

CITY OF LANDER TABLE MOUNTAIN LIVING COMMUNITY INFRASTRUCTURE

COMMUNITY READINESS APPLICATION

\$889,105 Grant Request

\$98,790 Cash Match

Total Project Costs: \$987,895

PROJECT OVERVIEW

The City of Lander requests an \$889,105 community readiness grant to develop a 3.94-acre site which will house a future assisted living and memory care facility.

The proposed location is 1400 Bishop Randall Drive, which is located between Sage West Hospital and the Lander Golf Course. The site is city-owned and requires water, sewer, street upgrades, 3-phase power, fiber conduit, and natural gas to be shovel-ready.

15:1

LEVERAGED IN FOLLOW-
ON CAPITAL
(APPROXIMATELY)

About the Facility:

Funds from the BRC grant will be used to leverage a \$13.1 million USDA grant/loan application for the actual construction of the new healthcare facility.

The Table Mountain Living Community facility will be owned by the City of Lander, design-built by a private firm, and operated by a management company through a separate public/private partnership.

Infrastructure funded by this project will support the creation of the Table Mountain Living Community which will house 24 assisted living beds and 14 memory care rooms. The facility is expected to be ready for residents in the fall of 2023 and is anticipated to create 20 to 25 new jobs.



PROJECT EVALUATION

JOB QUALITY

Not applicable for this application

COMPANY STRENGTH

Not applicable for this application

COMMUNITY ENGAGEMENT

This project began five years ago when the need for an assisted living facility was identified by community members. The city created an Assisted Living Task Force to determine the viability of developing a new facility in Lander.

During 2017-2019 the city, in conjunction with the Lander Housing Authority, underwent a planning period and completed a Market Demand Study. This study showed a need for 24 additional assisted living beds by assessing healthcare within a 40 to 60-minute drive of Lander. The report also showed a need for 12 memory care rooms, noting that current memory care providers are over a two-hour drive from Lander.

The Lander Housing Authority also vetted 22 private and public sites during this time to determine the optimal location of a new facility. During this time, local healthcare providers were offered a stakeholder share in constructing and/or operating the new facility. While none of them ultimately agreed to be the operating entity, they all support the new facility and agree that it will offer the full continuum of care the community is seeking.

In 2020, Lander City Council approved pursuing a city-owned healthcare facility to be managed by the Housing Authority. To do this, the city expanded the duties of the Housing Authority in accordance with the State Statute W.S. 15-10-116. The Lander Housing Authority also revised its bylaws to include assisted living/memory care and appointed 2 new members with medical backgrounds.

Furthermore, additional assisted living and memory care options are needed in Lander as referenced in the Market Demand Study completed. While there is one assisted living provider currently in Lander, the study still showed that the community is underserved and needs an additional 24 beds.

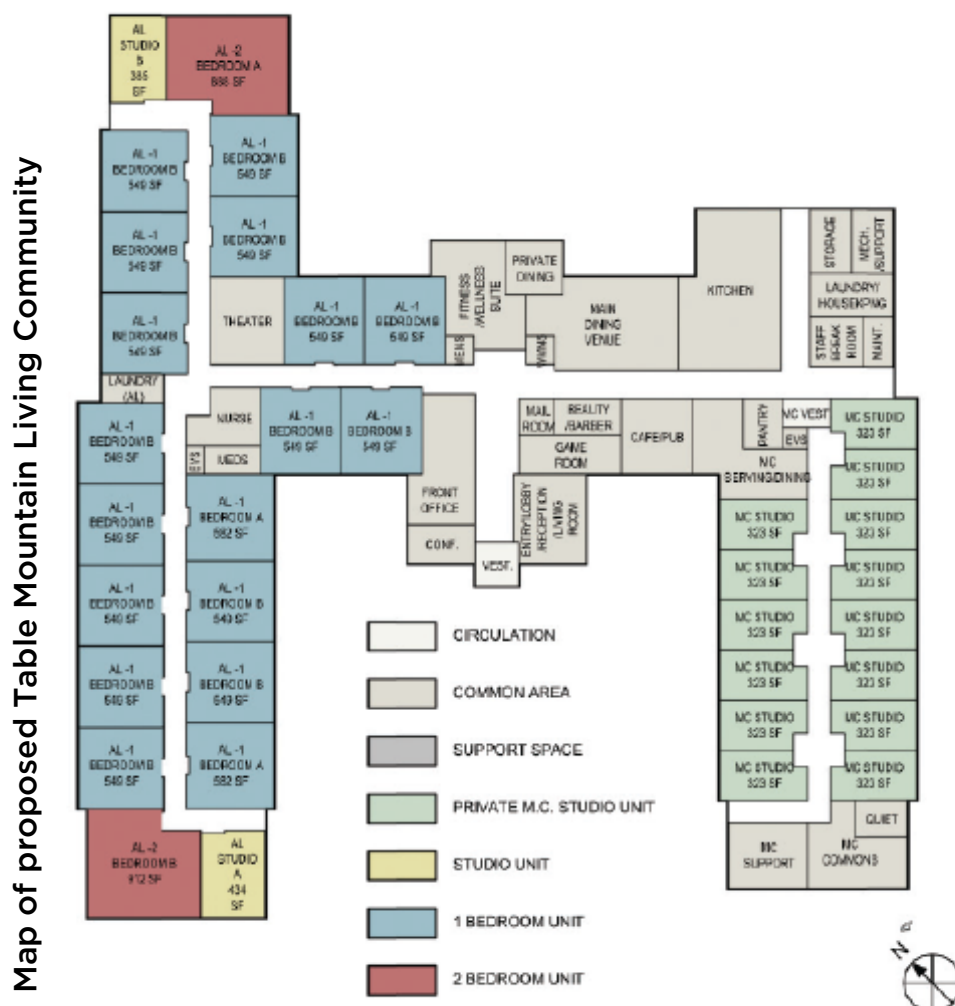
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Local health care providers agree that the Table Mountain Living Community will offer the full continuum of care the community seeks.

COMMUNITY ENGAGEMENT - STAFF ANALYSIS

The need for this project was well-established through community participation, market demand and feasibility studies, and discussions with other healthcare providers. The community has established there is a void in the community that this facility will fill.

Community members have been very involved throughout this process. 28 local individuals and businesses raised over \$30,000 of private funding for the original Market Demand & Feasibility Studies. There are also letters of support and articles from the local newspaper included in board materials.

Above and beyond what is required from an infrastructure project, this facility is projected to create 20 to 25 new jobs.



CITY OF LANDER - TABLE MOUNTAIN LIVING COMMUNITY INFRASTRUCTURE PERFORMANCE MEASURES

PROJECT INFRASTRUCTURE	MEASURE	QUANTITY
	Acres Developed	3.94
	Water	2300 LF
	Sewer	300 LF
	Road	1700 LF
	Telecommunications	2000 LF
	Natural Gas	500 LF

PROJECT SOURCES & USES

SOURCES

BRC Grant	\$889,105
Cash Match	\$98,790
TOTAL ELIGIBLE PROJECT COSTS	\$987,895
BRC % of Total Project Costs	90%
Local % of Total Project Costs	10%

USES

<u>Non-Construction Costs</u>	
• Architectural & Engineering Fees	\$86,430
• Project Inspection Fees	\$73,177
<u>Construction Costs</u>	
• Site Work (curb & gutter, asphalt, etc.)	\$173,250
<u>Infrastructure</u>	
• 3-Phase Power	\$18,000
• Water Main Extensions	\$363,500
• Fiberoptic Conduit	\$100,000
• Natural Gas Extensions	\$32,500
• Sewer Main Tie-Ins	\$33,000
Contingencies (15%)	\$108,038
TOTAL USES	\$987,895

STAFF RECOMMENDATION

Staff recommends funding, as requested, contingent upon:

- Letter of intent for full funding of actual facility construction from USDA or other financing institution.
- In the event that the building and site are leased or sold to a private entity, a Revenue Recapture Agreement will be executed with at least 25% of net proceeds returning to the BRC account.

The positive recommendation is based on the following principles:

- Project leverages approximately 15:1 in follow-on capital.
- Need is well-established through Market Demand and Feasibility Studies.
- Community has worked with partners to develop effective approaches to economic and community development.
- Coordinating with other healthcare providers to align care.
- Allows community to invest in amenities to draw and retain knowledge, creative and advanced manufacturing workforce.

CITY OF NEWCASTLE HERITAGE PARK FEASIBILITY STUDY

\$250,000

LAND DONATION

(13:1 PRIVATE INVESTMENT
TO BRC FUNDS)

PLANNING GRANT APPLICATION

\$18,750 Grant Request

\$6,250 Cash Match

Total Project Costs: \$25,000

PROJECT OVERVIEW

The City of Newcastle requests an \$18,750 Planning grant to determine the feasibility of a public gathering space called “Heritage Park.” Heritage Park will host activities such as the local farmer’s market, community events, and will be the home of a Veteran’s Memorial.

The proposed site is located at 1401 Washington Blvd, at the intersection of Highways 16 and 85. The community envisions this location as a welcoming stop for travelers and will further attract visitors into the downtown area.

The site is currently undeveloped and will be donated to the City by Pinnacle Bank if the planning grant is approved. The site is valued at approximately \$250,000.

Needs Assessment:

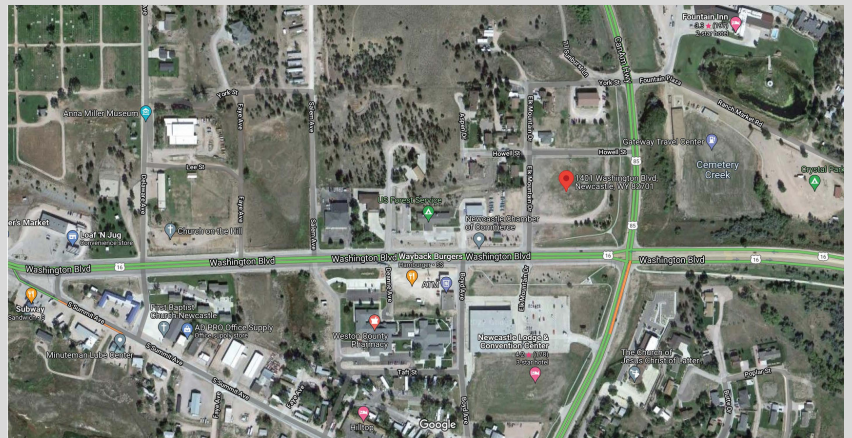
The needs for this project were identified by local citizens looking for a community gathering space for various activities, including the Farmer’s Market, Veteran’s Memorial, reunions, youth events, music and art events, etc.

The city created a committee that has been planning this project for almost three years. During this time, they explored several locations and identified planning needs based on traffic patterns, visibility, and community feedback.

Proposed Scope of Work:

The planning process will consist of three primary components:

- Existing infrastructure and operational assessment
- Public Involvement
- Detailed Cost Analysis



PROJECT EVALUATION

COMMUNITY IMPLEMENTATION

The committee is dedicated, in partnership with the City Council, to raise funds needed for the project completion through local sponsorships and other grant opportunities. The City of Newcastle has the funds to operate and maintain the project and will provide their public works staff to maintain the property.

The community has a history of completing projects utilizing community involvement and sponsorships, including Stampede Street Historical Project, Project Play It Safe at Dow Park, downtown murals, railroad car planters, Bill Kohlbrand Arboretum, bike paths, and improvements at the Weston County Fairgrounds.

POTENTIAL PARTNERS

Pinnacle Bank has committed to donating the land for Heritage Park, which is a significant contribution to the project (13:1 private investment to BRC funds).

Additionally, the Newcastle Veteran’s Memorial Group has already started fundraising for the home of their memorial, and the University of Wyoming Extension sees an opportunity for promotion of wellness and nutrition with a recreation area and Farmer’s Market.

Other potential partners include:

- Specialty Crop Producers – in and around Weston County
- City of Newcastle Recreation Board
- Weston County Recreation Board
- Weston County Fine Arts Council
- Newcastle Farmer’s Market vendors

PROJECT SOURCES & USES

SOURCES

BRC Grant	\$18,750
Cash Match	\$6,250
TOTAL PROJECT COSTS	\$25,000

BRC % of Total Project Costs	75%
Local % of Total Project Costs	25%

USES

Consulting Services	\$25,000
TOTAL USES	\$25,000

STAFF RECOMMENDATION

Staff recommends funding as requested.

- Project leverages 13:1 private capital to BRC request.
- Planning is foundational to economic and community development.
- Empowers the community to sustainably develop their own unique economy.
- Allows community to work with partners to develop effective approaches to economic and community development in rural communities.

CITY OF RAWLINS ECONOMIC DEVELOPMENT PLAN

10

YEAR OLD PLAN NEEDS
REFRESH TO SUPPORT
NEW ECON DEV TEAM

PLANNING GRANT APPLICATION

\$50,000 Grant Request

\$16,667 Cash Match

Total Project Costs: \$66,667

PROJECT OVERVIEW

The City of Rawlins requests a \$50,000 Planning grant to develop a five-year economic plan for their community. This plan will outline the economic vision, mission and goals of the community, outline economic strategic and specific actions to be taken, align with the 2021 City of Rawlins Strategic Plan, and help citizens, businesses, and local partners understand and work toward the economic priorities of the community.

Needs Assessment:

The last time the City of Rawlins went through an economic and community development planning process was in 2012. However, they did complete a Strategic Plan in 2021. This Plan identified five priorities, with one of them focusing on economic development.

The community has a lot of potential but needs some direction. The city recently created an economic development department to capitalize on the community's geographical advantage as the I-80 business route goes directly through downtown Rawlins, creating an opportunity to recruit more tourism traffic.

Proposed Scope of Work:

The proposed scope of work will include a needs assessment, the creation of a citizen-driven advisory panel, and monthly meeting and social media updates. The end product will be a roadmap/strategy for recruiting or expanding businesses, attracting employees, diversifying the economy, attracting tourism dollars, satisfying retail and entertainment needs locally, and providing opportunities that keep youth in the community.

The community anticipates the final report will provide a set of policies, procedures and best practices to initiate an effective economic agenda.

PROJECT EVALUATION

COMMUNITY IMPLEMENTATION

City leadership has expressed interest in developing the economy of Rawlins. They recently created an economic development department and hired a new Economic Development Director to implement the strategies identified in the proposed plan.

The City Manager has municipal management experience, the new Economic Development Director has a strong financial and business owner background, and the City Grant Writer has more than twenty years of experience. Each of these individuals will be integral to the completion and implementation of the Economic Development Plan.

Additionally, the City anticipates the planning process itself will create capacity for implementation by engaging community members and conducting citizen surveys.



POTENTIAL PARTNERS

The City of Rawlins has partnerships with the following entities and individuals:

- Carbon County Economic Development Corporation
- Rawlins-Carbon County Chamber of Commerce
- Carbon County Visitors Council
- Downtown Development Authority Main Street
- Town of Sinclair
- Local economic and real estate developers
- Citizens at large

PROJECT SOURCES & USES

SOURCES

BRC Grant	\$50,000
Cash Match	\$16,667
TOTAL ELIGIBLE PROJECT COSTS	\$66,667

COSTS

BRC % of Total Project Costs	75%
Local % of Total Project Costs	25%

USES

Consulting Services	\$66,667
TOTAL USES	\$66,667

STAFF RECOMMENDATION

Staff recommends funding as requested.

- Planning is foundational to economic and community development.
- Empowers the community to sustainably develop their own unique economy.
- Allows community to work with partners to develop effective approaches to economic and community development in rural communities.

SEEDA HIGH-TECH PARK PHASE II FEASIBILITY STUDY

300

**RESIDENTS EMPLOYED BY
3 BUSINESSES IN LIGHT
MANUFACTURING & R&D
(PHASE I)**

PLANNING GRANT APPLICATION

\$20,000 Grant Request

\$6,500 Cash Match

Total Project Costs: \$26,500

PROJECT OVERVIEW

Sheridan Economic & Educational Development Authority (SEEDA) requests a \$20,000 Planning grant to evaluate three to four potential sites for a continuation of the High-Tech Park concept.

The first phase of the Sheridan High-Tech Park has been one of the community's most successful economic development efforts. The 43.5-acre park currently contains three businesses that employ approximately 300 residents in light manufacturing and R&D occupations. Occupants of the tech park include Kennon, Weatherby and Vacutech.

Needs Assessment:

The initial Sheridan High-Tech Park was the realization of goals and opportunities identified in the North Main Master Plan process and further developed with a site-specific feasibility study. The proposed Phase II Feasibility Assessment would give the community an opportunity to replicate the successes of the Sheridan High-Tech Business Park and provide future project-ready sites for business recruitment and/or expansion.

The planning needs for Phase II were also identified in a SEEDA Board strategic planning process in 2020, where they identified two objectives:

- Create an inventory of opportunity sites (land and buildings)
- Pursue site for purchase and extension of infrastructure

Furthermore, the development of another phase of the Sheridan High-Tech Park aligns with several goals and objectives of the Wyoming Economic Development Strategy, particularly the goal to "Activate New Economic Sectors".

The first phase of the Sheridan High-Tech Park was developed to aid existing businesses to expand and to recruit advanced manufacturing investment to Sheridan. All three of the businesses in the High-Tech Park are regional or national leaders in their industries and have active research and development staff. One of the companies was actively recruited to the state while the other two were business expansions.

PROJECT EVALUATION

PROPOSED SCOPE OF WORK

- The proposed scope of work will include
- Identifying strategic parcels of land. Evaluation factors include current owner's willingness to partner and/or work collaboratively on project development, proximity to existing infrastructure, appropriate zoning, and strategic location in relation to state highways and I-90.
 - Evaluating each site in terms of developable land availability, potential opportunities or obstacles to development, environmental concerns, rough costs to develop the site to "project ready" status, etc.
 - Selecting a preferred site. This will also include preparing a conceptual plan and engineering costs for initial development.
 - Identifying potential resources and funding opportunities.

PROJECT SOURCES & USES

BRC Grant	\$20,000
Cash Match	\$6,500
TOTAL ELIGIBLE PROJECT SOURCES	\$26,500

COSTS	
BRC % of Total Project Costs	75%
Local % of Total Project Costs	25%

USES

Consulting Services	\$26,500
TOTAL USES	\$26,500

COMMUNITY IMPLEMENTATION

SEEDA's history of implementing projects is well-established. As stated above, the initial Sheridan High Tech Park emerged from a Master Plan process and feasibility study. They have also completed past funding packages to develop projects. SEEDA anticipates that if the feasibility study shows the development of Phase II should occur, they will complete a similar funding package with multiple sources.

POTENTIAL PARTNERS

SEEDA has already identified potential partners, which may include

- City of Sheridan
- Sheridan County
- Sheridan College
- Sheridan County Chamber of Commerce
- Private Landowners



STAFF RECOMMENDATION

Staff recommends funding as requested.

- Planning is foundational to economic and community development.
- Empowers the community to sustainably develop their own unique economy.
- Potential to help existing advanced manufacturing businesses expand.
- Potential to market Wyoming's advanced manufacturing economy.