



Wyoming Business Council  
Business Ready Community and  
Community Facilities  
Grant and Loan Program  
Report and Recommendations to the  
Wyoming Business Council

March 14, 2013

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## 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 account)	\$ (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
<b>Total Appropriations to Date</b>	<b>\$ 294,500,000</b>
*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	\$252,396,945	\$179,091,276	\$23,101,961	\$50,203,708	\$ 229,294,984

Available BRC Funds Summary	
<b>BRC Funds</b>	<b>\$ 65,205,016</b>
Funds expended from CFP Program Authorization (2009/10)	\$(7,118,745)
Wyoming Telecommunications Broadband Initiative (2006)	\$ (250,000)
Loan Repayments	\$ 791,870
<b>Total of Available BRC funds</b>	<b>\$ 58,628,141</b>

## BRC Application and Program Summary

Currently there is \$58,628,141 available in Business Ready Community (BRC) funds. Sixteen applications were received. Three were withdrawn. The application requests total \$4,063,100.

BRC APPLICANT SUMMARY					
Applicant	Project	Grant/Loan Type	Requested	Staff Recommendations	Consent List
Sweetwater County	UR Energy Road Project	Business Committed	\$1,500,000	\$ 1,500,000	
Laramie County	Green House Data CHY2 Data Center	Managed Data Center	\$2,250,000	\$ 2,250,000	
Natrona County	Electric Capacity Study	Planning	\$25,000	\$ 25,000	x
Big Horn County	County-wide Economic Development Strategic	Planning	\$37,500	\$ 37,500	x
SEEDA	Targeted Industry Study	Planning	\$49,800	\$ 49,800	x
Cody	Gunsmithing School Feasibility	Planning	\$25,000	\$ 25,000	x
Park County	Dairy Products Feasibility Study	Planning	\$25,000	\$ 25,000	x
Gillette	Rail Study	Planning	\$25,000	\$ 25,000	x
Laramie County	Fiber Study	Planning	\$50,000	\$ 50,000	x
Sheridan	Downtown Entrepreneurial Center Study	Planning	\$25,000	\$ 25,000	x
Goshen County	Tourism Planning	Planning	\$18,300	\$ 18,300	x
Guernsey	Tourism Planning	Planning	\$8,000	\$ 7,500	x
Weston County	Upton Logistics Center Traffic Study	Planning	\$25,000	\$ 25,000	x
<b>Totals</b>			<b>\$4,063,600</b>	<b>\$4,063,100</b>	
<b>Total Available BRC funds</b>				<b>\$58,628,141</b>	
<b>BRC Funds Remaining if Recommendations are awarded</b>				<b>\$54,565,041</b>	

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 spelled out 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.

<b>BRC Allocation Plan for BY12/13</b> (updated 02/25/13)						
Priority	Type	Allocated Amounts	Funds Awarded	Frequency of Applications to be reviewed by the WBC	Staff Recommendations	Total Funds Available for
	Governor's Large Infrastructure Grants	\$15,000,000.00	\$0	September, December, March, and June		\$15,000,000
High	Business Committed	\$12,000,000	\$1,356,780	September, December, March, and June	\$1,500,000	\$10,643,220
High	Data Centers	\$7,000,000	\$0	September, December, March, and June	\$2,250,000	\$7,000,000
High	Readiness Infrastructure	\$6,000,000	\$8,447,250	December and June		-\$2,447,250
Medium	Main Street / Downtown	\$4,500,000	\$1,668,682	December		\$2,831,318
Low	BRC Planning	\$1,000,000	\$0	December and June	\$313,600	\$1,000,000
Low	Child Care / Senior Care	\$2,500,000	\$1,250,000	June		\$1,250,000
Low	Recreation/Enhancements	\$2,000,000	\$1,000,000	June		\$1,000,000
<b>Totals</b>		<b>\$50,000,000</b>	<b>\$13,722,712</b>		<b>\$4,063,600</b>	<b>\$36,277,288</b>

## CFP Program Financial Summary

CFP Appropriation Summary	
BFY 2005/2006 Appropriation	\$ 7,500,000
BFY 2007/2008 Appropriation	\$ 7,500,000
Governor's Supplemental Budget 2007/2008	\$ 7,500,000
BFY 2009/2010 Appropriation*	\$ 15,000,000
FY2010 Budget Cut	\$ (3,500,000)
Community Facilities Program Authorization from BRC to date *	\$ 7,118,745
BFY 2011/2012 Appropriation	\$ 8,500,000
BFY 2013/2014 Appropriation (beginning July 1, 2012)	\$ 8,500,000
FY2013 Budget Cuts	\$ (4,370,000)
<b>Total Appropriations to Date</b>	<b>\$ 53,748,745</b>
*The 2009-2010 BRC Supplemental Budget allowed the Wyoming Business Council to transfer up to \$10,000,000 from the BRC budget to the CFP program	

Award Summary					
	Award	Disbursements	Deobligations	Outstanding Balance	Adjusted Award
<b>Subtotal</b>	<b>\$ 46,995,050</b>	<b>\$ 40,617,045</b>	<b>\$ 2,293,925</b>	<b>\$ 4,084,080</b>	<b>\$ 44,701,125</b>

Available CFP Funds Summary	
<b>CFP Funds</b>	<b>\$ 9,047,620</b>
Funds transferred to Wyoming Department of Workforce Services 2011	\$ (1,000,000)
Funds transferred to Wyoming Department of Workforce Services 2012	\$ (1,000,000)
<b>Total Available Funds</b>	<b>\$ 7,047,620</b>

## CFP Application and Program Summary

Currently there is \$7,047,620 available in Community Facility Program (CFP) funds. Six applications were received and one withdrew. The application requests total \$4,397,780.

CFP APPLICANT SUMMARY				
Applicant	Project		Requested	Staff Recommendations
Osage	Kitty Moats Complex	Community Facilities	\$1,000,000	\$ 1,000,000
Hyattville Cemetery District	Hyattville Community Center Final Upgrades	Community Facilities	\$397,780	\$ 397,780
Granger	General George Patton Community Center	Community Facilities	\$1,000,000	\$ 1,000,000
Green River	Destination Green River Station	Community Facilities	\$1,000,000	\$ 1,000,000
Evanston	Evanston Cultural Center Renovation Project	Community Facilities	\$1,000,000	\$ 1,000,000
<b>Totals</b>			<b>\$4,397,780</b>	<b>\$4,397,780</b>
<b>Total CFP Funds Available</b>				<b>\$7,047,620</b>
<b>CFP Funds Remaining if Recommendations are awarded</b>				<b>\$2,649,840</b>



## **Sweetwater County**

### **\$1,500,000 Business Committed Grant for the Ur-Energy Upgrades to Sweetwater County Road 4-23**

#### **Staff Recommendation: Fund as Requested**

#### **Project Description**

Sweetwater County requests a \$1,500,000 Business Committed grant for a 12-mile road upgrade project for the Ur-Energy project. The proposed upgrades to County Road 4-23 would begin at approximately mile post 15 and continue north to approximately mile post 27. The improvements will include placing 4 inches of crushed base, and reconstruction of soft spots, dust control suppressants, and signage. The proposed project will allow the Ur-Energy and other area companies' safe and reliable access into the area. Sweetwater County will own the infrastructure and through a development agreement Ur-Energy will be responsible for maintenance of the infrastructure.

#### **The Business**

Ur-Energy, through its wholly-owned subsidiary, Lost Creek ISR, LLC will construct its first in-situ recovery uranium mine in the Great Divide Basin in Sweetwater County. Ur-Energy is an exploration stage junior mining company focusing on identification, acquisition, exploration, evaluation, and development of uranium properties in the United States and Canada.

Ur-Energy was incorporated in 2004 and trades on the Toronto Stock Exchange (URE) and on the New York Stock Exchange (URG). The company purchased their current property between December 2004 and June 2005. Ur-Energy's corporate headquarters are located in Littleton, Colorado and its operations office is in Casper, Wyoming.

The company plans to begin production at the Lost Creek site in 2013. The company has completed three sales agreements for multi-year commitments with North American utilities at the time of application submittal. The Lost Creek project is estimated to generate net earnings over its life, of \$283 million. The company's business plan and financial projections have been validated by the Behre Dolbear firm.

#### **Project Goals and Public Benefit**

The goal for this project is to remove obstacles for development from the Ur-



Energy project. The primary obstacle for the Lost Creek project is the current condition of County Road 4-23. The project will upgrade twelve miles of the road. Ur-Energy will create 46 jobs over the next three years at a median wage of \$19.75 per hour. The company will invest over \$30 million at the Lost Creek site. The project is also projected to produce an additional \$34 million in state and local tax base during the project's life.

The public benefit from the project includes improved transportation infrastructure for all of the businesses and the general public that utilize County Road 4-23. Currently there is a BLM road that allows access to the site, but it does not have the necessary weight limits that Ur-Energy needs. The following businesses utilize County Road 4-23: BP America, Inc., Anadarko E&P Onshore LLC, OCI Chemical Corporation, Uranium One Americas, Kennecott Uranium Company (Rio Tinto), Groathouse Construction, Inc., TREC, Inc., and Petrotek, Sun Land & Cattle Company. The creation of the 46 full time jobs and the ancillary jobs that will be created as a result of the project will benefit the region as well.

### Revenue Recapture

The infrastructure for this project is not revenue generating and will benefit multiple companies, however, Ur-Energy and Sweetwater County have entered into a maintenance agreement for the road's maintenance. Ur-Energy will provide purchase a motor grader and pickup-up truck, provide maintenance and snow removal on County Roads 4-22, 4-23, and 4-63. The revenue saved by the county will be approximately \$452,100.

### Timeline

Project construction is projected to be completed by December 2014.

### Project Funding

The total project cost is \$1,666,667, of which Sweetwater County is requesting \$1,500,000 of Business Committed funds. The cash match for this project is \$166,667 and is provided by Ur-Energy. Ur-Energy will invest over \$30,000,000 in additional financing for their facilities and operational expenses for the project.

Sources	
BRC amount	\$ 1,500,000
Cash Match	\$ 166,667
<b>Total eligible project cost</b>	<b>\$ 1,666,667</b>
BRC % of total eligible project costs	90%
Local % of total eligible project costs	10%
Uses	
<b>Non Construction Costs</b>	<b>\$110,000</b>
Engineering	\$50,000
Survey/Testing/Inspection Fees	\$60,000
<b>Construction Costs</b>	<b>\$1,556,667</b>
Road Base	\$1,222,920
Road Construction	\$233,747
Contingencies (6%)	\$100,000
<b>Total Project Cost</b>	<b>\$1,666,667</b>

### Regional Comment by Pat Robbins

This grant will allow for necessary upgrades to a twelve mile stretch of the existing Sweetwater County Road 4-23 that will improve safety and access to the new Ur-Energy in situ uranium mine located north of Wamsutter, Wyoming. This project will allow for mine access for heavy equipment, supplies, and employees.

This project will serve Ur-Energy's development of their Lost Creek operation which has an anticipated capital expenditure in excess of \$30 million. The resulting development will create over 46 full-time permanent jobs, and an additional 35-45 contracted full-time positions. The project will aid in the diversification of the economy of Sweetwater County through Uranium production and will also benefit Carbon and Natrona Counties through additional employment opportunities. This project has strong local and regional support based on job creation, potential tax revenue and enhanced energy development, and furthers the economic goals for the region.

### **Attorney General Opinion**

Pending

### **Staff Recommendation**

Staff recommends funding the project as requested.





## Detailed Analysis of Project

	Sweetwater County						
	Evaluation Criteria			Criteria Met	Notes		
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation ( 3yrs)			Yes	New	46	
	Future Creation			Yes	Retained		
	Wages	SweetwaterCounty (all industry), 2010			Y1	Y2	Y3
				Low	\$18.00	\$18.70	\$18.70
				High	\$60.10	\$56.49	\$56.49
		Mean	\$21.67	Mean/Avg.	\$26.31	\$24.03	\$24.43
		Median	\$19.20	Median	\$30.83	\$21.22	\$19.75
Community Workforce Development	Develops Community Momentum in Unique Market Niches			No	However, it does create momentum in the areas uranium energy market.		
	Helps Meet Demand for Social Services			N/A			
	Helps Diversification Efforts			Yes	The uranium industry diversifies the existing mineral industry in the County.		
	Fulfill Community and Economic Development Goals			Yes	The project meets goals established in the Sweetwater and Carbon County November 2012 Comprehensive Economic Development Strategy.		
	Improved Ability to Retain, Attract, Expand Businesses			Yes	The road improvements will not only benefit Ur-Energy, but will benefit other existing businesses that utilize the road.		
	Improved Workforce or Entrepreneurial Training			N/A			
	Economic Development Recapture Plan			N/A			
	Satisfactory Performance on Past Projects			Yes			
Business Development Investment	Business Relocation/Recruitment			Yes	Business Type		
					Mining		
	Primary Business			Yes			
	Private Investment			Yes	Ur-Energy will provide \$166,667 in cash to match the grant.		
	Increase in Business Revenue			Yes	The project is expect to increase U.S. uranium production by 25%.		
	Viability and Thoroughness of a Business Plan			Yes	Business and Industry division has reviewed the business plan.		
Additional Evaluation Criteria	Increase in Market Share			Yes			
	Leverage Additional Private Investment			Yes	The company will invest over \$30 million in the project.		
	BRC Loan			No			
	Main Street or Certified Tourism Community Project			N/A			
	Project Readiness			Yes			



## **Laramie County**

### **\$2,250,000 Managed Data Center Cost Reduction Program Grant for the Green House Data Expansion**

#### **Staff Recommendation: Fund as Requested**

#### **Project Description**

Laramie County requests a \$2,250,000 Managed Data Center Cost Reduction grant for the expansion of Green House Data. The company is located at 304 Progress Circle in Cheyenne, Wyoming. The company's current 10,000 square foot facility is at capacity and the company has committed to expand in Wyoming. Green House Data's expansion will include building a new 35,000 square foot facility on two lots currently owned by Cheyenne LEADS to the north of the company's existing facility.

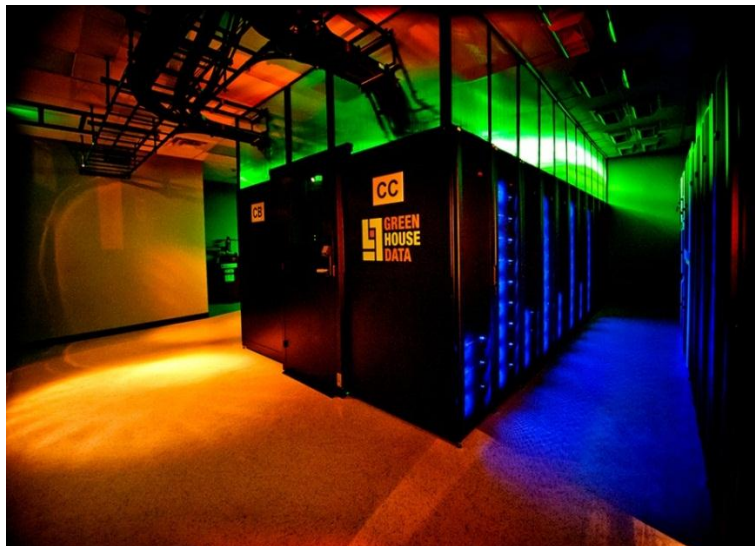
#### **The Business**

Green House Data was launched in December 2007 and is headquartered in Cheyenne, Wyoming. Over the last five years the company

built and filled to capacity its initial 10,000 square foot colocation and cloud hosting data center facility. The company currently employs 15 employees at their Cheyenne facility located in the Cheyenne Business Parkway and 14 of those are Wyoming residents. In 2010, Green House Data received a \$1,500,000 BRC Managed Data Center grant for their first expansion. In two and a half years, the business has exceeded its payroll match (\$937,500) and capital investment match (\$937,500). By the end of its five year grant agreement, Green House Data anticipates exceeding the matches by 200%.

Green House Data has two letters of intent from customers to lease IT cabinet storage space in the new facility. These customers would take up anywhere from 10% - 50% of the available space. Green House Data is currently discussing with other customers about additional letters of intent.

Green House Data is currently in the process of finalizing the financing options for the current new data center build. The project will utilize both equity and debt financing along with a real estate development company to fund this phase of the expansion. At this point, there is no secured funding for this expansion. The minimum anticipated private investment is \$100 million. This is for the building (\$3.5 million), Green



House Data IT related equipment and infrastructure (\$26.5 million), and projected customers' IT follow on investment in equipment (\$70 million). Green House Data will either own or lease the building. Three funding scenarios for building construction currently exist and are ordered in the company's preference for funding:

1. Real Estate Developer – Green House Data has received three proposals from developers for this option and expect a third.
2. Debt Financing – Green House Data has successfully partnered with Capital West Bank (Formerly First National Bank of Wyoming) on more than \$2 million in debt financing. A letter of continued support was submitted with this application.
3. Equity Financing – Greenhouse Data shareholders could be asked to invest equity into the expansion project if necessary.

### **Project Goals and Public Benefit**

Green House Data will create 25 new jobs with a median wage of \$33.65. The new facility will require a total of five megawatts of energy, with a goal to be one of the most energy efficient facilities in the country. The project's phases for job creation include: year one salaries of \$774,072, year two salaries of \$1,682,012, and year three salaries of \$2,398,135. Green House Data will provide Laramie County data storage services to include a 10 Gigabyte space valued at \$360,000 for the three years.

### **Timeline**

Construction is projected to start in May 2013 and be completed in the fall of 2013.

### **Project Funding**

The total request for this project is \$2,250,000. The total match for the project is \$34,854,219.

Payroll totals \$4,854,219 over three years. Capital

investment by Green House Data will be \$30 million over the first three years. As noted before this \$30,000,000 of capital investment will be for Green House Data's IT equipment, data equipment infrastructure, and the building. Grant funds will be disbursed quarterly as the performance measures of payroll and capital expenditures are met by the business over a three year period.

<b>Grant and Match Amounts for Laramie County</b>	
BRC Grant amount	\$ 2,250,000
Minimum Required Match (125% of BRC grant request)	\$ 2,812,500
Match - Proposed Minimum Payroll in 3 years	\$ 4,854,219
Match - Proposed Minimum Capital Investment in 3 years	\$ 30,000,000
Total Match	\$ 34,854,219
<b>Total Project Cost</b>	<b>\$ 37,104,219</b>

### **Regional Comments by Tom Johnson**

This is the second project between the WBC and Green House Data. The first project was successful and this one appears to have the components needed to be successful. The need for renewable and "green" power sources will continue to drive clients to companies like

Greenhouse Data. Demand for this product/service should, assuming the industry continues to grow as it has, remain strong.

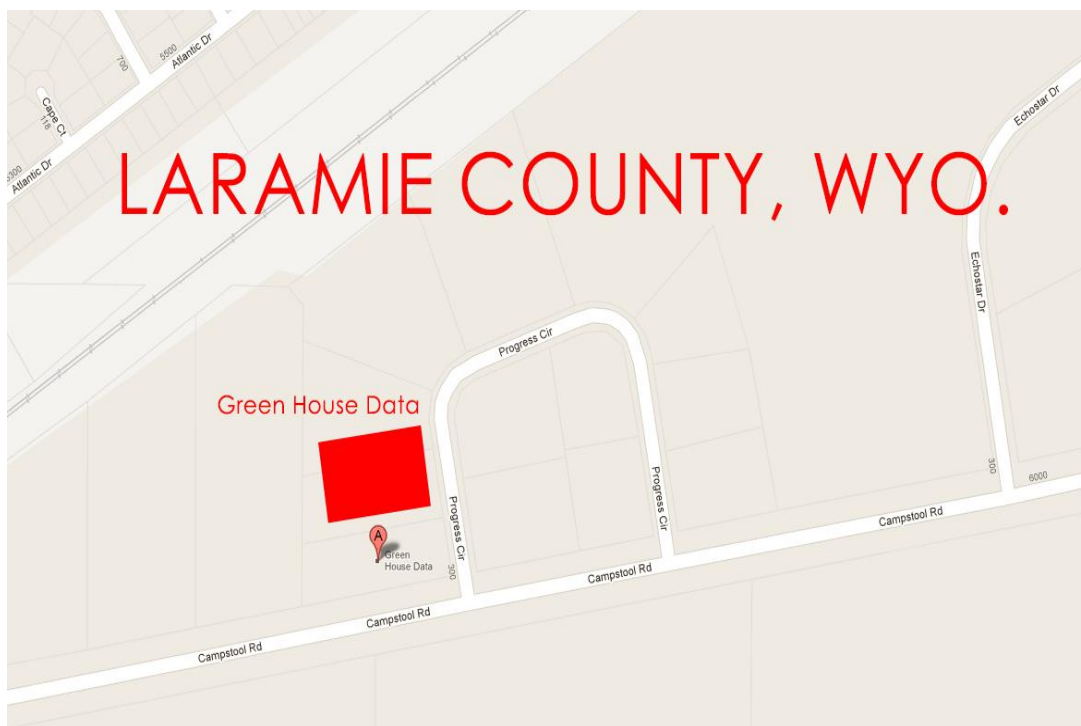
### **Attorney General Opinion**

Pending

### **Staff Recommendation**

Staff recommends funding as requested contingent upon the receipt of the following:

- An executed Contingency Agreement between Greenhouse Data and Laramie County.
- Verification of the \$3.5 million project financing for the building construction by May 31, 2013.
- Project financing plan for the \$26.5 million for the Green House Data IT and data infrastructure equipment with a minimum of \$6.5 million secured by May 31, 2013. (The reason for this is because the \$26.5 million will be realized over a three year period as the build out occurs. Green House Data will be continuously working on securing funding.)
- An executed lease agreement or purchase agreement for the facility between Greenhouse Data and the developer.
- An executed purchase agreement between Green House Data and Cheyenne LEADS. Currently, staff has received the business's option to purchase agreement.



## Detailed Analysis of Project

	Laramie County						
	Evaluation Criteria			Criteria Met	Notes		
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation ( 3yrs)			Yes	New	25	
	Future Creation			Yes	Retained		
	Wages	Laramie County (all industry), 2010			Y1	Y2	Y3
				Low	\$33.65	\$19.23	\$22.10
				High	\$33.65	\$39.55	\$44.50
		Mean	\$19.04	Mean/Avg.	\$33.65	\$34.61	\$33.52
		Median	\$15.58	Median	\$33.65	\$37.02	\$33.65
Community Workforce Development	Develops Community Momentum in Unique Market Niches			Yes	The data center industry is still in a developing phase and unique to Wyoming.		
	Helps Meet Demand for Social Services			N/A			
	Helps Diversification Efforts			Yes	This project will help expand the data center impact in Wyoming.		
	Fulfill Community and Economic Development Goals			Yes	The project is consistent with the community's goals to attract higher paying jobs as well as state and regional goals to recruit and retain data centers.		
	Improved Ability to Retain, Attract, Expand Businesses			No			
	Improved Workforce or Entrepreneurial Training			N/A			
	Economic Development Recapture Plan			N/A			
	Satisfactory Performance on Past Projects			Yes			
Business Development Investment	Business Expansion			Yes	Business Type		
					Data Center		
	Primary Business			Yes			
	Private Investment			Yes	Green House Data will contribute over the required 125% of the grant amount in payroll and capital expenditures.		
	Increase in Business Revenue			Yes	Green House Data expects revenues to increase by 18.9% in 2014.		
	Viability and Thoroughness of a Business Plan			Yes	The Business and Industry Division and the IRC Division have reviewed the business plan for this project.		
	Increase in Market Share			Yes			
Additional Evaluation Criteria	Leverage Additional Private Investment			No	Funds are not secured to date; however, additional investment will occur once the financing is finalized.		
	BRC Loan			No			
	Main Street or Certified Tourism Community Project			N/A			
	Project Readiness			No	Project funding is not secured.		



## **Natrona County**

### **\$25,000 Feasibility Study Planning Grant for an Electric Capacity Study**

**Staff Recommendation:  
Fund as Requested**

#### **Project Description**

Natrona County requests a \$25,000 BRC Feasibility Study Planning grant for an electrical capacity study on 11 industrial sites within Natrona County. The plan will provide what the requirements and costs would be (i.e.: engineering, construction, materials, permitting, rights of way, and related costs) to upgrade the electric capacity to three megawatt and to five megawatt. All of the sites, both private and public are served by Rocky Mountain Power. The data developed as a result of the study will enable Casper Area Economic Development Alliance (CAEDA) to increase response times to site inquiries and to provide accurate information to companies seeking to locate or expand with in Natrona County. The plan will recommend solutions and strategies on how to address

identified deficiencies through private, public, and private-public partnership financing sources. Also the plan will address how to meet the identified electrical deficiencies of each individual site location project and associated negotiation.

#### **Project Funding**

The total cost for this project is \$50,000. The total cash match for the project is \$25,000 and will come from the following sources: \$3,000 from South – South Property, LLC, \$3,000 from Granite Peak Development, \$1,500 from Eastland Development Co., \$1,500 from

Refined Properties, LLC, \$1,000 from Jerry Ressler, \$1,000 from Casper/Natrona County International Airport, \$7,667 from Casper Area Economic Alliance, and \$6,333 from the Economic Development Joint Powers Board.

<b>Natrona County Electric Capacity Planning Grant</b>	
BRC amount	\$ 25,000
Cash Match	\$ 25,000
<b>Total eligible project cost</b>	<b>\$ 50,000</b>
BRC % of total eligible project costs	50%
Local % of total eligible project costs	50%
<b>TOTAL PROJECT COST</b>	<b>\$ 50,000</b>

#### **Regional Comments by Kim Rightmer**

For the last few years, the existing power infrastructure in Natrona County has been of particular concern for CAEDA, Natrona County, the various communities in the county, and developers. Economic development entities and developers have struggled to attract large industrial companies due to inadequate or unknown power capacities and long response times of the power provider. The proposed study will allow information gathering for a number of industrial parks and land in Natrona County – enabling CAEDA and developers to respond to leads on a timelier basis.

## Staff Recommendation

Staff recommends funding as requested.

## Detailed Analysis of Project

Natrona County			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Potential Future Job Creation or Retention	Yes	The completion of the study will improve the ability to attract and retain jobs in the future.
	Identifies Potential Future Economic Development Opportunity(ies)	Yes	While the sites being studied are existing, the information from the study will identify the capacity of the sites for future development.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	Yes	The project could lead to recruitment of more diverse industries and grow niche markets such as data centers.
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	N/A	
	Extent to which the project will create or further develop a community's economic development strategy	Yes	The project will provide information to identify sites for prospects in a timely manner.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The electric study will provide necessary information that can be disseminated in a timely manner when requested.
Additional Evaluation Criteria	Satisfactory Performance on Past Projects	Yes	
	Addresses methods of funding to implement the plan	Yes	While awareness of deficiencies/needs is important, the implementation will be the responsibility of the property owner or the prospect interested in the site.
	Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings	N/A	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	





## Big Horn County

### **\$37,500 Economic Development Planning Grant for a County-wide Economic Development Strategic Plan**

#### **Staff Recommendation: Fund as Requested**

minimum of 200 citizens and a minimum of 40 business owners participate in the public involvement process.

#### **Project Description**

Big Horn County requests a \$37,500 BRC Economic Development Planning grant for a county-wide economic development strategic plan. This will be the first county-wide economic development plan for Big Horn County. The plan will be the first step intended to bring the entire county under a single comprehensive strategic plan focused on economic development. The plan will be developed by a consultant that will be selected through a public process. The consultant will gather public input from a wide variety of sources, assess the current state of the county, disseminate the results of the assessment, and develop a plan for implementation of the strategic plan. The measures that will be used to determine success of the planning process are as follows: participation by all nine communities, as well as a

#### **Project Funding**

The total cost for this project is \$50,000. The total cash match for the project is \$12,500 and will come from the following sources: \$2,906 from the town of Lovell, \$2,218 from the town of Greybull, \$1,613 from the town of Basin, and \$5,763 from Big Horn County. The amount each public entity contributed is equivalent to \$1.25 per capita.

<b>Big Horn County ED Plan</b>		
BRC amount	\$	37,500
Cash Match	\$	12,500
<b>Total eligible project cost</b>	<b>\$</b>	<b>50,000</b>
BRC % of total eligible project costs		75%
Local % of total eligible project costs		25%
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>50,000</b>

#### **Regional Comments by Leah Bruscino**

Big Horn County and the communities in the county will be well positioned to be proactive in economic development once this plan is in place. Lovell Inc. is a strong organization and is in a position to provide economic development leadership throughout the county.

The planning process will take a holistic look at economic development by considering all of the economic development building blocks. Another positive aspect of this project is the inclusive nature of the process. The citizens of the different communities will be invited to provide input. That input will increase the buy-in of the final product but the process to obtain and share the plan will have the added benefit of bringing the communities together to work on a shared plan.



## Staff Recommendation

Staff recommends funding as requested.

## Detailed Analysis of Project

Big Horn County ED Strategic Plan			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Potential Future Job Creation or Retention	Yes	Developing a comprehensive and cohesive county-wide plan will demonstrate a readiness to business for growth in the county.
	Identifies Potential Future Economic Development Opportunity(ies)	Yes	The strategic plan will identify and suggest a plan of action to achieve economic development growth.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	N/A	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	A county-wide approach to economic development will enable the individual communities to diversify their approach to development and growth.
	Extent to which the project will create or further develop a community's economic development strategy	Yes	Currently there is not a single county-wide economic development plan, this project will create a single, unified plan for the county.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	A county-wide strategic plan will enhance the communities in the county ability to attract, retain and expand businesses.
Additional Evaluation Criteria	Satisfactory Performance on Past Projects	Yes	
	Addresses methods of funding to implement the plan	Yes	Future funding by the communities and the county will be utilized to fund the plan's implementation.
	Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings	N/A	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



## **Sheridan Economic and Educational Development Authority (JPB)**

### **\$49,800 Regional Targeted Industry Planning Grant Updating the 2007 Targeted Industry Study**

#### **Staff Recommendation: Fund as Requested**

#### **Project Description**

The Sheridan Economic and Educational Development Authority Joint Powers Board (SEEDA) request a \$49,800 BRC Regional Targeted Industry Planning grant to update the current 2007 regional targeted industrial study and to specifically identify labor force training needs in the region. The 2007 Target Opportunities Study and Target Industries Profile for Sheridan County have been extensively utilized and now are in need of updating. The update would include the following: a review of the 2007 target industry profile studies that includes updating community data on industry sectors and labor force data. In addition, the study will include an implementation strategy built around the community's Career Technical Education and Training (CTET) programs. This will be accomplished by working closely with Sheridan College and the Sheridan County School District #2. The selected consultant will also

analyze existing conditions, make recommendations, and assist in strategy development to address the following: existing labor force and CTET resources, any gaps between needs of target industries and skill set of labor force trained by existing CTET programs, identify resident barriers to utilizing existing CTET programming, and CTET resource needs analysis.

#### **Project Funding**

The total cost for this planning project is \$66,425. The cash match is \$16,625 and is committed from the Sheridan Economic and Educational Development Authority Joint Powers Board's revenue recapture funds from the Hi-Tech Business Park project.

<b>Sheridan Target Industry and CTET Study</b>		
BRC amount	\$	49,800
Cash Match	\$	16,625
<b>Total eligible project cost</b>	<b>\$</b>	<b>66,425</b>
BRC % of total eligible project costs		75%
Local % of total eligible project costs		25%
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>66,425</b>

#### **Regional Comments by Dave Spencer**

This project represents the maturing and sophistication of current economic development activities in Sheridan. The Wadley Donovan study completed in 2007 has become outdated due to changes in the local and national economy over the past few years. That study was used extensively to guide the strategic actions of the community over the past five years including investment in infrastructure, attention to identified social needs such as improved child care and some important economic development successes such as the recruitment of Vacutech, the opening of the first data center and the development of the city of Sheridan's High-Tech Business Park.

The need to update the study and also the addition of an emphasis on career and technical education needs is appropriate to the next phase of actions anticipated by the coordinated efforts of the Economic Development Task Force. This study will advance the role that has been identified for SEEDA by that group in strategic action and implementation.

The project will set the agenda for further actions by the economic development team. The project will also provide guidance to react to ongoing changes in the economy as the extractive industries change and potentially contract in the area. Such actions include training and retraining of the local workforce for the jobs of the future, not just those present now in the local economy. The project will also allow the partner agencies to refine and develop efforts in upcoming efforts at recruitment of new businesses and retention and expansion of existing businesses.

**Staff Recommendation**

Staff recommends funding as requested.

## Detailed Analysis of Project

Sheridan Economic and Educational Development Authority (JPB)			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Potential Future Job Creation or Retention	Yes	The targeted marketing study and associated plan will provide the framework for future job creation and retention activities in the area.
	Identifies Potential Future Economic Development Opportunity(ies)	Yes	The plan will identify not only targeted industries, but will identify education needs that can then be addressed.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	Yes	The targeted industries could open new market niches.
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The project will help diversification efforts by identifying both targeted industries and educational needs of the area.
	Extent to which the project will create or further develop a community's economic development strategy	Yes	The project will provide a plan that will further develop the community's economic development strategy.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	Both components of this project will improve the ability to attract, retain, and expand businesses in the area.
Additional Evaluation Criteria	Satisfactory Performance on Past Projects	Yes	
	Addresses methods of funding to implement the plan	N/A	
	Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings	N/A	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



## Cody

### **\$25,000 Feasibility Study Planning Grant for the Cody Gunsmithing School**

#### **Staff Recommendation: Fund as Requested**

#### **Project Description**

The city of Cody requests a \$25,000 BRC Feasibility Study Planning grant for the Cody Gunsmithing Feasibility Study. The study will assist in determining the feasibility of starting a school in Cody to train employees for the firearms industry. The study will determine the viability of the business opportunity and if deemed viable, will aid in the development of a business plan to move the project forward. The scope of work includes researching other gunsmithing schools, interviewing small and large scale firearms manufacturers to determine needed skill sets, identifying specialty trades associated with the manufacture of firearms, developing working agreements with program partners, constructing core offerings for the educational curriculum and developing a business plan for the program. In

addition, the plan will address financing sources for the implementation phase of the project. Cody has identified firearms manufacturing as a targeted industry and the Cody Firearms Museum attracts gun enthusiasts from all over the world to the community. Northwest College and the Buffalo Bill Historical Center have been identified as potential partners for the project.

#### **Project Funding**

The total cost for this project is \$55,400. The total cash match for the project is \$30,400, of which \$25,000 from the USDA is pending approval and the remaining \$5,400 is committed from Forward Cody revenue recapture funds.

<b>Cody Gunsmithing School Feasibility Study</b>	
BRC amount	\$ 25,000
Cash Match	\$ 30,400
<b>Total eligible project cost</b>	<b>\$ 55,400</b>
BRC % of total eligible project costs	45%
Local % of total eligible project costs	55%
<b>TOTAL PROJECT COST</b>	<b>\$ 55,400</b>

#### **Regional Comments by Leah Bruscino**

The Gun manufacturing industry has been a targeted industry for Cody for many years. A gunsmithing school, in and of itself, is a good idea and a good fit for Cody. The project also has the potential to create a means to develop a workforce for a targeted industry, as well as for other area manufacturers.

#### **Staff Recommendation**

Staff recommends funding as requested contingent upon the receipt of the following:

- Verification of the receipt of the \$25,000 cash match from the USDA by May 31, 2013.

## Detailed Analysis of Project

Cody			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Potential Future Job Creation or Retention	Yes	The creation of the gunsmithing school will have both direct and indirect job creation associated with the project.
	Identifies Potential Future Economic Development Opportunity(ies)	Yes	The project will determine the feasibility of the school's development.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	Yes	Firearms is a unique market for Cody.
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	If feasible, the school will diversify the available workforce and industry mix.
	Extent to which the project will create or further develop a community's economic development strategy	Yes	The creation of the school can further develop the community's economic development strategy by enhancing the area's workforce available for a targeted industry.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	A trained workforce can improve the ability to retain, attract, and expand businesses.
Additional Evaluation Criteria	Satisfactory Performance on Past Projects	Yes	
	Addresses methods of funding to implement the plan	Yes	The project will include identifying funding to implement the plan.
	Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings	N/A	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	No	Matching funds not secured.



## **Park County**

### **\$25,000 Feasibility Study Planning Grant for the George Farms Value-Added Dairy Project**

**Staff Recommendation:  
Fund as Requested**

#### **Project Description**

Park County requests a \$25,000 BRC Feasibility Study Planning grant for the George Farms Value-Added Dairy project. The feasibility study will assess the market potential in five general dairy categories: bottled milk, ice cream, cheese, yogurt, and butter. The study will include secondary and primary market research to identify the best categories to target, and within those categories, the best segments or types of products to produce. If the studies determine that it is feasible to proceed, George Farms will proceed with marketing strategy development, production and procurement inventory, development of a processing plan with an operational/organizational overview and a business plan with a financial analysis will be developed.

The plan will also recommend solutions and strategies on how to address identified needs through private, public, and private-public partnership financing sources. The feasibility study will be made available to any individual or entity that wishes to utilize the information which may benefit other milk producers in the area and state.

#### **Project Funding**

The total cost for this project is \$51,835. The total cash match for the project is \$26,835 and will come from the following sources: \$20,040 USDA Value Added Producers Grant (VAPG) is pending approval and \$6,795 is committed from George Farms. Staff has received confirmation that the USDA funding request has cleared the state review and is pending the federal approval.

<b>Park County George Farms Feasibility Study</b>	
BRC amount	\$ 25,000
Cash Match	\$ 26,835
<b>Total eligible project cost</b>	<b>\$ 51,835</b>
BRC % of total eligible project costs	48%
Local % of total eligible project costs	52%
<b>TOTAL PROJECT COST</b>	<b>\$ 51,835</b>

#### **Agribusiness Division Comments by Cindy Garretson-Weibel**

I have worked with the George Family on this project for almost a year now and think the feasibility study will be extremely beneficial for this project. I helped review the USDA value-added grant application that is referenced in the application and have provided other technical assistance as requested. A project to add value to a Wyoming dairy operation will help provide stability to an otherwise unstable milk industry.

**Regional Comments by Leah Bruscino**

The proposed value added dairy feasibility study will leverage dollars from both the USDA funds and from George Farms. Currently the milk that George Farms produces is sent out of state for processing and the product loses its identity. If this study shows that turning a local commodity into ice cream, yogurt, bottled milk, etc. is feasible, it will strengthen a family-owned business; create jobs, and a local brand. It seems that the public is clamoring for local products and it makes sense to look for ways to add value to existing commodities that will meet the local (and beyond) demand.

**Staff Recommendation**

Staff recommends funding as requested contingent upon the receipt of the following:

- Verification of the receipt of the \$20,400 cash match from the USDA VAPG program by June 30, 2013.



## Detailed Analysis of Project

Park County			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Potential Future Job Creation or Retention	Yes	If feasible, the next step is the development of a processing facility project.
	Identifies Potential Future Economic Development Opportunity(ies)	Yes	The study will produce a plan that will determine the feasibility of the development of a production facility.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	Yes	George Farms is one of only two dairies in Park County and one of only 14 in the state of Wyoming. A development of a processing facility would create a unique market niche.
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	Value-added dairy production would diversify the economy of Park County and the state of Wyoming.
	Extent to which the project will create or further develop a community's economic development strategy	Yes	The project meets existing and creates new economic development strategies within Park County.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The study, if a dairy production facility is deemed feasible will retain, attract, and expand businesses.
Additional Evaluation Criteria	Satisfactory Performance on Past Projects	Yes	
	Addresses methods of funding to implement the plan	Yes	The feasibility study will be made available to any individual or entity that wishes to utilize the information.
	Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings	N/A	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	No	Matching funds not secured.



## Gillette

### **\$25,000 Feasibility Study Planning Grant for the Energy Park Rail Spur**

**Staff Recommendation:  
Fund as Requested**

#### **Project Description**

The city of Gillette requests a \$25,000 BRC Feasibility Study Planning grant for the Energy Park Rail Spur Feasibility Study. The feasibility plan will focus on the city owned rail spur in the Energy Park on the BNSF main line located at Gurley Avenue and Warlow Drive. The feasibility study will evaluate the existing spur and associated facility, collaborate with BNSF to determine what actions associated with the existing rail spur would assist to better serve the area, site assessments of the property/opportunities for expanded spur service, and identify conceptual physical improvements and concept level cost estimates. The plan will also recommend solutions and strategies on how to address identified deficiencies through private, public, and private-public partnership financing

sources.

#### **Project Funding**

The total cost for this project is \$40,000. The total cash match for the project is \$15,000 and is committed from the Campbell County Economic Development Corporation.

<b>Gillette Energy Park Rail Spur Feasibility Study</b>	
BRC amount	\$ 25,000
Cash Match	\$ 15,000
<b>Total eligible project cost</b>	<b>\$ 40,000</b>
BRC % of total eligible project costs	63%
Local % of total eligible project costs	37%
<b>TOTAL PROJECT COST</b>	<b>\$ 40,000</b>

#### **Regional Comments by Dave Spencer**

This planning project was initiated after discussions with the city of Gillette and Campbell County Economic Development Corporation regarding improvement of the rail service in the Energy Park. The need for a thorough analysis was identified to help understand the current and future potential needs of business customers in the Energy Park area. Improving opportunities for rail related economic development has been identified as a weakness in strategic plans by local economic developers.

Meetings have been coordinated with city staff and the Campbell County Economic Development Corporation's Business and Industrial Park task force on this topic. Meetings with representatives from the Upton Logistics Center have been held to educate local leaders in Gillette on the need for coordinated efforts for delivery of rail services to the region. BNSF economic development staff has been consulted on the need for better service in the Gillette area.

#### **Staff Recommendation**

Staff recommends funding as requested.

## Detailed Analysis of Project

Gillette			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Potential Future Job Creation or Retention	Yes	The feasibility study will enable Gillette to identify and meet needs of the rail facility. The result will be potential future job creation.
	Identifies Potential Future Economic Development Opportunity(ies)	Yes	The study will identify needs of the facility that are directly related to economic development.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The study will identify needs of the facility that will lead to diversification.
	Extent to which the project will create or further develop a community's economic development strategy	Yes	The study will identify needs of the rail facility that will expand the community's economic development strategy.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	Once completed, the study will improve the ability to attract, retain, and expand businesses in the area.
Additional Evaluation Criteria	Satisfactory Performance on Past Projects	Yes	
	Addresses methods of funding to implement the plan	Yes	The study will identify potential funding needs and sources to meet those needs.
	Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings	N/A	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



## Laramie County

### **\$50,000 Economic Development Planning Grant for Regional Fiber/Broadband**

#### **Staff Recommendation: Fund as Requested**

#### **Project Description**

Laramie County requests a \$50,000 BRC Economic Development Planning grant for a regional fiber and broadband study. The plan will include Platte, Laramie, Goshen, and Albany counties in southeast Wyoming. The plan will perform a regional gap analysis for broadband services, including wireless for the region. The scope of work includes providing a framework for the region that addresses deficiencies in the existing telecommunications infrastructure as it relates to availability, redundancy, and cost of the delivery of commercial broadband services. The plan will also recommend solutions and strategies on how to address identified deficiencies through private, public, and private-public partnership financing sources.

The proposed planning project is anticipated to result in the following: enhanced infrastructure for business development and attraction efforts, improved regional connectivity and capacity in rural areas, expand adoption and use of broadband services, improve access to vital basic services, expand private investment in broadband technology, and eventually lead to increased employment in the region. The scope of work for this project will lay the groundwork for the extension of the LinkWYOMING report and the Wyoming Data Center Assessment recommendations. The LinkWYOMING report took a holistic approach to broadband enhancement in the region. This planning grant request will specifically study fiber and broadband needs as it directly relates to economic development, expansion, and recruitment.

#### **Project Funding**

The total cost for this project is \$100,000. The total cash match for the project is \$50,000 and is pending approval by the Economic Development Administration (EDA).

<b>Laramie County Regional Fiber/Broadband Planning Grant</b>		
BRC amount	\$	50,000
Cash Match	\$	50,000
<b>Total eligible project cost</b>	<b>\$</b>	<b>100,000</b>
BRC % of total eligible project costs		50%
Local % of total eligible project costs		50%
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>100,000</b>

#### **Regional Comments by Tom Johnson**

Broadband availability is an issue in the rural parts of the southeast region of Wyoming as it relates to individuals, businesses, and public entities. As a result, a study that will both identify these infrastructure gaps and provide meaningful strategies as to how to bridge the gaps is critical for future growth and development of the region.

### Staff Recommendation

Staff recommends funding as requested contingent upon the receipt of the following:

- Verification of the receipt of the \$50,000 cash match from the EDA by May 31, 2013. WBC staff has received correspondence from EDA that this grant is in progress with no concerns by the EDA.

### Detailed Analysis of Project

Laramie County			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Potential Future Job Creation or Retention	Yes	The project plan has the potential to create future jobs as a result of expanding broadband capacity and availability in the region.
	Identifies Potential Future Economic Development Opportunity(ies)	Yes	The completion of the planning process will result in potential future economic development opportunities.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	Yes	The potential future expansion of broadband services will expand a unique market niche.
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	Expanding fiber and broadband availability in the region will diversify the region.
	Extent to which the project will create or further develop a community's economic development strategy	Yes	The project will meet current regional goals and further develop the region's ability to grow.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	Better connectivity improves the region's ability to retain, attract, and expand businesses.
Additional Evaluation Criteria	Satisfactory Performance on Past Projects	Yes	
	Addresses methods of funding to implement the plan	Yes	Part of the plan development is identification of future funding sources.
	Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings	N/A	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	No	Cash match is pending EDA approval.



## Sheridan

### **\$25,000 Feasibility Study Planning Grant for the Sheridan Downtown Entrepreneurial Center**

#### **Staff Recommendation: Fund as Requested**

development of a long term business plan for the venture that will identify potential funding streams to complete the project. The project will address goals established in the 2010 Downtown Economic Development Strategy plan.

#### **Project Funding**

The total cost for this project is \$33,340. The total cash match for the project is \$8,340 and is committed from the city of Sheridan's Economic Development Professional Services budget.

#### **Project Description**

The city of Sheridan requests a \$25,000 BRC Feasibility Study Planning grant for the Sheridan Downtown Entrepreneurial Center. The Downtown Sheridan Association (DSA), a Main Street organization and the city of Sheridan will study the feasibility of combining the business retention and recruitment goals of the DSA with the fiscal sustainability and property redevelopment initiatives identified in the Downtown Development Authority's business plan. The goal is to identify locations for an entrepreneurial center that would include leasable space for a mixture of uses including office space, rental apartments, and even community arts. The proposed feasibility study will provide the DSA an understanding of the potential project costs, property availability, and will include

#### **Sheridan Downtown Entrepreneurial Center Feasibility Study**

BRC amount	\$	25,000
Cash Match	\$	8,340
<b>Total eligible project cost</b>	<b>\$</b>	<b>33,340</b>
BRC % of total eligible project costs		75%
Local % of total eligible project costs		25%
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>33,340</b>

#### **WBC Main Street Comments by Britta Fuller**

This grant application was brought up at the February 7, 2013 Wyoming Main Street Advisory Board meeting. This is an important first step in rehabilitating one of their downtown buildings, better supporting local entrepreneurs, and to potentially bring more business to downtown Sheridan.

#### **Regional Comments by Dave Spencer**

The city of Sheridan's and the Downtown Sheridan Association's Sheridan Downtown Entrepreneurial Center feasibility study fits well with the overall economic development planning and coordination efforts started last year in Sheridan. The concept of the project is to evaluate opportunities for building reuse in the Sheridan downtown area to create an entrepreneurial center to foster business on Main Street.

The concept is similar to the BRC funded Rainbow-Teton Building project in Rawlins which has been quite successful. However, before undertaking such a project the DSA and city of Sheridan need to evaluate various building options. The project would work well with the development of a Downtown Development Authority which is currently under study and consideration by the DSA and city of Sheridan.

### Staff Recommendation

Staff recommends funding as requested.

### Detailed Analysis of Project

	Sheridan		
	Evaluation Criteria	Criteria Met	Notes
<b>Primary Job Creation (Jobs bringing new wealth to the community)</b>	<b>Potential Future Job Creation or Retention</b>	Yes	The development of a downtown entrepreneurial center will lead to job creation and retention.
	<b>Identifies Potential Future Economic Development Opportunity(ies)</b>	Yes	The feasibility study will identify future economic development opportunities.
<b>Community Workforce Development</b>	<b>Develops Community Momentum in Unique Market Niches</b>	No	
	<b>Helps Meet Demand for Social Services</b>	N/A	
	<b>Helps Diversification Efforts</b>	No	
	<b>Extent to which the project will create or further develop a community's economic development strategy</b>	Yes	The study will further develop the city of Sheridan's economic development strategy as identified in the 2010 Downtown Economic Development Strategy.
	<b>Improved Ability to Retain, Attract, Expand Businesses</b>	Yes	The study will improve the ability to retain, attract, and expand businesses within the downtown.
<b>Additional Evaluation Criteria</b>	<b>Satisfactory Performance on Past Projects</b>	Yes	
	<b>Addresses methods of funding to implement the plan</b>	Yes	The study will identify potential funding sources for project implementation.
	<b>Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings</b>	N/A	
	<b>Main Street or Certified Tourism Community Project</b>	Yes	
	<b>Project Readiness</b>	Yes	





## Goshen County

### **\$18,300 Tourism Planning Grant for Marketing Strategy and Implementation Plan**

**Staff Recommendation:  
Fund as Requested**

#### **Project Description**

Goshen County requests an \$18,300 BRC Tourism Planning grant for a tourism marketing strategy and implementation plan. The project will include the development of a plan to get the county's brand or message out to potential customers. The second component will build on the development of the brand and create a brand development and guidebook. The final component of the project will be to develop a strategic action plan following the brand's development. The action plan will recommend implementation solutions and strategies on how to address identified deficiencies through private, public, and private-public partnership financing sources. The project will build upon previous planning that identified Goshen County's tourism market segment and consumers.

#### **Project Funding**

The total cost for this project is \$24,400. The total cash match for the project is \$6,100 and is committed from the Goshen County Tourism Promotion Joint Powers Board.

<b>Goshen County Tourism Planning Grant</b>		
BRC amount	\$	18,300
Cash Match	\$	6,100
<b>Total eligible project cost</b>	<b>\$</b>	<b>24,400</b>
BRC % of total eligible project costs		75%
Local % of total eligible project costs		25%
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>24,400</b>

#### **Wyoming Office of Tourism Comments by Kristin Phipps**

Goshen County Tourism Promotion Joint Powers Board recently completed Phase I of a two phase plan to help develop a comprehensive marketing strategy and implementation plan. Supporting the funding for Phase II is vital to keep this momentum going. The implementation process of a plan is vital to begin the work. Goshen County has a great opportunity in front of them to capitalize on the completion of a Corridor Management Plan for the Oregon Trail Scenic Byway, and is poised with the completion of the implementation plan to begin focusing on tourism development as a new source of economic development for the county.

#### **Regional Comments by Tom Johnson**

The Goshen County economy is doing well in most areas, and there is more growth opportunity in the tourism sector. As such, the Goshen County Tourism Promotion Joint Powers Board has committed significant resources to create an effective marketing plan and branding campaign for the entire county. This effort is being coordinated by the Goshen County Economic Development Corporation in cooperation with the Goshen County Chamber of Commerce. Creating a consistent tourism message will result in increased visitation and new business development opportunities. In turn, new money will be injected into the the Goshen County economy.



## Staff Recommendation

Staff recommends funding as requested.

## Detailed Analysis of Project

Goshen County			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Potential Future Job Creation or Retention	Yes	Increasing tourism related numbers could create jobs in the future.
	Identifies Potential Future Economic Development Opportunity(ies)	No	
Community Workforce Development	Develops Community Momentum in Unique Market Niches	N/A	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The project will help diversify the economy of the county through tourism efforts.
	Extent to which the project will create or further develop a community's economic development strategy	Yes	The plan addresses established tourism needs and further the county's economic development strategy.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will assist to increase tourism traffic and will result in increased businesss for existing businesses.
Additional Evaluation Criteria	Satisfactory Performance on Past Projects	Yes	
	Addresses methods of funding to implement the plan	Yes	The project includes both implementation and financing strategies.
	Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings	Yes	The Wyoming Office of Tourism has reviewed the project and agrees that the project will increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities.
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



## Guernsey

### **\$7,500 Tourism Planning Grant for Marketing Plan Development**

**Staff Recommendation:  
Fund as Requested**

#### **Project Description**

The town of Guernsey requests a \$7,500 BRC Tourism Planning grant for the development of a marketing plan. The project will allow the town of Guernsey and Guernsey Economic and Tourism Development Corporation to develop a marketing plan for the town of Guernsey and the surrounding area to promote tourism and review the economic base needed to support these efforts. The plan will identify the best way to market the areas historical and cultural sites to attract tourism and increase the tourism related economic base of the area. The plan will identify funding needs and sources of funding for implementing the plan. It will also address needs identified in the town of Guernsey Strategic

Planning Summer 2011 plan.

#### **Project Funding**

The total cost for this project is \$10,000. The total cash match for the project is \$2,500 and is committed from the Guernsey Economic and Tourism Development Corporation.

<b>Guernsey Tourism Planning Grant</b>	
BRC amount	\$ 7,500
Cash Match	\$ 2,500
<b>Total eligible project cost</b>	<b>\$ 10,000</b>
BRC % of total eligible project costs	75%
Local % of total eligible project costs	25%
<b>TOTAL PROJECT COST</b>	<b>\$ 10,000</b>

#### **Wyoming Office of Tourism Comments by Kristin Phipps**

Bruce Heimback, Community Development Coordinator for the town of Guernsey, has played an extremely valuable role in pursuing tourism development for the town of Guernsey and Platte County through his involvement with Platte County Main Street. This marketing plan, specifically focused on the Guernsey area, will help support those efforts and build a strong foundation for pursuing tourism as an economic development driver for the community.

#### **Regional Comments by Tom Johnson**

Part of the town of Guernsey's economic development strategy includes tourism based development activities. This planning grant will help the community and area leverage its tourism based assets into economic development.

#### **Staff Recommendation**

Staff recommends funding as requested.

## Detailed Analysis of Project

Guernsey			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Potential Future Job Creation or Retention	Yes	Increasing tourism related numbers will create jobs in the future.
	Identifies Potential Future Economic Development Opportunity(ies)	No	
Community Workforce Development	Develops Community Momentum in Unique Market Niches	N/A	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The project will help diversify the economy of the county.
	Extent to which the project will create or further develop a community's economic development strategy	Yes	The plan will further the economic development strategy by the development of the marketing plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project once implemented may increase tourism numbers and may result in increased business for existing businesses.
Additional Evaluation Criteria	Satisfactory Performance on Past Projects	Yes	
	Addresses methods of funding to implement the plan	Yes	The project includes both implementation and financing strategies.
	Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings	Yes	The Wyoming Office of Tourism has reviewed the project and agrees that the project will increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities.
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



## Weston County

### **\$25,000 Feasibility Study Planning Grant for the Upton Logistics Center Traffic Study**

**Staff Recommendation:  
Fund as Requested**

#### **Project Description**

Weston County requests a \$25,000 BRC Feasibility Study Planning grant for a traffic study for the Upton Logistics Center. The study will include the roads adjacent to the industrial area examining how to improve public safety and facilitate further economic development within the county. Increased truck traffic on county roads and rail use within the site has created hazards for local traffic. The study will allow Weston County to plan for the necessary design/redesign of county roads in the area. The project will be a partnership between Weston County, Weston County Development Corporation, Tiger Transfer LLC, and the Wyoming Department of Transportation. The study will also explore possible funding solutions to make the recommended improvements for improving traffic

safety and efficient flow in the area. The area surrounding the Upton Logistics Center has seen an increase in traffic and as other expected projects develop, the county's development of this plan and future implementation will both solve existing concerns and mitigate future concerns.

#### **Project Funding**

The total cost for this project is \$80,000. The total cash match for the project is \$55,000 and will come from the following sources: \$5,000 from Weston County and \$50,000 from the Wyoming Department of Transportation.

<b>Weston County Upton Logistics Center Traffic Study</b>	
BRC amount	\$ 25,000
Cash Match	\$ 55,000
<b>Total eligible project cost</b>	<b>\$ 80,000</b>
BRC % of total eligible project costs	31%
Local % of total eligible project costs	69%
<b>TOTAL PROJECT COST</b>	<b>\$ 80,000</b>

#### **Regional Comments by Dave Spencer**

The planning project will facilitate additional, efficient development of the Upton Logistics Center (formerly called the Upton Regional Industrial Site). The success of the Upton Logistics Center has resulted in increased traffic conflict and hazards for local traffic on county roads passing through the site. In addition, future activities including the increased use of unit trains to deliver and pick up from the site (pipeline materials, crude oil, and bentonite) will necessitate more rail crossings on county roads in and near the park.

This study will allow Weston County to plan for necessary rerouting and improvement of county roads in the area to accommodate these activities. It is also anticipated that the large scale rare earths processing plant planned for development adjacent and on the site will also require major planning since it will double or possibly triple the amount of truck traffic in and around the site. Follow on funding applications to support road improvements through private investment,

WYDOT, and the WBC must be supported by adequate planning and study to ensure coordinated and efficient investment of private and public funds. This need is evidenced by the large over match of WYDOT and county proposed for this project.

### Staff Recommendation

Staff recommends funding as requested.

### Detailed Analysis of Project

Weston County			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Potential Future Job Creation or Retention	Yes	The improvement in traffic flow and safety will improve the potential of future job creation and retention.
	Identifies Potential Future Economic Development Opportunity(ies)	Yes	The inclusion of rail in this study has the potential of furthering the future economic development opportunities of the park and the region as a whole.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	No	
	Extent to which the project will create or further develop a community's economic development strategy	Yes	The traffic study will enable the area to be developed in the future by providing a plan to deal with increased traffic as it occurs.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The traffic study will ready the area for additional growth and development.
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Addresses methods of funding to implement the plan	Yes	The plan will identify sources of funding for all recommendations.
	Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings	N/A	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



## **Osage Improvement Service District**

**\$1,000,000 Community  
Facilities Grant Request to  
renovate the Osage Kitty  
Moats Complex**

**Staff Recommendation:  
Fund as Requested**

### **Project Description**

The Osage Improvement Service District requests a Community Facilities Program grant in the amount of \$1,000,000 to renovate and restore the Osage Kitty Moats Complex facility, formerly the Osage Kitty Moats School. The facility is located at 551 Metz Street in Osage, Wyoming. The renovation will include roof replacement, HVAC upgrades, ADA bathroom renovations, energy efficient window replacement, door replacement, fire alarm and sprinkler installation, and other building code upgrades.

The facility is 28,000 square feet. The building includes a 6,664 square foot gym that will be used for recreation, sporting events, fund raisers, indoor yard sales, banquets, and other community gatherings. The building also includes a 3,172 square foot auditorium that will be used for dances, banquets, public meetings, and governmental affairs, such as voting.

Also included in the facility is a 300 square foot commercial kitchen that will provide a space for food preparation during events and will be available for commercial rent. In addition, the facility has six rooms that will be used for a library, youth play area, and as leasable space for businesses. The Osage Improvement Service District owns the facility and will be responsible for the operation and maintenance of the facility.

### **Project Goals and Public Benefit**

The town has limited alternatives for public gathering space. The facility is currently used for a variety of community activities, however, the renovations will allow the community to expand that usage. The renovation of the Osage Kitty Moats Complex will provide the community with a facility the entire community and region will be able to utilize. The facility will provide area youth a place to gather and participate in recreational activities.

The former classrooms will provide the only space in the community where a business can locate that meets current building codes. The local U.S.





Postal Office has been approached about located their office in the facility. In addition, the Osage Water District will lease space in the facility, providing an additional income source for operations and maintenance of the facility. The Osage Improvement Service District will market the facility to the community and surrounding region.

### Project History

The Osage Kitty Moats School was constructed in 1956. Once closed, the facility was deeded to the Osage Improvement Service District on January 12, 2012 and currently serves as an office and meeting place for the Osage Improvement Service District.

### Timeline

The project is projected to be completed by August 2014.

### Project Funding

The total project cost is \$1,185,000 of which the Community Facilities Program grant request is \$1,000,000. The in-kind match represents the value of the structure (\$185,000) and is based on a market analysis. On-going operations and maintenance for the facility will be the responsibility of the Osage Improvement Service District and will use the \$25,000 annual rent from the Osage Water District to cover the facility's operation and maintenance expenses. Excluding non-construction costs, the construction is projected to cost \$33 per square foot.

Sources	
BRC amount	\$ 1,000,000
In Kind Match	\$ 185,000
<b>Total eligible project cost</b>	<b>\$ 1,185,000</b>
BRC % of total eligible project costs	84%
Local % of total eligible project costs	16%
Uses	
<b>Land Acquisition</b>	<b>\$185,000</b>
<b>Non Construction Costs</b>	<b>\$72,848</b>
Architectural and Engineering Fees	\$72,848
<b>Construction Costs</b>	<b>\$927,152</b>
Roof Replacement	\$257,177
Demolition	\$72,200
Remodelling	\$195,550
Fire	\$139,700
HVAC	\$108,000
Contingency (20%)	\$154,525
<b>Total Project Cost</b>	<b>\$1,185,000</b>

### Regional Comments by Dave Spencer

This project started over three years ago when Weston County School District announced that it would be closing the Kitty Moats School in Osage. The community mobilized and began to discuss how to preserve the school for community use. After some consolidation actions by the local improvement district, the Osage Improvement Service District was formed so the community would have a local unit of government which is also a political subdivision of the State of Wyoming. Last year the Osage Improvement Service District was successful in obtaining the school.

The Osage Improvement Service District has worked closely with representatives of NEWEDC and me to come up with a sound reuse plan for the facility. The Osage Improvement Service District is already using the facility. This grant, if approved, would allow the community to fully

utilize the facility to meet the needs of the community. Besides community activities and events, there is an opportunity to bring in necessary services and businesses to sustain the community as well as improve the financials of the facility.

### **Staff Recommendation**

Staff recommends funding as requested.







## **Evanston**

### **\$1,000,000 Community Facilities Grant Request for the Evanston Cultural Center Renovation Project**

#### **Staff Recommendation: Fund as Requested**

#### **Project Description**

The city of Evanston requests a Community Facilities Program grant in the amount of \$1,000,000 for the renovation of the former Strand Theater currently known as the Evanston Cultural Center. The facility is 7,731 square feet, with 7,098 of usable square feet. The community acquired the facility after it was nearly destroyed by fire in 2007. In 2010, the Evanston was awarded \$177,382 in CDBG funds to stabilize the facility and to complete façade improvements and the project was successfully completed.

Funds for the current project will be used for interior building renovations, including addressing ADA accessibility, and fire code issues for the facility. Once completed, the facility will seat 300 attendees, include a large stage, dressing rooms, concession stand, box office, restrooms, storage, stage lighting, sound equipment, drop-down screen, and other

necessary equipment to allow the facility to be used as a functional theater and cultural center. The Evanston Urban Renewal Agency (EURA) owns the facility and the city of Evanston through the EURA will be ultimately responsible for the associated operational and maintenance expenses.

#### **Project Goals and Public Benefit**

The completion of the proposed project will fulfill several economic and community development goals for the city of Evanston. The Evanston Cultural Center is in the core of the community's downtown and upon completion of the project will drive traffic to those downtown businesses by increasing the traffic in the area. This can attract new business development in the downtown. In addition, the cultural events hosted in the renovated facility will be another component to be used to attract larger businesses to the Evanston area for this will be an amenity to grow the cultural sector of the region.

The project will also bring the city of Evanston one step closer to being a regional heritage tourism destination as identified in the 2011 Evanston Community Assessment and Comprehensive Economic Development Strategy plans. Additionally, the community goal of historic preservation of the facility will be achieved. Finally, the goal of expanding



education opportunities for youth through adults will be realized as a result of the completion of this project.

### Project History

The original Strand Theater was built in 1918 as a private theater facility. Fire nearly destroyed the theater in 2007, leaving three walls of the original structure. The facility was stabilized, walls were lowered, and a new roof was installed in 2010. The façade currently contains new windows, doors, event poster cases and an electronic marquee.

### Project Funding

The total project is \$1,780,472 of which the Community Facilities Program grant request is \$1,000,000. The \$146,464 cash match is committed from the EURA and the in-kind match of \$634,008 is from the following: \$166,600 from the EURA for debris removal and stabilization, \$367,408 from the 2010 CDBG completed project and EURA matching funds, and \$100,000 from the EURA and a National Endowment for the Arts grant to be used for architectural and engineering costs. On-going operation and maintenance expenses will be paid by the income derived from the rental fees charged for the use of the facility, fundraisers, and the city of Evanston. Excluding non-construction costs, the construction is projected to cost \$228 per square foot.

Sources	
BRC amount	\$ 1,000,000
Cash Match	\$ 146,464
In Kind Match	\$ 634,008
<b>Total eligible project cost</b>	<b>\$ 1,780,472</b>
BRC % of total eligible project costs	56%
Local % of total eligible project costs	44%
Uses	
<b>Non Construction Costs</b>	<b>\$16,000</b>
Survey and Inspection Fees	\$16,000
<b>Construction Costs</b>	<b>\$1,764,472</b>
Site Work	\$16,852
Demolition and Removal	\$634,008
Construction Costs	\$761,658
Miscellaneous (bond & in-kind)	\$235,177
Contingencies (15%)	\$116,777
<b>Total Project Cost</b>	<b>\$1,780,472</b>

### WBC Main Street Comments by Britta Fuller

The Evanston URA/Main Street program has a proven track record of successful projects with positive community support. The organization has already put a great deal of time and money into the Strand Theater and has developed a strong plan for its future.

The Strand Theater is an integral part of Evanston's downtown and completion of it as a cultural center will increase downtown traffic of locals and those from outside of Evanston and Wyoming as well. Overall, this is an important part of Evanston's history and URA/Main Street is the right organization to finish out this multi-year project.

**Regional Comments by Elaina Zempel**

The Evanston Cultural Center Renovation Project of the former Strand Theater has a multi-level benefit to the city of Evanston and Uinta County.

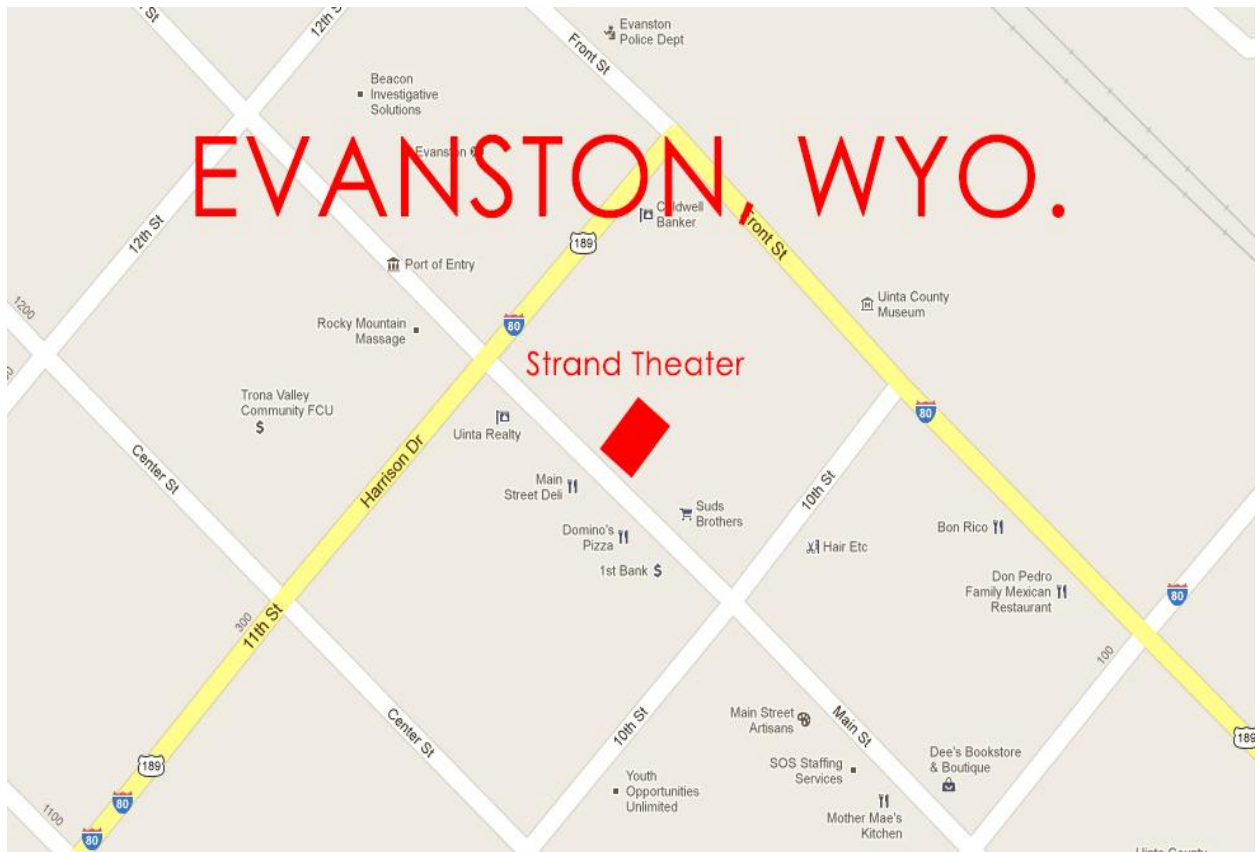
The community facility will:

- Restore a significant building in historic downtown Evanston. Considerable efforts by the Evanston Urban Renewal Agency including assuming ownership, stabilizing the building, and façade improvements kept the city from having a gaping hole in the downtown. The installation of the marquee has recreated the once vibrant atmosphere the Strand Theater produced in its prime.
- The recent demolition of the old Evanston High School displaced the Sagebrush Theater group. This organization of community members has produced two to three performances a year for over twenty-five years. The auditorium at the old high school also contained their storage area. Sagebrush Theater currently competes for practice and performance times with regularly scheduled high school events at the school's new auditorium. Additionally, the high school's location does not allow for any complementary downtown participation during the Sagebrush Theater's performances.
- The renovation will also provide space for another group, the Young Musicians performance group that currently is in need of both practice and performance space in the community.
- The renovation of the former Strand Theater provides an economic driver in the historic downtown of the city of Evanston. Theater and musical performances are often combined with dining, a plus for the downtown eateries. Additionally, the downtown retail stores can benefit from the foot traffic that will be created by the project in the downtown area.

The city of Evanston's Urban Renewal Agency has demonstrated time and again, their commitment to the health of their historic structures with financial and time commitments. The EURA will be providing the necessary funds and oversight until the time that the Evanston Cultural Center achieves financial and organizational autonomy.

**Staff Recommendation**

Staff recommends funding as requested.





## **Green River**

### **\$1,000,000 Community Facilities Grant Request to renovate the Destination Green River Station – Historic Depot and Community Cultural Center**

#### **Staff Recommendation: Fund as Requested**

#### **Project Description**

The city of Green River requests a Community Facilities Program grant in the amount of \$1,000,000 for the renovation of Phase I of the former Union Pacific Depot facility to create the Destination Green River Station – Historic Depot and Community Cultural Center. Phase I will specifically renovate Lynch Hall on the west end of the facility. The facility is located at 200 East Railroad Avenue in Green River, Wyoming. Grant funds will pay for the exterior stabilization and roof repair for the entire facility, and interior rehabilitation of the Lynch Hall portion of the facility.

The Lynch Hall has a total of 6,380 square feet and the total facility includes 14,812 square feet of usable space. The facility has been donated to the city of Green River and will be operated, and maintained by the city of Green River. The Green River Urban Renewal Agency/Main Street will move into the second floor of the facility and will schedule and coordinate events for the facility. The city of

Green River's Parks and Recreation Department will maintain the facility.

#### **Project Goals and Public Benefit**

This project is Phase I of a three phase project. Phase I will be used for both public and private youth activities, expanded Parks and Recreation programming, and new arts and cultural activities designed and offered specifically for the community's young people. Phase I will be a stand-alone component of the depot. Lynch Hall will be used for private and public youth activities, expanded Parks and Recreation programming, and new arts and cultural activities designed specifically for youth.

Phase II will include the main depot structure of the facility and will accommodate a welcome reception area, meeting and registration area, and



gallery/exhibit space for the rest of the facility. Phase III will be the arts center component and will be the permanent home for the Green River Arts Council. The completed three phased project will be completed over multiple years and complete the envisioned Community Cultural Center. The city of Green River's rehabilitation of the facility and the vision for the Community Cultural Center directly correlate with the community's goals and objectives identified in the community's 2009 Strategic Plan, URA's 2012 Depot Plan, and the city of Green River's 2012 Comprehensive Plan.

The completed three phased project is envisioned to become the anchor for the downtown arts and entertainment district. The facility will be designed as a community space with an emphasis in the arts. The project will incorporate youth activities and involvement throughout all phases of the development. The proposed Phase I will enable the community to begin the incorporation of youth related activities in the facility while Phase II and III are being finalized.

### Project History

The Green River Depot is the second largest Union Pacific Depot in the state of Wyoming. It was constructed in 1909 and completed in 1910. The facility was originally constructed for \$75,000. The main building is two stories tall and is flanked by two, one-story structures. Lynch Hall is the one-story structure on the west end of the facility.

### Project Funding

The total project is \$3,057,543 of which the Community Facilities Program grant request is \$1,000,000. The \$2,022,694 cash match is committed from the city of Green River. The in-kind match of \$34,849 is from the city of Green River. On-going operations and maintenance for the facility will be the responsibility of the city of Green River. Excluding non-construction costs, the construction cost is projected to be \$177 per square foot.

### WBC Main Street Comments by Britta Fuller

Wyoming Main Street is happy to see the city of Green River take a strong preservation stance and commit to preserving the community's historic train depot. Green River's Main Street program is hoping to turn the downtown into a vibrant arts and entertainment district, and this project will help spark community interest in that objective.

Sources	
BRC amount	\$ 1,000,000
Cash Match	\$ 2,022,694
In Kind Match	\$ 34,849
<b>Total eligible project cost</b>	<b>\$ 3,057,543</b>
BRC % of total eligible project costs	33%
Local % of total eligible project costs	67%
Uses	
<b>Non Construction Costs</b>	<b>\$440,327</b>
Architectural and Engineering Fees	\$261,722
Other Fees (Surveys & Testing)	\$126,261
Inspection Fees	\$52,344
<b>Construction Costs</b>	<b>\$2,617,216</b>
Site Work	\$868,629
Lynch Hall Construction	\$1,386,541
Lynch Hall & Depot Exterior	\$267,635
Lynch Hall & Depot Roof	\$94,411
<b>Total Project Cost</b>	<b>\$3,057,543</b>

This project will be a good revenue source for URA Main Street to diversify their funding. Many of the state's Main Street programs are highly dependent on the local city/town government for funding, and this may help alleviate some of that for Green River's program.

### **Regional Comments by Pat Robbins**

The city of Green River intends to restore and renovate the historical Union Pacific Depot in downtown Green River which was recently acquired by the city. While this is a multi-phased project, given the size of the structure, Phase I would allow for the renovation of the western third of the building known as Lynch Hall.

The city of Green River's intent is to create a multipurpose, public use space that will facilitate the development and enhancement of art in the community, increase tourism efforts through promotion of the historic and cultural attraction to the depot, and provide a gathering space for public activities including:

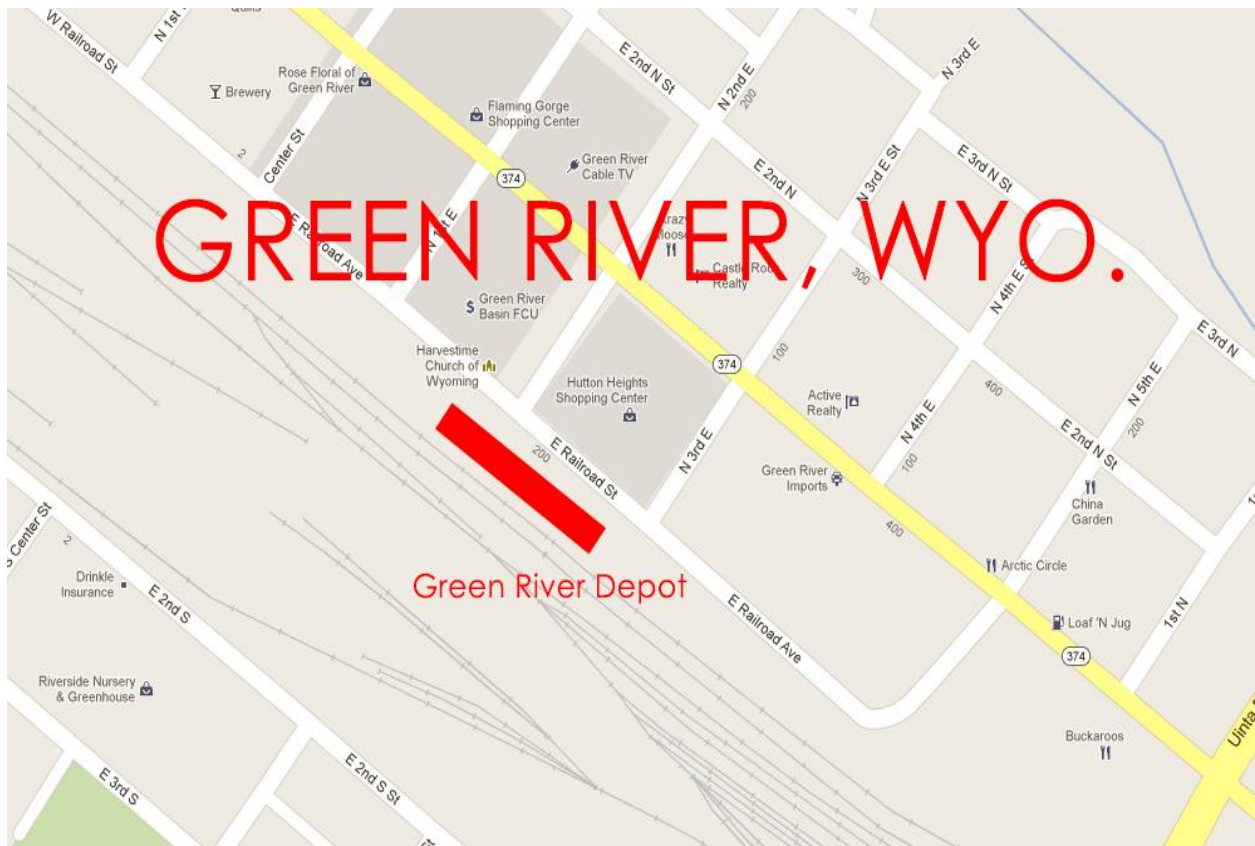
- Access to public art
- An art and community cultural center for expanded activities
- Creative and art inspired space designed to embrace cultural activities and events
- Youth access and interaction to historical and museum quality exhibits
- Residential use for personal gatherings and holidays
- Catering kitchen to compliment hosted events and private enterprise use

The project will be under the direction of the Green River City Administrator, Marty Black with close collaboration with the Green River Main Street/Urban Renewal Authority, as the project is located in the Main Street district. In addition to the arts and tourism opportunities, this project will lend itself to Main Street activities and functions, and could serve as a valuable anchor in the downtown. The project is consistent with the goals and objectives of both the city of Green River and the Green River Main Street/URA program.

### **Staff Recommendation**

Staff recommends funding as requested.







## Granger

### **\$1,000,000 Community Facilities Program Grant Request to renovate the General George Patton Community and Cultural Center**

#### **Staff Recommendation: Fund as Requested**

#### **Project Description**

The town of Granger requests a Community Facilities Program grant in the amount of \$1,000,000 for the renovation of the former Granger School facility to create the General George Patton Community and Cultural Center. The school will be closed at the end of this school year and is located at 200 First Street. The facility is 20,000 square feet. The original structure was built between 1910 and 1920, and an addition was built in 1957. The renovations will include aesthetic and energy efficiency improvements to lighting and windows. In addition, renovations will be made to the kitchen area, auditorium, gymnasium, the classroom spaces, and an elevator will be installed to connect the basement with the main floor and the second floor.

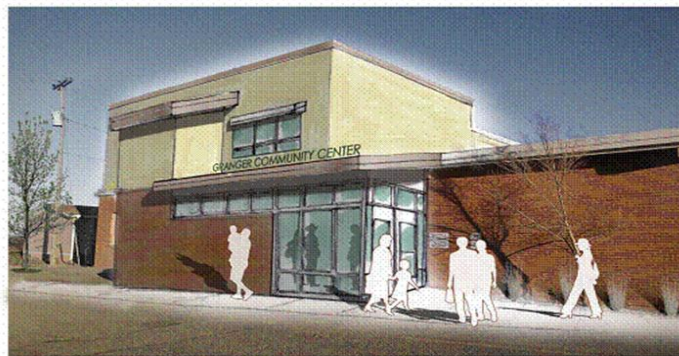
Once renovated, the facility will include classroom space for community education, an office for the city clerk, a café area and serving area, and space for a variety of community activities and gatherings. The

facility will be owned, operated, and maintained by the town of Granger. The Sweetwater County School District #2 currently owns and operates the facility. The school district is in the process of constructing a new school, and has signed agreement with the town of Granger to convey the property to the town on or before October 31, 2013.

#### **Project Goals and Public Benefit**

The community is over thirty miles from the nearest larger town, and the local community members view this project as a way to preserve and improve their community. The proposed changes to the facility will transform the structure into a community asset that everyone will be able to use and benefit from in the future. The purpose of this project is to create a facility that will provide a range of services not currently offered in the community.

The community has developed plans for a facility that will expand not duplicate, services to the community. The loss of a school to a community can be devastating, but the town of Granger has developed a detailed plan to renovate the school for community use.



A memorandum of understanding has been executed

with Western Wyoming Community College (WWCC) for the use of classroom space in the remodeled facility for community education classes, workforce training, staff retreats, and other educational activities. The fees from the WWCC facility use and other income will be utilized to offset the community's operation and maintenance expenses. In addition, the facility will be used for public and business related meetings such as FMC Wyoming Corporation meetings, and performances will take place in the theater area. In addition, the Sweetwater County Library System has agreed to provide library services in the facility and the Sweetwater County District Board of Health will utilize the facility to provide clinics to citizens in the surrounding area.

### Project History

The former Granger Hotel was built somewhere between 1910 and 1920 and then converted into a school in the 1940s with the dance floor being used as the school's gym. In 1957, the school district built a new addition to the existing structure. The addition included five classrooms, auditorium with 182 seats, a kitchen, and locker rooms for the gym.

### Project Funding

The total project is \$1,603,230 of which the Community Facilities Program grant request is \$1,000,000. The cash match for the project is \$428,980, of which \$60,000 is from the Sweetwater County Consensus Grant, \$160,400 is committed from the town of Granger, \$21,200 is pending from the Granger Action Group, and \$187,380 is pending town of Granger approval of the 2013/2014 town budget that will occur in June 2013. The in-kind match of \$174,250 is from the town of Granger. On-going operations and maintenance for the community center will be the responsibility of the town of Granger. Excluding non-construction costs, the construction cost is projected to be \$65 per square foot.

Sources	
BRC amount	\$ 1,000,000
Cash Match	\$ 428,980
In Kind Match	\$ 174,250
<b>Total eligible project cost</b>	<b>\$ 1,603,230</b>
BRC % of total eligible project costs	62%
Local % of total eligible project costs	38%
Uses	
<b>Land Acquisition</b>	<b>\$159,000</b>
<b>Non Construction Costs</b>	<b>\$146,961</b>
Architectural & Engineering Fees	\$121,982
Other Fees	\$24,979
<b>Construction Costs</b>	<b>\$1,297,269</b>
Demolition and Removal	\$4,800
Construction Costs	\$995,510
Miscellaneous (Soft Costs by Architect)	\$197,408
Contingencies (6%)	\$99,551
<b>Total Project Cost</b>	<b>\$1,603,230</b>

### Regional Comments by Pat Robbins

The town of Granger is applying for a Community Facilities grant to renovate the Granger School for use as a community gathering space. The grant for \$1,000,000 will be matched by cash and in-kind services provided by the town of Granger to complete the project.

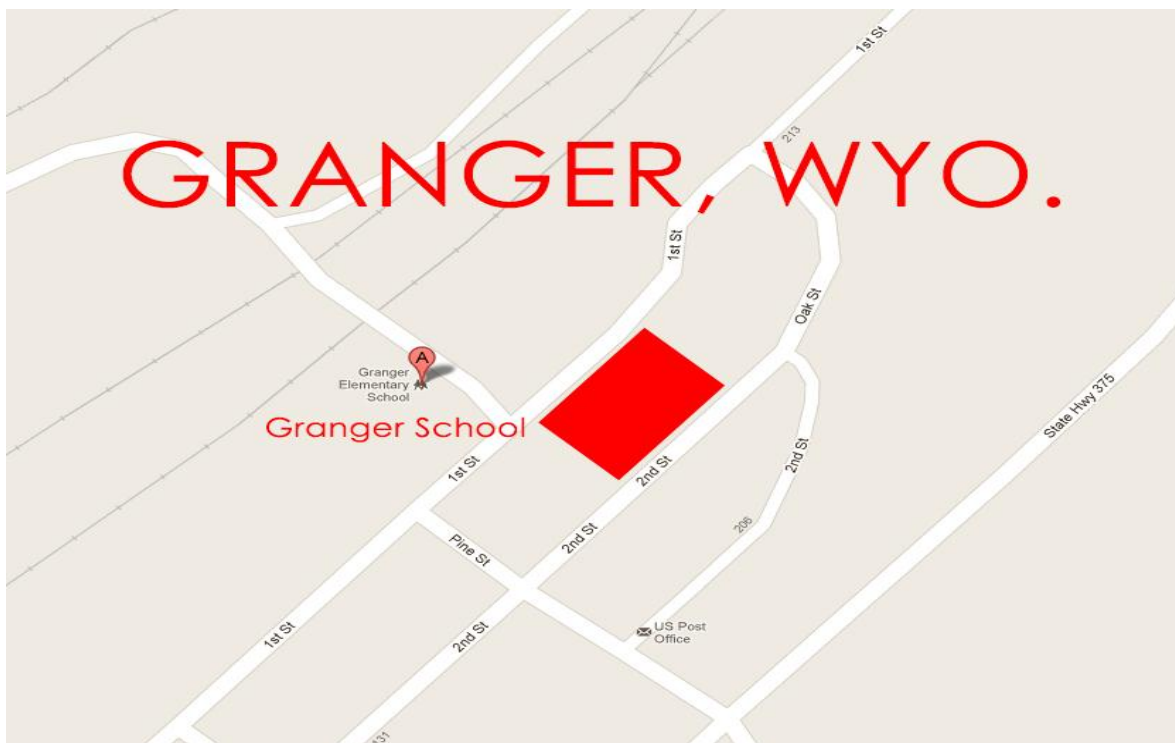
The Granger School is being abandoned by the School District at the end of the 2012/2013 school year as the district prepares for construction of a new school per the decision of the School Facilities Commission. The old school is structurally sound and has ample space to allow the building to be repurposed for community use including after school programs, community events, private activities, education and industry training, and possible entrepreneurial opportunities. The building will also allow the town of Granger to strengthen partnerships with a variety of local and regional partners through expanded use of the facility.

This school has long been the hub of social activity in the community. The need for expanded recreation and community services has been a long standing goal of the town, as well as identified in studies and assessments. Renovation and re-purposing the building will ensure that the community's needs continue to be served once the smaller school is constructed.

### **Staff Recommendation**

Staff recommends funding as requested contingent upon:

- Verification of the approval of the \$187,380 cash match for the project by the town of Granger by June 30, 2013.
- Verification of the approval of the \$21,200 cash match for the project by the Granger Action Group by June 30, 2013.
- Receipt of the executed property transfer documentation from the school district to the town of Granger by October 31, 2013.





## Hyattville Cemetery District

**\$397,780 Community Facilities  
Grant Request to complete  
renovations to the Hyattville  
Community Center**

**Staff Recommendation:  
Fund as Requested**

### Project Description

The Hyattville Cemetery District requests a Community Facility Program (CFP) grant in the amount of \$397,780 to complete the renovations of the Hyattville Community Center. The project scope of work includes installation of acoustical panels in the gym, the multi-purpose room and the crafts room. In addition, the project includes the installation of a heating and ventilation system for the gym, installation of permanent flooring and needed floor repairs throughout the facility, completion of the kitchen so that it meets current health code standards, and the installation of thirteen concrete splashes with three needing to be installed underneath the sidewalk to allow for the added run-off that occurs due to the roof work previously completed in the original CFP project. The Hyattville Community Center has a total of 12,000 square feet. The facility will be owned, operated, and maintained by the Hyattville Cemetery District.

The previous 2006 CFP project (\$398,000 award) encountered asbestos and the need for a new roof. Neither issue was identified until after the original CFP grant had been awarded. The project bids came in almost twice the amount of the grant award. In addition, due to changes in the fire code, the cost to meet the fire code standards increased from a cost of \$25,000 to over \$200,000. A request was made and approved to utilize the project funds for the roof, leaving much of the original scope of work incomplete, but stabilizing the facility for further renovation and still ensuring basic usage of the center.

Including the current request, the center had previously received the follow funding from the WBC:

WBC Funding					
Year	Program	Project	Amount	Cash Match	In-kind
2006	CFP	Abestos Abatement and Roof	\$398,000	\$37,000	\$1,000,000
2010	CDBG	ADA accesibility	\$227,310	\$21,000	\$8,000
2010	Energy	Windows, Insulation, Lighting	\$160,843	\$0	\$0
2013	CFP	Completion of Facility	\$397,780	\$59,200	\$11,000
<b>Totals</b>			<b>\$1,183,933</b>	<b>\$117,200</b>	<b>\$1,019,000</b>
<b>Non-match Community Funding: \$82,800 for construction expenses</b>					

The CDBG and Energy grants have been completed and were used for window replacement, exterior insulation, door replacement, foundation insulation, attic exhaust fans, lighting replacement, gymnasium heating the current application is the final funding needed for the community to be able to fully utilize the facility as originally intended.



This is the first time a previously funded project has reapplied for a second round of funding for the same project. As a result of the previous complications encountered by the community staff is requested that the applicant to obtain and provide staff with three cost estimates to ensure that sufficient fund would be identified to complete the whole project. IRC staff has made three site visits to the facility and held numerous consultations for this project.



### Project Goals and Public Benefit

The primary goal of this project is to complete the renovations so that the community can fully utilize the facility as originally envisioned. The development of the Hyattville Community Center was started shortly after the Hyattville School closed in 2002. A community survey was sent out in 2003 and the consensus was that the school should be utilized as a community center.

The facility serves as a meeting place and hosts numerous events, even though the facility can only be partially utilized. The facility houses a small library and once completed will provide the community of Hyattville with a facility that will host reunions, funerals, elections, youth meetings and activities, dances, and other activities that would not be able to be hosted in the community.

### Project History

The Hyattville School was built in 1956. The school was closed in 2002 and the community immediately initiated a public process to identify the needs of the community. The Hyattville Cemetery District acquired the facility in 20003 and the building has served in a limited capacity as the Hyattville Community Center since then. Unfortunately, until the required improvements are made, the community has been unable to fully utilize the facility as intended.

### Project Funding

The total project is \$467,980 of which the Community Facilities

Sources	
CFP amount	\$ 397,780
Cash Match	\$ 59,200
In Kind Match	\$ 11,000
<b>Total eligible project cost</b>	<b>\$ 467,980</b>
BRC % of total eligible project costs	85%
Local % of total eligible project costs	15%
Uses	
<b>Non Construction Costs</b>	<b>\$69,080</b>
Architectual and Engineering Fees	\$69,080
<b>Construction Costs</b>	<b>\$398,900</b>
Demolition	\$10,000
Construction Costs	\$278,000
Miscellaneous (Construction Manager at Risk)	\$63,800
Contingencies (10%)	\$47,100
<b>Total Project Cost</b>	<b>\$467,980</b>

Program grant request is \$397,780. The cash match \$59,200 of which \$25,000 is from the Big Horn Consensus List Award and the remaining \$34,200 is committed from the Hyattville Cemetery District. The in-kind match of \$11,000 is from volunteer time for demolition and site work. On-going operations and maintenance for the community center will be the responsibility of the Hyattville Cemetery District. The funds will come from on-going fundraisers, donations, rental income, and surplus funds. Excluding non-construction costs, the construction cost is projected to be \$33 per square foot.

### **Regional Comments by Leah Bruscino**

This is the first time that we have allowed a CFP recipient to submit a second CFP application for the same project, but under the circumstances it is warranted. The applicant agrees to cover cost overruns on projects, but this project was a “perfect storm” of unforeseen, costly challenges that were out of any person’s control. In addition, the Hyattville community is very conservative and fiscally cautious community so they submitted a very conservative application. The community certainly had sufficient match to submit a request for the maximum grant of \$1.5 million (the limit at the time) but felt the \$398,000 would be sufficient for their project. To cover the cost overruns the community procured additional grant funds and raised approximately \$200,000 locally. This current grant request will allow the community to complete this project and finally gain a certificate of occupancy for the entire facility.

The Hyattville Cemetery District, Hyattville Community Services Association and the community began working on this project in 2002 and have been absolutely committed for the past 10 plus years. In this situation the community has “skin” in the game.

### **Staff Recommendation**

Staff recommends funding as requested contingent upon the following:

- Hiring a construction manager at risk for the project.
- In addition to the required quarterly reports, staff will require monthly reports regarding construction progress. These must align with draw down requests.





## 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 Application																										
Sweetwater County	UR Energy Road Project	\$1,500,000	+	+	+	+	N/A	-	+	+	+	N/A	+	N/A	+	N/A	N/A	+	+	+	+	+	-	N/A	+	\$ 1,500,000
Managed Data Center Application																										
Laramie County	Green House Data CHY2 Data Center	\$2,250,000	+	+	+	+	N/A	+	+	+	-	N/A	+	N/A	N/A	N/A	+	+	+	+	+	-	-	N/A	-	\$ 2,250,000

			<div>Potential Future Job Creation or Retention Identifies Potential Future Economic Development Opportunity(ies) Develops Community Momentum in Unique Market Niches Helps Meet Demand for Social Services Diversification Efforts Project Creates or Further Develops Economic Development Strategy Improved Ability to Retain, Attract, Expand Businesses Satisfactory Performance on Past Projects Addresses Methods of Funding to Implement Plan Tourism Projects Increase Overnight Ssitors, Local Sales Tax Revenue, Local Lodging Revenue, and Local Employment Opportunities Main Street or Certified Tourism Community Project Project Readiness</div>												
Applicant	Project	Request	Job Creation	Community/Workforce Development						Add'l Eval Criteria				Saff Recommendation	
Planning Application															
Natrona County	Electric Capacity Study	\$25,000	+	+	+	N/A	N/A	+	+	+	+	N/A	N/A	+	\$ 25,000
Big Horn County	Economic Development Strategic Plan	\$37,500	+	+	N/A	N/A	+	+	+	+	+	N/A	N/A	+	\$ 37,500
SEEDA	Target Industry Study	\$49,800	+	+	+	N/A	+	+	+	+	N/A	N/A	N/A	+	\$ 49,800
Cody	Gunmaking School	\$25,000	+	+	+	N/A	+	+	+	+	+	N/A	N/A	-	\$ 25,000
Park County	Dairy Products Feasibility Study	\$25,000	+	+	+	N/A	+	+	+	+	+	N/A	N/A	-	\$ 25,000
Gillette	Rail Study	\$25,000	+	+	-	N/A	+	+	+	+	+	N/A	N/A	+	\$ 25,000
Laramie County	Fiber Study	\$50,000	+	+	+	N/A	+	+	+	+	+	N/A	N/A	-	\$50,000
Sheridan	Entrepreneurial Center	\$25,000	+	+	-	N/A	-	+	+	+	+	N/A	+	+	\$ 25,000
Goshen County	Tourism Marketing Strategy	\$18,300	+	-	N/A	N/A	+	+	+	+	+	+	-	+	\$ 18,300
Guernsey	Tourism Marketing Plan	\$7,500	+	-	N/A	N/A	+	+	+	+	+	+	-	+	\$ 25,000
Weston County	Upton Logistics Center Traffic Study	\$25,000	+	+	-	N/A	-	+	+	+	+	N/A	N/A	+	\$ 25,000

## CFP PRIORTIZATION OF APPLICATIONS

According to the program rules, the board shall prioritize proposed CFP grants and loans. The score is not intended to be the only basis for a final recommendation. As a method to assist the board, staff uses the following scoring system:

CFP Prioritization						
	Points	Osage	Evanston	Green River	Granger	Hyattville
Clear understanding of equipment costs, operational costs and maintenance costs	10	9	9	9	9	9
Clear identification of sources of ongoing funding for equipment, operations and maintenance	10	9	9	9	8	8
<b>TOTAL PRIORITIZATION POINTS</b>	<b>90</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>17</b>	<b>17</b>