Ready Communities Director
214 West 15th Street
Cheyenne, WY 82002-0240

Re: Support for Business Ready Communities – City of Cheyenne/DDA elevated walkway grant and loan application to be considered at the December 2013 WBC Board meeting

Ms. Spangler,

I am writing this letter of support, as a representative of W.E.Dinneen, Inc. a downtown Cheyenne property owner, developer and former downtown automobile dealership. W.E.Dinneen, Inc. is now primarily engaged in the redevelopment of the former downtown auto dealership property. Our company knows some of the challenges of redevelopment in an older downtown area.

The objective of the WBC- BRC elevated walkway grant and loan application is to secure the location of a Spirit Hospitality LLC- Hilton Garden Inn in the downtown district of Cheyenne. In the interest of full disclosure, it should be noted that the currently proposed location for the new Hilton, is on property that would be purchased from W.E.Dinneen, Inc. While my opinion is not unbiased, it is objective, and it is based on my familiarity with the Spirit Hospitality team and their excellent track record. I can absolutely say I would be delighted to have the Spirit Hospitality Hilton located anywhere in downtown Cheyenne because I believe they will build and manage a top notch hotel, of which the downtown and the community will be very proud.

The potential Spirit Hospitality Hilton presents a wonderful opportunity to attract a very desirable anchor tenant into the downtown district. Just a few of the considerable benefits for the downtown and community include:

- Construction jobs and 27 full time equivalent staff jobs
- \$15 million private investment in the facility
- A vibrant active operation that will be open for extended hours encouraging further development of restaurant and entertainment activities in the downtown area
- The opportunity to attract additional investment in the area through attracting businesses that prefer locations close to Hilton properties
- Sales and property tax generation will benefit all State and local government and schools (Note: due to the Cheyenne DDA tax increment financing district, both property and sales taxes will make a very significant contribution to the funds available for the DDA to reinvest in further efforts to improve downtown)

The availability of the WBC-BRC grant and loan funding truly may be a necessary part of the funding package that will secure the ability of the Spirit Hospitality Hilton to proceed. It has been very interesting to learn some of the many challenges that a downtown hotel faces as they try to put all the required elements together in an economically viable project. Some of these challenges include:

- The minimum size (number of rooms) required to be economically viable, is difficult to fit on a downtown lot
- The Hilton Garden Inn required amenities such as meeting rooms, swimming pool, restaurant, bar, room service and other support facilities, add considerably to the minimum required square footage for the hotel
- Required minimum parking for guests
- Fitting all the required elements in a structure no more than eight stories tall
- It is more expensive per square foot to build an eight story downtown structure versus the same total square foot size four story facility on an off-highway lot.

The location of the Spirit Hospitality Hilton Garden Inn in the downtown district could be a genuinely transformative development for the downtown area. I believe it is an appropriate project for your consideration and I encourage your support for the elevated walkway grant and loan.

Sincerely,

John Dinneen
for W.E.Dinneen, Inc.



JONAH BANK
OF WYOMING
Building a Better Wyoming

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82001-0240

October 4, 2013

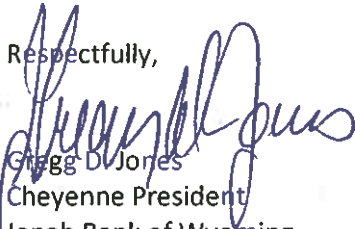
To whom it may concern,
Please consider this letter as my plea that you favorably consider a \$750M application to fund an elevated walkway from Cheyenne's downtown parking garage to the proposed Hilton Garden Inn.

There are a myriad of benefits to be derived from the construction of the walkway. Most have already been proffered to your group, and include the fact that it will lead to the construction of a \$15,000,000, privately funded Hilton Garden Inn in our downtown. Ultimately, this grant and loan will result in a true investment by the State of Wyoming, as it is my understanding that approximately \$187,500 will be in the form of a true loan, and taxes (in the form of increased property tax, lodging tax and sales tax resulting from all of the resulting construction activity) garnered from the construction of the bridge are expected to be significant. Additionally, as a result of the funding, construction workers will provide the downtown area with a badly needed boost in revenues. The project will greatly support the city's West Edge Project, which will be funded by our residents' backing of the 6th penny sales tax initiative. There will be 27 direct FTE jobs created under this project as well.

Perhaps the greatest benefit to come from this grant/loan, and in turn the hotel, is that this project will contribute to a revitalized downtown Cheyenne. There is little question that, while some significant investment in the area has been made (the Dinneen family, for example) and is about to be made (the Police Station, another 6th penny project), much of the area is blighted and is in desperate need of the establishment of a new business that will bring people to the downtown. A new Hilton Garden Inn will unquestionably accomplish that, and the anticipated result will be more new businesses that will spring up to support the area's additional traffic. This, of course, will lead to additional tax revenues.

With all the benefits associated with funding this request, I am personally hard-pressed to think of a more worthy project. With your support, this can become a reality. Thank you for your consideration.

Respectfully,



Gregg D. Jones
Cheyenne President
Jonah Bank of Wyoming



August 10, 2013

Re: Letter of Support for Rawlins DDA/Main Street

Wyoming Business Council,

I am writing in support of the Rawlins DDA/Main Street grant application for the BRC Grant through the Wyoming Business Council for a Façade Easement improvement project. The assistance for this project would greatly in-pack the downtown district and helps maintain its historic integrity by refurbishing many of the storefronts in the commercial district. I am a business and property owner in the downtown district and feel that this type of project is economically beneficial not only for the downtown but for the community as a whole.

Please call if you have any questions.

Sincerely,

Robyn Taylor, GRI, CRS
Broker/Owner
Property Manager

Phone: (307) 328-Home (4663)
Fax: (307) 324-5712
E-mail: robyn@sagecreek-realty.com

413 W. Cedar
P.O. Box 2018
Rawlins, WY 82301

MICHAEL B. ENZI
WYOMING



United States Senate

WASHINGTON, D.C. 20510

August 26, 2013

Dear Friends:

Welcome to the Fifth Annual Passion and Pride Ball. This year's event, Moonshine and Mischief, promises to be the best ever as you come together as a community to help support the work that is being done to preserve – and improve – one of Rawlins' most important treasures – Main Street and the downtown area!

You can be very proud of the good work you have been doing over the years to keep the Main Street area active, alive and growing stronger! Your efforts are a constant reminder of the history of your home town and the great potential that lies just ahead. It is no secret. Your best days are still to come!

The progress you continue to make would not be possible without an energetic team in place with a vision for how to take this project forward – step by step. Each year, and each step ahead, has produced another interesting innovation that has helped to bring a touch of the old and the new to the downtown area. We owe everyone on the Rawlins DDA/Main Street team a great and enthusiastic thanks for all they are doing for your community.

This year's effort will help to provide solar powered lights that will light up the night sky. They will serve as a constant reminder of the changes that are being made to make Rawlins better and better year after year.

Diana joins in sending our best wishes to you for coming to be a part of this great annual event. We wish we could be with you. We couldn't be more proud of your community spirit and your support for the future of your home town. Keep up the good work!

Sincerely,

A handwritten signature in cursive script that reads "Mike Enzi".

Michael B. Enzi
United States Senator

MBE:rh



Office of Tourism

1520 Etchepare Circle • Cheyenne, WY 82007
Phone: 307.777.7777 • Fax: 307.777.2877
wyomingtourism.org

Matthew H. Mead
Governor

Diane Shoher
Director

August 29, 2013

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

Re: City of Rawlins and Rawlins DDA/Main Street BRC Downtown Development Grant

Dear WBC Board Members and Staff,

The Wyoming Office of Tourism is pleased to submit this letter in support of the City of Rawlins and Rawlins DD/Main Street's application for \$1,000,000 for a Façade Easement Program. The downtown, more than any other place in most communities reflects much of the heritage and experiences of a broad spectrum of people, residents and visitors alike. A thriving downtown serves as a place for employment, shopping, tourism, housing, government services, dining, entertainment, lodging, cultural attractions, and community events.

The City of Rawlins' and Rawlins DDA/Main Street proposal for a Façade Easement Program is an excellent example of community revitalization, partnership and collaboration. This investment in the Rawlins Main Street District will facilitate business recruitment and retention; leading to a thriving business district in which residents and visitors will be drawn to spend more time and money.

On behalf of the Wyoming Office of Tourism, I applaud the work of the City of Rawlins to pursue tourism enhancements, and am enthusiastic about supporting this request for infrastructure improvements and development.

Sincerely,

Kristin Phipps
Industry Services Sr. Specialist
Wyoming Office of Tourism



Rawlins DDA/Main St.
P.O. Box 1778
Rawlins, WY 82301
Attn: Pam Thayer

August 29, 2013

Dear Pam,

The Wyoming Frontier Prison is in full support of the City of Rawlins BRC Downtown Development grant application for the Façade Easement Program. This proposed system of building improvements is an integral part of our community's plan to become more visitor friendly while increasing local pride.

As the Director of the largest attraction in Rawlins, I appreciate the efforts of the Rawlins Downtown Development Authority to revitalize the downtown area making it more visually appealing for the 15,000 visitors that the Wyoming Frontier Prison brings to the community annually. The proposed system in this application would provide a much needed "face lift" for a town that has struggled to maintain a sense of pride.

Enhancing our community for local citizens and visitors is a priority for the City of Rawlins and the Wyoming Frontier Prison. This project will coordinate nicely with other ventures being pursued, such as the Rawlins Interpretative Trail and the Rawlins Pride initiative.

We greatly appreciate the dedication of the City of Rawlins and DDA/Main Street to the betterment of this community, and wish the best of luck with this grant application. If we can be of any assistance with this project, please don't hesitate to ask.

Sincerely yours,

Tina Hill
Historic Site Director
Wyoming Frontier Prison

10 W. Walnut St.
Rawlins, WY 82301
(307)324-4422
wyomingfrontierprison.org



Friday August 30, 2013

Wyoming Business Council,

I am writing to offer my wholehearted support of the submission of the Rawlins Downtown Façade Easement Program grant through the Wyoming Business Council. Their two primary goals, promote an economically viable corridor that attracts and provides for the needs of institutions, residents, businesses and shoppers, and advocate economic development by renovating downtown buildings for currents, new or expanding business will greatly improve the quality of life in Rawlins, Sinclair and Carbon County.

It is in Sinclair's our best interest to support as many avenues as possible to create healthy social, recreational, educational and retail opportunities for the family of Sinclair. This benefits our hardworking employees, and their families, increasing options for full lives and work experiences.

The new Façade Easement Program will stimulate Carbon County's economy. The idea is innovative and creative; we applaud Rawlins DDA/Main Street and the City of Rawlins to set the tone for future communities to follow in Wyoming. Please give their application all of your thoughtful consideration.

Thank you for making this opportunity available.

Sincerely,

Steve Sondergard
Refinery Manager
Sinclair Wyoming Refining Company

Sinclair Oil Corporation

P.O. BOX 277, SINCLAIR, WYOMING 82334
AREA CODE (307)324-3404



August 30, 2013

DDA Main Street
Pam Thayer, Executive Director
P.O. Box 1778
Rawlins, WY 82301

Dear Pam,

On behalf of the Board of Directors of Carbon County Economic Development, we fully support your application to the Wyoming Business Council's Business Ready Community Grant for \$1,000,000 for the Façade Easement Program for downtown Rawlins.

The City of Rawlins and Rawlins Downtown Development Authority (DDA/Main Street) has created a unique and creative program to rehabilitate the commercial storefronts in downtown Rawlins. The program is the next component in the Downtown Development Plan to stimulate bricks and mortar redevelopment in the downtown. This program will not only revitalize the downtown, but will improve the appearance of the buildings! The funding for the Façade Easement Program will be funded with up to three grants. Downtown property owners will contribute 10% of construction costs and will meet specific criteria to participate in the program. Completion of the whole downtown revitalization will take about three years to complete.

CCEDC is excited to see the changes and beautification of downtown Rawlins. Not only will this revitalize our community, but set an example to other communities on what they can do to spruce up their buildings and downtowns! Seeing the downtown being changed is also leading to other businesses in town to update their buildings and taking pride in their appearance.

We fully support the application to WBC for the Business Ready Community Downtown Development Grant and hope it is funded.

Sincerely,

A handwritten signature in black ink that reads "Cindy Wallace". The signature is fluid and cursive, with a long, sweeping underline.

Cindy Wallace, Executive Director
Carbon County Economic Development Corporation

215 West Buffalo Street
Room 304
Rawlins, WY 82301

www.cowyed.net

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



Member FDIC

FIRST
NATIONAL BANK
OF GILLETTE

www.fnbgillette.com

P.O. Box 3002 • 319 South Gillette Avenue • Gillette, WY 82717 • (307) 686-3300 • Fax: (307) 686-3390 • Downtown Branch
P.O. Box 3002 • 520 Running W Drive • Gillette, WY 82717 • (307) 686-3300 • Fax: (307) 685-7071 • RC Ranch Branch
P.O. Box 3002 • 2400 South Douglas Highway • Gillette, WY 82717 • (307) 686-3300 • Fax: (307) 685-7001 • Highway 59 Branch

June 23, 2013

Molly Spangler
Investment Ready Communities Director
214 West 15th St.
Cheyenne, WY 82002

Dear Ms. Spangler;

The vision and desire by our community to bring economic activity back to our downtown, like many communities throughout the country, sparked the idea of creating what is now Gillette Main Street Organization. In 2011, a group of interested individuals, including business owners from our downtown, began meeting to pursue involvement in the Wyoming Main Street Program. In January of 2012, upon meeting the necessary criteria, Gillette was accepted into the Wyoming Main Street Program. It was during this process that I was elected chair of the Gillette Main Street Organization.

The National Main Street has a proven methodology through the four-point approach to creating a grassroots economic stimulation. Over the past 33 years the Main Street Program has resulted in \$54 Billion in investment, rehabilitation of more than 229,000 buildings and the creation of 450,000 jobs. The Main Street Program has been reported to be one of the most successful economic development strategies available to help revitalize communities. Our current focus is on an area in our downtown, which includes Gillette Avenue and expands one block East and one block West and extending to the railroad on the North end and a junior high school on the South end. We continue to build our volunteer base among businesses downtown and with other interested individuals and civic groups who see the benefit of having a strong, vital downtown in which our entire community takes pride.

The Gillette Main Street design committee has played an integral role in our partnership with the City of Gillette over the past 18 months discussing and envisioning what our downtown could look like 40 years from now. These discussions were started because the aged water and sewer lines have begun to fail on a regular basis, creating the need for replacement, which will require our main street and sidewalks to be removed during construction. The present water service into buildings is too small to meet the safety

requirements of fire suppression codes. The limited water supply, for example, has prohibited one business owner from being able to expand into their upper level.

The Gillette Main Street Organization believes that while we are having sidewalks removed for the upgraded utility connections, it would be a prime opportunity to make needed changes to our business district appearance. The initial cost of replacing sidewalks to accommodate more "sidewalk" sales, dining and other activities will provide an inviting environment to our residents and visitors alike creating more sales and increasing demand for business space, ultimately leading to increased property taxes, increased investment into façade restoration/upgrade, and the list can go on.

"Beautification is a Beautiful Investment!" Destination Development International, which has inventoried over 400 vibrant and successful downtowns has found:

- The #1 activity of tourists in the world is shopping, dining, and entertainment in a pedestrian friendly, and intimate setting.
- This is where over 80% of all non-lodging tourism takes place.
- Retail beautification can lead to an increase in sales of over 400%.
- Business sales increase up to 18% with the addition of trees.
- Curb appeal accounts for 70% of new visitor sales at restaurants, retail, and lodging.
- The #1 reason visitors stop is to go to the bathroom.

We are embracing this opportunity to stimulate and revitalize our downtown in an effort to better meet the needs of our community and those who are passing through. Working together with the City of Gillette, this street project is one part of our vision to improve our town.

As the President of Gillette Main Street Organization and as Vice President of First National Bank of Gillette downtown, I ask for your support.



John D. Cosner



To Whom It May Concern:

I am writing this letter in support for the assistance the City of Gillette is asking for, that is for the City's Downtown Development Project. I feel this grant is very necessary for the Gillette Downtown because there is such a need to revitalize this historic area. I am a business owner who chose to grow my restaurant here because of the unique setting. While many people think the Hwy 59 area is the "business district" of Gillette, they don't realize the potential the Main Street area offers. I have also purchased other building downtown for investment properties, and this also gives other small businesses to grow and be successful.

I would like to tell you why it is important that the City of Gillette develops this area.

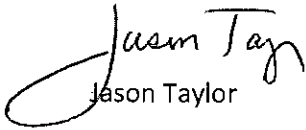
When I purchased my building and started the process of remodeling for my restaurant, I worked closely with the City Inspectors, but we still came across obstacles. The first, and most frustrating one was when we were working on the occupancy load, we figured out the water line coming into the building was too small to support a fire suppressant system. Therefore, my only option was to keep my occupancy under 99. I went to the City to ask for a larger line to be run from the main into my building. I was told that wouldn't happen because they were going to tear up the streets and sidewalks in 2 years to replace the infrastructure. The reason this was important to me, my business, and my investment, was because I wanted to utilize the upstairs for extra dining seating and meeting/banquet room space. Without that line, I could not run the fire suppressant system that was required by code. That area upstairs has been wasted space that has not been able to produce a penny of revenue due to the old infrastructure. I have since had to change my plans for the upstairs, and purchased the adjacent building because that was the only way I was going to be able to expand. I even offered to pay for putting the proper size line from the main to my building, but the City once again stepped in and said I would not be able to do that because they were afraid that the line was so old it could crater and put the entire downtown area out of water. I have gone to great lengths and costs to protect my initial investment of putting a business downtown.

The Gillette Downtown area is a unique area, and with some enhancements, would be a great draw for people, make this an appealing area to travelers, and will help many local business people who have put

their money, blood, sweat and tears into something they believe in. This development will have so many positives for all the people of Gillette. If people are spending money at local businesses, the revenue and taxes are staying local, and not going to the big corporation's pockets.

Thank you for your consideration.

Sincerely,



Jason Taylor

Owner/311 Restaurant.



Campbell County
Economic Development
Corporation

■ ECONOMIC DEVELOPMENT ■ COMMUNITY DEVELOPMENT ■ WORKFORCE DEVELOPMENT

July 2, 2013

Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82002

Ms. Spangler,

The Campbell County Economic Development Corporation encourages the Wyoming Business Council to fund the request from the City of Gillette for assistance with the Downtown Gillette Improvement Project.

Our organization has been working for more than two years with downtown business interests and the City to help create an updated business environment through the formation of the Main Street program, the Gillette Avenue Urban Design Concept Plan, and now with the engineering design work that is part of the improvement project along Gillette Avenue.

This project will replace an inefficient water main, which will provide a reliable and consistent source of water for Gillette Avenue and prepare for future development in the area. It will positively affect the more than 1000 employees who work along Gillette Avenue, as well as the public who conduct business along that avenue.

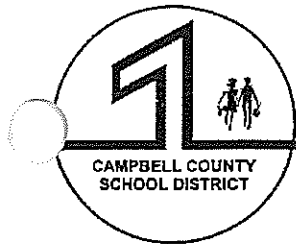
The effort by business owners and the City of Gillette shows a high degree of cooperation to help further economic development in our community. Support by the business community for these improvements is high, and the actions by the City of Gillette are consistent with the needs and wants of the area.

For these reasons, I feel this request deserves your serious attention. I hope that you look upon the grant request favorably.

Sincerely,

A handwritten signature in black ink, appearing to read 'Philippe M. Chino', written in a cursive style.

Philippe M. Chino
Executive Director



1000 West Eighth Street - P.O. Box 3033 - Gillette, WY 82717-3033
(307) 682-5171 – Fax (307) 682-1750

July 26, 2013

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

RE: City of Gillette Grant Proposal for Gillette Avenue

Dear Board Members,

The purpose of this letter is to provide community support to the grant proposal by the City of Gillette to redevelop Gillette Avenue.

The Campbell County School District operates Twin Spruce Junior High School located at the southern end of the Gillette Avenue redevelopment project. There are some 860 students at the school from September through a portion of June every year. This coming year we expect 119 employees at Twin Spruce.

As I understand, the redevelopment of Gillette Avenue will entail replacing an antiquated water main which has a history of leaking, replacement of the storm drainage system so it may handle storm events, a rebuild of the sidewalk and street with landscaping, as well as public gathering area located on the east side of Third Avenue where it intersects with Gillette Avenue.

Our student body can benefit from the redevelopment project. The public gathering space may potentially be a venue for school events that can encompass the entire student body. This in turn will enable more community support for the School District, and in particular, Twin Spruce Junior High School.

The proposed improvements have already been allotted funding by the Gillette City Council. The 6.15 million dollar approved project budget is a strong commitment by the City. This project will enable opportunities for economic development through the necessary infrastructure to support it.

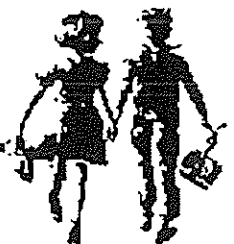
In closing I want to encourage the Board to look favorably upon the grant request which could assist Twin Spruce Junior High School as well as the rest of the community. Your consideration is appreciated.

Sincerely,

Alex Ayers, Ed. D.
Associate Superintendent for Instructional Support

Teaching Effectively – Learning Successfully

Campbell County School District is an Equal Employment Opportunity Employer



Ida Snead Insurance Agency Inc.
201 E. 3rd Street PO Box 367
Gillette, WY 82717-0367
(307) 682-3481 FAX: (307) 682-8341
ida@idasnead.com



July 29, 2013

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

RE: Funding Grant Proposal by City of Gillette for Downtown

Dear Wyoming Business Council Members,

I am a long time member of the business community in Gillette and a member of the Chamber of Commerce. My State Farm insurance agency has been in business since 1988. My insurance office employs 10 people, and is located in the downtown area of Gillette.

I am excited to learn that Gillette Avenue is to be rebuilt in order to promote economic development. The new street, sidewalks, water main, landscaping and public gathering plaza provide a strong foundation to help existing businesses and attract new business to locate downtown.

My State Farm insurance agency is at the corner of Third Street and Kendrick Avenue. We have been located at our present location for five and a half years. The public gathering space is close to my office, some 150 feet away at best. The plaza will enable a wide range of activities; a Christmas Tree Lighting Ceremony, a merchant festival, an outdoor concert, and a place in the winter for a snow castle building contest. The potential is endless. The ability to increase foot traffic and bring more people downtown helps my business receive more exposure in the community. It also helps every business owner in the downtown area.

From a personal aspect, I have lived in Gillette since 1976 and my husband, Charles, has lived here since 1964. We've seen Gillette move in many directions commercially. Our community needs a central gathering spot for cultural and social activities, which will also benefit our downtown local businesses. This would bring a wonderful sense of community to Gillette.

Gillette has a Can-Do Attitude. The city council has already approved and committed a little better than six million dollars to rebuild Gillette Avenue. I respectfully ask that the Wyoming Business Council award the City of Gillette their grant request to rebuild Gillette Avenue.

I thank you for your consideration.

A handwritten signature in cursive script that reads "Ida Snead".

Ida Snead
Ida Snead Insurance Agency, Inc.

July 30, 2013

Molly Spangler
Investment Ready Communities Director
214 West 15th Street
Cheyenne, WY 82002

Dear Ms. Spangler,

We are writing to urge you to support Gillette's request for assistance with our City's Downtown Development Project. Teacher's Corner/Kid's Mart has conducted business in several locations on Gillette Avenue since 1985. We have owned Teacher's Corner/Kid's Mart in downtown Gillette since 1994.

We have seen first hand the deterioration of the sidewalks and have experienced disruption of water service due to the antiquated water mains. When construction takes place we realize that it will have a short term negative impact on our business. We look forward to the long term positive impact the improvements will have on our business and the entire downtown community.

We attended a number of the planning meetings in preparation for the Downtown Development Project. We like the ideas of the street scape that have been presented. Wider sidewalks, efficient parking, gathering areas will facilitate downtown businesses to plan and implement safer community activities. We see it as an asset to our business by encouraging people to shop and attend activities downtown.

We thank you for your time and consideration of Gillette's request. We look forward to see what the improvements of Gillette Avenue will bring to our community.

Sincerely,

Dale Burbank

Jane Burbank

Dale and Jane Burbank
Teacher's Corner/Kid's Mart
201 South Gillette Avenue
Gillette, WY 82716
(307)686-9231



July 31, 2013

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

Dear Board Members,

Founded in 1938, CTA is a well-established Architecture and Engineering firm with a home base in Billings, Montana. The CTA Gillette office is one of 15 locations where our firm provides a wide range of architectural, engineering, and planning services to clients in both the public and private sectors.

As a member of the downtown community in Gillette, I have been involved with the redevelopment effort of Gillette Avenue for more than two years. I also serve as a member of the Main Street Design Committee which, for 18 months, has been meeting with City officials to determine the direction of the redevelopment project. I am very pleased to see that the project has moved into the Engineering Design phase with construction slated to begin early next year. The City Council has already approved the funds for the construction project in the current City budget.

The reconstruction of Gillette Avenue presents an opportunity to help businesses grow in Gillette historic downtown area. The new water main will give the needed water pressures to businesses along Gillette Avenue allowing them to expand vertically. The new storm system will help keep basements along Gillette Avenue dry and the wider sidewalks will enable retail establishments and restaurants to offer more to their customers in the form of outdoor dining and retail sales.

The grant proposal that the City offers, which is infrastructure driven, helps construct needed infrastructure allowing companies, stores and firms located along Gillette Avenue to sustain and more fully develop their respective business. Many businesses along Gillette Avenue have worked with the City over the past two years helping us get to the Engineering Design phase of the redevelopment project. I want to see this project fulfilled.

I want to encourage all of you as Board Members of the Wyoming Business Council to cast a positive vote to fund the grant proposal by the City of Gillette to redevelop Gillette Avenue. By approving the request, you will promote economic development at the local level in order to create additional economic health and a stronger local and state economy.

Thank you all for your consideration.
CTA ARCHITECTS ENGINEERS

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

Karl DeCock

document2

August 2, 2013

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

Please Reference City of Gillette: Downtown Redevelopment Project

Dear Wyoming Business Council,

As a downtown property owner I wish to lend my support to the City of Gillette Grant Proposal to rebuild Gillette Avenue. My two properties house a consignment shop and a bingo parlor along Gillette Avenue. I also have owned property along Gillette Avenue for more than 20 years.

I am excited to see the redevelopment of Downtown Gillette. The rebuilding of Gillette Avenue with a new street section, sidewalks, new water main and storm drainage system helps to increase the value of the properties which I own.

As an engineer I am pleased to see that the City will rebuild the all of the infrastructure in the right-of-way along Gillette Avenue. I believe that is a practical course of action which will save public money by addressing all the infrastructure issues at one time.

The replacement of the water main along Gillette Avenue is a very important undertaking. It will allow for business expansion into the second floor of the 50 plus buildings along Gillette Avenue which have 2 stories or more. This encourages economic development which is important to the future of Gillette.

As a property owner I have first-hand experience with the water main breaks that have occurred along Gillette Avenue. The water main breaks have shut down business, their replacement is very important to me and the properties I own.

Our community of Gillette has a long history of different groups cooperating for the betterment of all. The Gillette Main Street organization has worked closely with the City, and all the merchants and property owners to develop a revitalization project that will benefit the entire community.

I want to encourage the Wyoming Business Council to give favortasble consideration to the City of Gillette proposal to rebuild Gillette Avenue.

I thank you.



Kanti Patel

To Wyoming Business Council:

As our community grows in size and population we begin to look for some common ground; some focal area where we can venture from our homes or work places and feel the comfort of seeing a familiar face; either a friend or the bartender with whom we have struck up countless conversations. As a number of cities, towns, even villages have discovered across the nation, revitalizing the downtown to that of the day where city streets weren't four lanes wide; where calling to a friend on the opposite sidewalk could be done with your voice as opposed to the dialing of your cell phone; where the best place to view the homecoming parade was from the corner main street instead of the corner of your lazy chair.

Gillette has an opportunity to strengthen its community, to bring people closer together through creating unique experiences for its population and for many people who may visit here from time to time. Specialty restaurants, boutique retailers, and even outdoor squares are just some of the improvements other communities have successfully created, giving their population a sense of community; a sense of togetherness.

“Pull up a chair. Take a taste. Come join us. Life is so endlessly delicious.”

— Ruth Reichl

As a property owner in the heart of our community, I welcome the revitalizing of my city. With the support of both my state and city government, I am given more of an incentive to not only update my property to reflect mission and vision of a rejuvenated downtown, but also I want to share in the creation of a place for my tenants to feel supported by not only me but the community.

Our population has grown so quickly that we may have experienced dilution of familiarity of our neighbors and friends. Let us create a downtown that implores individuals to interact with each other, not by standing in line at a self-checkout, but by having an intimate conversation over a cafe railing with an old friend or the new neighbor from down the street. Let's embrace our downtown heritage as so many other towns around us have and make Gillette a destination instead of a pass-by.

Sincerely,



Ron Carlson
Managing Member Fiver Star, LLC
Gillette Main Street
320 S Gillette Ave
Gillette, WY 82716

July 26, 2013



OFFICE

500 South Gillette Avenue
Suite 1100
Gillette, Wyoming 82716
(307) 682-7283
(307) 687-6325 FAX
www.ccgov.net

Robert P. Palmer, Commissioners
Administrative Director

BOARD OF COMMISSIONERS

Dan Coolidge, Chairman
Matt Avery
Micky Shober
Garry G. Becker, M.D.
Mark A. Christensen

1 August 2013

Ms. Molly Spangler
Investment Ready Communities Director
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002-0240

RE: Business Ready Communities – Downtown Development Grant, City of Gillette

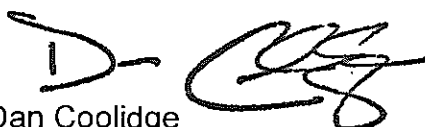
Dear Ms. Spangler,

On behalf of the Campbell County Board of Commissioners, this letter is in support of the City of Gillette's grant application for the Business Ready Communities, Downtown Development program in the amount of \$1,000,000. In Fiscal Year 2013/2014, the City of Gillette has budgeted \$6,150,000 to reconstruct and improve infrastructure on Gillette Avenue in downtown Gillette.

Ms. Spangler, the Campbell County Courthouse and George Amos Memorial Building (GAMB) are both located on Gillette Avenue, with over two hundred employees in State and County Offices. We applaud the efforts of the City to insure this strategic business corridor is effectively maintained and enhanced to best serve the needs of pedestrians and vehicular traffic in the downtown area. It is our understanding the City's Downtown Development project includes upgrades to the water mains and pipelines for improved reliability and heightened fire suppression support, along with augmented lighting and wider sidewalks to provide a safer, more appealing environment for our walking public, all of which will result in greater long term economic return to the downtown businesses. At the turn of the century, Campbell County invested over \$12 million with the expansion of the Courthouse and remodel of the GAMB. Additionally, the County currently provides the sole parking structure in the downtown, utilized by businesses, offices and visitors. We are pleased the City is moving forward with this project to further re-energize the downtown hub of Gillette.

Thank you for your consideration of the City of Gillette's Downtown Development Grant Application. If you have any questions, I would invite you to contact our office.

Sincerely,


Dan Coolidge
Chairman

August 2, 2013

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

Refer To: City of Gillette Grant Proposal

Dear Wyoming Business Council,

We are the property owners and operators of Gillette Cheese House located at 118 South Gillette Avenue. We are writing this letter to give support to the City of Gillette Grant proposal and ask that the Board fund the proposal offered by the City.


Our property is somewhat unique as we have a retail cheese shop on the first floor and four small apartments on the second floor. The apartments have a separate entrance onto Gillette Avenue. We believe that the combination of retail on the first floor and apartments on the second floor is a way to get the most out of downtown building space. We also feel that the redevelopment of Gillette Avenue can open more doors where there are people living along Gillette Avenue.

The complete reconstruction of Gillette Avenue with new water mains, storm drainage, sidewalks, street, landscaping and a public plaza provides the basic and needed infrastructure to sustain the businesses which are located along Gillette Avenue, and to attract new investors along Gillette Avenue with new business ventures. It is Economic Development 101, basic infrastructure enables a local economy to develop and keep itself going forward.

The City and downtown merchants and business owners have worked together for over two years. We have a concept plan in place. The Engineering Design is underway. City Council has already approved the 6.15 million dollar construction budget. As a community we are doing all that is possible to ensure its success. We ask for your help. Your approval of this proposal means that you are helping our community to develop a positive and appropriate approach to help continue the economy of the future.

Sincerely,


Mike Jambretz


Geri Jambretz

August 12, 2013

Country Elegance
219 S. Gillette Ave.
Gillette, WY 82716

To Whom It May Concern:

I'm writing this letter in support of the update on Gillette Avenue in the summer of 2014. As a business owner, I feel this update will have a positive impact on my business after completion. It will offer a new feel in the downtown area which will generate more traffic, more customers, and ultimately more sales. I'm excited for the expanded sidewalks and new streetscape. This will allow us as business owners to have more events on our sidewalks without closing the main street to vehicle traffic. This update should bring new businesses downtown which will also bring more people and benefit all of our businesses.

As a landlord on Gillette Avenue I feel the update will encourage building owners to "spruce up" their buildings, add new facades, new windows, or even an additional story to their buildings. I believe when this update is completed it has the potential to add value to the properties in the downtown area.

I'm looking forward for the construction to get started and for the completion of this project. I believe it will help revitalize Gillette Avenue.

Sincerely,


Sherryl Lindblom

Owner

Country Elegance



August 12, 2013

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

RE: Support for utilities and infrastructure upgrades along Gillette Avenue

Dear Members of the Wyoming Business Council,

The purpose of this letter is to express Cloud Peak Energy's (CPE) support for the proposed utilities and infrastructure upgrades along Gillette Avenue in downtown Gillette, Wyoming. CPE's corporate headquarters is home to over 100 employees at its South Gillette Avenue location.

Sound infrastructure is the backbone of any community and portions of the city's utility infrastructure have served well beyond its intended lifespan. As we all know, preventative measures are oftentimes much less expensive than emergency repairs. A sound infrastructure system will ensure a vibrant downtown Gillette for many years to come.

Thank you for your consideration of this matter,

Sincerely,



Jason Begger
Manager, Government Affairs

Felix Sowada
Attorney at Law
603 S. Gillette
Gillette, WY 82716

Phone – 307 686 4164
Fax – 307 686 2251
Email – fsowada@vcn.com

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

RE: Grant Proposal Request by the City of Gillette to Rebuild Gillette Avenue
Date: 8/12/2013

Dear Board Members,

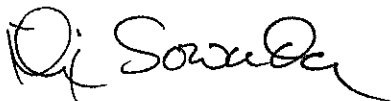
I am an attorney who has practiced along Gillette Avenue for 30 years. I converted a residence into an office located directly across from the Campbell County Courthouse. I have been involved with the public effort to revitalize our downtown area for more than a year.

The grant proposal by the City of Gillette to rebuild Gillette Avenue is a forward thinking plan which has benefits for all of the community. The new landscaping, public gathering space, water main and storm drainage system not only help sustain the many businesses which are along the street, but also provide opportunities for future economic development.

It pleases me greatly that City Council already has approved a project budget for the infrastructure project. The City has also started the engineering design for the project. I believe their commitment should demonstrate to you all as board members that the City of Gillette is willing to put their money where their mouth is.

As a property owner I have developed an attractive green and blossoming xeriscape along the lot frontage with Gillette Avenue. I do this not only because I enjoy landscaping, I also enjoy it because my front yard thrives in a challenging climate while conserving resources. The same can be said about the grant proposal that the City of Gillette has before you. I believe the City and Gillette Avenue merchants and professional offices want to thrive along Gillette Avenue. The better than 80% local match by the City helps the Business Council to conserve its resources since the benefits of the infrastructure should endure for at least the next 40 years. As a business owner directly impacted by the renewal project I request that you look favorably upon the grant request. By doing so, our local economy can obtain infrastructure to grow capacity and flourish in a challenging economic climate.

Thank you for your consideration of my request.



Felix Sowada, JD
Attorney at Law



August 12, 2013

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

RE: Support for utilities and infrastructure upgrades along Gillette Avenue

Dear Members of the Wyoming Business Council,

The purpose of this letter is to express Cloud Peak Energy's (CPE) support for the proposed utilities and infrastructure upgrades along Gillette Avenue in downtown Gillette, Wyoming. CPE's corporate headquarters is home to over 100 employees at its South Gillette Avenue location.

Sound infrastructure is the backbone of any community and portions of the city's utility infrastructure have served well beyond its intended lifespan. As we all know, preventative measures are oftentimes much less expensive than emergency repairs. A sound infrastructure system will ensure a vibrant downtown Gillette for many years to come.

Thank you for your consideration of this matter,

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Begger".

Jason Begger
Manager, Government Affairs

George
Dunlap

August 18, 2013

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

This is a Letter of Support for City of Gillette Grant Proposal

Members of the Wyoming Business Council,

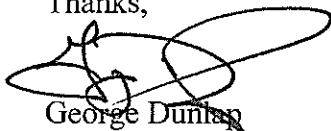
I opened Dunlap Photography in downtown Gillette Avenue 25 years ago. Being on Main Street helped me expand my business thru the years into "The Photography Studio" of Northeast Wyoming and Western South Dakota. I purchased an old church remodeled it to have a Victorian looking building. Also I built an outdoor garden area behind the studio where we do outdoor portraits.

I am super excited to support the revitalization efforts for the downtown Gillette. Unfortunately as with all older downtown areas the water and sewer need to be updated. The positive thing about replacing the pipes is the city had also agreed to replace the street and sidewalks. Also they are doing some really cool designs with the landscaping, creating a public area for people to get-to-gather. Thru the years all the pot holes have been repaired again and again and now it's time to do it right and replace the street. I believe with all the planning by the City, this will bring fun back to down town Gillette. When this project is completed down town will be the place to be....

As a lifelong resident and business owner I am glad to see the City of Gillette has created a very comprehensive plan to rebuild Gillette Avenue. My business is in the heart of Gillette. Over the past few years as a downtown community we may have missed a couple of opportunities to increases business. This project will not only help our local economy, but also all the citizens of Gillette will enjoy the improvements.

We need your help!!! I would like to encourage your organization to approve the grant summited by the City of Gillette for the redevelopment of our downtown. It will make a difference in the lives of the people of Gillette and Campbell County.

Thanks,



George Dunlap
Owner – Dunlap Photography



307.682.3673 P 307.682.0538 F

www.gillettechamber.com

314 SOUTH GILLETTE AVE.
GILLETTE, WY 82716

September 20, 2013

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

Letter of Support: City of Gillette Grant Proposal to Rebuild Gillette Avenue

The Campbell County Chamber of Commerce has been located along Gillette Avenue for over 40 years. During that time period we have actively supported efforts to revitalize the community's downtown and have worked with businesses to encourage the revitalization of Gillette Avenue. We are actively engaged with the Main Street Program in our community.

Our organization is made up of approximately 680 members, representing 15,000 employees. As an organization we provide support so the local business community may thrive and grow.

I am very pleased to provide support toward the efforts to redevelop and enliven Gillette Avenue. The improvements along Gillette Avenue will provide an incentive for further economic development.

As important as providing an incentive for further economic development, the proposed improvements will help keep existing businesses in place along Gillette Avenue. The businesses provide a wide range of goods and services to our growing community. The business ready grant proposal by the City is the result of several years of collaboration with the downtown business community.

I want to encourage all of the Wyoming Business Council Members to give approval to the City of Gillette grant proposal to revitalize Gillette Avenue.

Kindest Regards,

Julie Simon, IOM
President/CEO



First Interstate Bank
222 South Gillette Avenue
P.O. Box 3004
Gillette, WY 82717-3004
307-682-5144
www.firstinterstatebank.com

September 23, 2013

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

Reference City of Gillette Grant Proposal – Gillette Avenue Economic Development

Dear Wyoming Business Council Members,

The excitement is building in Gillette over the Gillette Avenue Redevelopment Project. First Interstate Bank is proud to be a participant in this important economic development effort.

First Interstate Bank is a community banking organization. Our corporate office is in Billings, Montana and we have more than 70 banking offices, of which two are located in Gillette. First Interstate Bank has been located on Gillette Avenue since 1987.

The replacement of deteriorating infrastructure along Gillette Avenue is an essential first step to revitalize Downtown Gillette. The infrastructure will help more multi-story buildings develop to their full potential with new water mains and service lines. It will also prevent flooding at the bottom of buildings with the addition of a new and appropriately sized storm drainage system. New sidewalks will enable pedestrians to reach our location easier. The addition of more parking spaces along Gillette Avenue will help out all business establishments along this busy commercial area.

I want to encourage all of you to give approval of the Gillette Grant Proposal to rebuild Gillette Avenue. I am very pleased that the City has budgeted funds for this project which is in the engineering design phase, with construction to start early next spring. I appreciate that the Wyoming Business Council is giving this well thought out project due consideration for funding.

If you should have any questions I can be reached at 307-687-4371 or Thomas.Brantz@fib.com.

Thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Brantz', written over a large, stylized flourish.

Tom Brantz
Senior Vice President

TB/jm



September 25, 2013

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

RE: City of Gillette – Gillette Avenue Economic Infrastructure – Grant Request

Dear Business Council Members,

We are the owners of The Chophouse, a fine dining restaurant. We have owned and operated the business since 2010. Our success stems from providing our guests excellent service and food on a consistent basis. The Chophouse was established in 1999, in the former Goings Hotel. The Goings Hotel is one of the oldest buildings in Gillette.

We want to lend our support to the City of Gillette grant request for the rebuild of Gillette Avenue. The new water mains, sidewalks, street storm drainage and public plaza will assist our business to grow and thrive.

The downtown revitalization effort has been going on for several years. We have involvement with that effort and desire to see it succeed. We ask that you support the grant request by the City of Gillette to improve Gillette Avenue.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "April and Charles Schlesselman". The signature is written in a cursive style with a large, sweeping initial "A" and "C".

April and Charles Schlesselman
Owners
Chophouse Restaurant