



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

May 24, 2012

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BRC Program Financial Summary

BRC Appropriation Summary	
BFY 2003/2004 Appropriation	\$ 8,400,000
BFY 2005/2006 Appropriation	\$ 25,000,000
Governor's Supplemental Budget	\$ 11,600,000
BFY 2007/2008 Appropriation	\$ 46,000,000
Supplemental Budget, March 2007	\$ 33,250,000
Unobligated Unencumbered Data Center Funds (reverted back to the budget reserve account)	\$ (5,000,000)
BFY 2009/2010 Appropriation*	\$ 79,250,000
FY2010 Budget Cut	\$ (4,000,000)
BFY 2011/2012 Appropriation (beginning July 1, 2010)	\$ 50,000,000
Total Appropriations to Date	\$ 244,500,000
*The 2009-2010 Supplemental Budget allows 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	\$228,284,486	\$165,903,684	\$21,959,581	\$40,421,222	\$ 206,324,905

Available BRC Funds Summary	
BRC Funds	\$ 38,175,095
Funds expended from CFP Program Authorization (2009/10)	\$(7,118,845)
Wyoming Telecommunications Broadband Initiative (2006)	\$ (250,000)
Loan Repayments	\$ 475,122
Total of Available BRC funds	\$ 31,281,372

BRC Application and Program Summary

Currently there is \$31,281,372 available in Business Ready Community (BRC) funds. Fifteen applications were received. One has withdrawn. The application requests total is \$13,639,747.

BRC APPLICANT SUMMARY				
Applicant	Project	Grant/Loan Type	Requested	Staff Recommendations
Cody	Wyoming Authentic Products	Business Committed	\$1,223,178	\$ 1,223,178
Evanston	Medical Spec Building	Community Readiness	\$1,000,000	\$ 1,000,000
Laramie County	Logistic Hub Road Paving - Swan Ranch	Community Readiness	\$3,479,569	\$ 3,479,569
Sweetwater County	WWCC Industrial Training Center	Community Readiness	\$1,000,000	\$ 1,000,000
Upton	Upton Regional Industrial Site - Infrastructure	Community Readiness	\$1,377,247	\$ 1,377,247
Campbell County	Southern Industrial Park Phased Paving Project	Community Readiness	\$2,100,000	\$ 2,100,000
Laramie	Downtown Lighting Loans	Community Enhancement	\$1,330,269	\$ 1,330,269
Buffalo	Crazy Woman Square Revitalization	Community Enhancement	\$250,000	\$ 250,000
Jackson	Snow King Convention and Event Center	Community Enhancement	\$250,000	\$ 250,000
Cody	Cody Stampede Improvements	Community Enhancement	\$242,451	\$ 242,451
Cheyenne	Polk Avenue Greenway Segment	Community Enhancement	\$250,000	\$ 250,000
Hulett	Landscape and Lighting Project	Community Enhancement	\$16,820	\$ 16,820
Lyman	The Barn - Landscaping/Signage	Community Enhancement	\$120,213	\$ 120,213
Sheridan	Tech Park Expansion	Community Readiness	\$1,000,000	\$ -
Totals			\$13,639,747	\$12,639,747
Total Available BRC funds				\$31,281,372
BRC Funds Remaining if Recommendations are awarded				\$18,641,625

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 for FY2011

The WBC board adopted the following allocation plan at its June 3, 2010 board meeting. The following financial allocation plan for the BRC program should be used to guide recommendations over the biennium beginning July 1, 2010 and ending June 30, 2012 (“BFY11/12”). Below displays how the current recommendations will affect the annual BRC allocation plan.

BRC Annual Allocation Plan for FY2012(updated 04/18/2012)						
Priority	Type	Allocated Amounts	Total Funds Available	Frequency of Applications to be reviewed by the WBC	WBC Recommendations	Total Funds Available for FY2012
High	Business Committed	\$8,000,000	\$2,202,066	Sept 2011, Dec 2011, March 2012, June 2012	\$1,223,178	\$978,888
High	Data Centers	\$4,400,000	-\$600,000	Sept 2011, Dec 2011, March 2012, June 2012		-\$600,000
High	Readiness Infrastructure	\$4,000,000	\$672,493	Dec 2011, June 2012	\$10,287,085	-\$9,614,592
Medium	Main Street / Downtown	\$2,000,000	\$2,000,000	Dec 2011		\$1,500,000
Low	Child Care / Senior Care	\$1,000,000	\$1,000,000	June 2012		\$1,000,000
Low	Recreation/Enhancements	\$600,000	\$600,000	June 2012	\$1,129,484	-\$529,484
Totals		\$20,000,000	\$5,874,559		\$12,639,747	

Staff recommendations exceed the allocated amount for the Community Readiness and Community Enhancement allocation plan. The allocation plan is a guide. The WBC board can make recommendations as they determine the funding meets the vision and goals of the Wyoming Business Council within the funding that is available to the program.



Cody

\$1,223,178 Business Committed Grant Project for Building Construction for Wyoming Authentic Products

Staff Recommendation: Fund as Requested

Project Description

The city of Cody requests a \$1,223,178 Business Committed grant to construct a 6,000 square foot value added beef processing facility for Wyoming Authentic Products LCC, a start-up company. Forward Cody, a community development organization, will own and maintain the 1.157 acre lot and the building. The site is located in the Hill Subdivision on Lt. Shane Childers's Street, lot #1.

The Business

Wyoming Authentic Beef LLC was formed in 2011 by David Fales to create a Wyoming branded beef product to serve the restaurant and retail trade. Market entry through Food Services of America (FSA), a national restaurant distributor, was obtained and the FSA will be the

primary distributor for the restaurant trade. The principal product line is a quality portion cut steak for the restaurant trade. A secondary, but important product line is the value added products, such as, burgers, beef franks, and jerky that takes low value cuts and increases the value through seasoning and packaging. The value added products are currently present in several Wyoming grocery stores.

The company has invested over \$500,000 to date and plans to invest an additional \$900,000 in year one, \$300,000 in years two and three. The project will start processing 25 head of cattle per week, and intends to grow to 100 head per week in year five. The investments to date include the design, development, and implementation of the company's market plan, as well as production and distribution expenses incurred to date. The additional \$1.5 million investment will be used to purchase equipment and ramp up production in the new facility.

Currently, the value added products are processed in plants in Columbus and Laurel, Montana. The cattle are slaughtered in Pierce, Colorado in a USDA inspected facility. The company currently employs two employees.

Project Goals and Public Benefit

The project will provide space for Wyoming Authentic Products LCC to lease from Forward Cody. The facility will be USDA inspected and will process Wyoming all natural beef. The project will create 15 new jobs with a median wage of \$19.96 per hour.

The project will benefit the public by creating a facility that will add to the tax base of the community and add quality jobs for the area. In addition, the facility will be the first USDA inspected facility in the state of Wyoming. The facility will provide the opportunity to co-pack other products so that others can benefit from the Wyoming based facility. The project meets

goals established in the Cody 2020 Community-Defined Values and Priorities planning process. The project helps to diversify the local community by adding another industry mix to the economy.

Revenue Recapture

Forward Cody will own and lease the facility to Wyoming Authentic Products LLC. The lease revenue will be \$21,500 per year for year's one through three and \$46,500 per year for years four through thirty. The total revenue to be recaptured will be \$1,273,500. The revenue recaptured as a result of this project will be used as follows:

- 50% for operations and maintenance for Forward Cody
- 25% for revolving loan fund
- 10% for special studies pool
- 10% for special community projects
- 5% for property management

Timeline

Construction will begin September 2012, and is anticipated to be completed in the January 2013.

Project Funding

The total project cost is \$1,359,086, of which the city of Cody is requesting \$1,223,178 of Business Committed funds. The cash match for this project is \$52,198 and is provided by Wyoming Authentic Products, LLC. The in-kind match of \$83,710 for the architectural design will be provided by Forward Cody. The company is planning on making a \$1.5 million investment for its expansion project, including working capital, equipment, inventory, and related project development needs. The \$1.5 million is being raised from a variety of sources including a Montana based angel fund, private investors, and a traditional banking institution. The funds are expected to be in place by May 20, 2012. The facility will cost \$174 per square foot to construct, excluding non-construction costs and land acquisition.

Sources	
BRC amount	\$ 1,223,178
Cash Match	\$ 52,198
In Kind Match	\$ 83,710
Total eligible project cost	\$ 1,359,086
BRC % of total eligible project costs	90%
Local % of total eligible project costs	10%
Uses	
Land Acquisition	\$ 209,000
Non Construction Costs	\$ 103,710
Construction Costs	\$ 1,046,376
Total Project Cost	\$ 1,359,086

Agribusiness Division Comments by Cindy Garretson-Weibel

The Wyoming Authentic Products (WAP) Processing Plant is a beneficial project for Wyoming, as it will be the only USDA-inspected processing facility in the state. Having a Wyoming branded beef product from gate-to-plate will benefit the Wyoming livestock industry at a variety of levels. It will benefit the Wyoming producers who are providing the livestock to WAP, as well as Wyoming feed yards who will be feeding the cattle and are currently operating under capacity. By working with local restaurants and other Wyoming retailers, Wyoming Authentic

Products will be satisfying a desire by these businesses, and ultimately their consumers, who wish to purchase a Wyoming branded beef product.

Co-packing for other producers is an added benefit of this project as the processing facility itself will be available to producers who raise their own livestock and want to direct market their meat. The project will help provide consistency to the value-added products, such as jerky, summer sausage, and beef franks, which WAP is not receiving with the current processor the company is utilizing.

I have worked with Mr. Fales for a year and a half and believe that his expertise in marketing and promotion will be a great advantage in this endeavor. The processing facility will provide additional employment in the community of Cody and additional marketing options for Wyoming beef producers who want to supply livestock to Wyoming Authentic Products.

Public support for a processing facility was evident during the development of the WBC Strategic Plan in 2008-2009. In fact, the following strategy and action item was included in the WBC Strategic Plan that the WBC board approved in March 2009. "Develop a program to assist agriculture producers or agribusinesses in creating or expanding processing or packaging facilities" was identified under the strategy of "Increase traditional agricultural opportunities, agriculture diversification and value-added agriculture".

Regional Comments by Leah Bruscino

David Fales has worked extremely hard to launch Wyoming Authentic Products LLC and to develop the market. I believe having more control over the processing side of the business will cut costs and improve inventory control for the company. I think raising the necessary working capital could be a challenge and I recommend that if this grant application is approved that it be contingent upon raising the \$900,000 needed for 2012 operations.

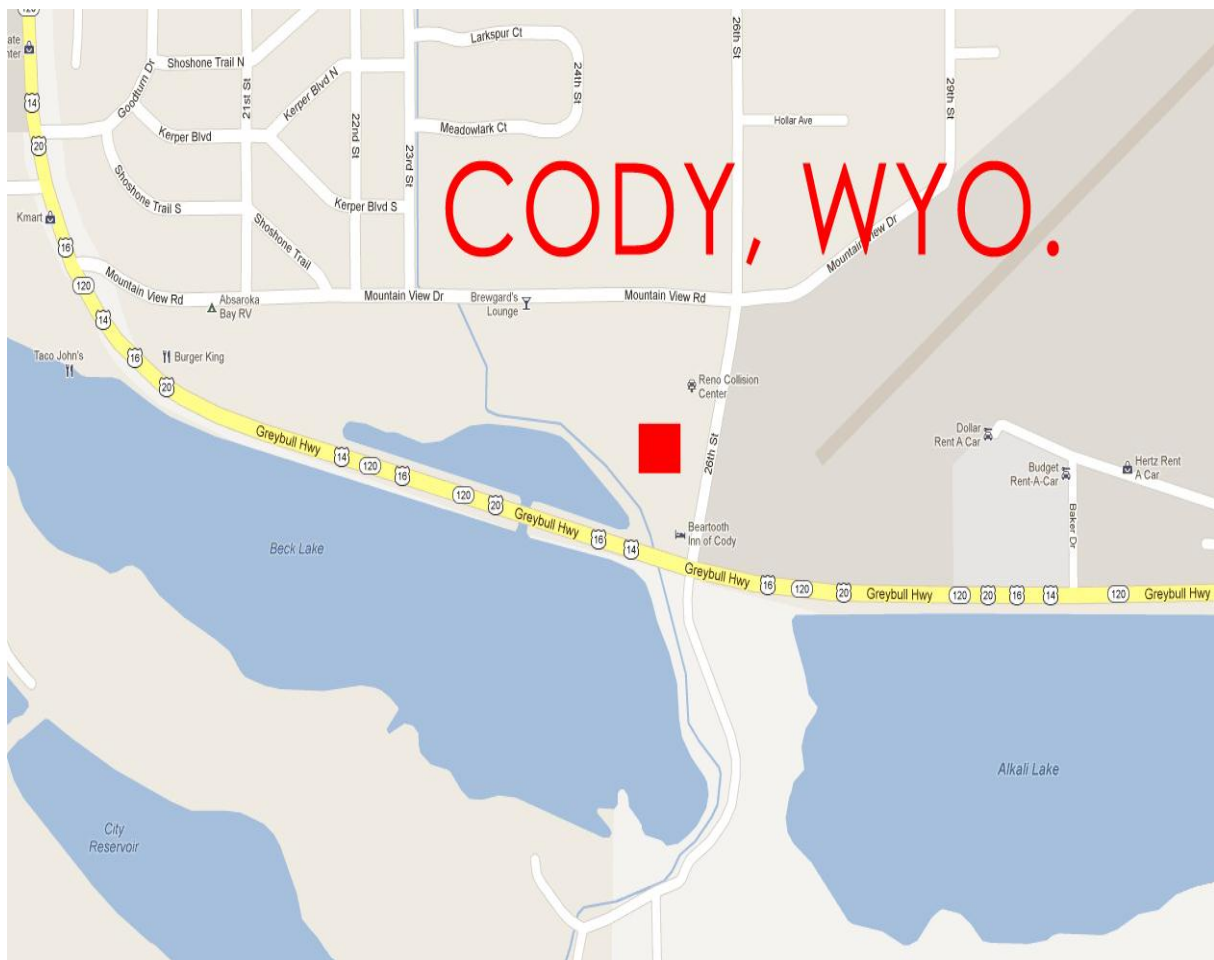
Attorney General Opinion

Pending

Staff Recommendation

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

- Receipt of the executed Project Development and Administration Agreement between the city of Cody, Forward Cody, and Wyoming Authentic Products.
- Verification of the raising of the \$900,000 needed for company operations for year one by September 30, 2012 and a plan for raising the additional \$300,000 in both year two and year three.



Detailed Analysis of Project

	Cody						
	Evaluation Criteria			Criteria Met	Notes		
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation (3yrs)			Yes	New	15	
					Retained		
	Future Creation			Yes			
	Wages	Park County (all industry), 2010			Y1	Y2	Y3
				Low	\$16.86	\$16.86	\$16.99
				High	\$72.00	\$72.00	\$72.00
		Mean	\$16.63	Mean/Avg.	\$36.34	\$25.37	\$27.74
Median	\$13.50	Median	\$23.87	\$19.43	\$19.96		
Community Workforce Development	Develops Community Momentum in Unique Market Niches			Yes	The meat processing facility will create a facility not found in the state.		
	Helps Meet Demand for Social Services			N/A			
	Helps Diversification Efforts			Yes	The meat processing facility will diversify the Cody economy by adding the meat processing industry to the economy.		
	Fulfill Community and Economic Development Goals			Yes	The project will diversify the local economy and create 15 good paying jobs.		
	Improved Ability to Retain, Attract, Expand Businesses			Yes	While the project is a start-up, the potential for future expansion is high.		
	Improved Workforce or Entrepreneurial Training			No			
	Economic Development Recapture Plan			Yes	Forward Cody will recapture \$1,273,500 over 30 years through lease payments from the company.		
Business Development Investment	Satisfactory Performance on Past Projects			Yes			
	Business Startup			Yes	Business Type		
					Meat Processing Facility		
	Primary Business			Yes			
	Private Investment			No	Wyoming Authentic Products will raise and invest \$1.5 million, but the funds are not secured to date.		
	Increase in Business Revenue			Yes	The business is a start-up.		
	Viability and Thoroughness of a Business Plan			Yes	B&I and the Ag divisions have reviewed the business plan.		
Additional Evaluation Criteria	Increase in Market Share			Yes	The project will increase the market share by 19.9% at the end of year two and by 21% at the end of year three.		
	Leverage Additional Private Investment			No			
	BRC Loan			No			
	Main Street or Certified Tourism Community Project			No			
	Project Readiness			No	\$1.5 million needs to be raised.		



Evanston

\$1,000,000 Community Readiness Grant for a Medical Speculative Building

**Staff Recommendation:
Fund as Requested**

Project Description

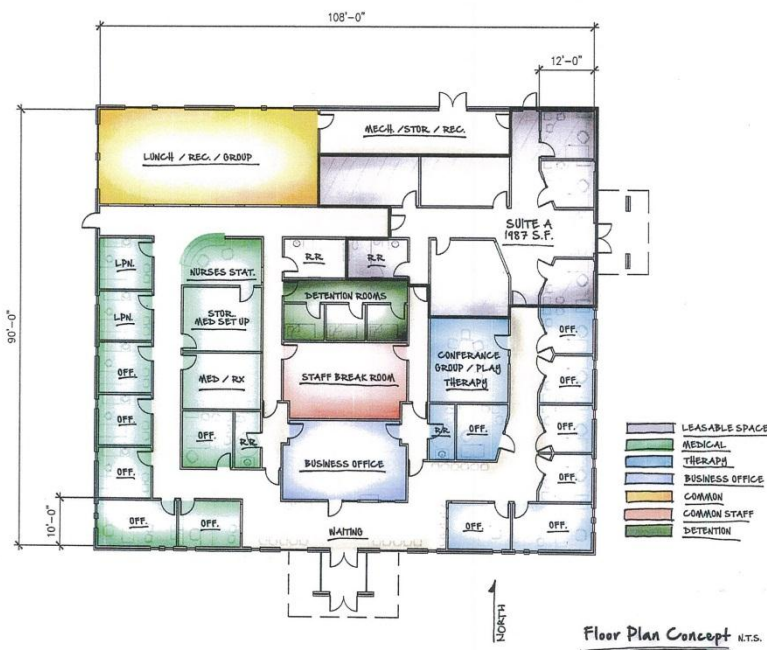
The city of Evanston requests \$1 million of Community Readiness funds to complete its \$2.3 million medical speculative building project. The city of Evanston will purchase three acres and construct a 9,000 square foot building. The proposed building will have three separate sections with common space that can be used by all prospective tenants. The proposed site is located at the corner of Overthrust Road and Yellow Creek Road.

Project Goals and Public Benefit

The medical speculative building is being built for the purpose of retaining and recruiting healthcare related businesses to the community. The new structure will offer medical related space that currently is not available in the community. The building is anticipated to generate the

creation of 10 to 25 new medical jobs over the next three years. The community anticipates that the companies that will utilize the facility will be from the private sector.

The community of Evanston has a long healthcare services history, including psychiatric, family medicine services, and recently surgical care. The new facility will support the existing healthcare industry and provide space for new areas of specialty healthcare services. Currently, Evanston has a shortage of quality space that can meet the specialized needs of the healthcare industry and this project will help to begin meeting this identified need. The project directly addresses several identified issues in the Evanston 2010 Plan A Community Vision, such as meeting the unmet demand of healthcare related space within the community. High Country Behavioral Health



is an example of a healthcare business in Evanston that needs space. They are a non-profit business that specializes in mental health services. The business has committed to becoming a tenant in the proposed facility.

Space, especially medical quality space, is very limited in the community. The city of Evanston currently has two companies interested in leasing space in the facility. The location and design of the building will make the building very marketable and the lot that will be purchased for this project will be large enough to allow for future expansion of the facility as well.

Revenue Recapture

Revenue recapture for this project will be in the form of lease payments back to the city of Evanston. At 20% of full capacity the annual lease income is projected to be \$86,400 or \$432,000 over the five years term of the initial lease. The revenue recaptured will be used as follows:

- 40% for commercial and/or industrial land acquisition
- 20% for grant fund matching
- 10% for infrastructure/building development on commercial/industrial sites
- 10% for revolving loan funds
- 10% for economic development studies and/or plans
- 5% for marketing
- 5% for other economic development related projects

Timeline

The construction is anticipated to be completed in September 2014.

Project Funding

The total project cost is \$2,303,760 of which the Community Readiness grant request is \$1,000,000. The cash match for the project is \$1,150,000 of which \$1,000,000 is from High Country Behavioral Health and \$150,000 is from the city of Evanston. The in-kind match of \$153,760 is from the city of Evanston for the expense of the site preparation. The new facility will cost \$215 per square foot to construct, excluding non-construction costs and land acquisition.

Sources	
BRC amount	\$ 1,000,000
Cash Match	\$ 1,150,000
In Kind Match	\$ 153,760
Total eligible project cost	\$ 2,303,760
BRC % of total eligible project costs	43%
Local % of total eligible project costs	57%
Uses	
Land Acquisition	\$ 150,000
Non Construction Costs	\$ 221,240
Construction Costs	\$ 1,932,520
Total Project Cost	\$ 2,303,760

Regional Comments by Elaina Zempel

The medical speculative building application submitted by the city of Evanston is a response to an identified need in the Evanston area. In the past year, the city has seen three potential demands for space for medically related businesses or industries. Two of those leads are still

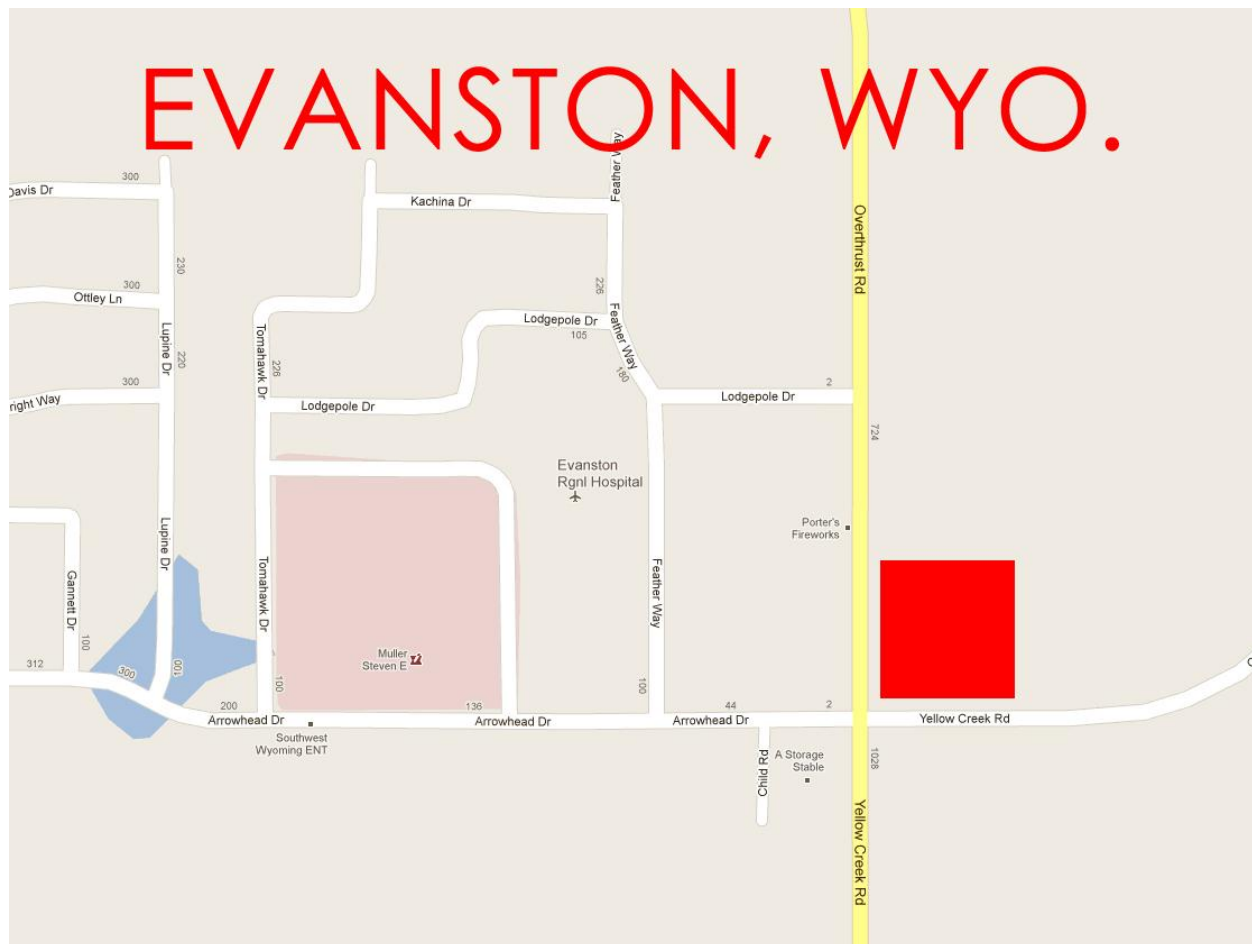
viable and one company has already expanded in the community, but has experienced much difficulty in finding an adequate location. This company is currently in three different locations at the opposite end of the community creating additional expenses and loss of efficiencies.

This project offers the city of Evanston the opportunity to further develop the local healthcare industry in the community. The identified parcel of land is co-located in an area that has several other medical related businesses, such as Evanston Regional Hospital and the newly constructed surgery center. The revenue recapture from this project will also aid the city of Evanston on future economic development projects.

Staff Recommendation

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

- Receipt of a professional appraisal on the property to be purchased
- Provide a copy of the proposed lease agreement for prospective tenants
- Receipt of the executed lease agreement between the city of Evanston and High Country Behavioral Health



Detailed Analysis of Project

	Evanston		
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	Yes	The medical spec building has the potential to create new jobs in the region.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	Yes	The medical spec building builds upon a regional healthcare services niche.
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The project diversifies the medical industry in the community.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	Fall 2011 Health Care Workforce Needs in Wyoming, Evanston 2010 Plan, and the 2011 Evanston Follow up Community Assessment.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The facility will provide space that currently is not available to retain, attract, and expand businesses
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	Yes	It is anticipated that \$432,000 will be recaptured with this project.
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	Yes	High Country Behavioral Health has committed \$1M to the project.
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	Yes	
	Project Readiness	Yes	



Laramie County

\$3,479,569 Community Readiness Water Infrastructure and Road Paving Grant Project for the Swan Ranch Business Park

Staff Recommendation: Fund as Requested

Project Description

Laramie County requests a \$3,479,569 Community Readiness grant to extend water and infrastructure paving into the Swan Ranch Business Park. The Swan Ranch Business Park is a logistics hub consisting of 4,000 developable acres located just south of Cheyenne bordered by I-25 on the east and I-80 on the north. Granite Peak, the developer, owns the business park. Infrastructure will be owned by Laramie County.

Granite Peak Development is developing the park in phases and Phase I consists of 550 acres that was developed and is primarily full at this time. Phase II, this request, will open an additional 670 acres for development and will turn the park into a rail park with dual rail service provided by Union Pacific and Burlington Northern Santa Fe. The current request will fund 12,688 linear feet of water lines and 8,350 linear feet for the paving of Berwick

Road and 4,338 linear feet for the paving of West Wallick Road within the development.

Phase I of the original project was funded in 2010 using \$3 million of Business Committed funding to construct roads, water well, water lines, and a regional septic system. The committed business was Midwestern Pipeline Services, Inc.

Project Goals and Public Benefit

Granite Peak Development has already invested \$18,300,000 into the park. The Swan Ranch Business Park has already made a significant impact on the southeastern Wyoming economy. The development addresses the community's goals as addressed in the High Plains Economic Development District's 2010 Comprehensive Economic Development Strategy.



Phase I, 550 acres has resulted in the creation of over 250 jobs with a projected future employment of an additional 500 jobs. Phase II is projected to create an additional 500 jobs as the newly opened land is developed. Businesses currently within the park include: Bell Supply,

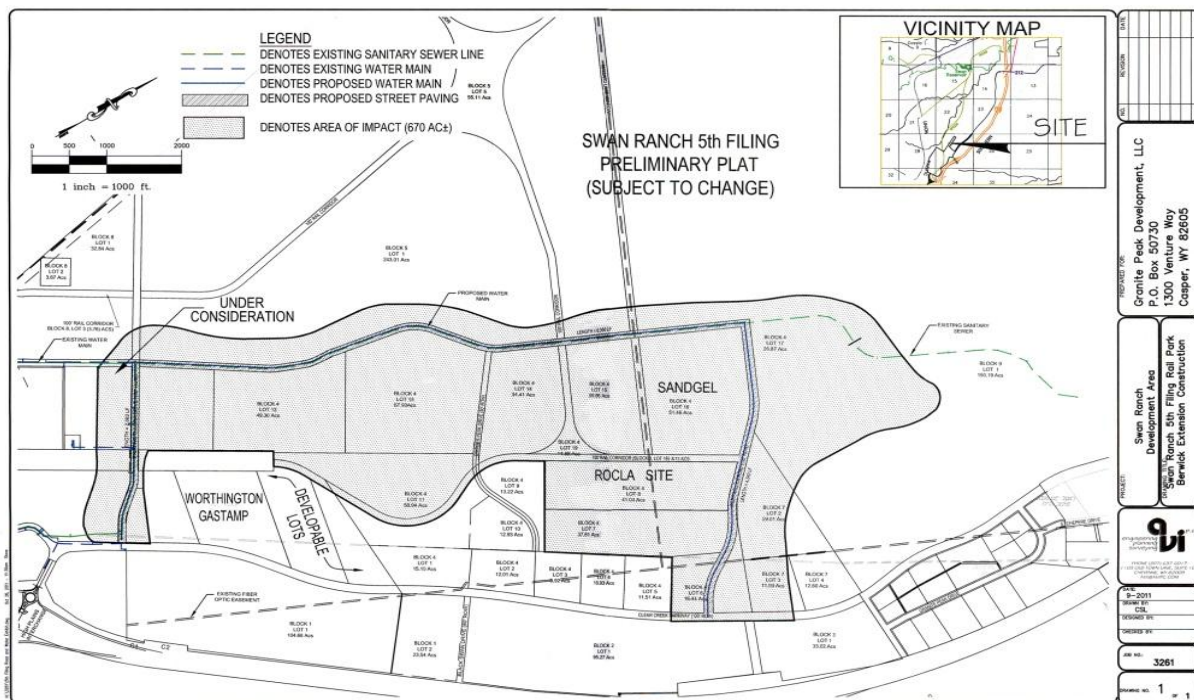
Jebro, Midwestern Pipeline, Schlumberger, Leam Drilling, Volvo Rental, Sanjel, and Gestamp/Worthington.

The Swan Ranch Business Park is a unique economic development project and provides an opportunity for all involved to highlight the region's attributes. In addition, Phase II includes the linking of Union Pacific Railroad's main line into the park to make the park the first dual rail served park in the state of Wyoming. Phase II will include the following investments:

Phase II Investment Levels	
Union Pacific Railroad	\$3,000,000 for main line switches
City of Cheyenne	\$23,000,000 for south main water line
Granite Peak	\$614,042 cash match
Granite Peak	\$4,100,000 donated land for Right of Way
Wyoming Business Council	\$3,479,569 for paving and water infrastructure
Total Phase II Investment	\$ 34,193,611

The Swan Ranch has a proven track record of success and Cheyenne LEADS anticipates continued business development and growth with the development that would be funded with this request. The current job creation and projected future job creation of this development make this a project a unique economic development opportunity.

This project comes in above the Community Readiness grant maximum of \$1 million and is considered by staff as a unique economic development opportunity. As stated in the rules, "An



applicant may request, with a single application, grant or loan funds up to the annual maximum amount for a multi-year project for a period not to exceed three fiscal years. The applicant must demonstrate how the project meets the definition of a multi-year project”. The request will require waving of the rules as the request is above the \$3 million allowed in rule, “Under extraordinary circumstances the Council may recommend a waiver of the rule requirements if the Council determines the waiver is consistent with the purpose of the Business Ready Community Program”.

Revenue Recapture

Cheyenne LEADS will enter into an agreement with Granite Peak Development to obtain 30 acres at no charge in the park valued at \$3,528,360. The property will be used as either an incentive for future projects or sold to provide revenue for future economic development activities that follow:

- 33% of cash revenue would be leveraged to construct new speculative buildings such as the Manufacturing Spec Building or the LEADS laboratory space in the Cheyenne Business Parkway. LEADS will focus on rail-served parcels designed for smaller users or build specialized buildings to avoid competition with the private sector, duplication of effort, and a waste of scarce resources.
- 66% of cash revenue would go into improving existing infrastructure and planning in existing business parks, and purchasing new land for future business parks to provide more opportunities for businesses to expand and relocate.

Timeline

Construction is anticipated to begin July 2012 and the project is scheduled to be completed by October 2012.

Project Funding

The total project cost is \$4,093,610 of which \$3,479,569 is being requested from Business Ready Communities grant funds. Granite Peak Development, Inc. has committed to provide the \$614,042 cash match for the project financing. An additional \$30,100,000 of investment from Granite Peak Development, Inc., Union Pacific Railroad, and the city of Cheyenne will be invested in the overall project.

Sources	
BRC amount	\$ 3,479,569
Cash Match	\$ 614,042
Total eligible project cost	\$ 4,093,611
BRC % of total eligible project costs	85%
Local % of total eligible project costs	15%
Uses	
Non Construction Costs	\$ 487,000
Construction Costs	\$ 3,606,611
Total Project Cost	\$ 4,093,611

Regional Comments by Tom Johnson

Although this request is significantly larger than a typical Community Readiness project, I believe this is a unique economic development opportunity as defined by the WBC rules. The project will result in hundreds of new jobs in the community over the next five years based on current demand for lots within the development. The developers of the project are not only

contributing the match to this project, but a significant portion of land for public right-of-way. The developers are also donating thirty acres inside the business park to Cheyenne LEADS for the public benefit of Laramie County. Cheyenne LEADS will utilize these lots for both revenue recapture and for the purposes of future economic development. In summary, this project does everything the state of Wyoming wants in a successful BRC project; create primary jobs, recaptures revenue, and creates sustainable economic development. In summary, this project does everything the state of Wyoming wants in a successful BRC project; create primary jobs, recaptures revenue, and creates sustainable economic development.

Attorney General Opinion

Pending

Staff Recommendation

Staff believes this project presents a unique economic development opportunity for Laramie County as well as Wyoming, and the project merits justify the waiving of the rules for this project. The development has demonstrated the ability to attract significant private investment from both the developers and the businesses that have located in the industrial park. The development of Phase II will create the potential for even more development that will result in additional jobs and tax base. Staff recommends funding as requested contingent upon the following:

- Receipt of an executed Contingency and Development Agreement between Laramie County, Cheyenne LEADS, and Granite Peak Development, LLC.
- Receipt of the thirty acre property transfer or deed to Cheyenne LEADS from Granite Peak Development, Inc.



Detailed Analysis of Project

Laramie County			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	Yes	The expansion opens up open an additional 670 acres of land for development and future job creation.
	Develops Community Momentum in Unique Market Niches	Yes	The Swan Ranch Logistics Hub is a very unique in Wyoming and the front range.
Community Workforce Development	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The addition of a dual served rail park diversifies the region's and the state's economy.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project relates directly to the High Plains Economic Development District's 2010 Comprehensive Economic Development Strategy's goals.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The additional 670 acres that will become available as a result will improve the ability to retain, attract and expand area businesses.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	Yes	Cheyenne LEADS will receive 30 acres to market in the park.
	Satisfactory Performance on Past Projects	Yes	
	Leverage Additional Private Investment	Yes	Union Pacific will be investing \$3M, Granite Peak will invest \$614,042 in cash and \$4.1M in right-of-way property.
Additional Evaluation Criteria	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



Sweetwater County

\$1,000,000 Community Readiness Grant for the Construction of a Workforce Training Facility

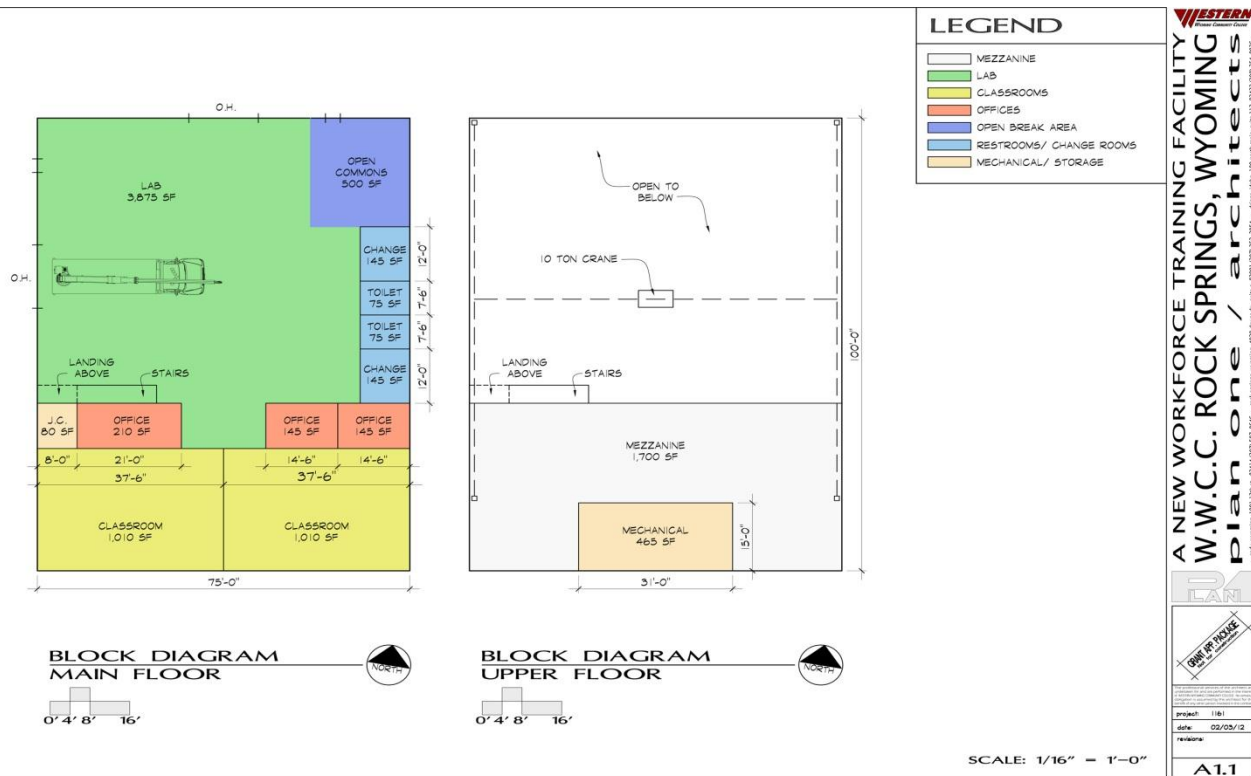
**Staff Recommendation:
Fund as Requested**

Project Description

Sweetwater County requests a \$1,000,000 for a Community Readiness Grant to construct a 7,500 square foot steel building for a hands-on workforce training center will be sited on 2.25 acres on the Western Wyoming Community College's (WWCC) Rock Spring's campus at 2500 College Drive. The facility will be initially constructed and owned by Sweetwater County and then will subsequently turn over to WWCC for ownership, operation, and maintenance. The proposed project will provide short-term and customized training to the industries that are experiencing employment growth as well as enhance the courses under the Industrial Safety Certificate and Degree Program.

Project Goals and Public Benefit

The goals for this project include the construction of a 7,500 square foot steel building for expanded hands-on training targeted to supply the oil, gas, coal mining, and trona industries with a skilled workforce. The project is projected to increase



WWCC's safety related program's headcount by as much as 5% to 7%. The new facility will increase the program's training space capacity by 734%. The project will also directly create three part-time faculty jobs over 3 year's average salary of \$35,777.

Currently, the WWCC industrial safety training mainly takes place in two displaced classrooms and temporarily in a paper storage room that must be vacated in the near future. The Industrial Safety Program was started in 2007 at the request of Encana, Shell, Anadarko, Questar, and Williams. By 2008, the safety training course offerings were expanded beyond traditional mature mining industry to fill the gap from other extraction industries. Eventually, the classes were made available through a traditional curriculum format with the Associate of Applied Science Degree in Industrial Safety and a Certificate in Industrial Safety, and through short-term customized classes organized by the state of Wyoming Workforce Development. WWCC and the McMurry Training Center have partnered for this project and have agreed to collaborate to use the Workforce Training Facility for both entities' needs as requested by industry.

The proposed project provides public benefit by promoting productivity and economic development through preparing skilled individuals to enter and/or remain in the workforce through labor force training customized by industry. The program is also a step towards reducing the frequency of workplace accidents and fatalities. The workforce training facility is the community's response to industry demands for a skilled workforce. The program is projected to be able to train over 5,500 individuals annually. In addition, the project builds upon WWCC's unique educational assets to build an original hands-on training laboratory to fulfill the needs of industry and support the local economy.

Revenue Recapture

This is not a traditional revenue generating facility. The WWCC will own the facility for the use of workforce development and training. The facility will be self-sustaining. The workforce training facility will generate revenue through annual course fees (\$437,500 annually) and is expected to generate the equivalent to the \$1 million grant request in less than three years. Those funds will be applied to operations, equipment, instructors, programming, and scholarships.

Timeline

It is anticipated that the entire project construction could be completed by August 2013, and the new facility will be open for the start of fall 2013 classes.

Project Funding

The total project cost is \$1,535,402 of which the Community Readiness grant request is \$1,000,000. The \$535,402 local cash match will come from WWCC. In addition, private industry such as, Vision Oil Tools, Halliburton, Green's Energy, Encana Natural Gas, John Bunning

Sources	
BRC amount	\$ 1,000,000
Cash Match	\$ 535,402
Total eligible project cost	\$ 1,535,402
BRC % of total eligible project costs	65%
Local % of total eligible project costs	35%
Uses	
Non Construction Costs	\$ 152,285
Construction Costs	\$ 1,383,117
Total Project Cost	\$ 1,535,402

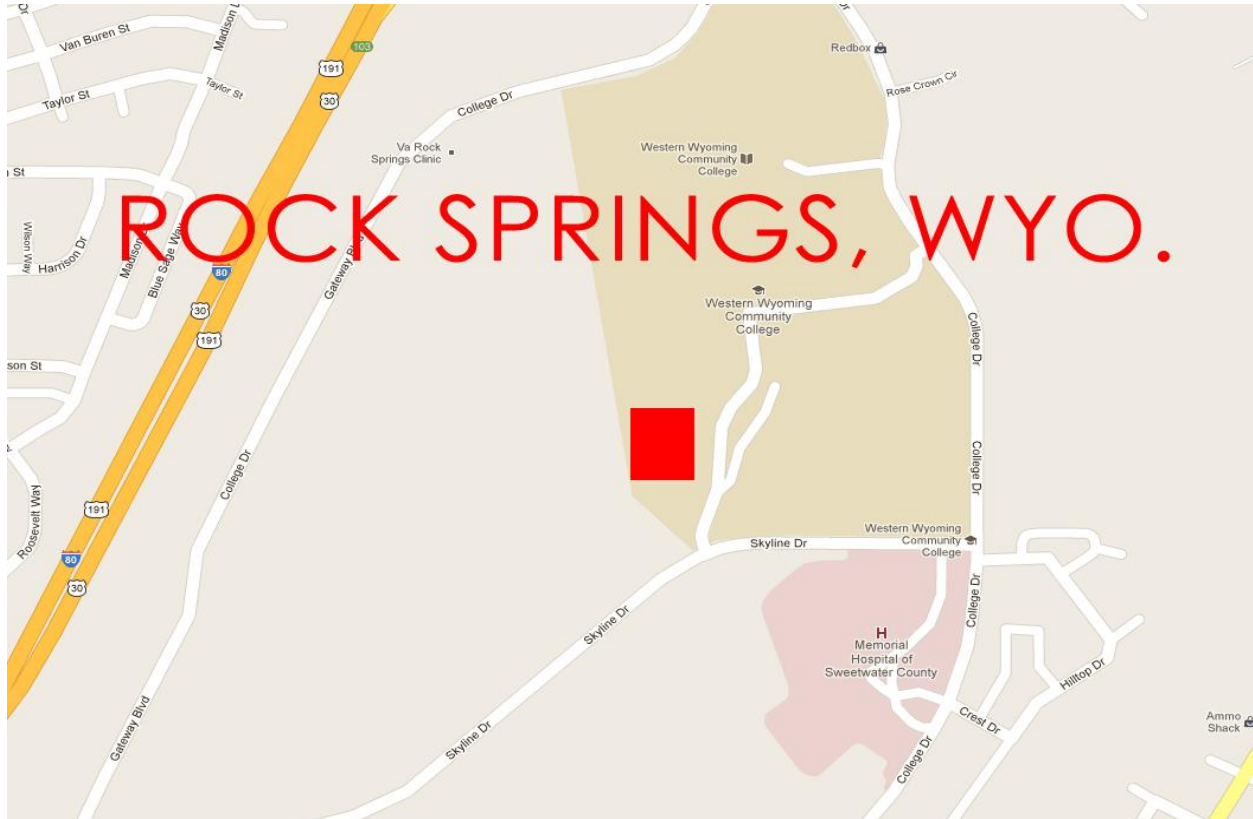
Transfer Company, and BP Petroleum, is donating over \$359,368 worth of equipment to the project for training purposes. The cost per square foot for this project is \$184, excluding land acquisition and non-construction costs.

Regional Comments by Pat Robbins

Western Wyoming Community College and Sweetwater County are applying for a Community Readiness grant to construct a Workforce Training Center. WWCC has been very responsive to the needs of the regional industry's needs by providing the facilities, faculty, and curriculum to address their training needs. The proposed facility will add an integral piece to meet current industry training needs by providing simulated working conditions and safety scenarios the students could face on the job. The planned location of the new training facility will also allow the students to utilize the simulated well site on campus to further enhance their training by providing real life scenarios from which to learn. The Workforce Training Facility will enhance existing programs on the WWCC campus as well as other industry training centers in the state such as the McMurtry Training Center, which endorses the project. This project will assist area industries, but also has the potential to help in business attraction efforts.

Staff Recommendation

Staff recommends funding as requested.



Detailed Analysis of Project

Sweetwater County			
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	Yes	The WWCC Workforce Training Center will directly and indirectly create primary jobs.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	No	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	The project is supported by the Great Divide Economic Development Coalition's Comprehensive Economic Development Strategy.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The WWCC Workforce Training Center creates a component business retention, attraction, and expansion.
	Improved Workforce or Entrepreneurial Training	Yes	By virtue of being a training facility.
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	Yes	Industry has committed \$359,368 in equipment donations for the program.
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



Upton

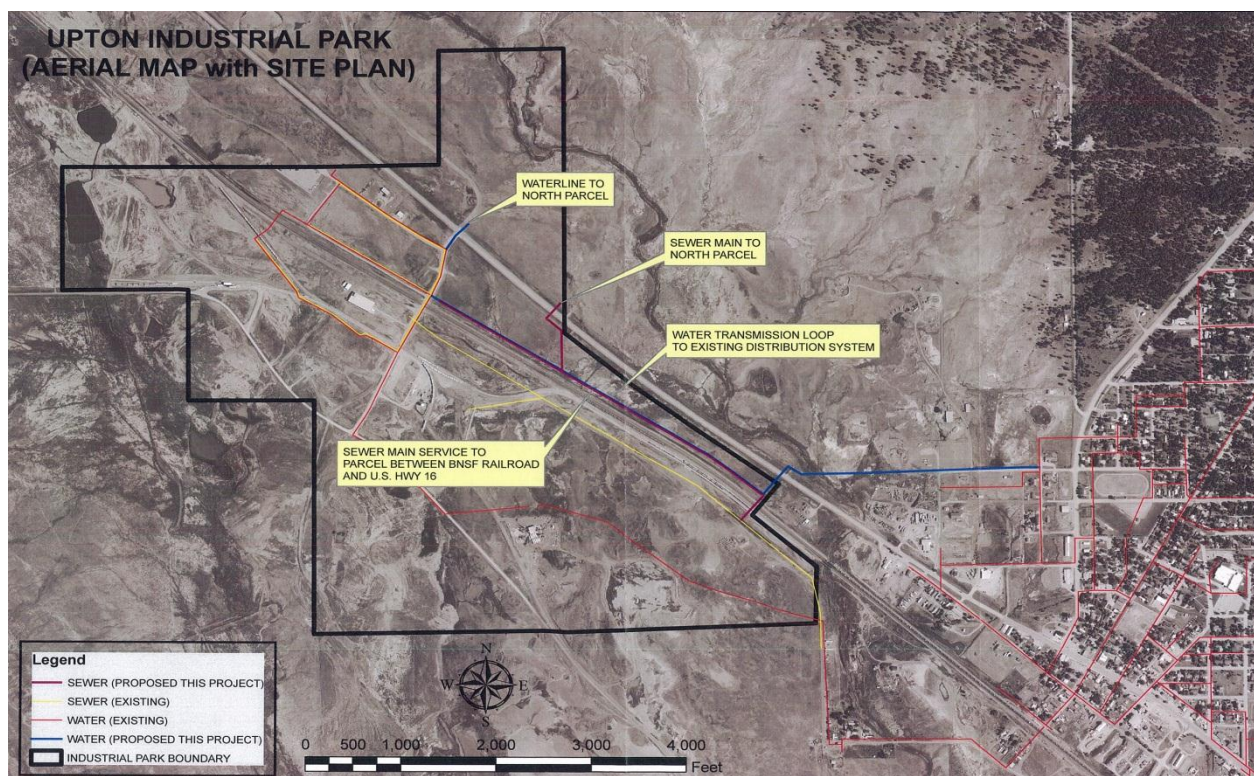
\$1,377,247 Community Readiness Grant for Water and Sewer Infrastructure in the Upton Industrial Park

**Staff Recommendation:
Fund as Requested**

Project Description

The town of Upton requests a \$1,377,247 Community Readiness Grant to install 7,670 linear feet of 10 inch water line and 5,040 linear feet of 8 inch sanitary sewer line in the Upton Regional Industrial Site (URIS). It is located on State Highway 16 one mile west of Upton. The project will be considered a multi-year project and will be completed over two years. The project will provide a redundant line from the Upton primary storage facility to the URIS water storage tank, and the new loop will provide redundancy for the town of Upton should there be a failure in their water storage tanks. The town of Upton will own the infrastructure.

The project will also open up an additional 100 acres for development in the industrial park. This project will be a multi-year project that will be spread over two construction seasons. The URIS has received three previous BRC funding awards, including a \$1,500,000 Community Readiness



grant in 2004 through the town of Upton for land acquisition, sewer installation, and rail spur relocation within the park; a \$473,600 Community Readiness grant in 2005 through Weston County for road construction within the industrial park; and a \$2,042,469 Community Readiness grant in 2010 through the town of Upton for additional water and sewer improvements. As a result of both the public and private investments made by the park developers, over \$19 million of additional private investment and 43 above county median wage level jobs have been created in the park. The rail park provides the entire region of Wyoming with available lots that have rail access that is not otherwise available in the region.

Project Goals and Public Benefit

The Upton Regional Industrial Site is a primary economic development driver for the community of Upton and the region. The project provides redundancy and reliability to the current water system serving the area. The project will also provide the entire town of Upton the benefit of a backup to their current water system, helping support long-term sustainability and continuity of services provided in the town.

The project goals include increasing the number of acres currently available for development with the URIS, strengthening the existing infrastructure to existing customers in the URIS and the future businesses that could locate in the URIS, and to support local economic development projects through both public and private sources.

While there have been additional lots sold to future businesses, current businesses in the industrial park include: UTRAN LLC, Orica, USA, Inc., BTI Inc., Mustang Tire Services Inc., and Western Biomass Energy, LLC.

Revenue Recapture

The proposed grant funded infrastructure is not revenue generating infrastructure. Previous grants to the URIS resulted in revenue recapture from the sale of land. Those funds continue to be reinvested into the park and future park development.

Timeline

If awarded, permitting and design would commence August 2012 and construction will be completed August 2013.

Project Funding

The total project cost is \$1,620,291 of which the Community Readiness grant request is \$1,377,247. The cash match of \$243,044 will be provided by the town of Upton (\$60,000) and the Weston County Development Board (\$183,044).

Sources	
BRC amount	\$ 1,377,247
Cash Match	\$ 243,044
Total eligible project cost	\$ 1,620,291
BRC % of total eligible project costs	85%
Local % of total eligible project costs	15%
Uses	
Non Construction Costs	\$ 215,283
Construction Costs	\$ 1,405,008
Total Project Cost	\$ 1,620,291

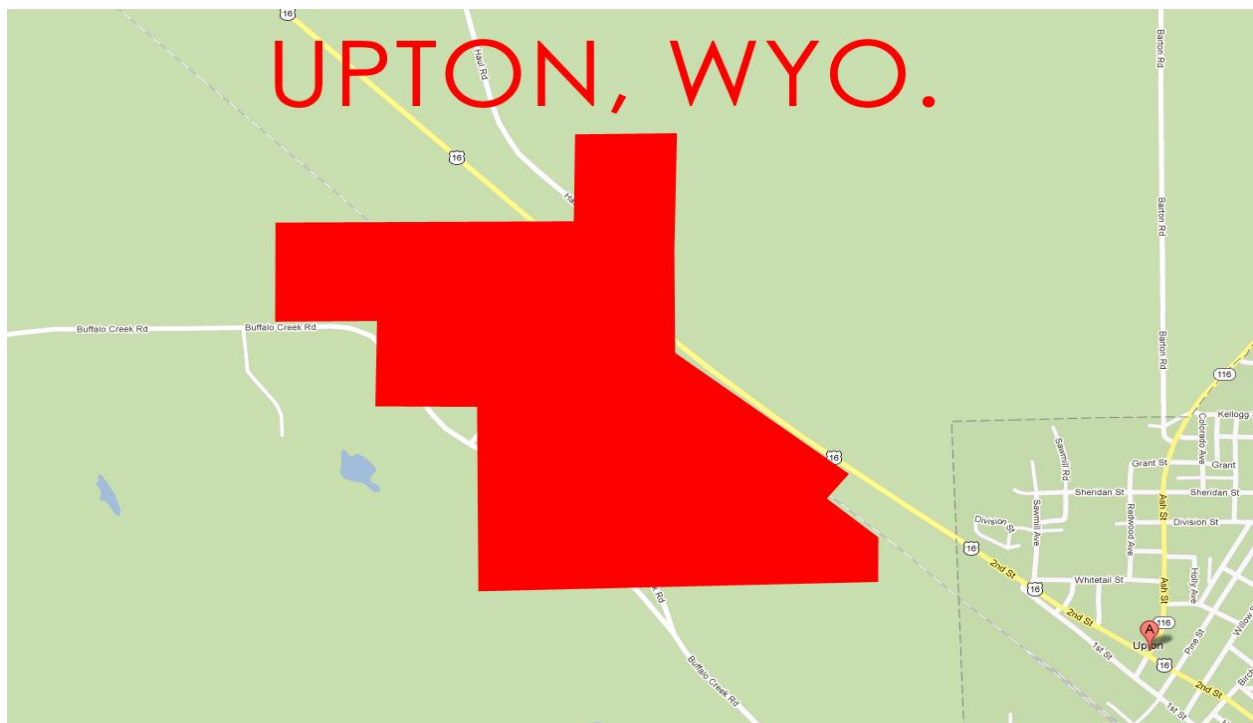
As previously stated, this project is considered a multi-year project. As defined in rule, “Multi-year project” means a large scale, stand-alone project which will either be constructed over separate calendar years and which cannot be separated into smaller, independently operational phases, or for which the Council determines the project presents a unique economic development or business recruitment opportunity for the applicant and the state.

Regional Comments by Dave Spencer

This project will complete the utility extension and looping of the water infrastructure in the Upton Regional Industrial Site. Currently there are approximately 100 acres left in the development area that have no utility services. This project will open up the remainder of that property within the overall URIS development. The recent installation of the water storage tank funded by a previous BRC grant has highlighted the need to loop the water system for better fire protection and water reliability in the area. Due to the size, cost and sheer scope of this project, the town of Upton is asking to for more than the maximum of \$1,000,000 for a Community Readiness project. The project will be a multi-year project covering two fiscal years. The cash match is being provided by both the town of Upton and the Weston County Development Board. This URIS has been exceptionally successful over the past few years and there is great opportunity for continued economic benefits to the town of Upton and Weston County for future development.

Staff Recommendation

Staff recommends funding as requested.



Detailed Analysis of Project

	Upton		
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	Yes	The project will provide redundant infrastructure that will also open an additional 100 acres for future development. It is anticipated that future job creation will occur as a result.
Community Workforce Development	Develops Community Momentum in Unique Market Niches	Yes	The industrial park, including the rail component, is unique to Northeast Wyoming and fills a niche market need.
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	Yes	The project will provide redundant infrastructure that will also open an additional 100 acres for future development.
	Community/Economic Dev. Goals Related to Specific Plan	Yes	2006 Weston County Community Assessment and the 2003 Comprehensive Economic Development Strategy.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	Providing redundancy will enhance the ability to attract, retain, and expand business to and within the park.
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



Campbell County

\$2,100,000 Community Readiness Grant for the Southern Industrial Roads Project

Staff Recommendation: Fund as Requested

Project Description

Campbell County requests a \$2,100,000 Community Readiness grant to construct road and drainage infrastructure in the Southern Industrial Area south of Gillette. The infrastructure will be owned through construction by Campbell County and then will be transferred to the Southern Industrial Improvement and Service District (ISD). The Improvement Service District, to be formed by September 30, 2012, will include 71 property owners within the district that have agreed to be responsible for maintaining the infrastructure that will be funded by this project if approved. The project will be considered a multi-year project and will be completed in Phase I and Phase II spread over three years. This is necessary to allow for the installation of the city of Gillette's new Madison Pipeline project, a major waterline project, through the Phase II area. The area includes Mohan Road, Lee Avenue, Schoonover Street, and Patty Avenue, southwest of Douglas Highway. Phase I of the two phase project will include 5,500 linear feet of

drainage ditch, 1,150 linear feet of drainage pipe, and 3,564 linear feet of roadway to complete Mohan Road. Phase II of the two phase project will include 8,000 linear feet of drainage ditch, 1,350 linear feet of drainage pipe, and 4,406 linear feet of roadway to complete Patty Avenue, Schoonover Street, and Lee Avenue.

Project Goals and Public Benefit

The goal of this project is to provide the existing industrial park with adequate drainage and transportation infrastructure such that the properties become more attractive to business investment and development. Infrastructure improvements will eliminate safety and aesthetic concerns caused by the substandard roads and poor drainage.

The area is currently served by unpaved roads with very poor to non-existent drainage that creates localized flooding issues and deterioration of the gravel road surfaces. The unpaved road surfaces cannot support the industrial



traffic created by the 25 existing businesses and over 1,000 employees. In addition, the lack of road infrastructure limits any future potential business growth in the area. Cyclone Drilling Inc. has stated through a letter of support that they project increasing employment by 10 to 20 in their Gillette facility over the next 12 to 18 months if the proposed project is completed.

The application is supported by goals defined in the Five Year Strategic Plan for Economic Development in Campbell County, 2010 – 2015. In addition, area businesses have indicated that current conditions have delayed expansion plans and that completing the project will likely enable some of those plans to take place.

The project expands previous infrastructure projects in the area which were supported by Wyoming Business Council funding. Previously funded projects in the Southern Industrial Area include the 2009 \$2,615,000 Bucyrus Business Committed award for the installation of sewer and water infrastructure and the 2012 \$920,885 Liebherr Business Committed award for the installation of additional water and sewer infrastructure. The current project will be the final project to complete the infrastructure in this area.

Revenue Recapture

The proposed grant funded infrastructure is not revenue generating infrastructure.

Timeline

Upon project approval the project will be designed by July 2012. Phase I will be constructed in early 2013 and Phase II will be constructed in the 2014 construction season, after the completion of the Madison Pipeline project through the area.

Project Funding

The total project cost is \$3,761,385 of which the Community Readiness grant request is \$2,100,000. The total cash match is \$1,661,385 of which Campbell County has committed \$385,247, twenty five property owners in the project area have committed \$376,138, and \$900,000 of County Consensus funding approved on April 12, 2012. In addition, the property owners will be forming an Improvement Service District that will pay for on-going maintenance and upkeep of the infrastructure.

Sources	
BRC amount	\$ 2,100,000
Cash Match	\$ 1,661,385
Total eligible project cost	\$ 3,761,385
BRC % of total eligible project costs	56%
Local % of total eligible project costs	44%
Uses	
Non Construction Costs	\$ 522,414
Construction Costs	\$ 3,238,971
Total Project Cost	\$ 3,761,385

As previously stated, this project is considered a multi-year project. As defined in rule, “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.

Regional Comments by Dave Spencer

This project is the third and final step in upgrades to the Southern Industrial Area. Two previous grants in this area focused on sewer and water improvements to facilitate expansion of business in the area. This project will complete the process by providing paved streets and associated drainage improvements in one portion of the area which remains substandard. The project will favorably impact 25 existing businesses and also make marketing and development of the vacant properties in the area more favorable. The project is being proposed as a phased project as the construction will extend over two and possibly into a third construction season.

The grant will leverage significant local resources including funding from Campbell County from Consensus SLIB funding. General fund revenues as well as private contributions from an Improvement Service District will be utilized for the completion of this project. The local cash match is over \$1.6 million and the match ratio is approximately 45%. No additional funding is anticipated to be needed in this area once this project is completed. The total area covers more than 400 acres and represents nearly one third of the total industrial area in the Gillette market.

Attorney General Opinion

Pending

Staff Recommendation

Staff recommends funding as requested contingent upon the following:

- Receipt of documentation confirming the formation of the Improvement Service District for this project by September 30, 2012.
- Receipt of documentation confirming that the property owner's cash match is in place by September 30, 2012.



Detailed Analysis of Project

	Campbell County		
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	Yes	The project improves vacant properties for 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	2006 Cillette Comprehensive Plan and 2010-2015 Five Year Strategic Plan for Economic Development in Campbell County.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The proposed project will improve the ability to retain, attract, and expand business in the area.
	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	The area property owners have committed \$376,138 as part of the cash match.
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



Laramie

**\$665,135 Community
Enhancement Loan and a
\$665,134 Special Assistance Fund
Loan for the Downtown Lighting
Project**

Total Loan Amount: \$1,330,269

**Staff Recommendation:
Fund as Requested**

and is being completed in phases. The current overall project. The project will bring the electrical infrastructure serving historic downtown Laramie to modern code standards and replace existing cobra-style streetlights with fixtures that are more historically correct for the downtown district.

Project Goals and Public Benefit

This project will complete a multi-phase project for the city of Laramie. The project will achieve several community developed goals identified in the 2011 Downtown Development Plan and in the Laramie Comprehensive Plan, including improving public safety by bringing the downtown electrical grid up to code and service capacity. The project will maximize

limited resources through a combination of grant funds. Finally, the loan dollars being requested with this project will enable the community to bid the remaining zones of the project as one bid

Project Description

The city of Laramie requests a \$665,135 Community Readiness Downtown Development loan and a \$665,134 Special Assistance Fund Loan, totaling a \$1,330,269 loan request, to complete the community's downtown lighting project that will be owned by the city. The city of Laramie has previously been awarded three Community Enhancement grants for the downtown project including: \$406,250 awarded in 2005 for tree plantings, ornamental lighting and benches; \$244,400 awarded in 2006 for 3rd street improvements and lighting; and \$221,550 awarded in 2011 for additional ornamental lighting in the downtown district. During the implementation of the first two projects safety and code issues were discovered, and the need for the 2011 and current applications became apparent.

The Laramie downtown project location can be seen on the map at the end of this recommendation and is labeled as Zone 1 and 5. The entire project is projected to cost \$3.6 million. The proposed request would fund the final phase of the



process; thus, saving deployment costs and other expenses that could otherwise drive up the cost of this project. The project will better define the boundaries of the historic downtown district for visitors to the area.

The public will benefit from the project through the continued revitalization of the historic downtown district. The Laramie Main Street Alliance's development plans hinge upon the completion of this project as well. The organization has implemented a downtown banner program that will install banners on the new light poles that are a part of this project. The revitalization efforts to date have started to pay off with increased businesses locating in the area. In 2010, nine new businesses moved into the downtown district of which eight were retail and this project is expected to build upon the existing momentum for the downtown.

Revenue Recapture

The proposed grant funded infrastructure is not revenue generating infrastructure.

Timeline

The construction for this project is projected to be completed by spring 2013.

Project Funding

The total project cost is \$1,330,269 of which the Community Enhancement loan request is \$665,135. The cash match of \$664,134 will come from the city of Laramie in the form of a BRC Special Assistance Loan.

Sources	
BRC Loan amount	\$ 665,135
Cash Match (BRC Special Assistance Fund)	\$ 665,134
Total eligible project cost	\$1,330,269
BRC % of total eligible project costs	50%
Local % of total eligible project costs	50%
Uses	
Non Construction Costs	\$ 90,000
Construction Costs	\$1,240,269
Total Project Cost	\$1,330,269

Loan Details

The proposed terms for the loans would be an interest rate of 2% to be repaid over ten years.

Regional Comments by Tom Johnson

This project represents the final phase of Laramie's streetscape plan. Past WBC grants for this project have focused on smaller components of the overall lighting project in the downtown. The city of Laramie's willingness to apply for a loan to finish this project shows their commitment to completing this project. The repayment source for this project is secure. Further, this project will go a long way to enhancing Laramie's downtown in a manner consistent with its plans to appeal to a high-tech workforce in the future.

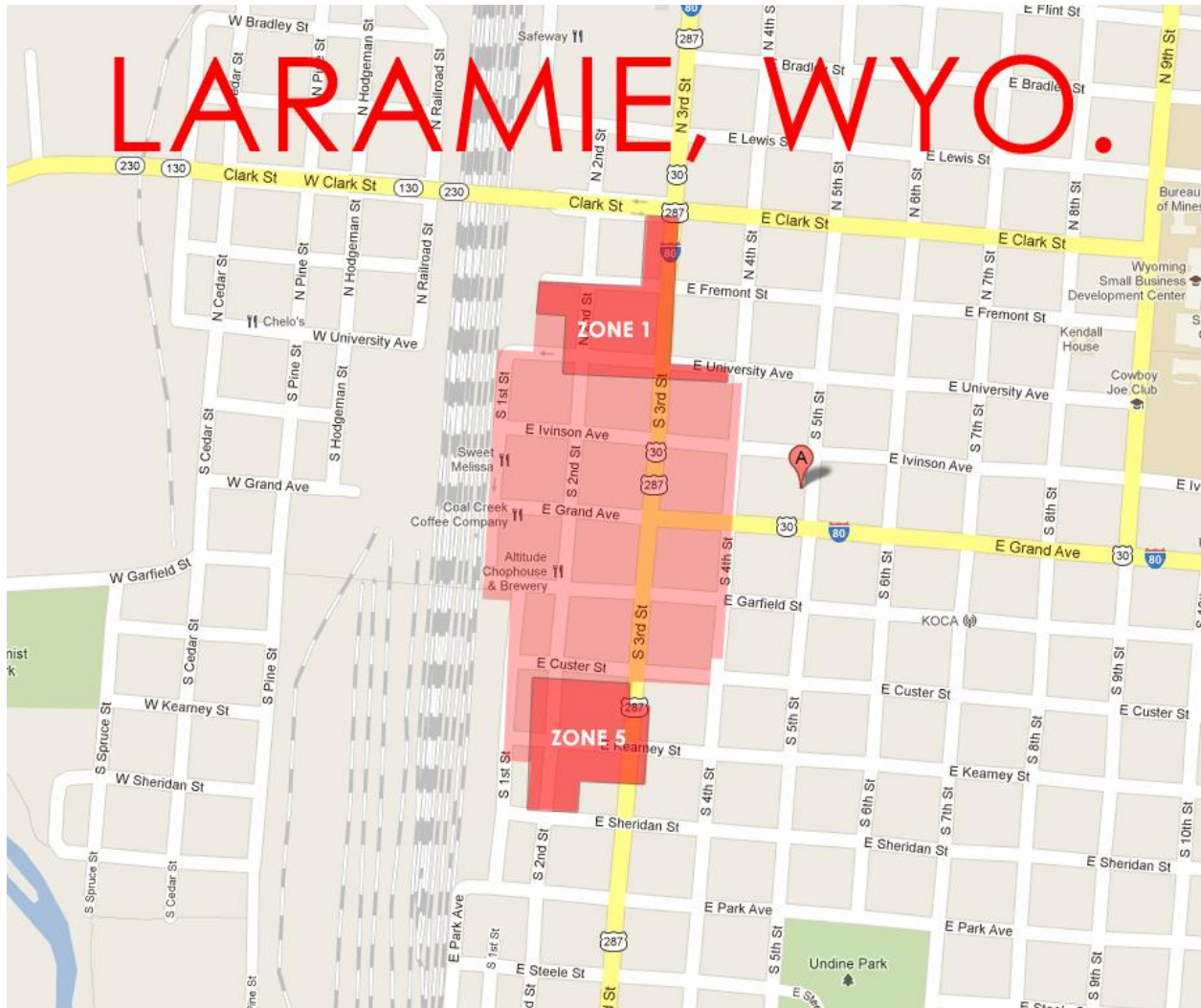
Attorney General Opinion

Pending

Staff Recommendation

Staff recommends funding as requested contingent upon the following:

- Documentation confirming receipt of the required WYDOT permit



Detailed Analysis of Project

	Laramie		
	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 Market Niches	No	
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	No	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	2007 Comprehensive Plan and the 2010 Downtown Development Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project is a component of a larger plan to attract, retain and expand businesses to the downtown.
	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	Yes	
	Main Street or Certified Tourism Community Project	Yes	
	Project Readiness	Yes	



Buffalo

\$250,000 Community Enhancement Grant for Crazy Woman Square Revitalization Project

**Staff Recommendation:
Fund as Requested**

Project Description

The city of Buffalo requests a \$250,000 Community Enhancement grant to complete the revitalization of the Crazy Woman Square area of the downtown district. The enhancements include installation of a sign for the Crazy Woman Square; installation of a Basque dog and sheep sculpture; installation of a bronze plaque explaining the Crazy Woman story; decorative railings along both sides of Clear Creek; two wall murals on walls facing the square from the north and south; landscaping and irrigation; lighting for the murals, sign, and sculptures; decorative lighting along the new trail section; new trail surfacing material; two bike racks; benches for the trail and square; dog stations and signage; decorative trash receptacles; and business and parking signage all of which will be owned and maintained by the town of Buffalo. The Crazy Woman Square previously was awarded \$500,000 Community Readiness Downtown

Development grant in 2011 for the initial restoration of the Crazy Woman Square area, including street improvements, additional parking, ADA bathroom installation and related improvements.

Project Goals and Public Benefit

The public benefit for this project includes the revitalization of the most widely used public facility in Buffalo. The revitalization will increase the usage by meeting the area's needs identified through a Buffalo Downtown Association Main Street program survey. Completing the Crazy Woman Square project will enhance the downtown and compliment a downtown that is unique in the region.



The goals and objectives for the project include providing improvements that will increase the usage and functionality of the square. Increasing the number of visitors to the downtown district is also a major goal of the project. The increased visitors will related directly with increased profit potential of area businesses.

Revenue Recapture

The proposed grant funded project is not revenue generating.

Timeline

The project is projected to be complete by December 2012.

Project Funding

The total project cost is \$500,000 of which the Community Enhancement grant request is \$250,000. The \$125,000 cash match includes \$62,500 from the city of Buffalo and \$62,500 from Johnson County. The \$125,000 in-kind match includes the land value of the Crazy Woman Square that is owned by the city of Buffalo.

Sources		
BRC amount	\$	250,000
Cash Match	\$	125,000
In Kind Match	\$	125,000
Total eligible project cost	\$	500,000
BRC % of total eligible project costs		50%
Local % of total eligible project costs		50%
Uses		
Land Value	\$	125,000
Non Construction Costs	\$	85,000
Construction Costs	\$	290,000
Total Project Cost	\$	500,000

Regional Comments by Dave Spencer

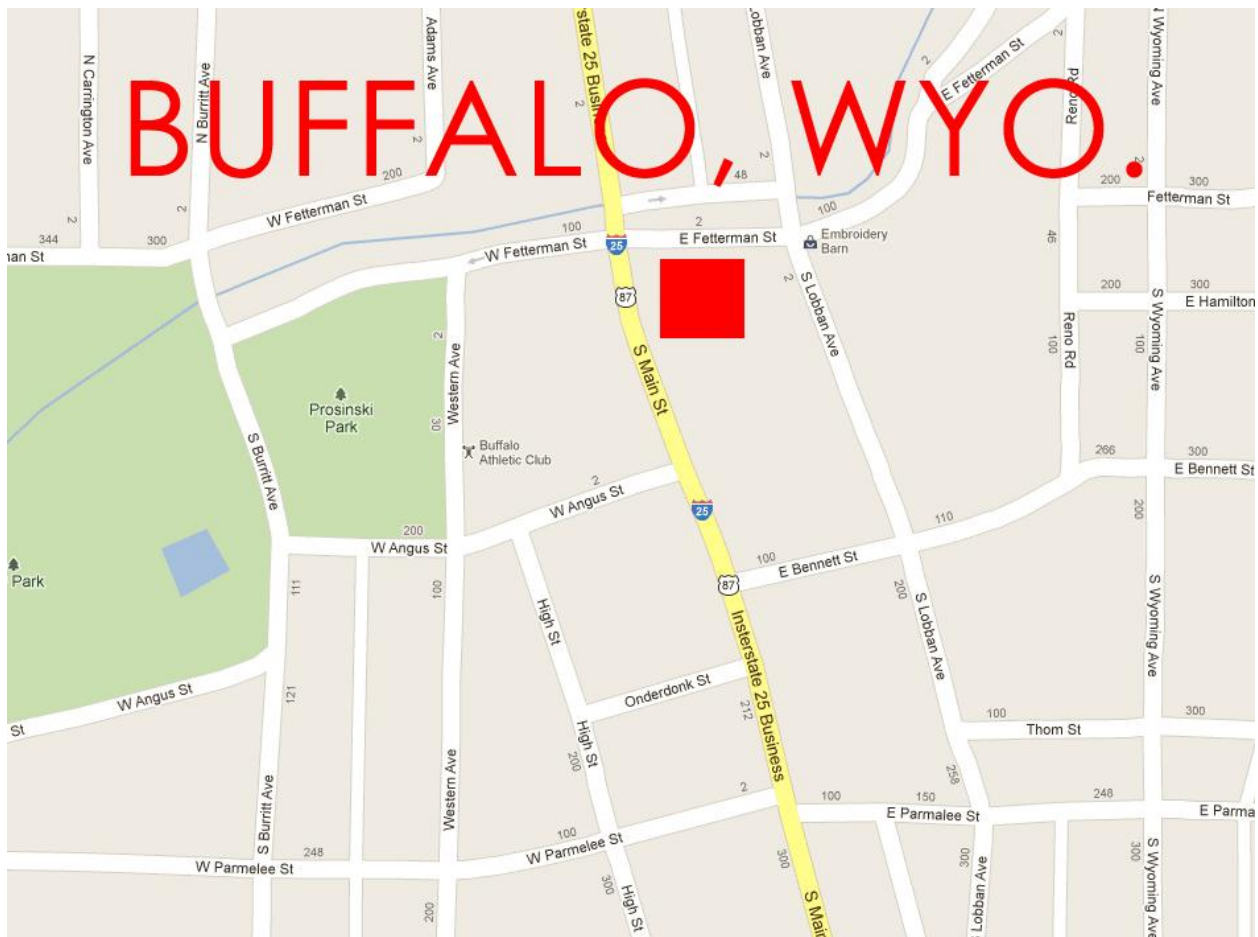
This project has received a long refinement process by the community. The original Downtown Plan completed in 2008 called for a much more expensive renovation to the Crazy Woman Square and the surrounding area. After struggling to make the project work since 2009, community members, the city of Buffalo, and Johnson County have come up with a modest but effective plan which the community can afford. In the meantime, Buffalo has developed a very effective Main Street program which is functioning very well and has recently attained a full Main Street community status.

The project is owned by the community and the Vision Buffalo Commission has done an exceptional job in developing a plan that can make a significant impact. The plan included two BRC applications, the first and previously approved application was for installation of the basic infrastructure needed to upgrade the Crazy Woman Square and immediate area around the square. The current application will provide the needed enhancements to finalize the project.

Both the city of Buffalo and Johnson County are providing the cash match for both projects. With the completion of this project, the city of Buffalo will have all of the requisite pieces in place to be successful with their downtown renovation and revitalization efforts. The Main Street program is fully functioning with active committees, and they are already making a difference with event promotion, including a successful Farmers Market.

Staff Recommendation

Staff recommends funding as requested



Detailed Analysis of Project

Buffalo			
	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	Develops the community's unique downtown.
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	No	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	2008 Buffalo Downtown Plan and the 2007 Buffalo Comprehensive Plan.
	Improved Ability to Retain, Attract, Expand Businesses	Yes	The project will help attract, retain and expand downtown 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	
	Project Readiness	Yes	



Jackson

\$250,000 Community Enhancement Grant for Snow King Convention and Event Center Revitalization Project

Staff Recommendation: Fund as Requested

Project Description

The town of Jackson requests \$250,000 for the expansion and renovation of the Snow King Convention and Event Center located at 90 Snow King Avenue. The center was originally constructed in 1993 as a multi-purpose facility supporting recreational activities and conventions in the town of Jackson and Teton County.

The town of Jackson has recently renewed its economic development emphasis on attracting conventions to the community and as a part of that focus; the town has undertaken a major Snow King Center Improvement Project (CIP). The project and grant funds, Phase I of the CIP, will focus on the expansion of the facility's entrance, the addition of new meeting rooms, and the expansion of communication capabilities for the center and associated meeting rooms. The

facility is owned by the town of Jackson and will be operated by Center Management, Inc. (CMI). Both the town of Jackson and CMI will be responsible for the operations and maintenance of the facility as delineated within their lease agreement.

Project Goals and Public Benefit

The Snow King Convention and Event Center is the largest such facility in area and is capable of hosting 2,500 or more attendees at any given time. The Jackson economy relies on convention and tourism activities. Currently the center hosts the Nicholas Food Show (1,500 attendees), Northwestern University (100 attendees), Children's Tumor Foundation (150 attendees), Northern Rocky Mountain Optometric Conference (100 attendees), and the Wyoming Natural Gas Fair (1,000 attendees). A major benefit for this project is supporting the center's social and recreational value to the residents of Jackson. The economic benefit of the center to the town of Jackson is large and the potential in the future is just as large. Another public benefit is the center's contribution to the development of children and young adults through the various



SNOW KING CONFERENCE & EVENT CENTER
CENTER IMPROVEMENTS PROJECT



activities and programs hosted in the facility throughout the year, such as youth hockey tournaments, figure skating, Jackson Hole High School's winter sports programs, and other related youth activities. It is estimated that by the third year after this project is completed that the facility will yield over \$3 million in additional revenue to the community.

The project goals includes increasing the community programs and participation at the center through increased local events hosted by the center and the increased number of local participants in the new and expanded programming. A second goal is to increase the regional and national convention participation at the center and will be measured by the number of new regional and national conventions hosted in the facility and the number of participants at these new events. The third goal is to increase the programming for development of the community's youth through new youth programming and increase participation by the area's youth.

Revenue Recapture

The community is projecting to recapture \$135,013 over the first ten years of this project. The recaptured revenue will come from the profit created by the increased usage of the facility through convention, meeting, and recreation fees. The recaptured revenue will be utilized as follows:

- 1/3 for continued renovations and facility improvements
- 1/3 for matching future city and CMI grant applications
- 1/3 for operations and maintenance

Timeline

The project will begin immediately after the grant has been awarded and is projected to be complete by the end of December 2012.

Project Funding

The total project cost is \$500,000 of which the Community Enhancement grant request is \$250,000. The cash match of \$250,000 will come from the town of Jackson.

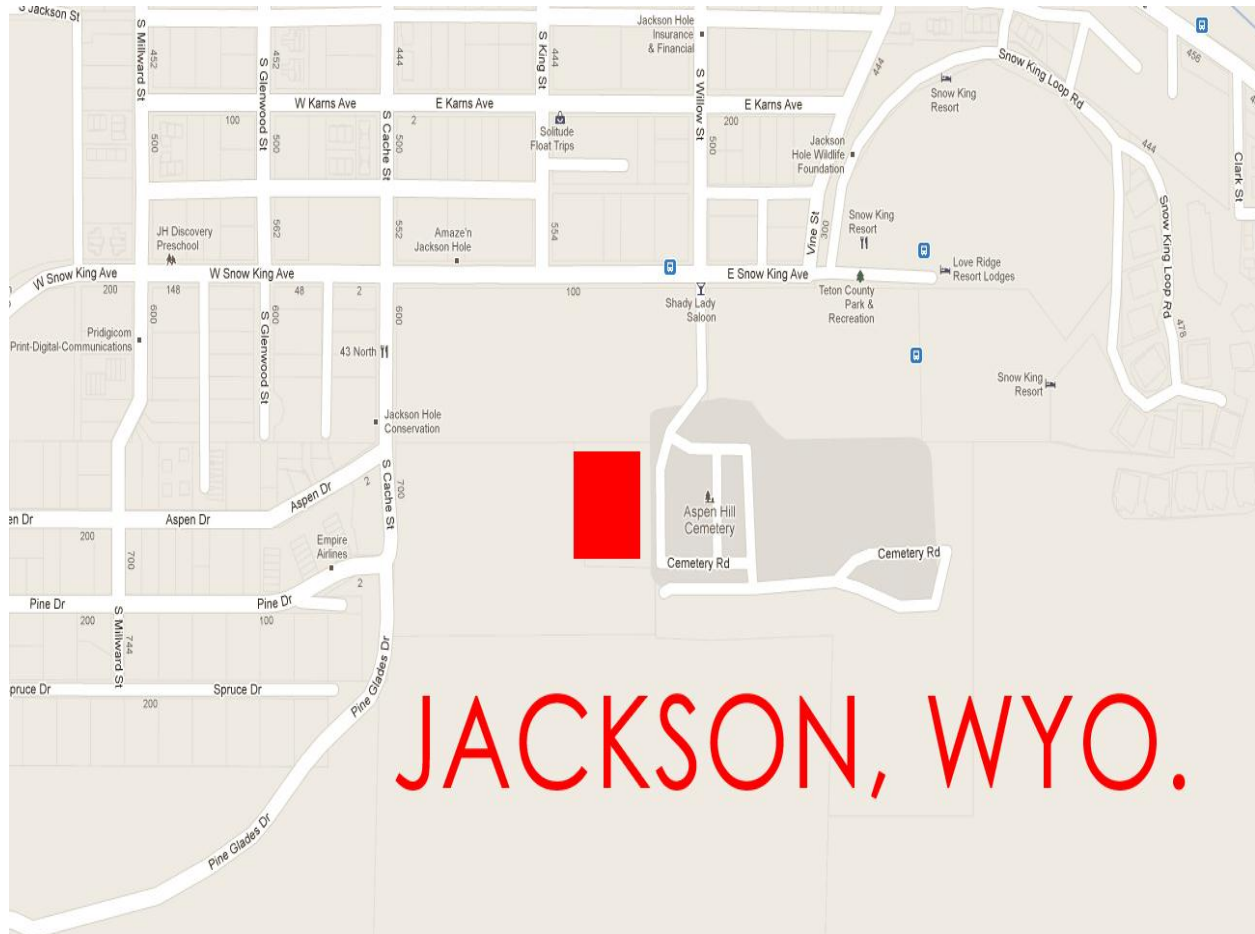
Sources		
BRC amount	\$	250,000
Cash Match	\$	250,000
Total eligible project cost	\$	500,000
BRC % of total eligible project costs		50%
Local % of total eligible project costs		50%
Uses		
Non Construction Costs	\$	56,140
Construction Costs	\$	443,860
Total Project Cost	\$	500,000

Regional Comments by Roger Bower

The existing Snow King Convention and Events Center is in need of repair and enhancement. It does not meet current conference needs, such as sufficient meeting rooms, internet access, sound isolation, entrance aesthetics, and an inadequate event registration area. Jackson, Teton County, and Wyoming need a conference center of this size to attract regional conferences to expose Wyoming as an attractive place to vacation, relocate a business, or just as a place to live. The facility could increase community visits during times when community visits are low and by doing so, increase the profits of area businesses.

Staff Recommendation


Staff recommends funding as requested.



Detailed Analysis of Project

	Jackson		
	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 conference and convention industry is a unique niche for Jackson.
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	No	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	2011 Jackson/Teton County Comprehensive Plan.
	Improved Ability to Retain, Attract, Expand Businesses	No	
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	Yes	The town of Jackson is projecting to recapture \$135,013 over the first ten years of the project.
Additional Evaluation Criteria	Satisfactory Performance on Past Projects	Yes	
	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	

Business Ready Community
Grant & Loan Program



Cody

**\$242,451 Community
Enhancement Grant for Cody
Stampede Revitalization Project**

**Staff Recommendation:
Fund as Requested**

Project Description

The city of Cody requests a \$242,451 Community Enhancement grant to enhance the Cody Stampede rodeo facilities located at 519 West Yellowstone Avenue. The Cody Stampede Board, as a community development organization, owns and manages the facility. The grandstands are 36 years old, and currently do not meet American with Disabilities Act (ADA) standards. Grant funds will be used to renovate the existing seating area to include 29 ADA compliant seats accompanied by companion seating. The facility currently has 10 ADA compliant seats. Grant funds will also be used to replace the front aisle wooden decking, ramp replacement leading up into the grandstands, hand railing replacement, installation of a new roof over the facility, addition of 28 new parking spaces that meet ADA requirements, and entranceway enhancements

including, new electronic signage and a new east end log gate will be installed. The Cody Stampede organization will be responsible for ongoing operation and maintenance expenses.

Project Goals and Public Benefit

The Cody Stampede brings thousands of visitors to town each year and the weekly events inject thousands of dollars into the local economy each year. The organization offers rodeos nightly from June 1st through August 31st every year. The accessibility and aesthetics of the facility leave lasting impressions on those attending the events hosted at the facility. Improving the ADA accessibility of the facility will enable more people to attend and enjoy the activities. Tourism is a primary industry in Cody, and the rodeo is an important part of the tourism package.

The goals of this project are to refurbish an aging facility, and to meet current ADA requirements. Continued growth of the attendance numbers coming into the community for the rodeo events is another goal of the project. The enhancements are projected to add an additional 19 ADA accessible seats, an additional 29 ADA parking spaces, and to increase the overall visibility and attendance for the facility with the installation of the electronic signage.

Revenue Recapture

The proposed grant funded project is not revenue generating.

Timeline

The project will begin immediately after the grant has been awarded and is projected to be complete by May 2013.

Project Funding

The total project cost is \$484,901 of which the Community Enhancement grant request is \$242,451. The cash match of \$242,450 will come from the Cody Stampede Board.

Regional Comments by Leah Bruscino

“Cody is Rodeo” and the nightly rodeo is a very popular activity with visitors and residents alike. For many visitors the rodeo experience is one of the most memorable parts of a vacation to this area. A good time and a good experience are often the first step in a visitor deciding they would like to relocate to Cody and possibly relocate or expand a business to Cody.

The upgrades to the rodeo grandstand and parking lot will enhance the safety of the audience and will improve comfort and accessibility. The new signage and log entrance will enhance the visibility of the rodeo and beautify the area which is a major entrance into the community.

An improved visitor experience which could lead to future business investment in Cody is a compelling reason to be excited about this project. Just as important is the recreation opportunity that will be enhanced for area residents. Creating livable communities where people want to grow their family and business requires a variety of recreational opportunities and “after 5:00” activities for families and people for all ages.

Upgrading the Cody Stampede rodeo grounds ensures that this popular family activity will continue to be accessible and entertain residents into the future.

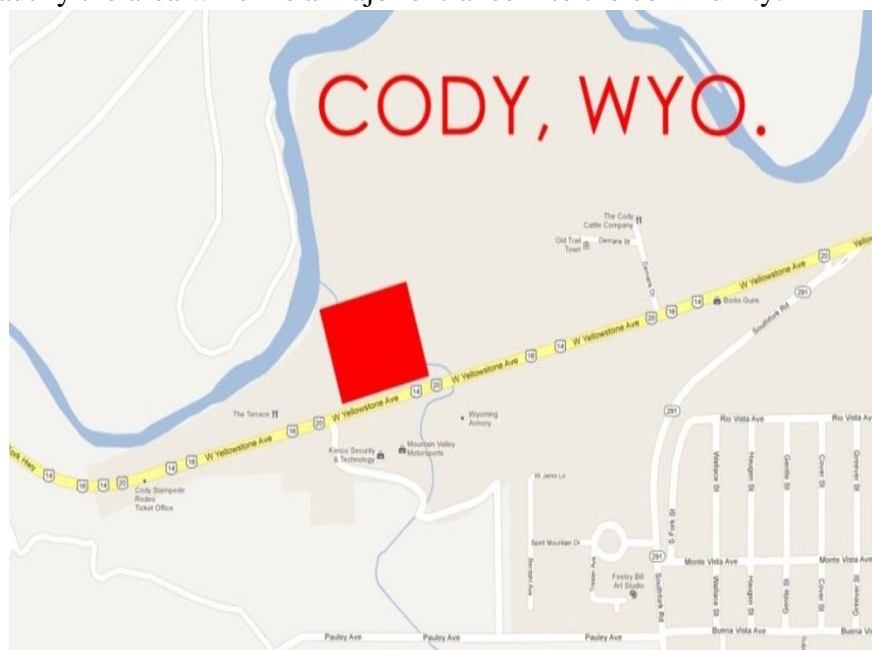
Attorney General Opinion

Pending

Staff Recommendation

Staff recommends funding as requested.

Sources	
BRC amount	\$ 242,451
Cash Match	\$ 242,450
Total eligible project cost	\$ 484,901
BRC % of total eligible project costs	50%
Local % of total eligible project costs	50%
Uses	
Non Construction Costs	\$ 61,400
Construction Costs	\$ 423,501
Total Project Cost	\$ 484,901



Detailed Analysis of Project

	Cody		
	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	Project enhances the community's unique rodeo heritage.
	Helps Meet Demand for Social Services	N/A	
	Helps Diversification Efforts	No	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	2011 Cody 2020 Community Priorities, 2011 Forward Cody Plan of Work, and 2011-2016 Cody Country Chamber of Commerce Strategic Plan.
	Improved Ability to Retain, Attract, Expand Businesses	No	
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



Cheyenne

\$250,000 Community Enhancement Grant for the Polk Avenue Greenway Segment

**Staff Recommendation:
Fund as Requested**

Project Description

The city of Cheyenne requests \$250,000 for the completion of the Polk Avenue Greenway segment of the community's trail system. Grant funds will be used to complete 1,400 linear feet of a ten foot wide segment of the community's multi-purpose trail system. Grant funds will be used for the preparation and paving of the trail, fence installation, curb and gutter, and landscaping. The city of Cheyenne will own and maintain the infrastructure.

Project Goals and Public Benefit

Community benefits for this project are both direct and indirect. Once completed, the project will complete a 16-mile stretch of Greenway, beginning in northwest Cheyenne, continuing along Dry Creek drainage to east Cheyenne, and then looping back to the west through Sun Valley

along the railroad tracks and Crow Creek, to Martin Luther King Jr. Park. The project will link numerous destination points, including businesses, parks, schools, and neighborhoods.

The greenway system is a corridor for travel through the community for both foot traffic and non-motorized wheeled traffic. The system will directly benefit a significant portion of Cheyenne's workforce and the associated businesses in the area of the greenway. The greenway is also an important component in the package used to attract and retain businesses in the community.

The project goals include completion of the one-quarter mile segment connecting 16 miles of the greenway project. The city claims the project will increase the usage of the greenway by a minimum of 250 pathway users during the warmer months and by over 100 users during the colder months of a year.

Revenue Recapture

The proposed grant funded project is not revenue generating.

Timeline

The project is projected to be complete by the end of July 2013.

Project Funding

The total project cost is \$500,000 of which the Community Enhancement grant request is \$250,000. The cash match of \$250,000 will come from the city of Cheyenne's 2008-2012 6th Penny Sales Tax funds.

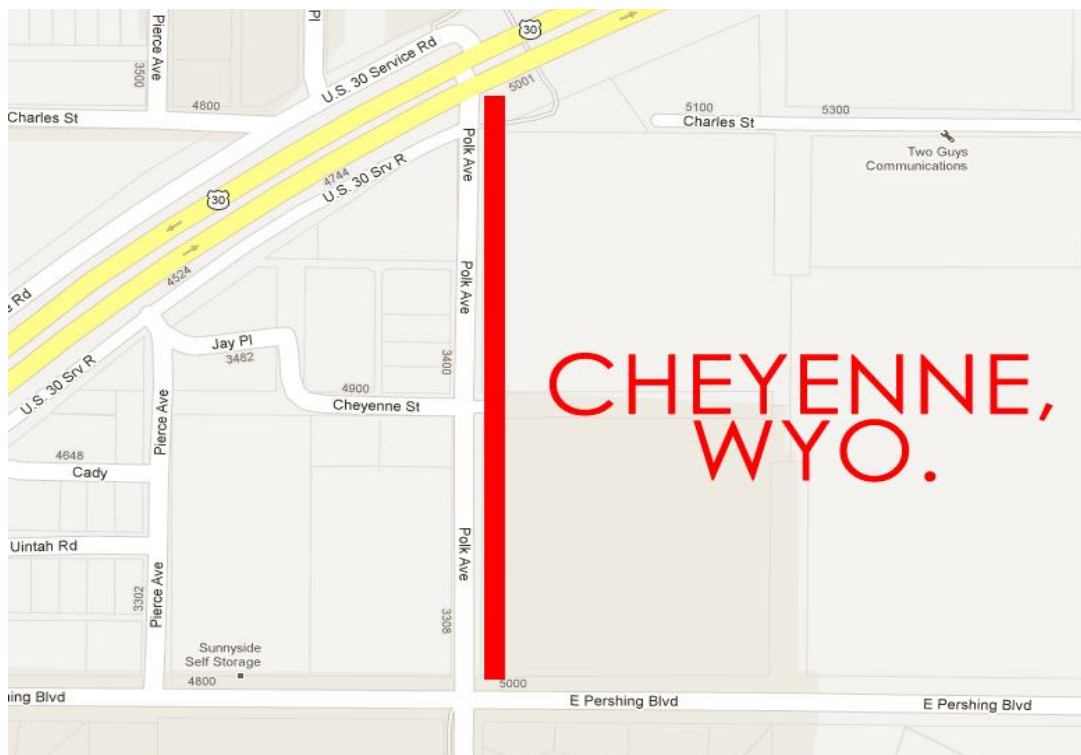
Regional Comments by Tom Johnson

This project fits within the BRC Community Enhancement program's rules. The completion of the greenway/walkway path will provide for better recreation opportunities for Cheyenne residents, it will affect the commuting pattern of residents, create a more sustainable community, and provide more amenities for the type of worker that Cheyenne hopes to recruit. The project relates closely to the goals of economic development, and will indirectly enhance the ability of the community to create and retain jobs.

Staff Recommendation

Staff recommends funding as requested.

Sources		
BRC amount	\$	250,000
Cash Match	\$	250,000
Total eligible project cost	\$	500,000
BRC % of total eligible project costs		50%
Local % of total eligible project costs		50%
Uses		
Non Construction Costs	\$	76,595
Construction Costs	\$	423,405
Total Project Cost	\$	500,000



Detailed Analysis of Project

Cheyenne			
	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	No	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	2006 Cheyenne Area Master Plan and the 2001 Laramie County Comprehensive Economic Development Strategy Report
	Improved Ability to Retain, Attract, Expand Businesses	No	
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



Hulett

\$16,820 Community Enhancement Grant for the Greater Hulett Community Center Enhancement Project

**Staff Recommendation:
Fund as Requested**

Project Description

The town of Hulett requests \$16,820 for the completion of the Greater Hulett Community Center Enhancement Project. Grant funds will be used for landscaping the community center grounds, installation of lighting, and installation of a professional sign on the front of the property. The Greater Hulett Community Center was renovated using a \$1,475,158 Community Facilities Program grant awarded in 2007. The property is located at 401 Sager Street.

Project Goals and Public Benefit

The public benefit for this project will be to beautify the primary public structure in the community. The facility is referred to as the hub of the town and both the town hall and the public library are located within the building. The facility is also the primary meeting place for the town related business meetings. The addition of

replica historic lighting will not only improve the aesthetics of the facility, but will also improve the safety around the facility at night.

The goals of this project are to make the Greater Hulett Community Center a safer environment for those attending activities in the building. A second goal is to improve the overall appeal of the facility to the general public. The property adjacent to the facility is being developed (\$302,000 BRC Community Readiness grant, 2012) as a business park, and this project will create an aesthetically pleasing entrance to the main town building where all new business prospects will come to inquire about the business park.



Revenue Recapture

The proposed grant funded project is not revenue generating.

Timeline

The project will begin immediately after the grant has been awarded and is projected to be complete by the end of 2012.

Project Funding

The total project cost is \$33,640 of which the Community Enhancement grant request is \$16,820. The in-kind match of \$16,820 will come from the town of Hulett and includes site preparation and the lights that will be installed.

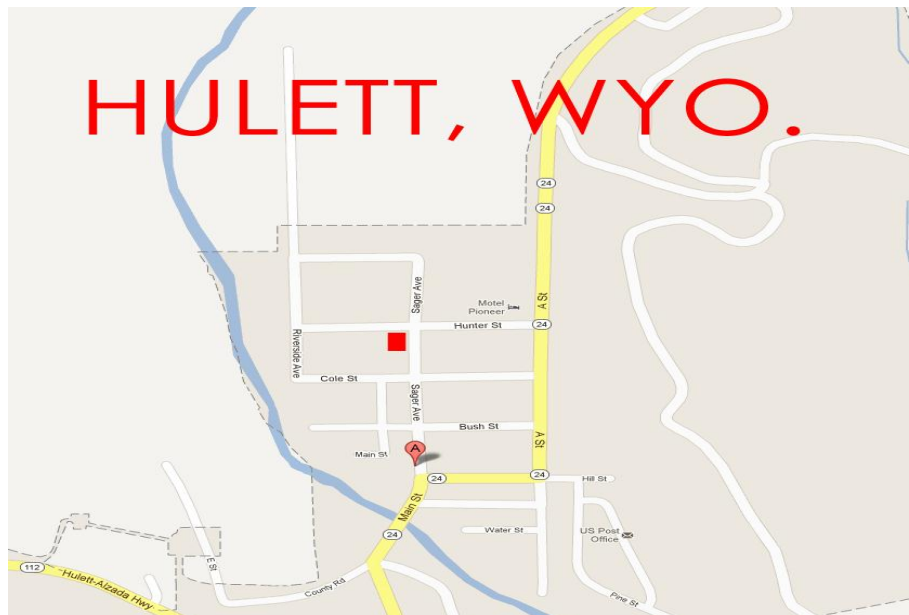
Sources	
BRC amount	\$ 16,820
In Kind Match	\$ 16,820
Total eligible project cost	\$ 33,640
BRC % of total eligible project costs	50%
Local % of total eligible project costs	50%
Uses	
Land Acquisition	\$ 12,500
Non Construction Costs	\$ -
Construction Costs	\$ 21,140
Total Project Cost	\$ 33,640

Regional Comments by Dave Spencer

This project will improve the outside appearance of the Greater Hulett Community Center. The lighting will not only improve the appearance, but will also improve the safety of the surrounding area. The center is adjacent to the new business park being developed by the town and this project will provide a better image in trying to recruit new businesses to the community. The request is modest in amount in keeping with the town's limited funding base. The project will greatly improve the image and aesthetics of the area.

Staff Recommendation

Staff recommends funding as requested.



Detailed Analysis of Project

	Hulett		
	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	No	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	2011 Hulett Strategic Plan
	Improved Ability to Retain, Attract, Expand Businesses	No	
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



Lyman

\$120,213 Community Enhancement Grant for the Heritage Barn Landscaping and Parking Lot Project

**Staff Recommendation:
Fund as Requested**

Project Description

The town of Lyman requests \$120,213 for the completion of the Heritage Barn Landscaping and Parking Lot Project. Grant funds will be used for landscaping the Heritage Barn grounds, signage, and paving additional parking spaces for facility visitors. The Heritage Barn was renovated using a \$957,656 Community Facilities Program grant awarded in 2006. The property is located at 44054 Business Loop 80 in Lyman.

Project Goals and Public Benefit

The Heritage Barn is the primary event and meeting space in the community and area. The barn is also a historic landmark for the Bridger Valley. One of the goals for this project is to make the Heritage Barn even more aesthetically appealing to the many visitors to the facility. The landscaping will include the planting of a variety

of fruit trees on the front of the property, and bringing back the orchard that was originally started when the property was used as an experimental farm.

Another benefit will be experienced by the addition of 30 more parking spaces bringing the onsite parking up to 74 available spaces. A second goal is to improve the overall safety for users of the facility by providing the additional 30 parking stalls on site. Currently, if there is a large event at the facility, parking overflows onto the shoulders of the road in front of the facility. The community projects by completing the requested improvements, the facility will experience an increase in usage of 8% the first two years and 5% the third year.

Revenue Recapture

The proposed grant funded project is not revenue generating.

Timeline

The project is projected to be complete by September 2013.

Project Funding

The total project cost is \$240,426 of which the Community Enhancement grant request is \$120,213. The total match is \$120,213 of which \$94,458

Sources		
BRC amount	\$	120,213
Cash Match	\$	94,458
In Kind Match	\$	25,755
Total eligible project cost	\$	240,426
BRC % of total eligible project costs		50%
Local % of total eligible project costs		50%
Uses		
Non Construction Costs	\$	25,372
Construction Costs	\$	215,054
Total Project Cost	\$	240,426

will be cash match from the town of Lyman and \$25,755 will be in-kind match consisting of machinery and donated labor from the town of Lyman.

Regional Comments by Elaina Zempel

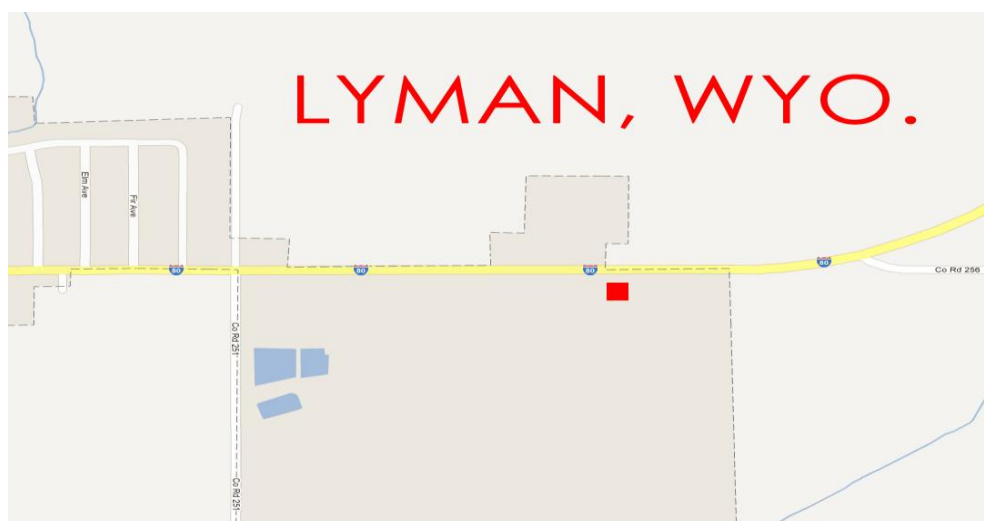
The Lyman Heritage Barn project has been a successful Community Facilities Program project for the Wyoming Business Council. The barn has served as a community hub for the Bridger Valley and an event venue draw. The barn's renovation occurred during the economic boom in 2007-2008 and the project suffered from much higher than anticipated costs for a number of items including pavement for parking. The town of Lyman adjusted and prioritized the project and sought additional funding to complete the renovation of the barn itself but sacrificed some of the planned parking and landscaping. The town of Lyman was able to secure additional funding through consensus funds to pave a portion of the available parking lot. The town has also invested in the property with the addition of air conditioning, a sound system, and lighting for the parking lot.

The barn is hampered from fully realizing its potential as far as use because of inadequate parking and little or no landscaping. Because of the aesthetic quality of the barn, many events are scheduled, but the staff for the town of Lyman has had other potential customers decline to reserve the barn as they desired outdoor pictures, functions, etc. and found the landscape visual less than desirable.

The town of Lyman understands the value of the barn and has committed significant funds and in-kind labor to the project. The barn is severely hampered by the lack of parking space with only 44 spaces for a facility with a capacity of over 700 people depending upon the event. This plan calls for the addition of 30 more parking spaces. Although not fully meeting the parking needs of the facility, there are future plans for additional parking as funds come available.

Staff Recommendation

Staff recommends funding as requested.



Detailed Analysis of Project

Lyman			
	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	No	
	Community/Economic Dev. Goals Related to Specific Plan	Yes	A focus in the Lyman Community Assessment.
	Improved Ability to Retain, Attract, Expand Businesses	No	
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	N/A	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	Yes	



Sheridan

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

**Staff Recommendation:
Do Not Fund**

Project Description

The city of Sheridan requests a \$1,000,000 Community Readiness grant to extend 2,650 linear feet of sewer, roadway infrastructure, and dry utility trench from the present Hi-Tech Business Park to the proposed location of the First People Center (formerly known as the National Indian Alaskan and Hawaiian Educational Development Center) and the Northern Wyoming Community College District's proposed large animal agricultural complex and events center. The infrastructure would be owned by the city of Sheridan. The project would begin at Yellowtail Drive off of State Highway 338 (Decker Road) and extend the right-of-way of Yellowtail the 2,650 linear feet.

The Hi-Tech Business Park was previously funded using BRC Community Readiness funding. The project was funded in 2010 for \$2,589,913 for water and sewer extensions, roads, and fiber conduits within the business park. In addition, the First People Center project was awarded a Community

Development Block Grant (CDBG) planning grant in December 2011 to develop a capital campaign or a plan to leverage additional funding and land to construct the national headquarters for the First People Center.

Project Goals and Public Benefit

The goal of this project is to provide the infrastructure necessary to allow for the additional development adjacent to the Sheridan Hi-Tech Park, particularly the development of the First People Center and the college property. The project, when combined with the Northwestern Water Loop Project (a proposed water line project); will open an additional 190 acres of land for future development that is under private ownership.

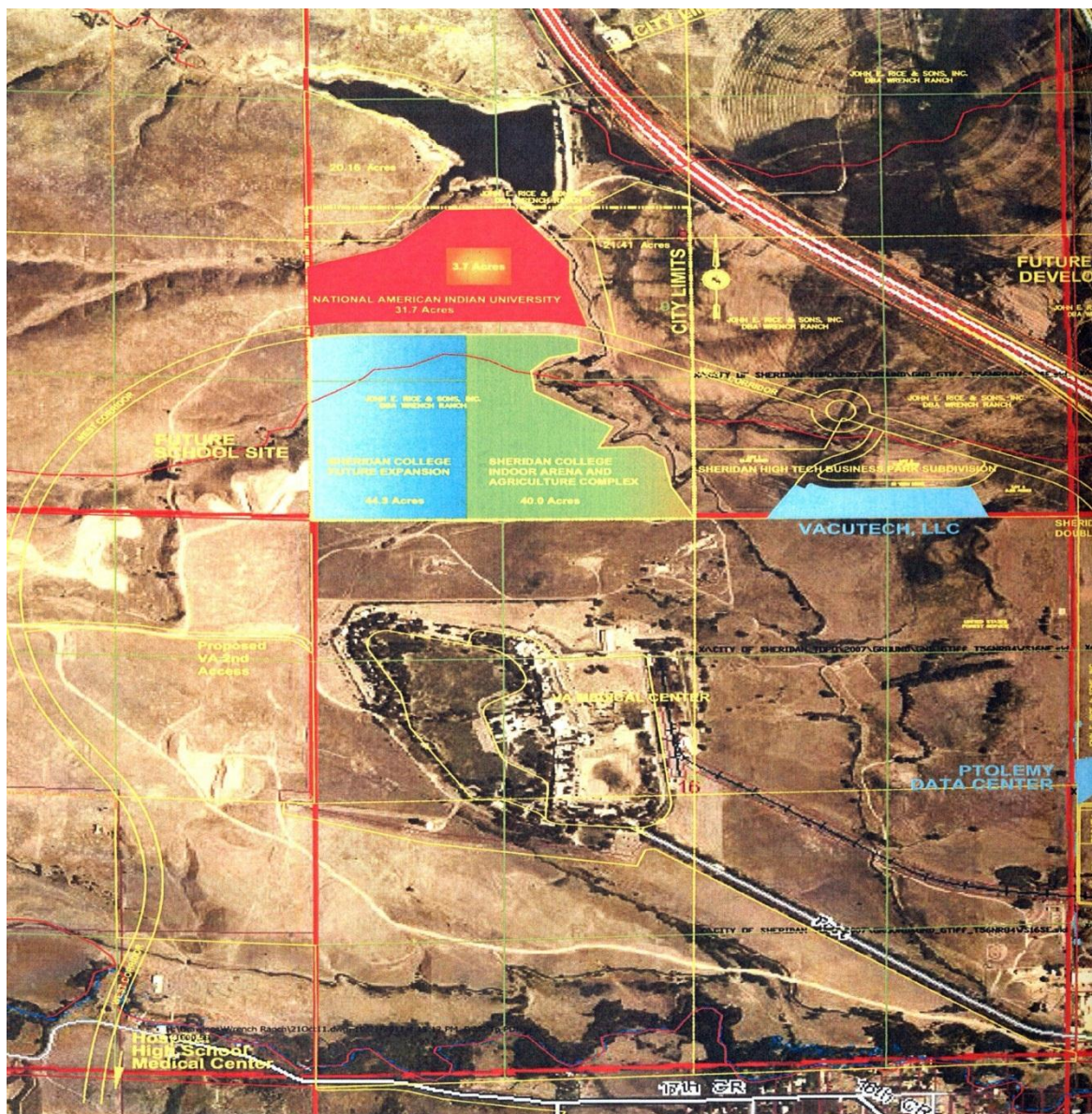
The public will realize three primary benefits as a result of the completion of this project. The extension of the infrastructure will allow for the further development of the area in and around the Hi-Tech Park. The project will provide infrastructure for the proposed First People Center. American Pinnacle Meat has indicated an interest in building a 10,000 square foot facility that would be utilized by the First People Center, in addition to a headquarter facility for themselves at the proposed site. The project will allow for the proposed expansion of existing educational facilities allowing for a wider range of economic activities and events to take place within the community.

Revenue Recapture

The city of Sheridan will use revenue recaptured from five acres donated from Wrench Ranch that is valued at \$544,500. The agreement between the city and Wrench Ranch states that in exchange for the property that the city of Sheridan would wave and release the owner from an obligation to construct pathways and a bridge from a former agreement connected with Wrench Ranch Hills phase 1 development in the amount of \$422,350. Therefore the value of the revenue recapture for this project would be \$122,150.

Timeline

The project is projected to be completed by December 2013.



Project Funding

The total project cost is \$1,215,840 of which the Community Readiness grant request is \$1,000,000. The total cash match is \$215,840 of pending funds from the city of Sheridan Capital Improvements Funds.

Sources	
BRC amount	\$ 1,000,000
Cash Match	\$ 215,840
Total eligible project cost	\$ 1,215,840
BRC % of total eligible project costs	82%
Local % of total eligible project costs	18%
Uses	
Non Construction Costs	\$ 185,722
Construction Costs	\$ 1,030,118
Total Project Cost	\$ 1,215,840

Regional Comments by Dave Spencer

This project is intended to extend infrastructure into a new area which is expected to have additional development in the next several years. The activities proposed are related to some other collateral investments in the area through WBC funding. The Sheridan High Tech Business Park lies immediately south of this area and was the subject of an earlier utility extension for that area funded by the WBC. One major new business has already located in that area. The additional donated land will facilitate two new proposed uses. The corporate headquarters for the First People Center is still in a fundraising mode but has received a recent CDBG planning only grant for conceptual planning from the WBC. The college large animal training facility is also in the planning stage. Neither is at a stage where they could be used as a committed business, but will probably move forward in the next eighteen months.

The coordination with the Northwest Water project which will also improve the service to this area is critical and is planned to proceed with other potential funding sources. This project is a readiness project in that it will open up additional development area for uses which are likely to occur. Current availability of funding as well as timing of predevelopment needs will allow the community to proceed with the orderly development of this area. It is likely that a number of high paying jobs will result from this development over the next several years.

Staff Recommendation

Staff does not recommend funding for this project at this time. Staff does not believe that all the components to make this project ready to move forward are in place. There is not a specific comprehensive plan in place for this Community Readiness request. Staff believes this project has potential merit and would like to work with the community over the next months to strengthen the project. At this point, the project does not meet the following criteria used to evaluate BRC projects; further there are quite a few unanswered questions.

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

- A Community Readiness Project is defined as “*No specific business is committed to expand or locate in the applicant’s community. The applicant wants to build facilities to ready itself for new business development and/or facilities for labor force or entrepreneurial training under a specific strategy or plan of action.*” Staff’s largest concern is that there is no specific strategy for this project. Information received about

the future use of the project is not been consistent. Staff does recognize the future potential of this project and believes with proper planning, this project could be successful.

- The proposed project is located near the Sheridan Tech Park and future sites dedicated to the community's vision for an educational area. The educational area will include the First People Center (formerly referred to as the National Indian Alaskan and Hawaiian Education Development Center). Also proposed in the educational area is the Northern Wyoming Community College (NWCC) large animal agricultural complex and events center.
 - The community was awarded a CDBG planning grant for the First People Center in December 2011 of which the planning dollars will be used to develop a capital campaign to leverage additional funding and identify a site and necessary infrastructure for the complex. The planning grant is not completed.
 - Staff does not have a full understanding why the American Pinnacle Meat, LLC will build the First People Center. Staff is unaware if there is an agreement in place.
- Staff does not have a clear understanding of who American Pinnacle Meat, LLC is. From information received, it appears the business will play an important role in this project. If this business is integral to the project, staff questions whether this project should be converted to a Business Committed application for future consideration. If that is the case, this would require the applicant to submit an updated application complete with business plan information.
- Staff is aware of the community's intent to have educational and hi-tech economic development at and adjacent to the proposed grant site. With that said, staff does not have a clear understanding of how the American Pinnacle Meat, LCC fits into the overall economic development vision for this location.

The extent to which the project is ready to begin construction:

- Currently there is not water at the site and it is an identified concern of the community. The city will be applying for a grant in the fall of 2012 to loop the Northwestern Water Transmission Main. At this time it is uncertain what will happen if these grant funds are not awarded. Further, even if these are awarded, this will extend the proposed project out another 6-12 months.
- From the letter submitted by American Pinnacle Meat, LLC, their commitment is not finalized due to the uncertainty of the necessary infrastructure to be in place.
- American Pinnacle Meat, LLC is projecting to be three years out before they are in full operation. Staff does not understand the urgency of this project as it relates to the accommodation of the business's needs especially if the water is not available.
- Financing for the First People Center or the NWCC agricultural complex is not secured nor has staff seen comprehensive plans to secure those funds.

The viability and thoroughness of the recapture plan for revenue generating projects which will anticipate revenue streams and prioritize economic development initiatives to be paid for with the revenue while allowing the community flexibility to respond to opportunities:

- The proposed revenue recapture plan involves five acres of land and the city would have the opportunity to sell this land for a potential return of \$544,500. Staff does not have verification of this land value nor does staff have a finalized revenue recapture plan of how funds would be used for future economic development.
- Staff has concerns regarding the proposed revenue recapture because the agreement between the land owner and the city states that in exchange for the five acres, the city will waive requirement of a phase one agreement (January 25, 2010) to construct at the owner's cost pathways and a pedestrian bridge at an estimated cost of \$422,350. Staff questions how this will impact the value of the revenue recapture. Further staff questions how this will impact the intent of the area to be a progressive development that accommodates pedestrians and how this fits in with the city's planning efforts.

If funding is awarded, staff recommends the following contingencies:

- Verification of the Northwestern Water Transmission Main project by December 31, 2012
- Receipt of the revenue recapture transfer deed
- Verification of revenue recapture land value
- Receipt of an executed revenue recapture plan



Detailed Analysis of Project

	Sheridan		
	Evaluation Criteria	Criteria Met	Notes
Primary Job Creation (Jobs bringing new wealth to the community)	Future Creation	No	The project has the potential for future creation, but this is in the planning phase of determining the feasibility of the project.
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	November, 2007 Forward Sheridan Strategic Plan, 2008 North Main Revitalization Initiative, and the 2009 Sheridan North Main Area Master Plan
	Improved Ability to Retain, Attract, Expand Businesses	No	
	Improved Workforce or Entrepreneurial Training	No	
	Economic Development Recapture Plan	No	
	Satisfactory Performance on Past Projects	Yes	
Additional Evaluation Criteria	Leverage Additional Private Investment	No	
	BRC Loan	No	
	Main Street or Certified Tourism Community Project	No	
	Project Readiness	No	The water loop financing application will not be submitted until September 2012 and funding is not guaranteed.

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 30 common family types, all headed by a single wage earner.

		Request	Job Creation	Community/Workforce Development										Business Development							Add'l Eval Criteria					WBC Recommendation
Cody	Wyoming Authentic Products	\$1,223,178	+	+	+	+	N/A	+	+	+	+	-	+	+	N/A	N/A	+	-	+	+	+	-	-	N/A	-	\$ 1,223,178
Evanston	Medical Spec Building	\$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	+	-	+	+	\$ 1,000,000
Laramie County	Swan Ranch Infrastructure	\$3,479,569	N/A	N/A	N/A	+	N/A	+	+	+	+	-	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	-	-	+	\$ 3,479,569
Sweetwater County	WWCC Training Center	\$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	+	-	-	+	\$ 1,000,000
Upton	Upton Regional Ind. Site Infrastructure	\$1,377,247	N/A	N/A	N/A	+	N/A	+	+	+	+	-	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	+	\$ 1,377,247
Cambell County	Southern Industrial Roads Project	\$2,100,000	N/A	N/A	N/A	+	N/A	-	+	+	+	-	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	-	-	+	\$ 2,100,000
Laramie	Downtown Lighting	\$1,330,269	N/A	N/A	N/A	-	N/A	-	-	+	+	-	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	+	+	+	\$ 1,330,269
Buffalo	Crazy Woman Square Improvements	\$ 250,000	N/A	N/A	N/A	-	N/A	+	-	+	+	-	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	+	+	\$ 250,000
Jackson	Sno King Convention and Event Center	\$ 250,000	N/A	N/A	N/A	-	N/A	+	-	+	-	-	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	+	\$ 250,000
Cody	Cody Stampede	\$242,451	N/A	N/A	N/A	-	N/A	+	-	+	-	-	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	+	\$ 242,451
Cheyenne	Polk Avenue Greenway	\$250,000	N/A	N/A	N/A	-	N/A	-	-	+	-	-	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	+	\$ 250,000
Hulett	Community Center Lighting	\$16,820	N/A	N/A	N/A	-	N/A	-	-	+	-	-	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	+	\$ 16,820
Lyman	Heritage Barn Landscaping and Parking	\$120,213	N/A	N/A	N/A	-	N/A	-	-	+	-	-	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	+	\$ 120,213
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	-	-	-	-	\$ -