



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

May 23, 2013

<u>TOPIC</u>	<u>PAGE</u>
TAB 1	
BRC Program Financial Summary	2
BRC Application and Program Summary	3
BRC Allocation Plan	4
BRC Applications (ACTION ITEMS)	5 - 94
<ul style="list-style-type: none"> • Afton – Star Valley Medical Center • Thayne – Star Valley Medical Center • Natrona Co – Cogent • Laramie Co – Microsoft Managed Data Center • Jackson Hole Airport JPB – Airport Expansion • Sheridan – Northwest Industrial Site Infrastructure • Carbon Co – Vocational Ed Building Road • Marbleton – Waterline Extension • Alpine – Waterline Extension • Lander – Community Center • Big Horn Co – Fairground Equestrian Center • Rawlins – Wayfinding • Cody – Riley Ice Arena • Wheatland – Wild West Splash Park • Casper – Downtown Restrooms/Wayfinding • Green River – Clock Tower Mall • Old Pen JPB – Historic Penitentiary Enhancements • Baggs – Little Rascals Preschool • Jackson – Snow King Trails • Jackson – Vertical Harvest Green House 	5 - 9 10 - 14 15 - 19 20 - 23 24 - 28 29 - 32 33 - 36 37 - 39 40 - 43 44 - 47 48 - 51 52 - 56 57 - 60 61 - 64 65 - 68 69 - 72 73 - 76 77 - 80 81 - 86 87 - 92
BRC Project Ranking Criteria and Evaluation Chart	93 - 94
TAB 2	
Addendum – Correspondence	

BRC Program Financial Summary

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

Award Summary					
▼	Award	Disbursements	Deobligations	Outstanding Balance	Adjusted Award
Subtotal	\$256,460,045	\$180,338,732	\$23,104,765	\$53,016,549	\$ 233,355,280
BRC Funds					\$ 61,144,720
Funds expended from CFP Program Authorization (2009/10)				\$(7,118,745)	
Wyoming Telecommunications Broadband Initiative (2006)				\$ (250,000)	
Loan Repayments				\$ 791,870	
Total of Available BRC funds					\$ 54,567,845

BRC Application and Program Summary

Currently there is \$54,567,845 available in Business Ready Community (BRC) funds. Twenty-one applications were received. One was withdrawn. The application requests total \$18,592,642.

BRC APPLICANT SUMMARY					
Applicant	Project	Grant/Loan Type	Requested	Staff Recommendations	Consent List
Afton	Star Valley Medical Center	Business Committed	\$289,800	\$ 289,800	
Thayne	Star Valley Medical Center	Business Committed	\$1,089,000	\$ 1,089,000	
Natrona County	Cogent	Business Committed	\$1,500,000	\$ 1,500,000	
Laramie County	Microsoft Managed Data Center	Managed Data Center	\$2,250,000	\$ 2,250,000	
Jackson Hole JPB	Airport Addition	Community Readiness	\$5,000,000	\$ 5,000,000	
Sheridan	Northwest Infrastructure	Community Readiness	\$1,000,000	\$ 1,000,000	X
Carbon County	Vocational Ed. Road	Community Readiness	\$849,715	\$ 849,715	X
Marbleton	Waterline Extension	Community Readiness	\$250,000	\$ 250,000	X
Alpine	Waterline Extension	Community Readiness	\$550,250	\$ 550,250	X
Lander	Community Center	Community Enhancement	\$650,000	\$ 650,000 Loan/Grant	X
Big Horn County	Fairground Equestrian Center	Community Enhancement	\$500,000	\$ 500,000	X
Rawlins	Wayfinding	Community Enhancement	\$297,475	\$ 297,475	X
Cody	Riley Ice Arena Improvements	Community Enhancement	\$46,180	\$ 46,180	X
Wheatland	Wild West Splash Park	Community Enhancement	\$120,326	\$ 120,326	X
Casper	Downtown Restroom/Wayfinding	Community Enhancement	\$185,580	\$ 185,580	X
Green River	Clock Tower Mall	Community Enhancement	\$162,500	\$ 162,500	X
Old Pen JPB	Penitentiary Enhancement	Community Enhancement	\$102,813	\$ 102,813	X
Baggs	Little Rascals Preschool	Senior Care/Child Care	\$749,003	\$ 749,003	X
Jackson	Snow King	Business Committed	\$1,500,000	\$ 1,500,000 Loan/Grant	
Jackson	Vertical Harvest	Business Committed	\$1,500,000	\$ -	
Totals			\$18,592,642	\$17,092,642	
Total Available BRC funds				\$54,567,845	
BRC Funds Remaining if Recommendations are awarded				\$37,475,203	

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.

BRC Allocation Plan for BY13/14 (updated 5/1/13)						
Priority	Type	Allocated Amounts	Frequency of Applications to be reviewed by the WBC	Funds Awarded to Date	Total Funds Available for BY 13/14	Staff Recommendations for 5/23/13
	Governor's Large Infrastructure Grants	\$15,000,000.00	September, December, March, and June	\$0	\$15,000,000	
High	Business Committed	\$12,000,000	September, December, March, and June	\$2,856,780	\$9,143,220	\$2,878,800
High	Data Centers	\$7,000,000	September, December, March, and June	\$2,250,000	\$4,750,000	\$2,250,000
High	Readiness Infrastructure	\$6,000,000	December and June	\$8,447,250	-\$2,447,250	\$7,649,965
Medium	Main Street / Downtown	\$4,500,000	December	\$1,668,682	\$2,831,318	
Low	BRC Planning	\$1,000,000	December and June	\$313,100	\$686,900	
Low	Child Care / Senior Care	\$2,500,000	June	\$1,250,000	\$1,250,000	\$749,003
Low	Recreation/Enhancements	\$2,000,000	June	\$1,000,000	\$1,000,000	\$3,564,874
Totals		\$50,000,000		\$17,785,812	\$32,214,188	\$17,092,642



Afton

\$289,800 Business Committed Grant for the Star Valley Medical Center Project

Staff Recommendation: Fund as Requested

Project Description

The town of Afton requests a \$289,800 Business Committed grant to purchase 0.27 of land and a building from Star Valley Medical Enterprises to expand and continue operating a physical therapy business in the facility. The facility is 2,619 square feet and was constructed in 2011. Star Valley Medical Center will lease the facility from the town of Afton and expand its physical therapy business. The facility is located at 67 Doc Perkes Lane.

The Business

Star Valley Medical Center began operation in the Star Valley in 1999 when Star Valley Hospital's lease holder, Intermountain Healthcare, stopped operating the facility. Star Valley Medical Center provides the area communities with basic and

enhanced hospital and clinic services.

Star Valley Medical Center purchased the physical therapy business and related customer data in December 2012. The previous owner is retiring. The building is currently being leased on a short term lease to Star Valley Medical Center while the sale of the facility is finalized. The owner does not have any interest in retaining ownership of the facility.

Star Valley Medical Center will add three additional employees to the business and retain the two current employees. Currently, Star Valley Medical Center is involved in a major \$8.4 million expansion and remodel project at the hospital campus in Afton. The expansion will begin in June of 2013 and will consist of a new 6,000 square foot emergency room, and a 12,000 square foot surgery space. While the expansion will greatly benefit the entire Star Valley, retaining the physical therapy services offered by Star Valley Medical Enterprises is also important. The demand for additional physical therapy services will be increased as a result of the Star Valley Medical Center's expansion and the addition of the orthopedic surgeon, as the surgery patients will transition directly into the physical therapy business. In addition, the medical industry is becoming a major component of the Star Valley business make-up due to changing demographics,



related to the aging population and retirement age individuals and retirees moving into the area. As a result the town of Afton has agreed to apply for the BRC Business Committed grant to purchase the property.

Project Goals and Public Benefit

The project goals are to purchase the land and building that house the existing physical therapy business. The purchase and retention of the business will result in three new jobs being created at a median wage of \$38 per hour in Afton over the first three years of operation of the facility by Star Valley Medical Center. Two existing jobs will be retained, including a physical therapist and therapy assistant.

The public benefit from the project includes the retention and expansion of the business in the Star Valley. The facility will be expanded to offer occupational therapy in addition to the currently offered physical therapy services. With the acquisition of the physical therapy business, Star Valley Medical Center plans to increase the availability of inpatient therapy services at Star Valley Medical Center. In addition, Star Valley Medical Center has plans to add another orthopedic surgeon in August 2013. The expansion of the hospital and the changing demographics in the region will generate more need for physical therapy services other support services in the Star Valley. As a result, not only will the addition of the orthopedic surgeon increase the demand for physical therapy, but other services offered by the hospital will increase demand for physical therapy services in the Star Valley.

Revenue Recapture

The town of Afton will own and lease the facility to Star Valley Medical Center. The lease revenue will be amortized over 15 years at three percent interest and payments will be made annually. The annual payment will be \$24,016 for the first five years and at the end of the five years Star Valley Medical Center will have the option to purchase the facility less the original grant match and lease payments made, enabling the community to recapture 100% of the original investment. The revenue recaptured as a result of this project will be used as follows:

- 10% for economic development studies and plans
- 20% to establish a fund for match for future grants
- 70% for public infrastructure improvements that will encourage economic development

Timeline

The property will be purchased by December 2013.

Project Funding

The total project cost is \$322,000, of which the town of Afton is requesting \$289,800 of Business Committed funds. The cash match for this project is \$32,200 and is provided by Star Valley Medical

Sources	
BRC amount	\$ 289,800
Cash Match	\$ 32,200
Total eligible project cost	\$ 322,000
BRC % of total eligible project costs	90%
Local % of total eligible project costs	10%
Uses	
Land/Building Acquisition	\$322,000
Total Project Cost	\$322,000

Center. Star Valley Medical Center purchased the physical therapy business and assets for \$214,500 and will make additional capital expenditures for therapy related equipment of \$25,000 during the first three years of operation.

Regional Comment by Elaina Zempel

While most of Wyoming relies on mineral extraction as its major economic driver, Star Valley has relied upon the construction/real estate industries to provide its economic momentum. Nearly a quarter of all valley employment has historically been in these two industries. These industries have dropped dramatically in recent years and have resulted in high unemployment and foreclosure rates.

The Star Valley was especially hard hit by the 2008 recession with a 2% jump in Lincoln County's unemployment rate from December 2008 to January 2009. Lincoln County's unemployment rate was the second highest in the state at 7% as of December 2012. Throughout this time, Star Valley Medical Center has been growing despite the downward economic trends in the Star Valley. Star Valley Medical Center is north Lincoln County's second largest employer.

Recognizing a market trend involving the increase in the population of retirees in the Star Valley, Star Valley Medical Center now has identified orthopedics for expansion and will be hiring a new orthopedic surgeon, physician assistant, skilled nursing, and other support staff. To accomplish the needed facility expansion to house the orthopedic wing, Star Valley Medical Center is pursuing a bond issue and utilizing their reserves to accomplish the expansion.

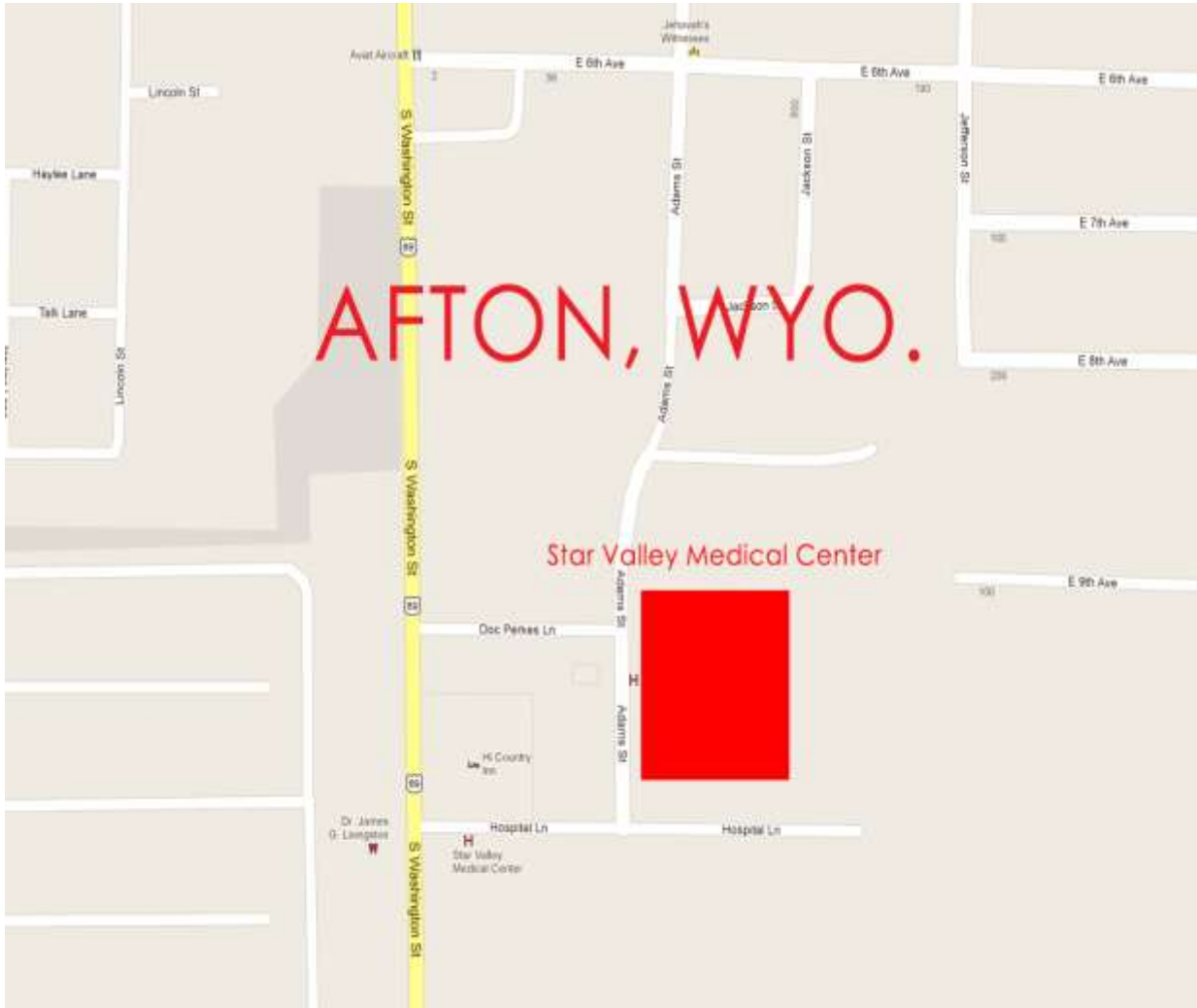
The addition of an orthopedic surgeon will create a greater need for physical therapy services. At the same time, a local physical therapy business owner announced his retirement. Star Valley Medical Center bought his business but is unable to purchase the buildings. The town of Afton and Thayne agreed to sponsor a WBC grant to help purchase the land/buildings to keep the business and associated jobs in the Star Valley, expand services/hours, and prevent the loss of a needed business.

The Star Valley Medical Center has a market niche in the Star Valley and has expanded as a result. Star Valley Medical Center offers quality medical services at an economical rate. As a result, over ten percent of the customers of Star Valley Medical Center are outside the local zip code areas.

The town of Afton will greatly benefit by the preservation of physical therapy services being retained in the valley, the retention of the two jobs, the creation of three new jobs, and the revenue recapture generated by this project.

Staff Recommendation

Staff recommends funding the project as requested.



Detailed Analysis of Project

Afton							
Evaluation Criteria				Criteria Met		Notes	
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation (3yrs)			Yes	New	3	
	Future Creation			Yes	Retained		
	Wages	Lincoln County (all industry), 2010			Y1	Y2	Y3
				Low	\$10.00	\$10.00	\$10.00
				High	\$45.00	\$45.00	\$27.50
		Mean	\$18.70	Mean/Avg.	\$27.50	\$27.50	\$27.50
Median	\$16.72	Median	\$38.00	\$38.00	\$38.00		
Community Workforce Development	Develops Community Momentum in Unique Market Niches			Yes	Medical services is a unique market niche for the Star Valley		
	Helps Meet Demand for Social Services			N/A			
	Helps Diversification Efforts			No			
	Fulfill Community and Economic Development Goals			Yes	The development of medical services is a goal of the 2012 Lincoln County Economic Development Plan		
	Improved Ability to Retain, Attract, Expand Businesses			Yes	The availability of quality medical services is basic part of building economic development with a community.		
	Improved Workforce or Entrepreneurial Training			No			
	Economic Development Recapture Plan			Yes	At minimum, the community will recapture the full grant request through the first five years of rent and the future sale of the facility to the business.		
	Satisfactory Performance on Past Projects			Yes			
Business Development Investment	Business Expansion			Yes	Business Type Physical Therapy		
	Primary Business			Yes			
	Private Investment			Yes	The business will provide \$32,200 match for the project.		
	Increase in Business Revenue			Yes	Revenue is expected to increase by 50% in the first year.		
	Viability and Thoroughness of a Business Plan			Yes	Business and Industry division has reviewed the business plan		
	Increase in Market Share			Yes	The addition of employees and hours of operation will increase the business' market share.		
Additional Evaluation Criteria	Leverage Additional Private Investment			Yes	The business will invest an additional \$239,500 for business assets and equipment.		
	BRC Loan			No			
	Main Street or Certified Tourism Community Project			N/A			
	Project Readiness			Yes			



Thayne

\$1,089,000 Business Committed Grant for the Star Valley Medical Center Project

Staff Recommendation: Fund as Requested

Project Description

The town of Thayne requests a \$1,089,000 Business Committed grant to purchase 1.2 acres of land and two buildings from Star Valley Medical Enterprises to expand operations of a physical therapy business in the facility and will continue to lease space to the current tenants. In addition to the physical therapy business, the building is leased to a family practice clinic, an orthopedic clinic, a dental clinic, and one space is currently available for lease. The two facilities are a combined 9,688 square feet and were constructed in 2005. Star Valley Medical Center will lease the facility from the town of Thayne. The facility is located at 122/124 Petersen Parkway in Thayne, Wyoming.

The Business

Star Valley Medical Center began operation in the Star Valley in 1999 when Star Valley Hospital's lease holder, Intermountain Healthcare, stopped operating the facility. Star Valley Medical Center provides the Star Valley, Wyoming communities with basic and enhanced hospital and clinic services.

Star Valley Medical Center purchased the business and related customer data in December 2012. The previous owner is retiring. The building is currently being leased on a short term lease to Star Valley Medical Center while the sale of the facility is finalized. The owner does not have any interest in retaining ownership of the facility.

Star Valley Medical Center will add three additional employees to the business and retain the four current employees. Currently, Star Valley Medical Center is involved in a major \$8.4 million expansion and remodel project at the hospital campus in Afton. While the expansion will greatly benefit the entire Star Valley, retaining the physical therapy services offered by Valley Medical Enterprises is also important. The demand for additional physical therapy services will be increased as a result of the Star Valley Medical Center's expansion and the addition of the orthopedic surgeon, as the surgery patients will transition directly into the physical therapy business. In addition, the medical industry is



becoming a major component of the Star Valley business make-up due to changing demographics, related to the aging population and retirement age individuals and retirees moving into the area. As a result the town of Thayne has agreed to apply for the BRC Business Committed grant to purchase the property.

Project Goals and Public Benefit

The project goals are to purchase the land and buildings that house the existing physical therapy business. The purchase and retention of the business will result in three new jobs at a median wage of \$38 per hour in Thayne being created over the first three years of operation of the facility by Star Valley Medical Center. Four existing jobs will be retained, including two physical therapist and two therapy assistants.

The public benefit from the project includes the retention and expansion of the business in the Star Valley. The facility will be expanded to offer occupational therapy in addition to the currently offered physical therapy services. With the acquisition of the physical therapy business, Star Valley Medical Center plans to increase the availability of inpatient therapy services at Star Valley Medical Center. In addition, Star Valley Medical Center has plans to add another Orthopedic Surgeon in August 2013. The expansion of the hospital and the changing demographics in the region will generate more need for physical therapy services other support services in the Star Valley. As a result, not only will the addition of the orthopedic surgeon increase the demand for physical therapy, but other services offered by the hospital will increase demand for physical therapy services in the Star Valley.

Revenue Recapture

The town of Thayne will own and lease the facility to Star Valley Medical Center. The lease revenue will be amortized over 15 years at four percent interest and payments will be made annually. The annual payment will be \$96,995 for the first five years and at the end of the five years Star Valley Medical Center will have the option to make a lump sum payment to purchase the facility less the lease payments made and the original grant match amount made by the business, enabling the community to recapture 100% of the original investment. The revenue recaptured as a result of this project will be used as follows:

- 10% for economic development studies and plans
- 40% for future commercial infrastructure
- 50% operations and maintenance

Timeline

The property will be purchased by December 2013.

Project Funding

The total project cost is \$1,210,000, of which the town of Thayne is requesting \$1,089,000 of Business

Sources	
BRC amount	\$ 1,089,000
Cash Match	\$ 121,000
Total eligible project cost	\$ 1,210,000
BRC % of total eligible project costs	90%
Local % of total eligible project costs	10%
Uses	
Land/Building Acquisition	\$1,210,000
Total Project Cost	\$1,210,000

Committed funds. The cash match for this project is \$121,000 and is provided by Star Valley Medical Center. Star Valley Medical Center purchased the physical therapy business and assets for \$435,500 and will make additional capital expenditures for therapy related equipment of \$25,000 during the first three years of operation.

Regional Comment by Elaina Zempel

While most of Wyoming relies on mineral extraction as its major economic driver, Star Valley has relied upon the construction/real estate industries to provide its economic momentum. Nearly a quarter of all valley employment has historically been in these two industries. These industries have dropped dramatically in recent years and have resulted in high unemployment and foreclosure rates.

The Star Valley was especially hard hit by the 2008 recession with a 2% jump in Lincoln County's unemployment rate from December 2008 to January 2009. Lincoln County's unemployment rate was the second highest in the state at 7% as of December 2012. Throughout this time, Star Valley Medical Center has been growing despite the downward economic trends in the Star Valley. Star Valley Medical Center is north Lincoln County's second largest employer.

Recognizing a market trend involving the increase in the population of retirees in the Star Valley, Star Valley Medical Center now has identified orthopedics for expansion and will be hiring a new orthopedic surgeon, physician assistant, skilled nursing, and other support staff. To accomplish the needed facility expansion to house the orthopedic wing, Star Valley Medical Center is pursuing a bond issue and utilizing their reserves to accomplish the expansion.

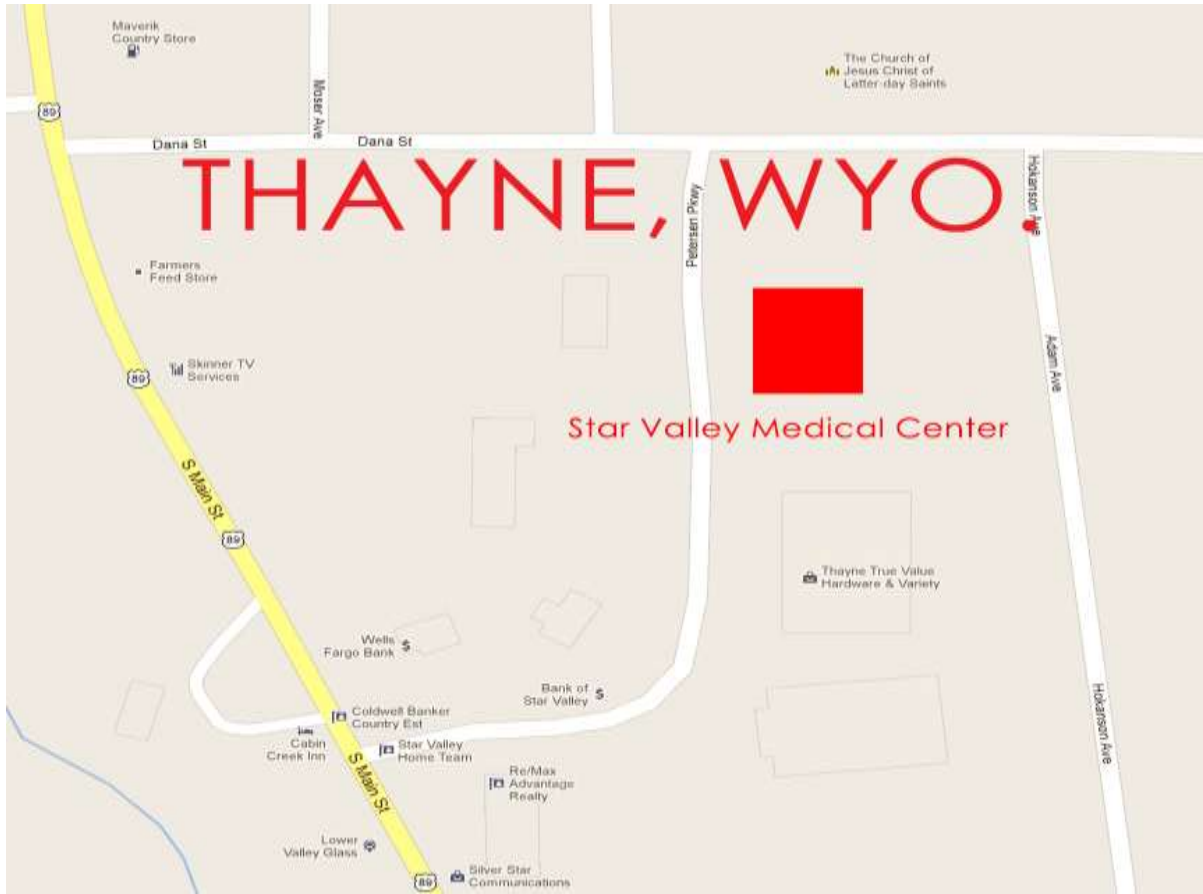
The addition of an orthopedic surgeon will create a greater need for physical therapy services. At the same time, a local physical therapy business owner announced his retirement. Star Valley Medical Center bought his business but is unable to purchase the buildings. The town of Afton and Thayne agreed to sponsor a WBC grant to help purchase the land/buildings to keep the business and associated jobs in the Star Valley, expand services/hours, and prevent the loss of a needed business.

The Star Valley Medical Center has a market niche in the Star Valley and has expanded as a result. Star Valley Medical Center offers quality medical services at an economical rate. As a result, over ten percent of the customers of Star Valley Medical Center are outside the local zip code areas.

The town of Thayne will greatly benefit by the preservation of physical therapy services being retained in the valley, the retention of the four jobs, the creation of three new jobs, and the revenue recapture generated by this project.

Staff Recommendation

Staff recommends funding the project as requested.



Detailed Analysis of Project

Thayne							
Evaluation Criteria				Criteria Met		Notes	
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation (3yrs)			Yes	New	3	
	Future Creation			Yes	Retained		
	Wages	Lincoln County (all industry), 2010			Y1	Y2	Y3
				Low	\$10.00	\$10.00	\$10.00
				High	\$45.00	\$45.00	\$27.50
		Mean	\$18.70	Mean/Avg.	\$27.50	\$27.50	\$27.50
Median	\$16.72	Median	\$38.00	\$38.00	\$38.00		
Community Workforce Development	Develops Community Momentum in Unique Market Niches			Yes	Medical services is a unique market niche for the Star Valley.		
	Helps Meet Demand for Social Services			N/A			
	Helps Diversification Efforts			No			
	Fulfill Community and Economic Development Goals			Yes	The development of medical services is a goal of the 2012 Lincoln County Economic Development Plan.		
	Improved Ability to Retain, Attract, Expand Businesses			Yes	The availability of quality medical services is a basic part of building economic development within a community.		
	Improved Workforce or Entrepreneurial Training			No			
	Economic Development Recapture Plan			Yes	At minimum, the community will recapture the full grant request through the first five years of rent and the future sale of the facility to the business.		
	Satisfactory Performance on Past Projects						
Business Development Investment	Business Expansion			Yes	Business Type Physical Therapy		
	Primary Business			Yes			
	Private Investment			Yes	The business will provide the \$121,000 match for the project.		
	Increase in Business Revenue			Yes	Revenue is expected to increase by 50% in the first year.		
	Viability and Thoroughness of a Business Plan			Yes	Business and Industry Division has reviewed the business plan.		
	Increase in Market Share			Yes	The addition of employees and hours of operations will increase the business' market share.		
Additional Evaluation Criteria	Leverage Additional Private Investment			Yes	The business will invest an additional \$460,500 for business assets and equipment.		
	BRC Loan			No			
	Main Street or Certified Tourism Community Project			N/A			
	Project Readiness			Yes			



Natrona County

\$1,500,000 Business Committed Grant for the Casper Crude to Rail, LLC Water and Sewer Infrastructure Project

**Staff Recommendation:
Fund as Requested**

Project Description

Natrona County requests a \$1,500,000 Business Committed grant for the installation of water and sewer infrastructure at the Casper Logistics Hub (formerly known as the Bishop Rail Park). Casper Crude to Rail, LLC will place a multimodal petroleum transport facility in the Casper Logistics Hub. The improvements will include the installation of 19,900 linear feet of 16 inch water transmission pipeline and 19,600 linear feet of three inch sanitary sewer force main. Natrona County will own and maintain the infrastructure.

The Business

Casper Crude to Rail, LLC is a start-up business formed between Cogent Energy Solutions, LLC and Granite Peak Development, LLC. Cogent Energy Solutions, LLC was founded in 2002 and

is engaged in crude oil industry. Granite Peak Development, LLC was founded in 2002 and is a real estate development firm based in Wyoming. The business was started due to an identified bottleneck that was occurring in the oil produced in the middle part of Canada and the United States. The existing pipelines are full and unable to take on additional capacity. The refineries on the east, west and south coasts are paying better prices for crude than Midwest markets. Casper Crude to Rail, LLC provides the ability to get the crude to the locations that are paying more for the product in an efficient and cost effective manner. In addition, the ability to mix different grades of crude in the Casper facility will provide the owners of the crude a value added proposition.

Due to the increased production in the midwest market, crude prices have become depressed relative to the United States east, west and gulf coasts. Through the process of blending various grades of crude and shipping the crude to the markets where prices are better, Casper Crude to Rail, LLC will add value for the owners of the crude oil product. The multimodal transport facility will utilize raw crude imported via pipelines, rail, and truck; blend the crude; and then



transport the blended crude to refineries via pipeline, rail, and truck. The facility will lessen the bottleneck that currently exists in the pipeline system by moving crude by rail.

Project Goals and Public Benefit

Creating the ability to get crude to the markets where the most competitive pricing is available will be addressed by this project. The use of rail, as another transport method, provides the business with a cost competitive option that increases the value of the product being shipped from the region. The goals for the project include supplying the necessary water and sewer infrastructure to the project site in the Casper Logistics Hub. The water and sewer infrastructure will meet Casper Crude to Rail, LLC's current and future needs, as well as potential future demand in the Casper Logistics Hub. The company will create a minimum of 20 new jobs over the first three years of the project at a median wage level of \$38 per hour. The jobs will include a facility manager, on-site supervisors, administrative support, and technical/support employees. The project will also support an additional 35 jobs that will be contract based employees. In addition, the company will invest over \$20 million in trans-loading equipment, rail infrastructure, and related facilities at the site. As a result of this project and meeting power usage levels addressed in an agreement with Rocky Mountain Power, Rocky Mountain Power will invest an additional \$20 million in an electrical substation that will service the area.

The value that will be added to the crude being handled within the facility will benefit producers in the region as identified in the "Overview of Energy Development Opportunities for Wyoming" study completed in 2012 which encourages adding value to and improving markets for Wyoming's energy resources. The project will also bring needed infrastructure to the Casper Logistics Hub that will benefit the entire area, including the additional lots in the development. The addition of another spur in the development will make existing lots more business ready and will also increase the usage of the overall park encouraging additional development in the region.

Casper Area Economic Development Alliance (CAEDA) will directly benefit from the project through the project's revenue recapture which will enhance their future economic development efforts. CAEDA will also be the primary economic development entity that will market the Casper Logistics Hub.

Revenue Recapture

Casper Area Economic Development Alliance will receive a minimum of 15 acres as revenue recapture from Granite Peak Development, LLC as a result of this project that will be able to be utilized by the organization for future economic development projects. The property has been valued at \$1.50 per square foot for 15 acres. The value for the land is projected to be \$975,000. The revenue recaptured as a result of this project will be used as follows:

- 100% for economic development related activities, such as incentives, grant matches, etc.
- CAEDA will not utilize more than 50% for operations and maintenance purposes.

Timeline

Project construction is projected to be completed by November 2014.

Project Funding

The total project cost is \$3,036,453, of which Natrona County is requesting \$1,500,000 of Business Committed funds. The cash match for this project is \$1,536,453 and is provided by the following: Casper Area Economic Development Alliance (\$250,000), Economic Development Joint Powers Board (\$250,000), and Granite Peak Development (\$1,036,453). Casper Crude to Rail, LLC will invest over \$20,000,000 in trans-loading equipment, rail infrastructure, and related facilities for the project.

Sources	
BRC amount	\$ 1,500,000
Cash Match	\$ 1,536,453
Total eligible project cost	\$ 3,036,453
BRC % of total eligible project costs	49%
Local % of total eligible project costs	51%
Uses	
Land Acquisition (Right-of-way)	\$5,000
Non Construction Costs	\$240,000
Design and Permitting	\$80,000
Engineering Services During Construction	\$160,000
Construction Costs	\$2,791,453
Water Installation	\$1,640,150
Sewer Installation	\$787,200
Contingency (15%)	\$364,103
Total Project Cost	\$3,036,453

Regional Comment by Kim Rightmer

Reports show that producers are increasingly looking to rail to move growing crude production:

- Railroads can move more expeditiously than pipelines to establish new shipping options. This is critical for rapidly growing fields such as North Dakota’s Bakken.
- BNSF Railway has publicly stated that it sees strong growth for transporting crude oil by rail. They are predicting that by the end of 2013, crude shipments on all U.S. railroads could reach 700,000 barrels a day, up 40% from current levels.
- According to the Oil & Gas Journal, pipeline infrastructure to deliver crude to market has not been built quickly enough to keep up with growing production. As a result existing pipelines to markets are congested – particularly in the Midwest. That congestion has caused prices for inland crudes to fall while coastal locations pay higher international prices. Delays in pipeline construction and wide crude price differentials have made rail shipments economically viable. As a result, crude by rail traffic soared last year.

The Casper Logistics Hub is strategically located in the center of the state – allowing for it to capitalize on this increased growth. Casper Crude to Rail’s locating in, and subsequent production in Natrona County would come at a time when Wyoming is seeing and feeling the effects of a decline in coal production.

The infrastructure funded through this grant will not only support Casper Crude to Rail’s business, it will also result in improvement of other lots in the Casper Logistics Hub and encourage further development. The benefits to Natrona County will not only be recognized through increased jobs, property taxes, and sales taxes.

Staff Recommendation

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

- Receipt of a development agreement between the city of Casper, Granite Peak Development, LLC, and Natrona County by June 30, 2013.
- Receipt of verification of the \$20 million being secure by Casper Crude to Rail, LLC by September 1, 2013.



Detailed Analysis of Project

Natrona County							
Evaluation Criteria				Criteria Met		Notes	
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation (3yrs)			Yes	New	20	
	Future Creation			Yes	Retained		
	Wages	Natrona County (all industry), 2010			Y1	Y2	Y3
				Low	\$20.00	\$20.00	\$20.00
				High	\$85.00	\$85.00	\$85.00
		Mean	\$19.77	Mean/Avg.	\$28.71	\$27.09	\$27.09
Median	\$16.12	Median	\$35.00	\$30.00	\$30.00		
Community Workforce Development	Develops Community Momentum in Unique Market Niches			No	However, it does increase momentum in the oil industry.		
	Helps Meet Demand for Social Services			N/A			
	Helps Diversification Efforts			No			
	Fulfill Community and Economic Development Goals			Yes	The projects meets goals established in the Casper Area Economic Development Alliance, Inc. Five-Year Strategic Plan 2013-2018 and the 2005 Comprehensive Economic Development Strategy for Casper-Natrona County, Wyoming.		
	Improved Ability to Retain, Attract, Expand Businesses			Yes	The project further develops the industrial area for future business and job growth.		
	Improved Workforce or Entrepreneurial Training			No			
	Economic Development Recapture Plan			Yes	Granite Peak will donate a minimum of 15 acres valued at \$975,000.		
	Satisfactory Performance on Past Projects			Yes			
Business Development Investment	Business Startup			Yes	Business Type Oil and Gas Industry		
	Primary Business			Yes			
	Private Investment			Yes	Casper Crude to Rail, LLC will invest over \$20 million in the project.		
	Increase in Business Revenue			Yes			
	Viability and Thoroughness of a Business Plan			Yes	Business and Industry Division has reviewed the business plan.		
	Increase in Market Share			Yes			
Additional Evaluation Criteria	Leverage Additional Private Investment			Yes	An additional \$20 million in electrical infrastructure will be installed by Rocky Mountain Power as a result of this 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 Microsoft 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 Microsoft's Laramie County facilities. The company's Laramie County facilities are located at 664 Logistics Drive in Cheyenne, Wyoming. The expansion will include the development of additional facilities adjacent to the first phase of development that is currently being constructed on the site. The project will include the development of an 117,000 square foot site that will house a series of data pods.

The expansion will be located on the same site as the first project funded in 2012: \$5 million BRC Data Managed Data Center Cost Reduction funds and \$5 million of Governors Data Center Recruitment funds for site preparation. The first project, when completed, will be a \$112 million

facility with annual server upgrades of approximately \$2 million and will create 18 new jobs.

The Business

Microsoft Corporation is headquartered in Redmond, Washington. In 2012, Microsoft began construction of their first Wyoming based data center location. The project is currently under construction and will provide data services through the data center to its internal and external clients across the Mountain West region of the United States.

Project Goals and Public Benefit

The proposed project will include the construction of a minimum \$66.5 million expansion adjacent to their current facility and will the hiring of an additional nine individuals with a median wage of \$33.65/hour. The total investment of all components of the initial project and this proposed expansion will be a minimum of \$178.5 million with an annual server upgrade purchases of at least \$4 million.

This project is a major expansion for Microsoft in the Cheyenne market. The project is consistent with Cheyenne LEADS, the local economic development organization, and WBC recruitment target industries. The



national and international recognition that this project brings to Wyoming is immeasurable. The combined return on investment to the state of Wyoming for the first two projects, the initial attraction project and the current expansion project over 10 years on the state of Wyoming's investment is 51.18%. The return on investment is determined using the following inputs: projected property tax on equipment and building, sales tax on projected construction purchases, sales tax on projected electrical usage, and both direct and indirect benefits from the jobs to be created.

Microsoft will also offer Laramie County, including shipping, fifty DL 380 G5 IT servers with Windows Server 2012 Essentials installed to the county for use by county offices. The servers will provide a total of 45.26 terabytes of storage space for the county.

Timeline

Construction is projected to be completed in December 2013.

Project Funding

The total request for this project is \$2,250,000. The total match for the project is \$68,638,781. Minimum total payroll totals \$2,138,781 over three years. Minimum capital investment by Microsoft will be \$66.5 million over the first

Grant and Match Amounts for Laramie County	
BRC Grant amount	\$ 2,250,000
Minimum Required Match (125% of BRC grant request)	\$ 2,812,500
Match - Microsoft Minimum Payroll in 3 years	\$ 2,138,781
Match - Microsoft Minimum Capital Investment in 3 years	\$ 66,500,000
Total Match	\$ 68,638,781
Total Project Cost	\$ 70,888,781

three years. The \$66.5 million in capital investment to build out the 117,000 square foot facility does not include the \$2 million anticipated annual server upgrades that will take place. 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.

Regional Comments by Tom Johnson

This grant extends Microsoft's benefits and commitment to Wyoming and the local Cheyenne area. The benefits of this project are substantial. The WBC has estimated these benefits through economic impact modeling and has determined that not only will this project provide for the direct and indirect employment of Wyoming residents in the technology field, it will leverage millions of dollars in private capital as well. This, in turn, will lead to further tax benefits (property and sales tax increases) and to the direct diversification of the Wyoming economy. Finally, the infrastructure investment that the state and the company are making will lead to future projects due to the ability of the Cheyenne community to leverage existing infrastructure and trained workforce. In short, the growth of this company will lead to the growth of other companies in Cheyenne as the workers and infrastructure are increasingly viewed through the lens of technology.

Staff Recommendation

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

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	9	
	Future Creation			Yes	Retained		
	Wages	Laramie County (all industry), 2010			Y1	Y2	Y3
				Low	\$17.00	\$17.00	\$17.00
				High	\$38.00	\$38.95	\$38.95
		Mean	\$19.04	Mean/Avg.	\$25.40	\$31.63	\$31.00
Median	\$17.50	Median	\$27.50	\$38.95	\$38.95		
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	The 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			Yes	The visibility of the project affects attraction efforts.		
	Improved Workforce or Entrepreneurial Training			No			
	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	Microsoft will contribute over the required 125% of the grant amount in payroll and capital expenditures		
	Increase in Business Revenue			Yes	Expanding data center capacity directly correlates with increase in business revenue.		
	Viability and Thoroughness of a Business Plan			Yes	Microsoft's financials are public information and available for anyone to review.		
	Increase in Market Share			Yes	Microsoft's Cheyenne project is a part of a much larger network of data centers located throughout the world, increasing that foot print, increases its market share.		
Additional Evaluation Criteria	Leverage Additional Private Investment			Yes	Microsoft will invest an additional \$66.5 million in capital expenditures.		
	BRC Loan			No			
	Main Street or Certified Tourism Community Project			N/A			
	Project Readiness			Yes			



Jackson Hole Airport JPB

**\$2,000,000 Multi-Year BRC
Community Readiness Grant
and a \$3,000,000 Multi-Year
Loan for the Jackson Hole
Airport Expansion Project**

**Staff Recommendation:
Fund as Requested**

Project Description

The Jackson Hole Airport Joint Powers Board requests a \$2 million multi-year (\$1 million each year) Community Readiness grant and a \$3 million multi-year (\$1.5 million each year) Community Readiness loan at 1.5% percent interest over 10 years to expand the airports baggage claim facilities, TSA support space, passenger security screening area, and janitorial space to serve the terminal. Due to increased traffic and increased size of planes, the current baggage facilities are inadequate to meet passenger needs. The proposed project will also accommodate future growth needs of the airport. In 2012, the airport enplaned 277,632 passengers, making it the busiest airport in the state of Wyoming and a 46% increase in passengers since 2002. Approximately 55% of airline passengers arriving in Wyoming did so through the Jackson Hole Airport.

The first phase of the project will include the building of a new 8,400 square foot structure that will house the expanded TSA support and administration area, public restrooms, janitorial storage space, vending, an electrical room, and mechanical chases. The 9,500 square foot basement will house new HVAC equipment, electrical distribution equipment, and a new water service entry room. In addition, a new 2,200 square foot ground level courtyard will house a new chiller, emergency generator, and an electrical transformer. The second phase of construction will be funding by the airport. It will include the construction of a construction of a temporary baggage claim area to be used during the construction project. The third and final phase will include the demolition of the existing baggage claim area and the north portion of the administration building. A new 27,900 square foot baggage claim building will then be constructed.



In 2009, the Jackson Hole Airport Board received a \$1.5M Community Readiness grant and a \$1.5M Community

Readiness loan to construct the expansion of their passenger terminal building at the Jackson

Hole Airport. A new ticketing lobby was constructed along the eastern front of the exiting terminal. The ticketing lobby increased from 7,834 square feet to 13,962 square feet.

Project Goals and Public Benefit

Total direct and indirect impacts from airline passengers arriving through the airport translate to off-airport direct annual impacts of between \$250 million and \$275 million, and between 4,300 and 4,700 jobs for the region. The public benefit for this project includes a direct impact on tourism in the region. The tourism industry is the largest industry in the Jackson area and the second largest industry in the state of Wyoming. The expansion project will improve the passenger experience; increasing the likelihood of a return trip to the region.

The goals for the project include increasing airport space to efficiently accommodate arriving passengers by adding baggage claim space and equipment that will then improve customer satisfaction. The addition of a passenger screening lane will also improve the passenger experience while using the airport. The increasing of customer satisfaction with the airport is also expected to directly increase the number of passenger flying in and out of the airport. The increase in passengers will then directly and indirectly benefit businesses and increase tax revenues for the state. The improvements will also help the airport to retain existing airlines and potentially increase the number of airlines utilizing the airport.

Revenue Recapture

While the increase in space and associated potential increase in passengers would increase airport revenue, this project is not considered a revenue generating project.

Timeline

The project construction is expected to be completed by December 31, 2014.

Project Funding

The total cost for this project is \$18,130,000. The total cash match for the project is \$13,130,000 and will come from the following sources: \$2,000,000 from the Wyoming Department of Transportation Aeronautics Division, \$6,200,000 from the Federal Aviation Administration’s Airport Improvement funds, and

Sources	
BRC amount	\$ 5,000,000
Cash Match	\$ 13,130,000
Total eligible project cost	\$ 18,130,000
BRC % of total eligible project costs	28%
Local % of total eligible project costs	72%
Uses	
Non Construction Costs	\$ 2,130,000
Architectural and Engineering Fees	\$ 1,130,000
Construction Manager	\$ 1,000,000
Construction Costs	\$ 16,000,000
Demolition	\$ 500,000
Construction (Baggage claim, mechanical, restroom, TSA area, concessions, and associated remodeling.)	\$ 14,250,000
Miscellaneous (landscaping/parking striping/planters)	\$ 100,000
Contingencies (7%)	\$ 1,150,000
Total Project Cost	\$ 18,130,000

\$4,930,000 from the Jackson Hole Airport's cash reserves and loan funds. All match funds have been committed.

A multi-year project is defined in as follows: *“multi-year project” means a large scale, stand-alone project which will either be constructed over separate calendar years and which cannot be separated into smaller, independently operational phases, or for which the Council determines the project presents a unique economic development or business recruitment opportunity for the applicant and the state.*” Staff believes this project meets the definition of a multi-year project as the project will be constructed over two construction seasons and the project cannot be separated into smaller phases.

Regional Comments by Roger Bower

The Jackson Hole Airport project:

- The airport is a major driver in the Teton County economy. Through “Jackson AIR” the community assists the airlines to increase the number of flights, especially in the winter, to assist in rounding out the economy. This is done with a revenue guarantee. The group has arranged direct flights from Newark, San Francisco, Los Angeles, and Atlanta that significantly increase winter visits.
- The airport provides the significant transportation for the Northwest Wyoming tourism industry.
- The facility is inadequate to serve the arriving public causing long wait times for passengers to exit planes and get their baggage.
- Delays impact the airlines ability to stay on schedule. This then causes the airlines to be less interested in flying into Jackson.
- Tourism is a gateway to companies and individuals considering relocation to the area. This will enhance ones first impression of Wyoming.
- This project will utilize both grant and loan funding and the repayment of the loan funds benefit the state of Wyoming and the WBC to be able to re-use those funds for future projects.

Wyoming Office of Tourism Comments by Kristin Phipps

The Wyoming Office of Tourism supports the efforts of the Jackson Hole Airport Board to improve and enhance visitor services at the airport through terminal improvements. The Jackson Airport serves as the primary provider for visitor accessibility to the northwest region of Wyoming, and is a critical component to the success of tourism economy for that area.

Staff Recommendation

Staff recommends funding the BRC grant of \$2,000,000 as requested and the \$3,000,000 loan with a 1.5% interest rate with a term of 10 years.



Detailed Analysis of Project

Jackson Hole Airport			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	Yes	Increasing passenger satisfaction will increase deplanements that will result in both direct and indirect job creation.
	Develops Community Momentum in Unique Market Niches	No	
Community Workforce Development	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The airport is a major economic driver for northwest Wyoming and drives diversification.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project directly relates to 2010 National Park Service Grand Teton National Park planning documents and the Jackson Hole Airport 2012 Airport Capital Improvement Program plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The expansion project will improve the region's ability to attract, retain, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
	Additional Evaluation Criteria	Leverage Additional Private Investment	Yes
BRC Loan		Yes	The project includes a \$3M loan.
Main Street or Certified Tourism Community Project		N/A	
Project Readiness		Yes	



Sheridan

\$1,000,000 BRC Community Readiness Grant for the Sheridan Northwest Infrastructure Project

**Staff Recommendation:
Fund as Requested**

Project Description

The city of Sheridan requests a \$1 million BRC Community Readiness grant to complete the Northwest Infrastructure Project. This is located north of Sheridan near the Hi-Tech Park. The project includes the installation of 2,000 linear feet of 12 inch sanitary sewer and the construction of a road consisting of 5,000 cubic yards of crushed base and 12,000 cubic yards of four inch asphalt to extend Yellowtail Drive. The infrastructure will be owned and maintained by the city of Sheridan.

This is a resubmission of a project that was previously not recommended for funding in May of 2012. However, the community has since addressed all concerns from the initial application.

Project Goals and Public Benefit

This project includes continued development of the community's Hi-Tech Park and the jobs that will be created as new businesses locate in the park. The city of Sheridan has completed multiple planning processes centered on components of this project. The community was awarded funding to complete a waterline that will directly benefit the project area. The waterline will complement the proposed BRC project. The proposed grant-funded infrastructure will enable several projects to proceed that are currently waiting for the infrastructure to be put into place that will result from this investment. The newly developed 2012 North Main Economic Development Strategy and Action Plan



also identify several projects in various stages of planning and development that will directly benefit from the completion of the proposed project. The project will also receive additional financial savings by being able to be constructed alongside the larger water line infrastructure project. This project develops the infrastructure needed by several proposed projects in various stages of development so that each can proceed without a delay, specifically the installation of the sanitary sewer and the extension of Yellowtail Drive.

The goals for the project include completing the installation of both the proposed sewer and water infrastructure. The completion of the installation of the infrastructure will then enable the Northwest Community College's \$1.5 million Large Animal Science Center to proceed to the construction phase of development. The Northwest Community College has raised the funding necessary to proceed with the construction of the proposed Large Animal Science Center. The First People's Center has completed the CDBG funded planning grant process and is proceeding with fundraising for their proposed facility that will be serviced by the infrastructure proposed in this project. The city of Sheridan had an additional five acres donated to them in the adjacent Hi-Tech Park that will be serviced by the infrastructure proposed in this project. The community will be building a new District #2 elementary school that will benefit from this project as well. In addition, the project will benefit planned future commercial development as the corridor is further developed.

Revenue Recapture

This project is not considered a revenue generating project.

Timeline

The project construction is expected to be completed by December 31, 2013.

Project Funding

The total cost for this project is \$1,507,310. The total cash match for the project is \$507,310 and is committed from the city of Sheridan.

Sources	
BRC amount	\$ 1,000,000
Cash Match	\$ 507,310
Total eligible project cost	\$ 1,507,310
BRC % of total eligible project costs	66%
Local % of total eligible project costs	34%
Uses	
Non Construction Costs	\$ 226,784
Engineering Fees	\$ 216,784
Inspection Fees	\$ 10,000
Construction Costs	\$ 1,280,526
Construction	\$ 1,083,920
Contingencies (15%)	\$ 196,606
Total Project Cost	\$ 1,507,310

Regional Comments by Dave Spencer

This project is a resubmittal of a similar project that was not funded last spring. Since that time the city of Sheridan has completed several planning activities related to the project. The most important was the consolidation of planning for the North Main Redevelopment Area to incorporate economic development strategies for the area including the proposed project. In addition, the First Peoples Training Facility Plan funded by a CDBG Planning Grant has been completed and the organization has initiated the fundraising phase of their project. Finally, the Northwest Community College has secured the funding for their proposed facility.

The incorporation of additional land into the Hi-Tech Business Park and further commitment of additional development in the project area have all provided incremental progress towards hastening the need for the infrastructure extension proposed in this project. Vacutech will be expanding its operations and building a large second phase building utilizing an additional four and a half acres in the Hi-Tech Park and this will decrease the available remaining utility served lots in the park. Funding this project will provide infrastructure to an additional five acres within the park, thereby adding to the available lots within the park. In addition, the infrastructure that is a part of this project will be needed to continue the development of the North Main area. The timing of this project seems to be more in line with the impending development than the previously submitted project.

Staff Recommendation

The WBC staff recommends funding as requested.



Detailed Analysis of Project

Sheridan			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	Yes	The project will provide infrastructure to the recently acquired five-acre lot in the Hi-Tech Park. Future job creation will occur as a result.
	Develops Community Momentum in Unique Market Niches	Yes	The project will enable Northwest Community College to expand the services currently offered in animal sciences and thereby creating momentum in a unique market niche.
Community Workforce Development	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The project opens additional available land within the Hi-Tech park that will diversify the area's economy.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project is directly related to the 2012 North Main Corridor Economic Development Strategy and Action Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project improves the community's ability to retain, attract, and expand businesses in the Hi-Tech Park.
	Improved Workforce or Entrepreneurial Training	Yes	The project's infrastructure will enable the Northwest Community College's project to move forward improving workforce training opportunities.
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
	Additional Evaluation Criteria	Leverage Additional Private Investment	No
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



Carbon County

\$849,715 BRC Community Readiness Grant for the Career and Technical Education Center Road Extension Project

Staff Recommendation: Fund as Requested

Project Description

Carbon County requests an \$849,715 BRC Community Readiness grant to construct a new road to connect Harshman Street with Aberdeen Boulevard in Rawlins, Wyoming. The road construction project will include the construction of 3,200 linear feet of road and associated curb, gutter, and sidewalk; installation of 1,500 linear feet of 6 inch water main; lighting, benches, and trash receptacles. The city of Rawlins will own and maintain the infrastructure through a development agreement with Carbon County.

The new street will provide direct access and connection to several recreational venues, the Carbon County School District #1 High School that will be constructed later in 2013, and the Carbon County Higher Education Career and

Technical Educational Center that will also be constructed later in 2013. The project will improve emergency access to the training center and other facilities in the area. Both the new high school and the education center are a part of a \$35 million project that includes a voter approved \$26.5 million educational bond. While the education center is affiliated with Western Wyoming Community College, the facility does not receive direct community college funding for facilities.

Project Goals and Public Benefit

This project includes providing safe access to and from not only the new high school and the new Career and Technical Educational Center, but also the community's recently construction recreational center, baseball fields, outdoor hockey facility, two large residential developments, and the community of Rawlins as a whole. The Career and Technical Educational Center will provide Carbon County residents with educational programming that includes welding, auto mechanics, hospitality and restaurant management, construction trades, electricity and instrumentation, nursing, and pre-engineering. Having a trained workforce will directly promote and benefit economic development within Carbon County. The project will enable the community to meet the identified training and workforce needs of area industry, and provide a trained workforce for new businesses locating to the region. In addition, the development of the road will provide a direct access to the facility for the end-users, including industry for activities such as safety trainings, certifications, and job-specific trainings.

The goals for the project includes the completion of the road that will connect Harshman Street to Aberdeen Boulevard that will then connect and provide better access to the soon to be constructed educational facilities. The improved access and the new facility are expected to increase enrollment for the Career and Technical Education Center which is currently located in

multiple locations throughout the community. The increase in trained individuals will directly assist in the attraction of new industry to the area and expansion of existing industry.

Revenue Recapture

While the training of the area residents will benefit the community and area business and industry, this project is not considered a revenue generating project.

Timeline

The project construction is expected to be completed by October 2014.

Project Funding

The total cost for this project is \$999,715. The total cash match for the project is \$150,000 and will come from the following sources: \$70,000 from the city of Rawlins and \$80,000 from the Carbon County Board of Cooperative Higher Educational Services.

Sources	
BRC amount	\$ 849,715
Cash Match	\$ 150,000
Total eligible project cost	\$ 999,715
BRC % of total eligible project costs	85%
Local % of total eligible project costs	15%
Uses	
Non Construction Costs	\$ 151,472
Engineering Fees	\$ 151,472
Construction Costs	\$ 848,243
Site Work	\$ 37,500
Dirt Removal	\$ 15,060
Road Construction	\$ 705,683
Contingencies	\$ 90,000
Total Project Cost	\$ 999,715

Regional Comments by Pat Robbins

This Community Readiness grant will support the construction of a new access road that will serve the soon to be constructed Carbon County Career and Technical Educational Center. This center, which will be located in Rawlins, will consolidate all of the vocational programs on one campus instead of the three facilities that are currently scattered around the community. It will allow for expansion of the existing programs to better serve the community, student population, and industry partners that are seeking further career and technical training opportunities.

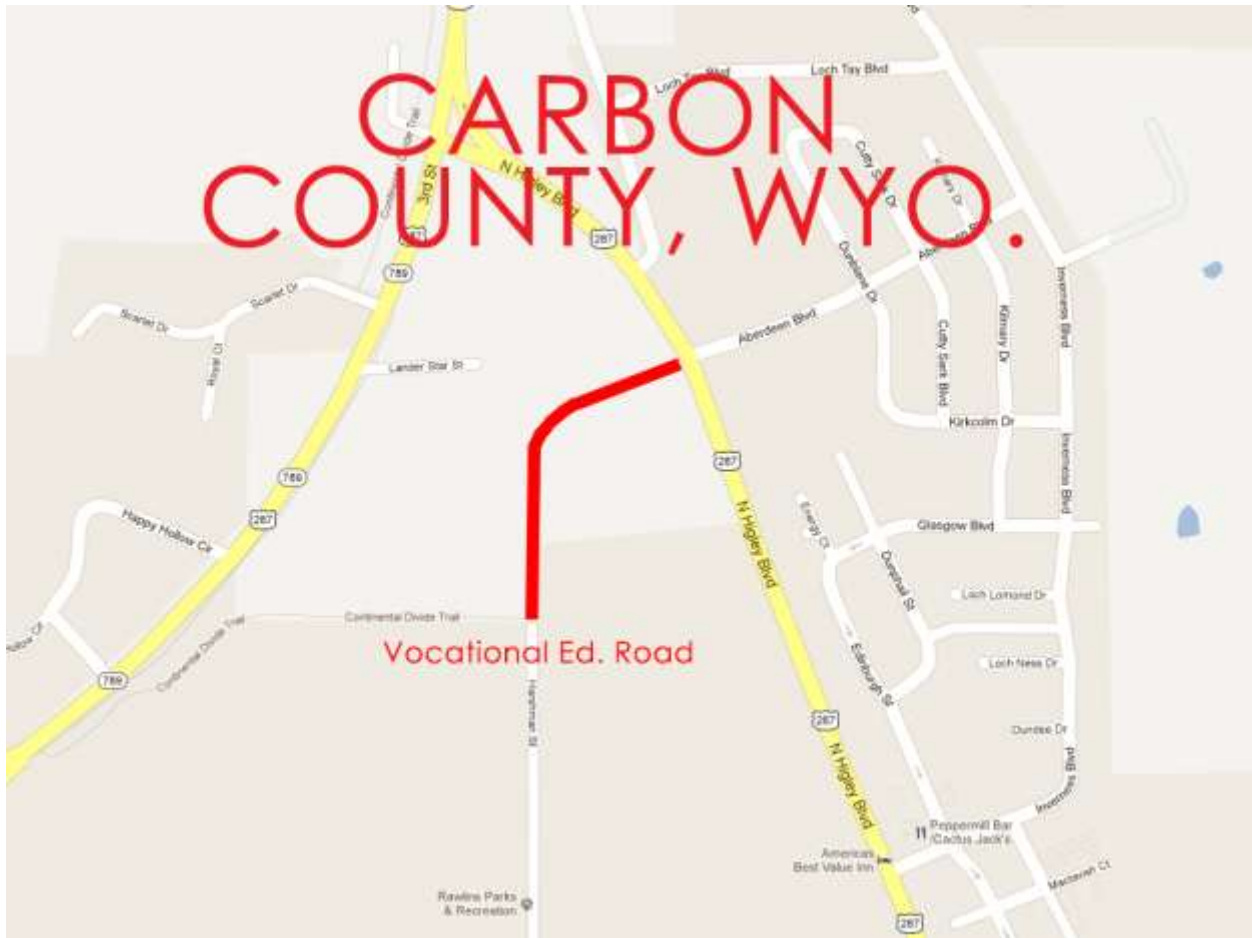
This facility has broad based community support. First and foremost, the facility was supported through a bond election last year to expand the educational facilities in the school district. The bond that was passed will finance community supported amenities which will complement the construction of a new high school. It is also supported by several community plans including the newly completed Rawlins Economic Development Plan, the Carbon County Economic Development Corporation’s program of work, and the Rawlins Tourism Program.

The project will be matched with funds from the city of Rawlins and the Carbon County Career and Technical Educational Center. This project is the final funding component in a \$60 million project that includes the \$26.5 million bond issue and the \$35 million Wyoming School Facilities Department’s investment in a new high school. The new access road is a necessary component

for the new training center that will support Carbon County as it aids existing businesses and prepares for industrial and business growth in the area.

Staff Recommendation

The WBC staff recommends funding as requested.



Detailed Analysis of Project

Carbon County			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	Yes	Workforce training leads to future job creation.
	Develops Community Momentum in Unique Market Niches	No	
Community Workforce Development	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	Workforce training helps with diversification efforts
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project meets goals established in the 2011-2016 Carbon County Economic Development Corporation's plan
	Improved Ability to Retain, Attract, Expand Businesses	Yes	Workforce training improves the ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	Yes	The project will directly benefit workforce and entrepreneurial training.
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
	Leverage Additional Private Investment	No	
Additional Evaluation Criteria	BRC Loan	No	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	

Business Ready Community
Grant & Loan Program



Marbleton

**\$250,000 BRC Community
Readiness Grant for the Sleepy
Hollow Industrial Looping
Waterline Project**

**Staff Recommendation:
Fund as Requested**

Project Description

The town of Marbleton requests a \$250,000 BRC Community Readiness grant to extend 3,350 linear foot of eight inch waterline to the Sleepy Hollow Industrial Park to serve eight industrial lots and connect with another waterline creating a redundant water source for the park. Sewer infrastructure was previously installed in 2011 by the town when it was incorporated. The project is located at 10812 U.S. Highway 189 in Marbleton, Wyoming. The infrastructure will be owned and maintained by the town of Marbleton.

Project Goals and Public Benefit

This project will provide water infrastructure to the Sleepy Hollow Industrial Park. One of the lots in the industrial park is owned by the Marbleton Airport Board and the remaining seven are

privately owned. The new water service will also provide both current and future businesses with improved fire protection in the area. Currently, the community and neighboring Big Piney are very limited in available industrial sites that have the infrastructure in place.

Through this project, a publicly owned site and several privately owned sites will be ready for a business to locate within the industrial park. While the gas industry development has slowed recently, the development of the NPL field that is expected to occur in 2014 or 2015 is predicted to include an estimated 4,000 new wells in the area. In addition, the community has already identified companies that have an interest in locating in the Sleepy Hollow Industrial Park once the project has been completed.

Currently, neither Marbleton nor Big Piney have industrial zoned lots that is desirable for development. The community will attract one new business in the first year to the park as a result of this project being completed. A local business at the industrial park is in the middle of an expansion. This business has indicated the addition of water being provided into the park would eliminate the business’s need to drill a well as well as enhance the ability of the business to expand even further.

Revenue Recapture

The infrastructure being installed through this project is not considered a revenue generating.

Timeline

The project construction is expected to be completed by July 2014.

Project Funding

The total cost for this project is \$263,880. The total cash match for the project is \$13,880 and will come from the town of Marbleton.

Regional Comments by Elaina Zempel

This extension project allows for water access for fire flows for commercial/industrial property development in Marbleton. The town of Marbleton owns a parcel next to the airport that would benefit from the looped water line which would greatly enhance the parcel's value. A looped line water system for the town is of substantial benefit. This project has landowner and community support, attested by the testimony at the public hearing and the letters of support.

Sources	
BRC amount	\$ 250,000
Cash Match	\$ 13,880
Total eligible project cost	\$ 263,880
BRC % of total eligible project costs	95%
Local % of total eligible project costs	5%
Uses	
Non Construction Costs	\$ 45,180
Engineering Fees	\$ 21,990
Survey	\$ 1,200
Miscellaneous (Construction Management)	\$ 21,990
Construction Costs	\$ 218,700
Site Work	\$ 5,000
Waterline Construction	\$ 213,700
Total Project Cost	\$ 263,880

Staff Recommendation

The WBC staff recommends funding as requested contingent upon the following:


- Receipt of the required WYDOT permit to bore under U.S. Highway 189.



Detailed Analysis of Project

Marbleton			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	Yes	Providing water to the industrial park improves the possibility of future job creation.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	Increasing available industrial space in the community will help the community in its efforts to diversification efforts.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project is supported in the 2009 Community Development Summary Report developed for Big Piney and Marbleton.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project improves the ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	

Business Ready Community
Grant & Loan Program



Alpine

**\$550,250 Community Readiness
Grant for the Snake River Water
Line Project**

**Staff Recommendation:
Fund as Requested**

Project Description

The town of Alpine requests a \$550,250 BRC Community Readiness grant to construct 2,650 linear feet of 12-inch water line that will cross over the Snake River on Wyoming U.S. Highway 89 and connect the town of Alpine’s water system to the North Star Utility Company’s water system. The new line will provide a reliable water supply for the businesses, airport, and residences on the north side of the Snake River. The town of Alpine will own and maintain the infrastructure.

Project Goals and Public Benefit

Due to lack of water supply, the areas to be served by the new waterline do not have a reliable source of water and have been unable to locate a reliable source. Currently the town is land locked and business development options are very limited.

The area where the waterline will be built is also the last area for the town to expand into as the community is bordered by public lands on all of the other sides of the community.

This project will enable the town of Alpine to be able to supply potable water and fire suppression water to numerous commercial and mixed use residential properties within unincorporated areas in Lincoln County and be prepared for additional future business development as it occurs in the area. Long term plans call for the future annexation of the area involved in the project. Currently the area is experiencing a great deal of development around the airport. The addition of a reliable water source will lead to increased interest and development for this area and the community.

The goals for the project include providing an affordable, reliable, and sustainable water supply to areas north of the Snake River. The availability of a reliable water source will also enable existing businesses to expand and allow the community to attract new businesses.

Revenue Recapture

This project is not considered a revenue generating project.

Timeline

The project construction is expected to be completed by October 2013.

Project Funding

The total cost for this project is \$1,221,677. The total cash match for the project is \$666,307 and will come from the town of Alpine. The \$5,120 in-kind match will come from the town of Alpine for engineering services.

Regional Comments by Elaina Zempel

For up to 10 years, the town of Alpine has grappled with the need to expand their town limits and extending potable water infrastructure across the Snake River. The current town site is landlocked by the Palisades Reservoir and federal lands. There has been natural expansion on the north side of the Snake River, which has expanded residential activity, more importantly allowed for further development of commercial sites along the Highway 89 corridor.

Sources	
BRC amount	\$ 550,250
Cash Match	\$ 666,307
In Kind Match	\$ 5,120
Total eligible project cost	\$ 1,221,677
BRC % of total eligible project costs	45%
Local % of total eligible project costs	55%
Uses	
Land Acquisition	\$ 15,000
Right of Way Acquisition	\$ 15,000
Non Construction Costs	\$ 240,120
Engineering Fees	\$ 116,250
Surveying	\$ 30,120
Inspection Fees	\$ 93,750
Construction Costs	\$ 967,557
Construction	\$ 355,750
Water Supply Improvements	\$ 540,807
Contingencies	\$ 71,000
Total Project Cost	\$ 1,222,677

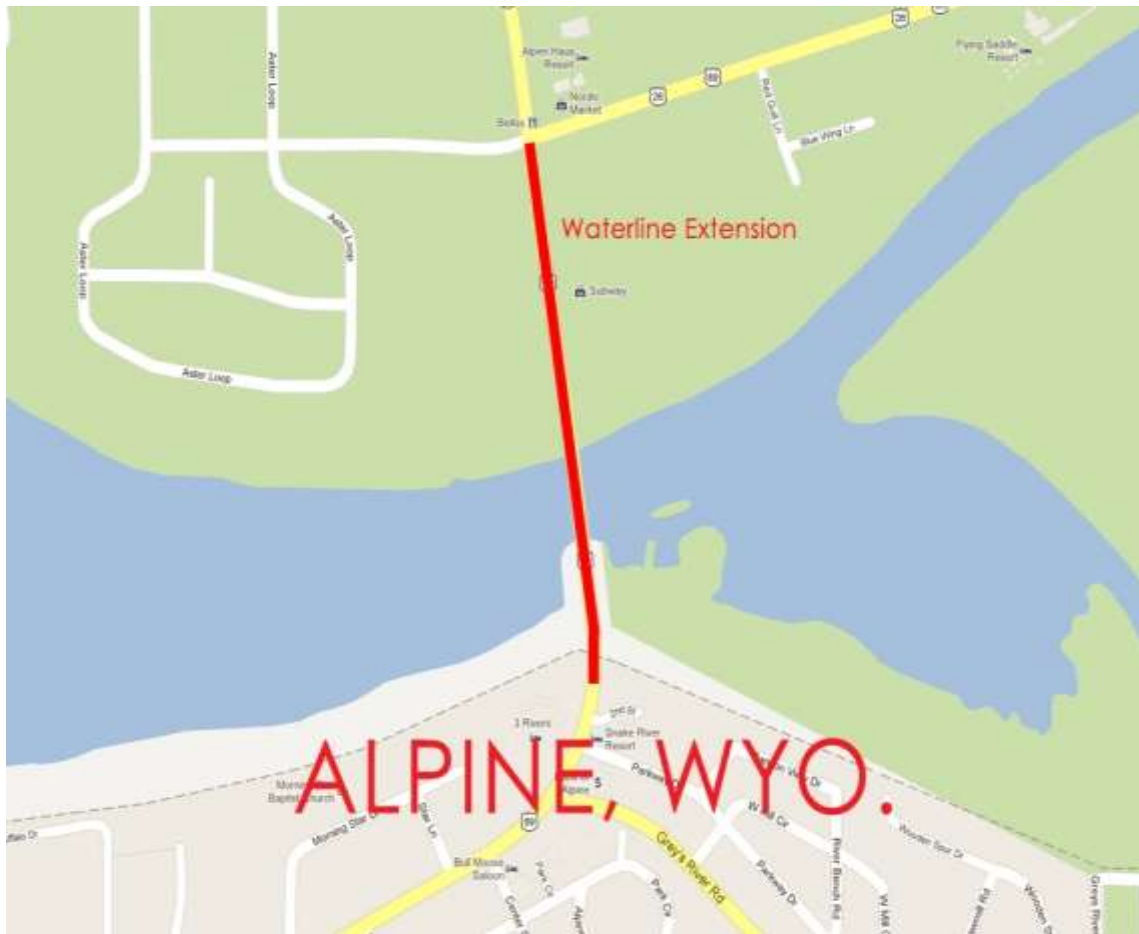
However, because of inadequate groundwater supply on the north side of the Snake River, those commercial sites are unable to satisfy the potable and fire suppression water needs for further development. In contrast, the town of Alpine’s wells, located on the south side of the Snake River; produce an excess water capacity even at peak usage. Ten wells have been drilled on the north side, all unsuccessful or low producing.

In 2011, the town of Alpine lost the forced sewer main under the Snake River to the north side due to erosion by the river. The town has obtained emergency funding to replace the sewer main and will suspend the line from the WYDOT bridge deck rather than install a buried main under the river channel. Therefore, the inclusion of a water line in this project will result in a considerable saving for this project.

The north side expansion has been part of Alpine’s growth plan for years as well as developing the Highway 89 corridor. This application is timely, taking advantage of the sewer infrastructure construction and realizing an estimated \$100,000 in cost savings. Alpine has invested significantly in their sewer and water in the recent past and this piece is an important part towards the completion of the project.

Staff Recommendation

The WBC staff recommends funding as requested.



Detailed Analysis of Project

Alpine			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	Yes	The waterline extension will allow area businesses to expand and enable the attraction of new business that will create future job creation.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	No	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The waterline extension will allow area businesses to expand and enable the attraction of new business that will create future job creation.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will improve the ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	No	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



Lander

\$500,000 BRC Community Enhancement Grant and a \$150,000 Loan for the Lander Community Center Construction Project

**Staff Recommendation:
Fund as Requested**

Project Description

The city of Lander requests a \$500,000 BRC Community Enhancement grant and a \$150,000 BRC Community Enhancement loan to build the new 19,000 square foot Lander Community Center after the original community center was destroyed by fire in June 2012. The loan terms will include a 2.5% interest with a five year repayment term.

The new facility will be built on the same site as the original community center. The site is located at 950 Buena Vista Drive in Lander, Wyoming. The facility will be built to handle up to 750 diners and 1,350 attendees per event. The city of Lander will be responsible for the operations and maintenance of the facility.

Project Goals and Public Benefit

The new facility will allow the community to address an identified need for a facility that can handle conventions of various sizes in the region. The public benefit for this project includes the ability to host larger events that will in turn, bring in additional economic development to the community through increased attendees and dollars spent in the community. The previous center hosted 35 annual events and the community plans to increase the number of events hosted at the new community center. The community center will serve three main purposes, public events, conventions, and an emergency operations center. The new facility will not only replace the old facility that was destroyed by fire, but will address identified needs within the community that are not currently being met. The community has set a goal of attracting ten additional convention events annually.



NORTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



Private businesses, such as caterers, restaurants, hotels/motels, will directly benefit as a result of the project and being able to provide needed services to the facility. The enhancement project will also make the community more business ready by providing an amenity that businesses look for when making relocation and expansion decisions.

Revenue Recapture

The project will create revenue, but will be city of Lander owned and operated. All revenues will be put back into the operations and maintenance of the facility.

Timeline

The project construction is expected to be completed by June 30, 2014.

Project Funding

The total cost for this project is \$5,000,000. The BRC grant request is \$500,000 for this project and \$150,000 is the BRC loan request. The BRC loan will be a five year loan at a 2.5% interest rate. The total cash match for the project is \$4,350,000 and will come from the following sources: \$1,300,000 million from fire insurance, \$1,000,000 from local private fundraising efforts (in progress of which \$350,000 has been raised), \$100,000 from WAM Energy Efficiency Loan funds (Approved), \$250,000 from the Fremont County Capital Improvement Program grant funds (Recommended for funding/Pending), \$455,000 from

Sources	
BRC amount	\$ 650,000
BRC Grant	\$ 500,000
BRC Loan	\$ 150,000
Cash Match	\$ 4,350,000
Total eligible project cost	\$ 5,000,000
BRC % of total eligible project costs	13%
Local % of total eligible project costs	87%
Uses	
Non Construction Costs	\$ 375,000
Architectural and Engineering	\$ 375,000
Construction Costs	\$ 4,625,000
Site Work	\$ 349,530
Building Construction	\$ 3,992,493
Contingencies (6%)	\$ 282,977
Total Project Cost	\$ 5,000,000

Wyoming County Consensus funds (Pending), and \$1,245,000 from the Wyoming SLIB funds (Pending). In the event not all of the funding is able to be raised, the city of Lander has committed to use up to \$3,000,000 of their reserve funds to complete the project.

Regional Comments by Roger Bower

Fremont County lost one of its largest meeting facilities when the Lander Community Center was destroyed by fire in 2012. This loss hurts the whole county as many organizations alternate between Lander and Riverton for their annual meetings. Statewide organizations are also looking for new and different communities to host their annual meetings. One concern though is: is the community over building, because many Wyoming communities are subsidizing a significant level their large community facilities?

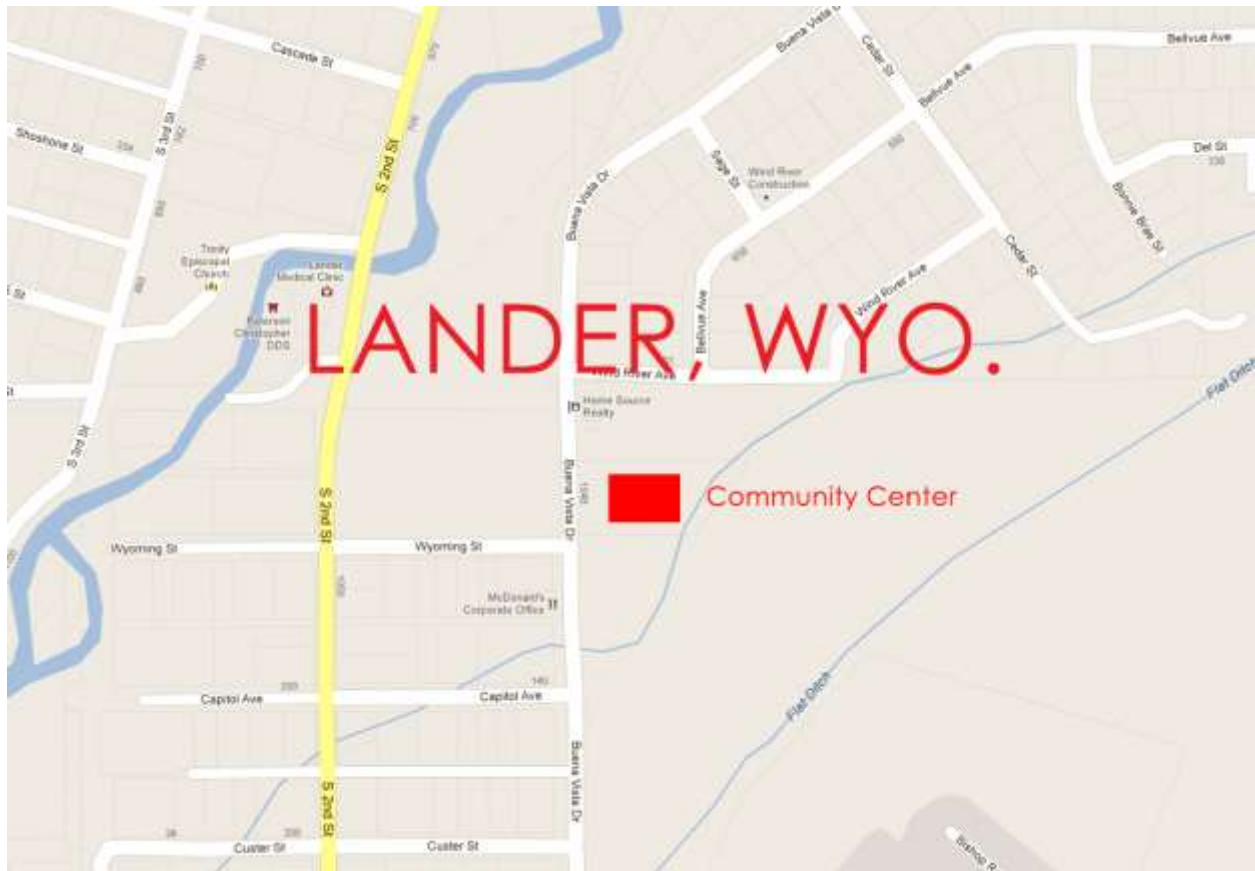
Attorney General Opinion

Pending

Staff Recommendation

This project includes both a \$500,000 grant request and a \$150,000 loan request at 2.5% interest over five years. Staff recommends funding as requested contingent upon the following:

- Verification of receipt of the \$250,000 Fremont County CIMPLE funds by June 30, 2013.
- Verification of receipt of the \$1,245,000 Wyoming SLIB funds by June 30, 2013.



Detailed Analysis of Project

Lander			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	No	
Community Workforce Development	Develops Community Momentum in Unique Assets and Market Niches	Yes	The new facility will enable the community to host conventions.
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The facility will help to diversify the Lander economy by enabling the community to host conventions.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The infill project is addressed in the 2012 Lander Master Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	Community facilities improve a community's ability to attract, retain, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	Yes	\$1 million will be raised from local sources to fund the project.
	BRC Loan	Yes	The project includes a \$150,000 loan at 2.5% interest over five years.
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	No	Fundraising is still proceeding



Big Horn County

\$500,000 BRC Community Enhancement Grant for the Big Horn County Multi-Purpose Building Project

Staff Recommendation: Fund as Requested

Project Description

Big Horn County requests a \$500,000 BRC Community Enhancement grant to construct a 24,000 square foot multi-purpose/arena building at the Big Horn County Fairgrounds in Basin, Wyoming. The building will be connected by a covered breezeway to an existing fair building. The facility will include ADA accessible restrooms and locker room facilities. Big Horn County will maintain the facility and the Big Horn County Fair Board will operate the facility.

Project Goals and Public Benefit

This project will create a year-round fairground facility that is able to host community, county, and regional events. This facility addresses needs identified in both Big Horn County's and Basin's planning documents. Currently, there is only one

undersized building on the fairgrounds that can be utilized for smaller year-round events. The new year-round facility will be able to host fair related activities, equine programs, commercial events, trade shows, auctions, 4-H/FFA events/workshops, rodeo events, and community social and educational activities. Another benefit of the project is the development of the county's largest multi-use facility.

The project will benefit Big Horn County and the town of Basin's economic development efforts by providing one more amenity that can be utilized for a variety of events. The usage is projected to increase every year of operation. The year three usage of the facility is projected to be 103 days of usage by a wide variety of events and activities.

Revenue Recapture

All revenue will go directly towards the cost of operating and maintaining the facility and associated fairgrounds.

Timeline

The project construction is expected to be completed by August 2014.



Project Funding

The total cost for this project is \$1,274,596. The total cash match for the project is \$569,596 and will come from the following sources: \$85,000 is from the Daniels Fund Grant Award, \$120,000 from the County-Wide Consensus Block Grant award, \$60,000 from private/corporate donations, \$229,596 from private/corporate donations (Pending), and \$75,000 from the Big Horn County. The total in-kind match for the project is \$205,000 and will come from the following sources: \$185,000 from the value of the property and \$20,000 from Pryor Mountain Engineering for donated construction supervision. Excluding non-construction costs, the construction cost is projected to be \$40 per square foot.

Sources	
BRC amount	\$ 500,000
Cash Match	\$ 569,596
In Kind Match	\$ 205,000
Total eligible project cost	\$ 1,274,596
BRC % of total eligible project costs	39%
Local % of total eligible project costs	61%
Uses	
Land In-kind Value	\$ 185,000
Non Construction Costs	\$ 120,000
Architectural Fees	\$ 120,000
Construction Costs	\$ 969,596
Site Work	\$ 106,440
Construction	\$ 756,826
Miscellaneous (Construction Supervision)	\$ 20,000
Contingencies (9%)	\$ 86,330
Total Uses	\$ 1,274,596

Regional Comments by Leah Bruscano

Big Horn County and the Big Horn County Fair Board have been working on this project for a long time and have pulled together multiple funding sources to make it a reality. The final funding piece includes significant private fundraising is still being completed.

Big Horn County and the Basin area are heavily influenced by agriculture and an agricultural way of life. The opportunity to use this facility for livestock events, in addition to a variety of other events, enhances the quality of life that attracts people to the area and holds them to that area once they are there. This facility will allow for year-round uses and will enhance the existing uses of the fairgrounds. This quality of life project will be attractive to people who live and make a living in the area but will also appeal to visitors who might see the area as ripe for business investment.

In addition to leveraging a variety of funding sources, this project leverages existing facilities at the fairgrounds. While many livestock events will still be held outside in the rodeo arena, the ability to move inside during inclement weather will allow people to plan events that otherwise would not have taken the risk of bad weather causing an event to be cancelled. This facility will also complement an existing building that houses a kitchen that will be connected by a breezeway. Now multiple events can occur or large events that need more room can be accommodated.

Having more events and opportunities for a variety of gatherings will be a positive step forward for attracting a restaurant and lodging facilities to the community. The facility will also attract more campers to the campground as showers and restroom facilities are included in the project scope of work. The supporting planning documentation shows that this facility fits well into existing plans for the future and is well supported by the community.

Staff Recommendation

The staff recommends funding as requested contingent upon the following:

- The raising of the pending matching funds (\$229,596) by August 31, 2013. Staff recognizes that the Big Horn County Fair Board is over half way towards meeting this goal.



Detailed Analysis of Project

Big Horn County			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	No	
	Develops Community Momentum in Unique Assets and Market Niches	Yes	The facility will provide community space that was not previously available in Big Horn County.
Community Workforce Development	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	Convention/meeting space will help diversify Basin's and Big Horn County's economy.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project is addressed in the 2009 Big Horn County Land Use Plan and the 2012 Town of Basin Master Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will improve the county's ability to retain, attract, and expand businesses by providing another amenity to the region.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	Yes	Local individuals and businesses have donated \$60,000 and fundraising efforts are continuing.
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



Rawlins

\$297,475 BRC Community Enhancement Grant for the Rawlins Way Finding System Project

Staff Recommendation: Fund as Requested

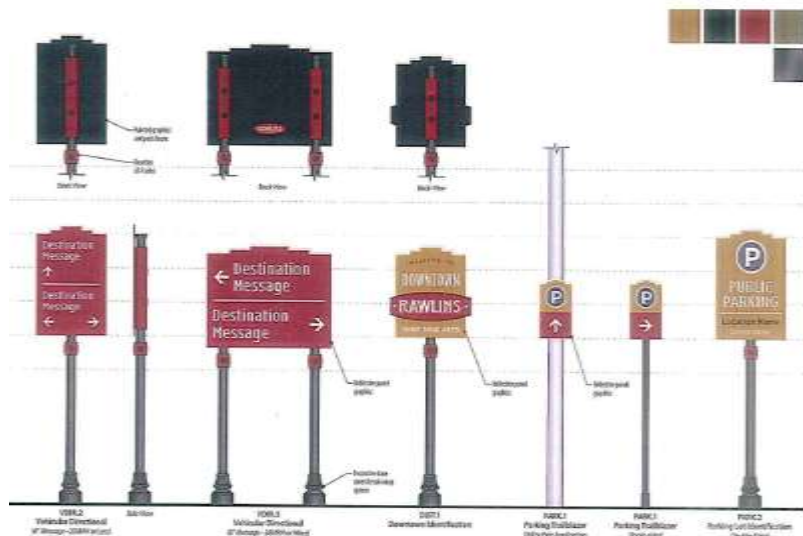
Project Description

The city of Rawlins requests a \$297,475 BRC Community Enhancement grant to complete the community's way finding system. The way finding system includes vehicular directional signs, trailblazer signs, parking lot identification signs, kiosks, pedestrian directional signs, and destination identification signage. The project will also include the Rawlins Interpretive Trail way finding system installation. The historic trail will run from Rawlins Spring to Rawlins Peak with interpretive signage installed along the route. The city of Rawlins will own and maintain the signage.

Project Goals and Public Benefit

This project includes implementing the comprehensive way finding plan created by the community to enhance the community and visitor's experiences while in the community. A way finding system directs visitors and residents to destinations with a community. In February 2013, the city of Rawlins has completed a comprehensive analysis for the design, cost, placement, and longevity of the proposed way finding system. This project includes implementing the plans through the fabrication and installation of the way finding system. The way finding project is a part of a much larger project to develop the city of Rawlins and improve the city's reputation, heritage, and spirit. The project extends the continued development of the community and the downtown in particular. The efforts will add to the community's marketability and overall economic development efforts.

The goals for the project include strengthening connections to and from attractions, venues, businesses, and facilities for visitors and residents. The project will encourage new private and public development within the community. Finally, the project will capture and attract familiar and new visitors to the community and ultimately increase the economic viability of the community.



Revenue Recapture

This project is not considered a revenue generating project.

Timeline

The project construction is expected to be completed by September 30, 2014.

Project Funding

The total cost for this project is \$549,950. The total cash match for the project is \$152,525 and will come from the following sources: \$25,000 from the Wyoming Office of Tourism and \$127,525 from the city of Rawlins. The total in-kind match for the project is \$144,950 and will come from the following sources: \$5,000 from the city of Rawlins, \$5,000 from the Downtown Development Agency (DDA)/Main Street, \$44,950 from the city of Rawlins/DDA, and \$90,000 from the Musser/Recreation Board Grant.

Sources	
BRC amount	\$ 297,475
Cash Match	\$ 152,525
In Kind Match	\$ 144,950
Total eligible project cost	\$ 594,950
BRC % of total eligible project costs	50%
Local % of total eligible project costs	50%
Uses	
Non Construction Costs	\$ 44,950
Engineering Fees	\$ 44,950
Construction Costs	\$ 550,000
Construction	\$ 411,300
Miscellaneous (interpretive signage)	\$ 100,000
Contingencies (7%)	\$ 38,700
Total Project Cost	\$ 594,950

Regional Comments by Pat Robbins

The city of Rawlins has spent the past several years working toward improving their community and preparing it for impending industrial growth. They have completed an economic development plan, a downtown development plan, and a tourism master plan that compliment and support each other, with the overriding goal of improving the community and its economic base. These plans have resulted in collaborations and partnerships working together which include the Rawlins Tourism Committee, DDA/Main Street, the city of Rawlins, the Carbon County Economic Development Corporation, the Chamber of Commerce, and the Carbon County Visitors Bureau.

Critical to the success of these collaborative efforts is the implementation of the Downtown Development plan. The plan, under the direction of the Rawlins DDA/Main Street, has several phases that have already been completed including creation of a brand, color scheme, and parking and landscaping redesign (underway). These components all work together to enhance the downtown through improved parking, visual enhancements, and promotion.

Another critical component to the success of the plan is a way finding program that will lead tourists, visitors, and residents to the attractions and amenities in the community. This grant will provide for funding for the construction and placement of directional, or way finding signs, to enhance visitor experience and direct traffic into the business district and to attractions.

The city of Rawlins anticipates that this signage will lead to a more positive visitors experience and increased tourism revenues.

Wyoming Office of Tourism Comments by Kristin Phipps

In 2010, the City of Rawlins was selected as the first community to participate in the Wyoming Office of Tourism's Certified Tourism Community program. They have successfully organized a local tourism committee to address marketing strategies, event coordination, and product development initiatives related to tourism development in their local community.

The Rawlins Way Finding project is a significant step in creating a visitor friendly destination, and complements the Wyoming Office of Tourism's mission of creating a visitor friendly Wyoming. The addition of this comprehensive way finding system in Rawlins has the potential to directly increase tourism revenue in the community by extending visitors length of stay by directing them to businesses and attractions in the area.

Wyoming Main Street Comments by Britta Fuller

The utilization and implementation of Rawlins Downtown Master Plan is exactly how master plans should be used; not as a plan to collect dust on a shelf, but as a tool for moving forward. Wyoming Main Street Technical Assistance funds assisted in the preparation of the master plan and the same funding source has been used to start implementation of the plan, including funding a portion of the in-depth planning of this way finding program.

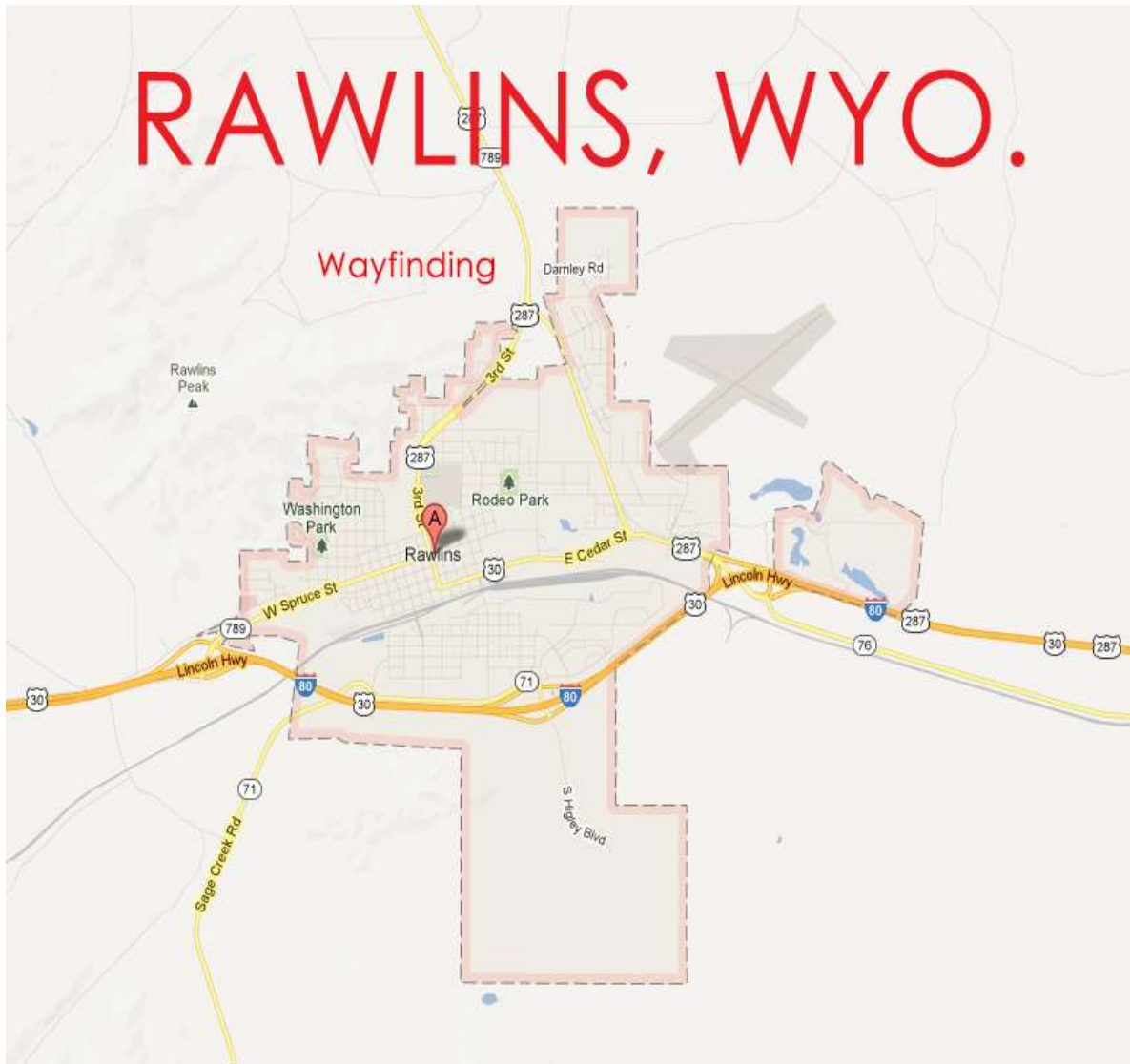
Rawlins downtown has moved light years beyond where it was not that long ago, and having this master plan in place has focused all those efforts. This way finding program is one more step in Rawlins becoming a vibrant and active Wyoming downtown.

When visitors come to a new town, the majority rely on signage to tell them where to go. For example, where's the historic downtown, a park, the post office? Helping visitors find these places is important in getting them to stay a little longer, and spend some money in the community.

Staff Recommendation

The WBC staff recommends funding as requested.

RAWLINS, WYO.



Detailed Analysis of Project

Rawlins			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	No	
	Develops Community Momentum in Unique Assets and Market Niches	No	
Community Workforce Development	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The way finding system will help diversify the Rawlins economy by increasing visitors.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project relates directly to the 2011 Downtown Development Plan, the 2012 Rawlins Economic Development Master Plan, the 2012 Great Divide Economic Development Plan, and the 2011 Tourism Assessment Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project improves the community's ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
	Additional Evaluation Criteria	Leverage Additional Private Investment	No
BRC Loan		No	
Main Street or Certified Tourism Community Project		Yes	Rawlins is a Main Street community and a Certified Tourism Community.
Project Readiness		Yes	



Cody

\$46,180 BRC Community Enhancement Grant for the Riley Center Spectator Seating Project

**Staff Recommendation:
Fund as Requested**

Project Description

The city of Cody requests a \$46,180 Community Enhancement grant to replace and install new bleachers at the Victor J. Riley Arena located at 1400 Heart Mountain Street, Cody. The new bleachers will be 60 feet in length with eight tier telescoping bleachers along the east interior wall, 84 feet of eight tier telescoping bleachers along the north interior wall, and associated railings and platforms. The city of Cody will be responsible for operation and maintenance of the bleachers.

Project Goals and Public Benefit

The facility was constructed in 2002 as an ice arena and multi-purpose facility. The current bleachers in the arena were used when they were originally installed and do not meet ADA or safety requirements. The new bleachers will

enhance the users of the facility overall experience.

The facility projects increased usage will result from the improvements that will be made as a result of this project. The project will enable the community to attract more events and increase visitors to the facility and the community. Having a facility, such as the Riley Arena, enhances the community's economic development efforts by providing quality of life recreational activity space that business and the associated workforce looks for when selecting a community. The project will also help the community meet goals directly related to the Riley Arena in the 2020 Community Priorities planning document completed in 2009. A primary goal for the project include the design and installation of bleachers that meet both ADA and safety standards.



Revenue Recapture

This project is not considered a revenue generating project.

Timeline

The project construction is expected to be completed by March 30, 2014.

Project Funding

The total cost for this project is \$92,360. The total cash match for the project is \$39,980 and will come from the Riley Center Board. The \$6,200 in-kind match will come from Riley Center staff time committed to the project.

Sources	
BRC amount	\$ 46,180
Cash Match	\$ 39,980
In Kind Match	\$ 6,200
Total eligible project cost	\$ 92,360
BRC % of total eligible project costs	50%
Local % of total eligible project costs	50%
Uses	
Construction Costs	\$ 92,360
Construction	\$ 6,200
Materials (Bleachers)	\$ 86,160
Total Project Cost	\$ 92,360

Regional Comments by Leah Bruscano

While the dollar amount of this project is small, the project is good and the impact will be large. The Riley Arena is a recreation facility centered on ice sports for the city of Cody, Park County and the surrounding area. The facility is the home of the Park County Youth Hockey Association, the Absaroka Figure Skating Club, and the Yellowstone Quake. In the off-season, the facility serves as an events center for conventions, meetings, sports, etc.

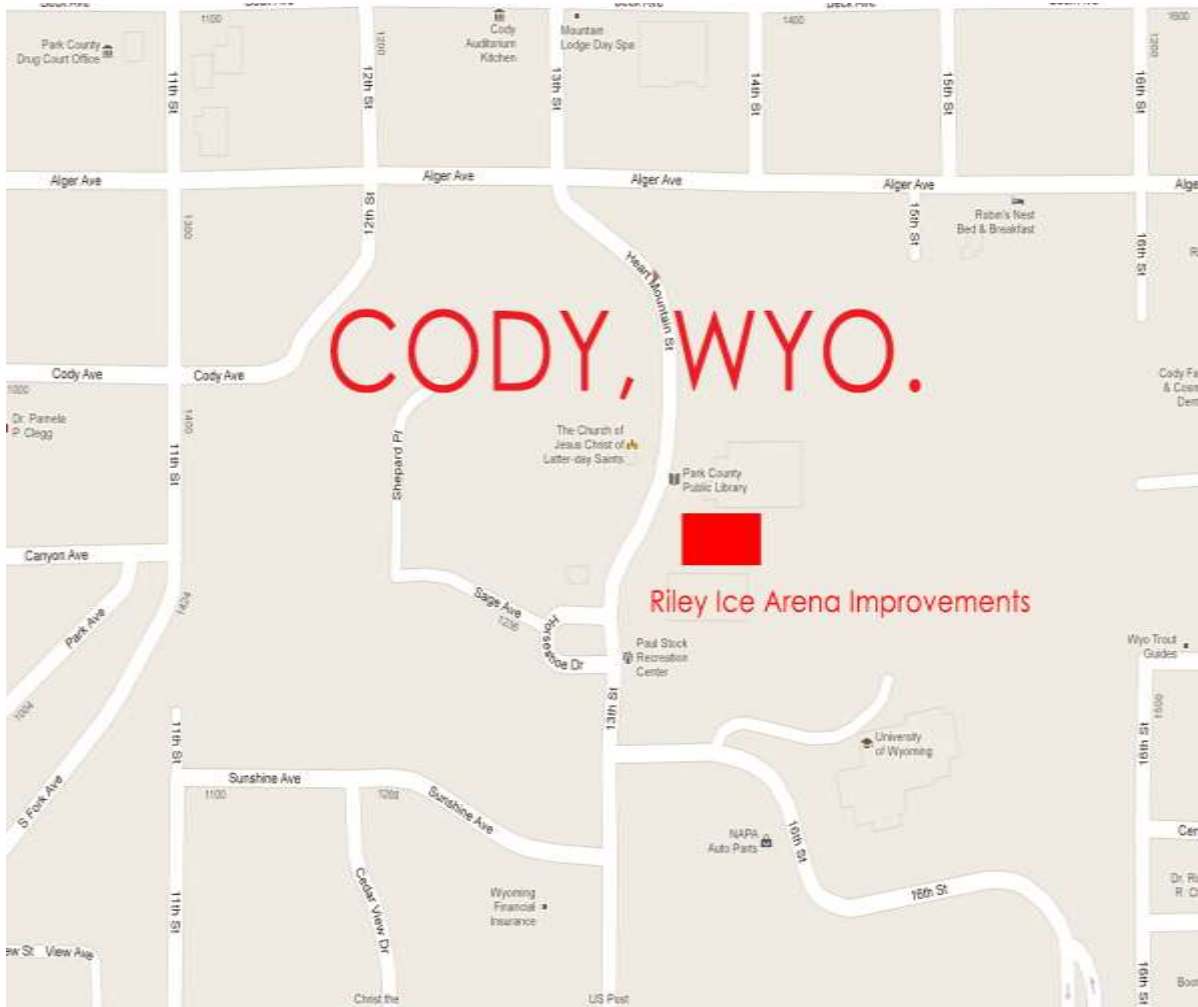
This grant application focuses on replacing the bleacher seating that is used for the ice sports as well as other spectator events held at the facility. The current bleacher seating is in poor condition, is not ADA compliant, and creates a fire hazard.

A major economic and community development focus of the Cody community has been to expand the tourist/visitor season from summer and fall visitation to increased winter visitation. The events held all winter long at the Riley Arena do just that. Updated bleacher seating will lead to a more positive visitor experience for all.

Recreational amenities are what young families are looking for when deciding on where to live and raise their children. The Riley Arena provides a year-round venue for family activities, and is close to other family oriented amenities such as the Cody Recreation Center and the Park County Public Library. In addition to being a quality of life factor for area residents, the Riley Arena is also the first impression on visitors who might move to Cody or move a business to Cody.

Staff Recommendation

The WBC staff recommends funding as requested.



Detailed Analysis of Project

Cody			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	No	
	Develops Community Momentum in Unique Assets and Market Niches	No	
Community Workforce Development	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The facility diversifies the community's recreational and event space.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project meets goals established in the Cody 2020 planning document and the Cody Country Chamber of Commerce 2011-2016 Strategic Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The facility improvements will improve the ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
	Leverage Additional Private Investment	No	
Additional Evaluation Criteria	BRC Loan	No	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



Wheatland

\$120,326 BRC Community Enhancement Grant for the Wild West Splash Park Project

**Staff Recommendation:
Fund as Requested**

Project Description

The town of Wheatland requests a \$120,326 BRC Community Enhancement grant to build the Wild West Splash Park adjacent to the Wheatland Municipal Swimming Pool located at 93 Recreation Drive. The splash park will include a brushed concrete surface and will include spray fixtures in the shape of animals native to Wyoming, such as, fish, buffalo, horses, turtles, and bears. The town of Wheatland in partnership with the Platte County Parks and Recreation District will operate and maintain the facility.

Project Goals and Public Benefit

This project enhances the promotion of outdoor activities that promote exercise, fresh air, and family time. The splash park will provide a pool related activity for both swimmers and non-

swimmers. The town will also benefit by being able to provide one more amenity to the community that will in turn assist in the retention and attraction of young couples and families improving the ability to retain and attract businesses to the community. The project will also meet goals established by the community and Platte County Economic Development to enhance the livability of the area.

The goals for the project include providing a safe, family centered facility to the residents and visitor to Wheatland and the surrounding region. The new splash park is expected to increase interest in water based recreation and usage numbers will be tracked. The town of Wheatland also plans on using the splash park and surrounding recreational opportunities to attract baseball softball, basketball, and volleyball tournaments to the recreation complex.



Revenue Recapture

This project is not considered a revenue generating project.

Timeline

The project construction is expected to be completed by June 30, 2014.

Project Funding

The total cost for this project is \$240,654. The total cash match for the project is \$114,148 and will come from the town of Wheatland. The in-kind match for the project is \$6,180 and will come from the town of Wheatland for site prep and related labor to be performed by town employees.

Regional Comments by Tom Johnson

The town of Wheatland Wild West Splash Park project is not a typical strategy for economic development, as with many small towns in Wyoming, Wheatland is pursuing a multitude of economic and community development strategies as it tries to attract both companies and workers to the area. As the community and region continues to find itself in the geographic middle of the continued oil, gas, and wind-related energy expansions, pursuing quality of life strategies like this enhancement project makes a lot of sense.

Staff Recommendation

The WBC staff recommends funding as requested.

Sources	
BRC amount	\$ 120,326
Cash Match	\$ 114,148
In Kind Match	\$ 6,180
Total eligible project cost	\$ 240,654
BRC % of total eligible project costs	50%
Local % of total eligible project costs	50%
Uses	
Non Construction Costs	\$ 2,890
Survey	\$ 2,810
Inspection Fees	\$ 80
Construction Costs	\$ 237,764
Site Work	\$ 5,000
Demolition	\$ 600
Construction	\$ 17,429
Splash Park Fixtures	\$ 193,030
Contingencies (10%)	\$ 21,705
Total Project Cost	\$ 240,654



Detailed Analysis of Project

Wheatland			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	No	
Community Workforce Development	Develops Community Momentum in Unique Assets and Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The development of amenities in a community helps diversify the community's recreational offerings.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project is related to both town planning and the Platte County Parks and Recreation District's planning.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will improve the community's ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	N/A	
	Project Readiness	Yes	



Casper

\$185,580 BRC Community Enhancement Grant for the Downtown Public Restroom Project

Staff Recommendation: Fund as Requested

Project Description

The city of Casper requests a \$185,580 BRC Community Enhancement grant to construct a 673 square foot public restroom facility on the west side of the downtown parking structure located at 237 South Center Street. The project includes the painting of the interior of the parking facility, new exterior and interior signage, and improved landscaping on the exterior of the facility. The city of Casper will be responsible for the operation and maintenance of the facility.

Project Goals and Public Benefit

The facility would be the only public restroom in the downtown area of the community. Providing restroom facilities for use by those patronizing downtown businesses or attending events being hosted in the area is both attracting people to the

downtown, but also in bringing them back for return trips. The painting and the installation of new signage inside and outside of the existing parking facility will benefit those utilizing the facility from a safety perspective and general convenience and way finding. The project will also help to keep those patronizing businesses in the downtown area longer by providing public restroom space.

The goals for the project include providing accessible ADA compliant public restrooms to the downtown. The project will improve the aesthetics of the existing parking structure and create a safer, navigable, family friendly structure. The project will also extend shoppers stays that will increase competitiveness of the downtown businesses.

Revenue Recapture

This project is not considered a revenue generating project.

Timeline

The project construction is expected to be completed by June 30, 2014.



Project Funding

The total cost for this project is \$439,144. The total cash match for the project is \$217,072 and will come from the city of Casper. The in-kind match for the project is \$36,492 and will come from the following sources: \$15,360 from the city of Casper and \$21,132 will come from the city of Casper Downtown Development Authority (DDA) volunteer’s labor.

Regional Comments by Kim Rightmer

Businesses in the Casper downtown core have struggled since the construction of the Eastridge Mall in 1982. For years, the downtown area received very little support from community leaders. Recent changes in city management and the DDA

have resulted in a refocus of efforts, development strategies, and a positive vision for the future. Annual events like the Downtown Farmer’s Market, Halloween Trick or Treat, Nic Fest, and First Night are growing rapidly and attract large numbers of people. Buildings are being refurbished, new businesses are moving in, and more people are spending leisure time in the downtown area. As such, more demand is made for parking, signage, and restroom facilities.

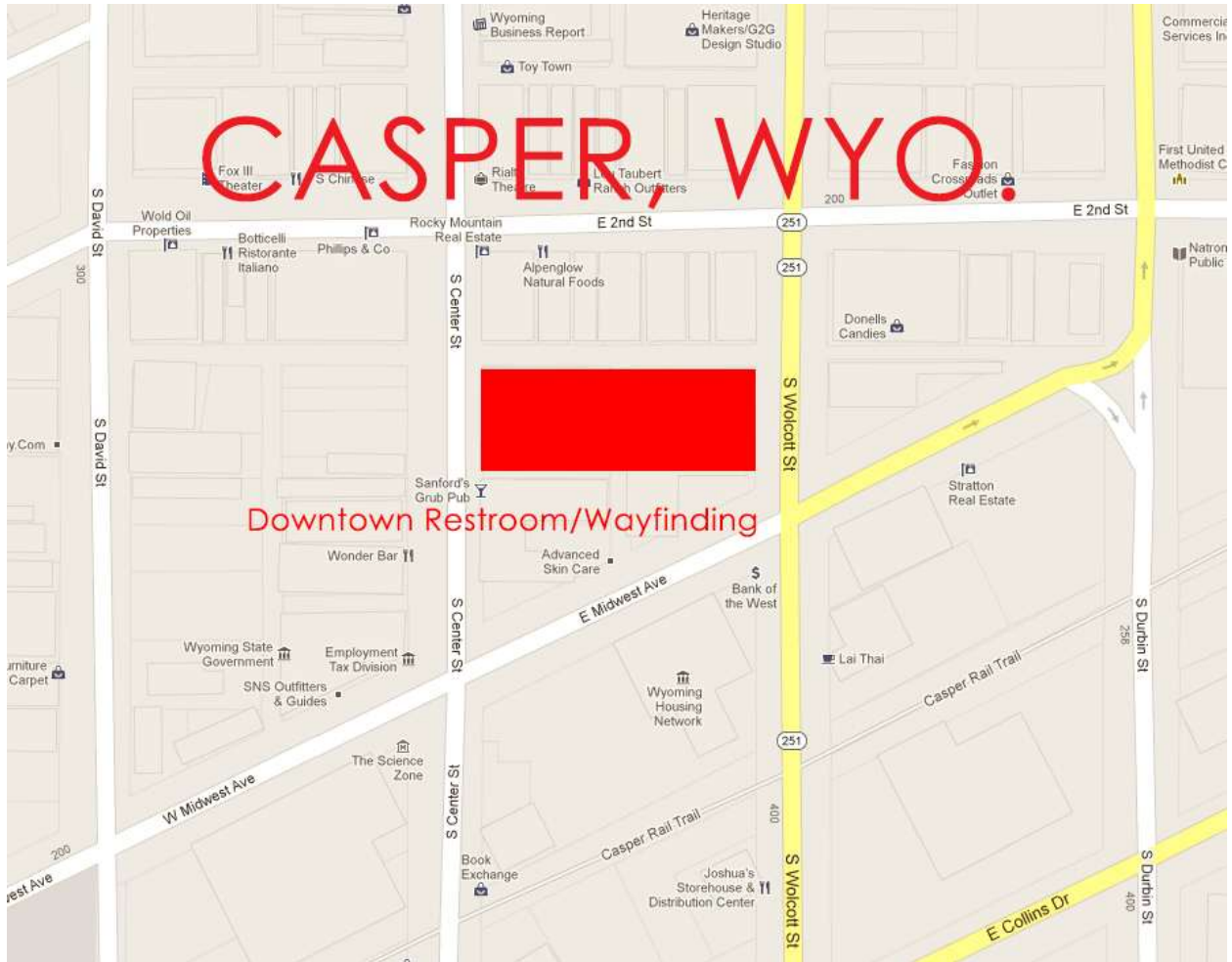
The funds from this grant will be used to construct a much needed public restroom and small upgrades to the existing parking structure (which will house the new restroom). The city of Casper and the DDA have been very thoughtful in their design and location selection for the proposed improvements. This facility will be easily accessible, prominently located, and will allow for better tourism consideration by such companies as bus tours who generally make regular stops at or near public restrooms in close proximity to shopping and restaurants.

The parking structure that will house the restroom facility already charges hourly rates for parking. It is expected that more people will choose to park in the facility knowing there is a public restroom on the main level, resulting in an increased income stream for the city.

Staff Recommendation

The WBC staff recommends funding as requested.

Sources	
BRC amount	\$ 185,580
Cash Match	\$ 217,072
In Kind Match	\$ 36,492
Total eligible project cost	\$ 439,144
BRC % of total eligible project costs	42%
Local % of total eligible project costs	58%
Uses	
Non Construction Costs	\$ 43,000
Architectural/Engineering Fees	\$ 22,000
Survey	\$ 15,000
Inspection Fees	\$ 6,000
Construction Costs	\$ 396,144
Site Work	\$ 33,500
Demolition	\$ 16,000
Construction	\$ 125,000
Miscellaneous (Signage, Landscaping, Paint)	\$ 164,365
Contingencies (15%)	\$ 57,279
Total Project Cost	\$ 439,144



Detailed Analysis of Project

Casper			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	No	
	Develops Community Momentum in Unique Assets and Market Niches	No	
Community Workforce Development	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The project will increase traffic in the downtown which will result in diversification of economy.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project relates to the 2013 city of Casper Downtown Strategic Plan, 2012 DDA Downtown Strategic Plan, and the 2002 Casper Urban Renewal Plan
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will improve the ability to retain, attract, and expand area businesses by diversifying the community.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
	Leverage Additional Private Investment	No	
Additional Evaluation Criteria	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	

Business Ready Community
Grant & Loan Program



Green River

**\$162,500 BRC Community
Enhancement Grant for the
Clock Tower Plaza Re-design
and Construction Project**

**Staff Recommendation:
Fund as Requested**

Project Description

The city of Green River requests a \$162,500 BRC Community Enhancement grant to redesign and construct the Clock Tower Plaza located in front of city hall in the 100 block of Flaming Gorge Way. The improvements will include the redesign of the main entrance, the addition of water features, and a performance area. The city of Green River will maintain and operate the plaza area.

Project Goals and Public Benefit

This project will allow for an aesthetically appealing area that is available for the public to enjoy in the downtown area of Green River. Engaging features will be constructed to attract visitors to the area. The project will also provide a space in the downtown where events can be held

that will result in a direct benefit to the downtown businesses. The Clock Tower Plaza will be utilized by organizations such as the Green River Arts Council, the Actors Guild, Green River Schools, the Sweetwater County Library, and the Green River Main Street for various events, festivals, and activities.

This project includes a landmark element and the creation of a point of pride for the downtown district. The goal is to increase the plaza's users which will increase the potential traffic for downtown businesses. The usage of the park will increase from almost no events being hosted in the plaza currently, to at least one event being held in the plaza per month when the project is complete.

Revenue Recapture

This project is not considered a revenue generating project.

Timeline

The project construction is expected to be completed by December 31, 2014.



Project Funding

The total cost for this project is \$325,073. The total cash match for the project is \$162,573 and will come from the following sources: \$132,573 from the Green River Urban Renewal Authority (URA) and \$30,000 from the Wyoming Main Street Technical Assistance Funds.

Sources	
BRC amount	\$ 162,500
Cash Match	\$ 162,573
Total eligible project cost	\$ 325,073
BRC % of total eligible project costs	50%
Local % of total eligible project costs	50%
Uses	
Non Construction Costs	\$ 26,866
Architectural Fees	\$ 26,866
Construction Costs	\$ 298,207
Demolition	\$ 39,300
Construction	\$ 229,355
Contingencies (10%)	\$ 29,552
Total Project Cost	\$ 325,073

Regional Comments by Pat Robbins

The city of Green River, in partnership with Green River Main Street/URA, is applying for a BRC Community Enhancement grant to renovate a park in the heart of Green

River’s downtown. The project would take a currently under-utilized space and renovate it to create a visually attractive spot that could be used for events and public gatherings.

The city of Green River is landlocked and lacks industrial space for growth. Given those restrictions, the town has chosen to focus on promoting its unique features such as the river, the rock formations, proximity to Flaming Gorge, and others. They have committed to making the community more attractive to visitors and residents in an effort to increase tourism and strengthen the businesses that are located in Green River. Key to those efforts is an attractive downtown with pedestrian traffic. The Clock Tower Plaza redesign is a critical component in that effort and could help funnel people to the Green River Depot (when renovated), across the pedestrian bridge over the rail yards, and over to the river. It is anticipated that this enhancement would lead to longer visitor stays that would lead to increased business and revenues.

This project is consistent with the city of Green River’s and Main Street’s goals and is strongly supported by their master plan and community marketing plan.

Wyoming Main Street Comments by Britta Fuller

The Green River/URA Main Street has made large strides after being put on probation by Wyoming Main Street in 2010. Renovation of the Clock Tower Plaza was in the Design Committee’s 2011 work plan as well as in the Green River Main Street 3-year plan (2011-2014). While the program is working hard on rebuilding as an organization, having a physical project that draws attention to not just Green River URA/Main Street, but to Green River’s downtown, will be a great asset.

The current park has a poor design and is thus uninviting, easily missed and severely underutilized. The proposed renovation will provide for an inviting and interactive space where locals and visitors alike can stop and spend time. It will provide a safe and centrally located

Detailed Analysis of Project

Green River			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	No	
	Develops Community Momentum in Unique Assets and Market Niches	No	
Community Workforce Development	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The project has the potential to draw more people to the downtown which in turn will diversify the economy.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project is related to the 2011-2016 Green River Strategic Plan and the 2010 city of Green River Marketing, Branding, and Design Action Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will improve the ability to retain, attract, and expand businesses by increasing visitors to the downtown.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
	Leverage Additional Private Investment	No	
Additional Evaluation Criteria	BRC Loan	No	
	Main Street or Certified Tourism Community Project	Yes	
	Project Readiness	Yes	



Old Penitentiary Joint Powers Board

\$102,813 BRC Community Enhancement Grant for the Stabilization and Enhancement of the Wyoming Frontier Prison Project

Staff Recommendation: Fund as Requested

Project Description

The Old Penitentiary Joint Powers Board requests a \$102,813 BRC Community Enhancement grant for enhancements to the Wyoming Frontier Prison. The project funds will be used to repair, tuck point, and re-plaster the south exterior wall of cell block A, tuck point the north exterior wall of cell block A, and tuck point and reinforce the historic laundry building located at 500 West Walnut Street in Rawlins. The Old Penitentiary Joint Powers Board will operate and maintain the facility.

Project Goals and Public Benefit

This project will help maintain a facility that is one of the leading Historic Sites in Carbon County and the state of Wyoming. The repairs are needed due to natural freezing and thawing that occurs in this climate zone that has caused the wear and tear on the prison that was originally completed in 1901. The prison was used by the state for eighty

years and sat abandoned until 1988 when the Old Pen Joint Powers Board was formed and assumed ownership. The facility is listed on the National Registry of Historic Places and is a major tourist attraction for Carbon County and the state of Wyoming.

The facility has hosted 42,862 visitors just in the last three years at the facility. The facility was recently showcased on the nationally televised program *Ghost Adventures*. Maintaining the facility will mean that the facility will continue to draw visitors that then will contribute to the local and regional economy while in the area.

Revenue Recapture

This project is not considered a revenue generating project.

Timeline

The project construction is expected to be completed by December 31, 2013.



Project Funding

The total cost for this project is \$205,626. The total cash match for the project is \$74,187 and will come from the following sources: \$71,187 from the Old Pen Joint Powers Board and \$3,000 from the Friend of the Old Pen organization. The total in-kind match for the project is \$28,626 and will come from the following sources: \$23,626 from Stamps Masonry and \$5,000 from the Historic Architectural Assistance Fund.

Sources	
BRC amount	\$ 102,813
Cash Match	\$ 74,187
In Kind Match	\$ 28,626
Total eligible project cost	\$ 205,626
BRC % of total eligible project costs	50%
Local % of total eligible project costs	50%
Uses	
Non Construction Costs	\$ 14,000
Engineering Fees	\$ 14,000
Construction Costs	\$ 191,626
Construction	\$ 178,928
Contingencies (7%)	\$ 12,698
Total Project Cost	\$ 205,626

Regional Comments by Pat Robbins

Rawlins is home to the Wyoming Frontier Prison, or Old Pen, which is a cultural and historical gem. The building, which was started in 1888, has recently shown signs of wear, which is to be expected in a building of that age. The Old Pen Joint Powers Board was aware of the deterioration and had taken steps to remediate the damage. However, recently it was discovered that the exterior wall of the original building has begun to bow, which if not addressed, could compromise the entire building.

The Old Pen Joint Powers Board, with support from the city of Rawlins and the Carbon County Commissioners, reacted quickly to identify possible funding solutions to address the issue. This Enhancement grant will cover the cost to stabilize the structure, and is matched by both cash and in-kind dollars.

Preservation of this great historic site is critical to tourism in Carbon County and the state of Wyoming. As the first certified tourism community in Wyoming, Rawlins realizes that continued preservation, operation, and promotion of the Old Pen is vital to that success. This project is supported by a variety of partners including the city and county tourism entities, the Rawlins Chamber of Commerce, the Carbon County Visitors Center, and many others in the community. The facility is also an identified economic driver in the local economic and community development plans.

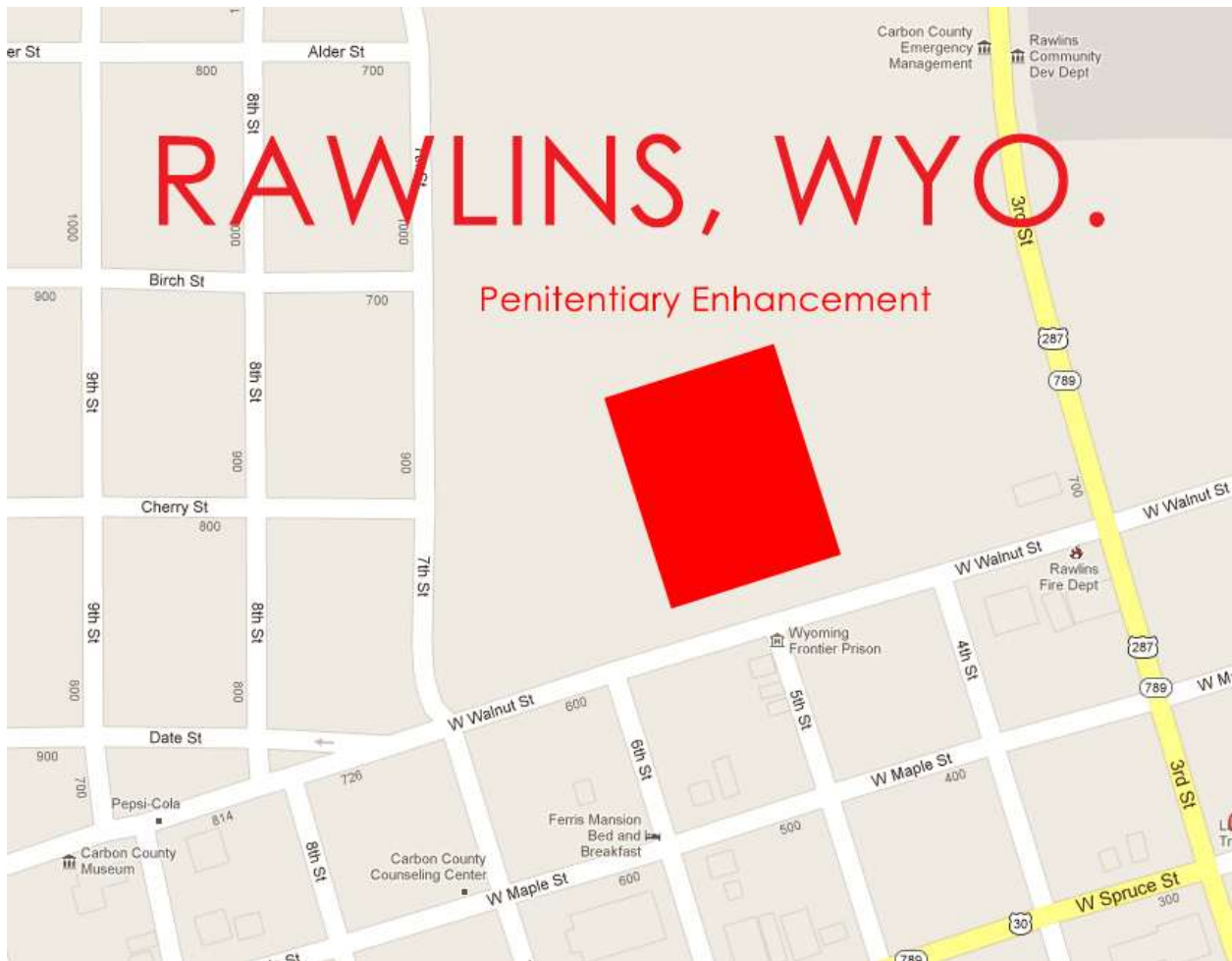
Wyoming Office of Tourism Comments by Kristin Phipps

The Wyoming Frontier Prison is an extremely valuable asset to the City of Rawlins and Carbon County. From 2010 to date, the site has welcomed over 42,000 visitors, and has continued to be a vital facility for community events and residents alike. With the Frontier Prison being located in the middle of the community, it is critical that the facility continue to be maintained to share this story of Wyoming’s unique history with residents and visitors.

The Frontier Prison understands the importance of promoting and preserving Wyoming's assets for the benefit of people traveling to the state, and the residents that live in their community. Through their involvement in the Certified Tourism Program, they have demonstrated their commitment to pursuing tourism development as an economic benefit for the community as a whole. This project is vital to their continued success.

Staff Recommendation

Staff recommends funding as requested.



Detailed Analysis of Project

Old Pen Joint Powers Board			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	No	
	Develops Community Momentum in Unique Assets and Market Niches	No	
Community Workforce Development	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The project has the potential to draw more people to the downtown which in turn will diversify the economy.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project relates to the 2012 city of Rawlins Tourism Assessment.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The ability to increase tourism traffic will improve the ability to retain, attract, and expand businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
	Leverage Additional Private Investment	No	
Additional Evaluation Criteria	BRC Loan	No	
	Main Street or Certified Tourism Community Project	Yes	This is a Certified Tourism Community Project.
	Project Readiness	Yes	

Business Ready Community
Grant & Loan Program



Wyoming
BUSINESS COUNCIL

Baggs

**\$749,003 BRC Child Care Grant
for the Little Rascals Childcare
Expansion Project**

**Staff Recommendation:
Fund as Requested**

Project Description

The town of Baggs requests a \$749,003 BRC Child Care grant for the expansion of Little Rascals Childcare. The grant will help to fund the construction of a 4,968 square foot child care facility at 350 Whippoorwill Drive. The building will be constructed on existing property next to the current facility. Carbon County currently owns the existing facility. The town of Baggs will own and maintain the new facility.

The Business

The Little Rascals Preschool and Daycare opened in 2003 in Baggs. The Little Rascals Preschool and Daycare is the only licensed facility in the Little Snake River area and operates as a non-profit organization. In 2007, general childcare services were added at the request of parents.

Since 2007, the facility has seen a steady increase in demand for both the preschool and childcare services. The facility provides services from 7:30 a.m. to 5:30 a.m. Monday through Friday with a total enrollment of 52 children and now has a waiting list of parents wanting to get their children into the facility. They provide quality childcare and utilize the Creative Curriculum, a widely accepted curriculum for early childhood education.

In 2012, Baggs received a CDBG planning grant to determine the feasibility of the project. The business’s current 1,904 square foot facility does not meet current demand. Currently the facility can only serve 32 children at one time with a total enrollment of 52, according to the feasibility study, by 2022 there would be an unmet demand of 34 to 42 children in the area. The new facility will not only meet their current demands for space, but will be designed to meet future projected growth in demand.

Project Goals and Public Benefit

This project is a result of planning and preparation by the community and the Little Rascals Preschool and Daycare staff. In 2012, the daycare was awarded a \$13,950 CDBG planning grant to determine the feasibility of expanding the existing operation. One of the outcomes of that planning process is the current application. The current facility does not meet the needs of the users of the childcare services. The present facility can serve up to 32 children at one time and the new facility will be able to serve 63-74 children.



The new facility will meet the needs of the children and families that utilize the services offered by the Little Rascals Preschool and Daycare and will enable the organization to increase enrollment. The project will help the business meet the growth that is projected to occur as projected in the feasibility study. Further, providing quality childcare and preschool options for parents will improve a community's ability to attract and retain a workforce.

The expansion project for the Little Rascals Preschool and Daycare will create three new full-time and three new part-time position. The ability to offer preschool and daycare services will also enable families to stay and enter into the workforce in the area.

Revenue Recapture

This is not a revenue generating project. The town has chosen to lease the facility to the organization at a reduced rate to allow the organization to continue to provide quality services to the residents of the community.

Timeline

The property will be purchased by June 30, 2014.

Project Funding

The total project cost is \$882,288. The total cash match for the project is \$69,885 and will come from the following sources: \$64,385 from a successful fundraising effort and \$5,500 from pledges of support from area residents. The total in-kind match for the project is \$63,400 and will come from the following sources: \$53,400 for in-kind material donations and \$10,000 for painting and landscaping donations. In addition, the organization and community has raised an additional \$42,500 to cover expenses that are not eligible for BRC funding, including: \$22,500 for appliances, tables, chairs, easels, cots, smart boards, and related equipment and the remaining \$20,000 will be held in reserve for future equipment purchases. Excluding non-construction costs, the construction cost is projected to be \$175 per square foot.

Sources	
BRC amount	\$ 749,003
Cash Match	\$ 69,885
In Kind Match	\$ 63,400
Total eligible project cost	\$ 882,288
BRC % of total eligible project costs	85%
Local % of total eligible project costs	15%
Uses	
Non Construction Costs	\$ 15,000
Architectural Fees	\$ 15,000
Construction Costs	\$ 867,288
Site Work	\$ 33,400
Construction	\$ 686,840
Contingencies (20%)	\$ 147,048
Total Project Cost	\$ 882,288

Regional Comment by Pat Robbins

The town of Baggs, the Carbon County Commissioners and Little Rascal Preschool and Daycare are working cooperatively to solve the unmet need for daycare/preschool in the town of Baggs.

The current facility, which is owned by the county, does not have the capacity to take additional students, forcing the center to turn children away. Carbon County will transfer ownership of the adjacent property to the town of Baggs for a new, larger facility which will have the capacity to meet current and future early childhood care and educational needs.

This project is a result of a detailed feasibility that evaluated the current daycare/preschool situation in the region. The study revealed that this is the only licensed daycare in the area and that a substantial increase in the need for daycare services is projected to occur.

This project has tremendous community support. The town of Baggs, local businesses, and residents have worked together to provide matching funds and services for the project. The amount of cash match that has been raised by local volunteers shows the support that exists for this project.

Attorney General Opinion

Pending

Staff Recommendation

Staff recommends funding the project as requested with the following contingency:

- Provide an executed lease for the facility between the town of Baggs and the Little Rascals Preschool and Daycare.



Detailed Analysis of Project

Baggs							
Evaluation Criteria			Criteria Met	Notes			
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation (3yrs)		Yes	New	1 Full-time 3 Half-time		
				Retained			
	Future Creation		Yes	Staff will be added as the numbers increase			
	Wages	Carbon County (all industry), 2010			Y1	Y2	Y3
		Low			\$8.00	\$8.00	\$8.00
		High			\$15.00	\$15.00	\$15.00
Mean		\$18.69	Mean/Avg.	\$8.50	\$9.00	\$9.76	
Median	\$16.87	Median	\$9.00	\$8.50	\$9.67		
Community Workforce Development	Develops Community Momentum in Unique Market		No				
	Helps Meet Demand for Social Services		Yes	The project helps to meet local social service demand.			
	Helps Diversification Efforts		Yes	Quality childcare is essential and will help diversify the area's economy.			
	Fulfill Community and Economic Development Goals		Yes	The project fulfills the 2012 Carbon County Economic Development Corporation's Movng Forward Together Plan.			
	Improved Ability to Retain, Attract, Expand Businesses		Yes	The project improves the ability to retain, attract, and expand businesses by being the sole provider in the region of childcare services.			
	Improved Workforce or Entrepreneurial Training		No				
	Economic Development Recapture Plan		N/A				
	Satisfactory Performance on Past Projects		Yes				
Business Development Investment	Business Expansion		Yes	Business Type Child care			
	Primary Business		No				
	Private Investment		Yes	The community raised \$133,285 for this project.			
	Increase in Business Revenue		Yes	The expansion that will occur as a result of the project will increase revenue for the facility.			
	Viability and Thoroughness of a Business Plan		Yes	Business and Industry Division has reviewed the business plan.			
	Increase in Market Share		Yes	The child care facility is the only one in the region.			
Additional Evaluation Criteria	Leverage Additional Private Investment		No				
	BRC Loan		No				
	Main Street or Certified Tourism Community Project		N/A				
	Project Readiness		Yes				

Business Ready Community
Grant & Loan Program



Jackson

**\$1,500,000 Business Committed
Grant for the Snow King
Mountain Resort Project**

**Staff Recommendation:
\$500,000 Community
Enhancement Grant and a
\$1,000,000 Community
Enhancement Loan**

Project Description

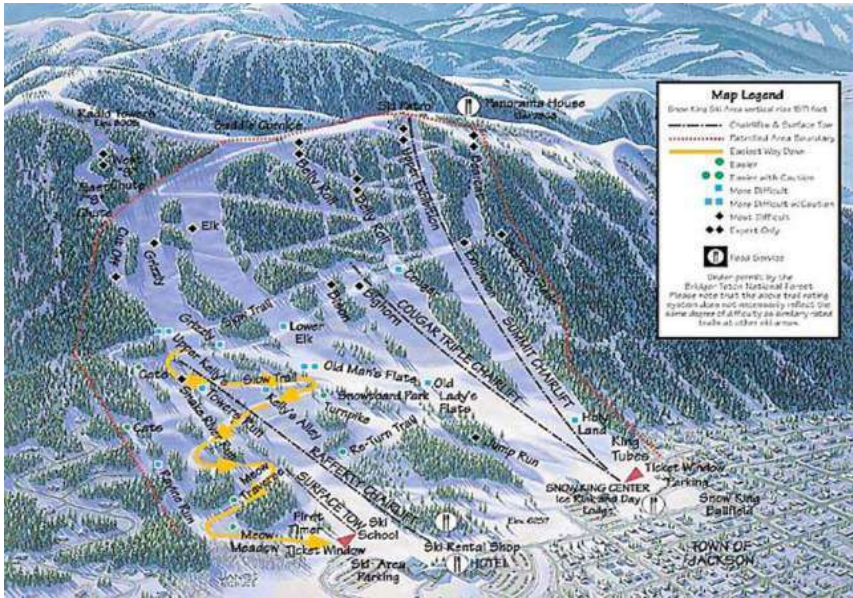
The town of Jackson requests a \$1,500,000 Business Committed Grant for the installation of in-ground snowmaking infrastructure to increase snowmaking capacity on the mountain, road improvements to the top of Rafferty Lift, and installation of associated water, fiber conduit, and electricity infrastructure to the Rafferty Lift site for the snow making portion of the project for the expansion of the Snow King Mountain Resort (SKMR). The site is located at 330 E. Snow King Avenue in Jackson. More specifically, the infrastructure includes the installation of 11,500 linear feet of eight inch water line, 900 linear feet of six inch water line, 550 linear feet of two inch water line, eight snow making towers and associated equipment, 13,000 linear feet of electrical conduit, 8,500 linear feet of fiber conduit, and 2,400 feet of road improvements. The project is located on United States Forest Service (USFS) property. The town will acquire an easement from the USFS for the installation of the proposed infrastructure. The town will own

the grant funded infrastructure and SKMR will maintain it.

The project is the first part of a larger multi-phased project that includes improvements to the resort such as the installation of the following: an alpine coaster ride, zip lines, rope courses, a downhill bike park, a bike skills park, a tree-to-tree adventure course, an early season ski training facility, and an improved winter terrain park. Including the proposed project, the total phased project will cost an estimated \$14 million once completed. Future funding is not identified but it currently being explored.

The Business

Snow King Mountain Recreation, LLC owns Snow King Mountain



Resort and is the town of Jackson's original ski hill. The resort was established in 1939. The SKMR is the primary race training ground for the Jackson Hole Ski & Snowboard Club and the Jackson Hole High School Ski Team. In 2014, Snow King Mountain Resort will celebrate its 75th anniversary as a ski area.

In 2012, the Snow King Hotel and Conference Center, formerly associated with Snow King Mountain Resort, was sold to an outside investor. As a result, Snow King Mountain Resort is seeking to become financially sustainable as a stand-alone ski and recreation area by expanding the year-round services that are offered by the resort. The infrastructure installed as a part of this project will enable the Snow King Mountain Resort to extend the skiing season and become more competitive with other ski resorts.

Project Goals and Public Benefit

The goals for the project includes improving and installation of new in-ground snow making infrastructure to the Snow King Mountain Resort to extend the ski season that will then allow November ski training and a better skier experience the rest of the season. The installation of water lines to the top of the mountain will also provide the town of Jackson with better fire protection during forest fire season as well. The infrastructure to the summit will facilitate the future development of planned facilities at the top of the mountain that will service identified needs on the resort. The road improvements will improve access to the top of the ski hill for customers, employees, and emergency workers.

This project will enhance the community through this recreational asset making the town more attractive to visitors and locals. SKMR provides the town of Jackson a site for skiing, biking, hiking, and related sporting events. The project will lengthen the skiing season on the SKMR and enhance the overall experience for everyone utilizing the facility. Jackson's primary industry is tourism and this project has the potential to increase employment levels, increase visitors, and increase sales tax revenues for the town of Jackson. Adding thirty days to the ski season for the SKMR is projected to bring in an additional 400 skiers per day and those additional travelers are projected to generate an additional \$2.7 million for the Jackson economy.

This project will create seven new seasonal jobs (November to April employment) once completed. The jobs will include one office/clerical job at \$17.00 per hour, two sales jobs at \$13.00 per hour, and four entry level jobs at \$11.00 per hour. Once the multi-year project will be completed, SKMR is anticipating a total of 62 jobs to be created.

Revenue Recapture

SKMR will pay the town of Jackson a portion of the revenues from the project's operations. Snow King Mountain Resort intends to pay the equivalent of 4% of the \$1.5 million grant from the WBC grant to the town of Jackson. Snow King Mountain Resort will pay the town of Jackson \$20,000 for year one, \$100,000 for year two, and \$60,000 annually in monthly installments for the next three years of operation. The revenue to be recaptured will be \$300,000 over five years. However, the recapture in the annual amount of \$60,000 will continue in perpetuity. The revenue recaptured as a result of this project will be used as follows:

- Future matching funds for WBC grant applications
- Future economic and business development events/projects
- Economic development outreach activities
- Less than 50% will be used for economic development operation and maintenance activities

Timeline

Project construction is projected to be completed by November 2014.

Project Funding

The total project cost is \$1,680,000, of which the town of Jackson is requesting \$1,500,000 of Business Committed funds. The cash match for this project is \$80,000 and is provided by the SKMR. The in-kind match for the project is \$100,000 and is committed from the SKMR in the form of employee time to complete site work.

Regional Comment by Roger Bower

I appreciate the town of Jackson’s desire to maintain “town hill” as it is the icon for the town. However, due diligence requires a closer look at the following:

- I don’t believe this meets the definition for a business committed application in the job creation and the scope of the project; the jobs created are not full time or paid a self-sufficiency wage.
- The town of Jackson needs to explore its capabilities and define methods of operating this if the original revenue projections fall short.
- If the existing business plan provided accurately reflects the current business situation, this should be hugely successful. It seems structured to be cash-positive in a very short time, and if this is the case, private funding options should be explored.

Attorney General Opinion

Pending

Staff Recommendation

Staff does not recommend funding as a Business Committed grant of \$1,500,000. Staff believes that this project does not meet the intent of the BRC Business Committed program because it

Sources	
BRC amount	\$ 1,500,000
Cash Match	\$ 80,000
In Kind Match	\$ 100,000
Total eligible project cost	\$ 1,680,000
BRC % of total eligible project costs	89%
Local % of total eligible project costs	11%
Uses	
Land Acquisition	\$70,000
Right-of-way and appraisals	\$70,000
Non Construction Costs	\$330,000
Engineering Fees	\$250,000
Surveys	\$60,000
Inspection Fees	\$20,000
Construction Costs	\$1,280,000
Site Work	\$810,000
Construction	\$270,000
Contingencies (14%)	\$200,000
Total Project Cost	\$1,680,000

does not create full-time primary jobs that are consistently above the county median wages for all occupations. However, staff recognizes the merits of the projects and recommends funding as a Community Enhancement project. The project does not fit the BRC Business Committed program criteria for the following reason:

The extent to which the project will increase the number of primary jobs:

- A Business Committed project is defined as “*An infrastructure project where an applicant has a business committed to start-up, expand, locate, or retain jobs in the community. The applicant must demonstrate that the new primary jobs will be created or retained by the business, and that new jobs will be created at or above a self-sufficient wage and/or improve community and economic capacity.*” Further, primary jobs are defined as, “*jobs created or retained by a business(es) that provides goods and services that are primarily exported out of the state, that gain market share from imports to state, or that meet an unmet need in the market area and result in the creation of new wealth.*” Staff does not believe that the job creation for this project meets the intent of the creation for full-time primary jobs. The proposed project will create seven seasonal new jobs. The wage level of these jobs falls below both the median and average wage levels for Teton County.

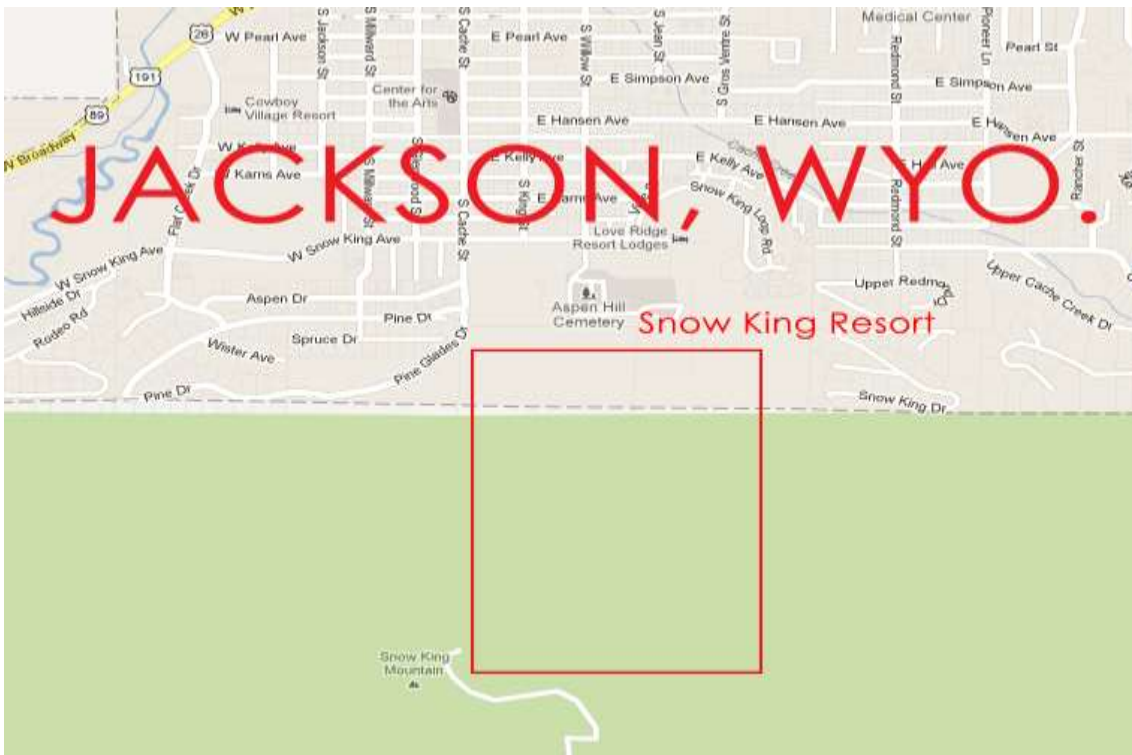
Staff believes the project does fit the BRC Community Enhancement program for the following reasons:

- *Community Enhancement Projects: A project in which an applicant wants to improve the community’s aesthetic character or quality of life in order to make itself more attractive for business development under a specific strategy or plan of action; for example, landscaping, recreational, or convention facilities...Recreation, convention, or cultural centers must have a draw greater than the jurisdictional boundaries of the applicant.* As a result, staff believes that this project fits the definition for a Community Enhancement Project. Previous projects such as Park County’s Sleeping Giant Ski Area and Teton County’s Jackson Hole Trails Enhancement have been funded with Community Enhancement funds.

This is a good project that will not only enhance the tourism industry of Jackson, but also augment the community’s outdoor recreation efforts. Staff recommends this project for Community Enhancement funding. The maximum amount in rule a town can apply for is \$500,000. Staff additionally supports the town of Jackson applying for a \$1 million loan to meet the gap in financing needed to complete the project as applied for in the application. Therefore, staff recommends be funded as a \$500,000 BRC Community Readiness grant and a \$1 million loan at a 2% interest rate for a term of 20 years. The first three years will be interest only payments. All funding will be contingent upon the following:

- Documentation of the 50% match required for project. (The Community Enhancement Loan can be used as a portion of the match for the project.) This just needs to be documented.
- Receipt of documentation that the USFS easements and private easements to the town are in place for construction of the town owned infrastructure.

- Updated development agreement stating SKMR will maintain the infrastructure.
- Operations and maintenance plan from the town of Jackson in the case that Snow King is unable to manage the facility.
- Approval of the town of Jackson to proceed with the change in the application, match, and updated public notices, resolutions, public hearing, and public hearing minutes.
- An additional resolution passed by the applicant stating the method of repayment and proposed security for the loan.
- A summary of the applicant's total investments and cash balances for the two preceding years.
- A letter from the applicant's attorney addressing the following in detail:
 - The applicant's authority to enter into this BRC loan
 - The applicant's current indebtedness and borrowing capacity
 - Whether or not this loan will require an election
 - Method of repayment and any revenue sources
 - Affirmation that Wyoming State Constitutional debt provisions and all other applicable statutes will be followed.
- Opinion of the Wyoming Attorney General's office of the proposed loan.
- If the Business Ready Community loan is not a viable option to the town of Jackson, the town must provide documentation showing that the project will be fully completed with just the Community Enhancement grant of \$500,000.
- All contingencies must be met by August 31, 2013.



Detailed Analysis of Project

Jackson							
Evaluation Criteria				Criteria Met		Notes	
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation (3yrs)			Yes	New	7 Seasonal	
					Retained		
	Future Creation			Yes	Additional job creation will occur as future phases develop.		
	Wages	Teton County (all industry), 2010			Y1	Y2	Y3
		Low			\$11.00	\$11.00	\$11.50
		High			\$28.00	\$28.00	\$28.50
Mean		\$19.22	Mean/Avg.	\$12.43	\$12.43	\$12.93	
Median	\$15.61	Median	\$17.00	\$15.00	\$15.50		
Community Workforce Development	Develops Community Momentum in Unique Market			No			
	Helps Meet Demand for Social Services			N/A			
	Helps Diversification Efforts			No			
	Fulfill Community and Economic Development Goals			Yes	Tourism and related businesses is identified in community and economic development plans		
	Improved Ability to Retain, Attract, Expand Businesses			Yes	The project will enhance the SKMR and community as a whole.		
	Improved Workforce or Entrepreneurial Training			No			
	Economic Development Recapture Plan			No			
	Satisfactory Performance on Past Projects			Yes			
Business Development Investment	Business Expansion			Yes	Business Type		
					Ski Resort		
	Primary Business			No			
	Private Investment			Yes	Snow King Resort will provide \$80,000 for the cash match.		
	Increase in Business Revenue			Yes	The infrastructure will allow the business to extend the ski season.		
	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	Extending the ski season will increase the resort's market share.		
	Leverage Additional Private Investment			Yes	This phase of the project is a part of a \$14 million multi-year/phase project.		
	BRC Loan			No			
	Main Street or Certified Tourism Community Project			N/A			
Project Readiness			Yes				



Jackson

\$1,500,000 Business Committed Grant for the Vertical Harvest of Jackson Hole Project

**Staff Recommendation:
Do Not Fund**

Project Description

The town of Jackson requests a \$1,500,000 Business Committed grant for the construction of a three-story, 13,500 square foot vertical hydroponic greenhouse. The facility will be located on a town owned lot that is 30 feet by 150 feet that is located on the southern edge of the town's parking garage facility at 160 South Millward Street. The town will own the building structure and lease it to Vertical Harvest for \$100 per year. Vertical Harvest will be responsible for the maintenance of the facility.

The Business

Vertical Harvest will grow and sell, locally grown vegetables year-round to area restaurants, local grocery stores, and consumers. Vertical Harvest is a start-up hydroponic greenhouse business that

will provide employment opportunities for adults with developmental disabilities. Vertical Harvest has successfully secured commitments for 95% of its product under pre-purchase agreements. The facility will produce a variety micro-greens, lettuce, and tomatoes.

Vertical Greenhouse has partnered with an established greenhouse utilizing a similar horizontal model from Arthur and Friends based in New Jersey. It's been in operation for five years. Arthur and Friends also employs adults with disabilities to operate their greenhouse. In addition, Vertical Harvest is proposing to become the first vertical greenhouse facility in Wyoming that will also produce their product year-round.

Vertical Harvest has assembled a board of directors and an advisory board, representing a broad range of related professions. Vertical Harvest has raised \$880,000 in private funds and loan commitments to support the capital costs of the facility and an additional \$307,500 for start-up and initial operational costs. Vertical Harvest is registered as a low-profit limited liability (L3C) company.

Vertical Harvest will utilize the model created by the New Jersey based, Arthur and Friends to train and assist employees to achieve self-sufficiency and to



meet their full potential while being paid a competitive salary. An in-house job facilitator will serve as a resource and support to the employer and the employees. Vertical Harvest will be a model that can be replicated by others.

Project Goals and Public Benefit

The primary goal of the project is to construct a 13,500 square foot vertical hydroponic greenhouse for Vertical Harvest. Vertical Harvest will then produce a year-round consistent source of vegetables at a competitive price. Vertical Harvest will create seven full-time equivalent (FTE) jobs and 10 internships. The full-time jobs include one administrative position at \$21.63 per hour, and one head grower at \$36.05 per hour. There will be one half-time employment facilitator at \$25 per hour. Additionally proposed are five FTE's consisting of nine part-time employees at \$10.50 per hour.

The town of Jackson went through a request for proposal process to find a use for the property that had been identified as a town owned asset that could be developed and Vertical Harvest was selected as a result of that process. Production of a locally produced product is another public benefit that will result from this project. In addition, providing employment opportunities for the developmentally disabled will provide them with an opportunity to learn marketable skills in food production and other long-lasting career skills.

The facility will also include a dedicated space for a classroom setting that will be used to educate visitors about locally grown food and the operation. Vertical Harvest will also partner with St. John Hospital in Jackson to provide a consistent source of nutritional produce by offering greens free of charge to the patients served by the Diabetes Center at the hospital.

Revenue Recapture

Vertical Harvest will pay to the town of Jackson a portion of the revenues from the greenhouse operations. Vertical Harvest intends to pay the equivalent of 4% of the \$1.5 million grant from the WBC grant to the town of Jackson. Vertical Harvest will pay the town of Jackson \$20,000 for year one, \$100,000 for year two, and \$60,000 annually in monthly installments going forward as long as Vertical Harvest occupies the facility. The total revenue to be recaptured over the first five years will be \$300,000. The revenue recaptured as a result of this project will be used as follows:

- Future matching funds for WBC grant applications
- Future economic and business development events/projects
- Economic development outreach activities
- Less than 50% will be used for economic development operation and maintenance activities

Timeline

Project construction is projected to be completed by November 2014.

Project Funding

The total project cost is \$1,928,611 of which Jackson is requesting \$1,500,000 of Business Committed funds. The cash match for this project is \$353,611 and is provided by the Vertical Harvest through equity investors and a private donor. The in-kind match is \$30,000 and is provided by Vertical Harvest for architectural drawings. Additionally, Vertical Harvest is seeking \$300,000 of financing for ineligible items such as greenhouse energy efficient equipment. Excluding non-construction costs, the facility will cost \$137 per square foot to construct.

Sources	
BRC amount	\$ 1,500,000
Cash Match	\$ 353,611
In Kind Match	\$ 30,000
Total eligible project cost	\$ 1,853,611
BRC % of total eligible project costs	81%
Local % of total eligible project costs	19%
Uses	
Non Construction Costs	\$ 75,000
Architectural and Engineering	\$ 60,000
Inspection/Survey Fees	\$ 15,000
Construction Costs	\$ 1,853,611
Site Work	\$ 40,500
Building Construction	\$ 1,533,111
Contingencies (17%)	\$ 280,000
Total Project Cost	\$ 1,928,611

Regional Comment by Roger Bower

Vertical Harvest has invested significant effort into this project and their desire to employ people with disabilities. This is much appreciated. However, as the Regional Director, there are still some concerns:

- The proposed building is a unique single use structure. The proponents have set aside funds to renovate the building should it fail, but that does little for the \$1.5 million public investment if this grant were to be awarded.
- The proposed facility is a vertical hydroponic greenhouse facility. This is a highly specialized facility that takes a unique skill set to manage and operate, that expertise and management skill set is not currently in place. None of the proponents or board members has any greenhouse experience. They are proposing to hire the expertise. They also do not have the experience to evaluate the performance of the manager. With no skilled management experience, it begs the question if the public should be a major investor.

WBC Agribusiness Division Comments by Cindy Garretson-Weibel

The Vertical Harvest proposal is a unique project. Indeed, demand for locally produced food is increasing across the county, and Wyoming is no exception - with demand far exceeding supply. Hydroponic farming is very specialized, however, and requires a great amount of expertise. I am unsure how this facility could be utilized for another business venture given the unique design if this start-up project did not succeed.

Attorney General Opinion

Pending

Staff Recommendation

Staff believes this project has potential merit and does meet a need within an underserved segment of the population. There is strong community support for this project and significant assistance from the private sector. The business plan, while very thorough, still has questions that raise concerns for staff. Staff's largest concern with this project is a lack of primary job creation with a majority of the positions to be created being below the county median wage. Ultimately, staff does not think that this project meets the intent of the Business Ready Communities Program. Therefore, staff does not recommend funding the project. Staff recommends that the business phase the project to better address business plan concerns. Staff also recommends the town of Jackson work with Vertical Harvest to further explore private financing and other investment opportunities for this project. Additionally, Community Development Block Grant (CDBG) funds could be explored for this project. The project at this time does not meet the following criteria used to evaluate BRC projects.

The extent to which the project will increase the number of primary jobs:

- A Business Committed project is defined as “An infrastructure project where an applicant has a business committed to start-up, expand, locate, or retain jobs in the community. The applicant must demonstrate that the new primary jobs will be created or retained by the business, and that new jobs will be created at or above a self-sufficient wage and/or improve community and economic capacity.” Further, primary jobs are defined as, “jobs created or retained by a business(es) that provides goods and services that are primarily exported out of the state, that gain market share from imports to state, or that meet an unmet need in the market area and result in the creation of new wealth.” Staff does not believe that the job creation for this project meets the intent of the creation for full-time primary jobs. There are only two full-time positions and the remaining are part-time positions. The majority of jobs that will be created are well below both the median and mean levels for wages in Teton County. It's the intent of the Business Committed program to enhance full-time job creation.
- The applicant states that are meeting an unmet need because, “the majority of the direct jobs created by Vertical Harvest tap an under-served segment [developmentally disabled adults] of the Wyoming job base.” While staff does recognize this, the wages to be paid to those employees do not meet the required wage levels for the BRC Business Committed program. Further, staff does not think the overall project is meeting an unmet business need for the state or region.

The extent to which the project helps an applicant fulfill community development goals related to economic development:

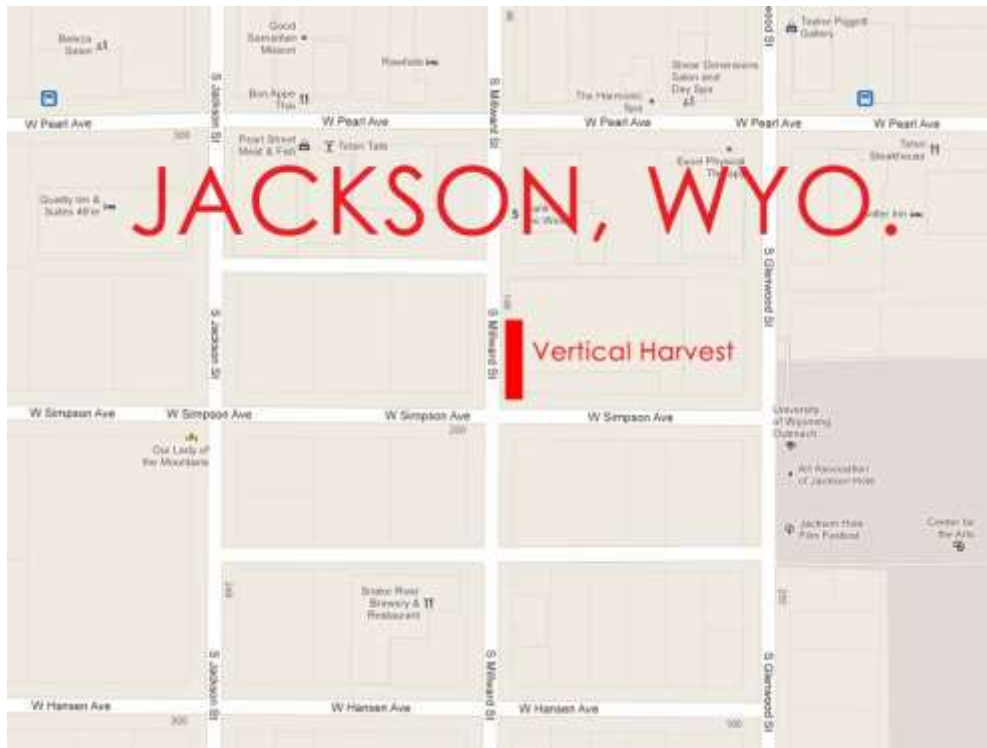
- This is a single-use facility, and staff is aware that the business has set aside \$75,000 of funds in the event the project is not successful. Those funds would be used to renovate the building structure to make it marketable for living and retail space. Staff does not have enough information to be assured that \$75,000 would be the correct amount for such a renovation. Staff also questions the feasibility of the site for such retail and living space.

The viability and thoroughness of a business plan which includes at minimum, a business description, management qualifications, market investigation, balance sheet, profit and loss for the previous three years or tax returns for the previous three years, and cash flow projections for the next three years:

- Staff questions the management qualifications and experience in operating a hydroponic greenhouse.
- Staff is concerned about potential competition with local producers. While local producers do not have year-round production, staff is unsure how the BRC grant may create an unfair competition in the market.
- Staff recommends the project start on a smaller scale to prove the viability of the project. This could lead to other opportunities for more private equity funding.

If recommended, the following contingencies need to be met:

- Executed lease agreement between the town of Jackson and Vertical Harvest.
- Documentation from the equity investors verifying the \$250,000 of matching funds by August 31, 2013.
- A commitment letter from the bank verifying the \$300,000 loan for ineligible items by August 31, 2013.



Detailed Analysis of Project

Jackson							
Evaluation Criteria				Criteria Met		Notes	
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation (3yrs)			Yes	New	7	
	Future Creation			No	Retained		
	Wages	Teton County (all industry), 2010			Y1	Y2	Y3
				Low	\$10.50	\$11.08	\$11.63
				High	\$36.05	\$37.50	\$39.00
		Mean	\$19.22	Mean/Avg.	\$23.32	\$16.79	\$17.52
Median	\$15.61	Median	\$16.78	\$17.57	\$18.34		
Community Workforce Development	Develops Community Momentum in Unique Market Niches			Yes	The project provides jobs for for a segment of the population that do not have job opportunities.		
	Helps Meet Demand for Social Services			Yes	The project focuses on individuals with developmental disabilities.		
	Helps Diversification Efforts			Yes	The project diversifies the local economy.		
	Fulfill Community and Economic Development Goals			No			
	Improved Ability to Retain, Attract, Expand Businesses			No			
	Improved Workforce or Entrepreneurial Training			Yes	The project provides job experiences to a population that does not have opportunities readily available to them.		
	Economic Development Recapture Plan			Yes	The project will recapture \$300,000 over five years.		
	Satisfactory Performance on Past Projects			Yes			
Business Development Investment	Business Startup			Yes	Business Type Agriculture/Greenhouse		
	Primary Business			No			
	Private Investment			Yes	Vertical Harvest has raised \$880,000 for capital costs associated with the project.		
	Increase in Business Revenue			Yes	As a startup revenue will increase.		
	Viability and Thoroughness of a Business Plan			No	The WBC Business and Industry Division has reviewed the business plan. Several questions remain unanswered.		
	Increase in Market Share			Yes	As a startup, the business will likely gain market share.		
Additional Evaluation Criteria	Leverage Additional Private Investment			Yes	Vertical Harvest has raised \$307,500 for start-up and initial operational costs.		
	BRC Loan			No			
	Main Street or Certified Tourism Community Project			N/A			
	Project Readiness			Yes			

BRC – Project Rankings and Evaluation

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

		Request	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	Staff Recommendation	
		Request	Job Creation	Community/Workforce Development									Business Development						Add'l Eval Criteria			Staff Recommendation					
Business Committed Application																											
Afton	Star Valley Medical Center	\$ 289,800	+	+	+	+	N/A	+	-	+	+	-	+	+	N/A	N/A	+	+	+	+	+	+	-	N/A	+	\$ 289,800	
Thayne	Star Valley Medical Center	\$1,089,000	+	+	+	+	N/A	+	-	+	+	-	+	+	N/A	N/A	+	+	+	+	+	+	-	N/A	+	\$ 1,089,000	
Natrona County	Casper Crude to Rail, LLC	\$1,500,000	+	+	+	+	N/A	-	-	+	+	-	+	+	+	N/A	N/A	+	+	+	+	+	-	N/A	+	\$ 1,500,000	
Managed Data Center Application																											
Laramie County	Microsoft	\$2,250,000	+	+	+	+	N/A	+	+	+	+	-	+	N/A	N/A	N/A	+	+	+	+	+	-	-	N/A	+	\$ 2,250,000	
Community Readiness																											
Jackson	Jackson Hole Airport Expansion	\$5,000,000	N/A	+	N/A	+	N/A	-	+	+	+	-	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	+	N/A	+	\$ 5,000,000	
Sheridan	Sheridan Northwest Infrastructure	\$1,000,000	N/A	+	N/A	+	N/A	+	+	+	+	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	N/A	+	\$ 1,000,000	
Carbon County	Career and Technical Ed. Ctr. Road	\$849,715	N/A	+	N/A	+	N/A	-	+	+	+	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	N/A	+	\$ 849,715	
Marbleton	Sleepy Hollow Industrial Looping Waterline	\$250,000	N/A	+	N/A	+	N/A	-	+	+	+	-	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	N/A	+	\$ 250,000	
Alpine	Snake River Waterline Project	\$550,250	N/A	+	N/A	+	N/A	-	-	+	+	-	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	N/A	+	\$ 550,250	

		Request	Job Creation	Community/Workforce Development										Business Development						Add'l Eval Criteria			Staff Recommendation					
				Direct Creation over Three Years	Future Creation (Additional Business Ready Space)	Wages Exceed Self Sufficiency, Mean or Median	New Wealth in Community	If not new wealth, then Social Services	Builds upon Unique Assets and Market Niches	Diversification Efforts	Community/Economic Dev. Goals Related to Specific Plan	Improved Ability to Retain, Attract, Expand Businesses	Improved Workforce or Entrepreneurial Training	Satisfactory Performance on Past Projects	Economic Development Recapture Plan	Business Startup	Business Recruitment	Business Expansion	Private Investment	Increase in Business Revenue	Business Plan	Increase in Market Share	Leverage Additional Private Investment	BRC Loan	Main Street or Certified Tourism Community Project	Project Readiness		
Community Enhancement																												
Lander	Lander Community Center	\$650,000	N/A	N/A	N/A	+	N/A	+	+	+	+	-	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	+	N/A	+	\$	650,000
Big Horn County	Big Horn County Multi-Purpose Building	\$500,000	N/A	N/A	N/A	+	N/A	+	+	+	+	-	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	-	N/A	+	\$	500,000
Rawlins	Rawlins Way Finding System	\$297,475	N/A	N/A	N/A	+	N/A	-	+	+	+	-	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	+	+	\$	297,475
Cody	Riley Center Spectator Seating	\$46,180	N/A	N/A	N/A	+	N/A	-	+	+	+	-	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	N/A	+	\$	46,180
Wheatland	Wild West Splash Park	\$120,326	N/A	N/A	N/A	+	N/A	-	+	+	+	-	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	N/A	+	\$	120,326
Casper	Downtown Public Restrooms	\$185,580	N/A	N/A	N/A	+	N/A	-	+	+	+	-	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	+	\$	185,580
Green River	Clock Tower Plaza Re-design	\$162,500	N/A	N/A	N/A	-	N/A	-	+	+	+	-	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	+	+	\$	162,500
Old Penitentiary JPB	Stabilization and Enhancement of the Wyoming Frontier Prison	\$102,813	N/A	N/A	N/A	-	N/A	-	+	+	+	-	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	+	+	\$	102,813
Senior/Childcare																												
Baggs	Little Rascals Childcare	\$749,003	+	+	-	+	+	-	+	+	+	-	+	N/A	N/A	N/A	+	+	+	+	+	+	+	-	N/A	+	\$	749,003
Do Not Fund As Submitted																												
Jackson	Snow King Mountain Resort	\$1,500,000	+	+	-	+	N/A	-	-	+	+	-	+	+	N/A	N/A	+	+	+	+	+	+	+	-	N/A	+	\$	1,500,000
Jackson	Vertical Harvest	\$1,500,000	+	-	+	+	+	+	+	-	-	+	+	+	+	N/A	N/A	+	+	-	+	+	-	N/A	+			Not Recommended for Funding