



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

September 5, 2013

<u>TOPIC</u>	<u>PAGE</u>
TAB 1	
BRC Program Financial Summary	2
BRC Application and Program Summary	3
BRC Allocation Plan	4
BRC Applications ( <b>ACTION ITEMS</b> )	5 - 28
• Laramie – HiViz Shooting Systems	5 - 8
• Fremont County – Cameco Road Project	9 - 12
• Rolling Hills – Multi-Use Facility Feasibility Study	13 - 14
• Green River – Airport Master Plan	15 - 16
• Carbon County – Fiber/Broadband Study	17 - 19
• Converse County – Plastic Feasibility Study	20 - 21
• Campbell County VC JPB – Visitor Center Study	22 - 24
• Laramie Plains Civic JPB– Electrical Study	25 - 26
BRC Project Ranking Criteria and Evaluation Chart	27 - 28
TAB 2	
Addendum – Correspondence	

## BRC Program Financial Summary

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

<b>Award Summary</b>					
Award	Disbursements	Deobligations	Outstanding Balance	Adjusted Award	
Subtotal	\$275,052,687	\$186,544,494	\$23,332,606	\$65,175,588	\$251,720,081

<b>Available BRC Funds Summary</b>	
<b>BRC Funds</b>	<b>\$ 42,779,919</b>
Funds expended from CFP Program Authorization (2009/10)	\$ (7,118,745)
Wyoming Telecommunications Broadband Initiative (2006)	\$ (250,000)
Loan Repayments	\$ 791,870
<b>Total of Available BRC Funds</b>	<b>\$ 36,203,044</b>

## BRC Application and Program Summary

Currently there is \$36,203,044 available in Business Ready Community (BRC) funds. Eleven applications were received. Three were withdrawn. The application requests total \$4,631,750.

Applicant	Project	Grant/Loan Type	Requested	WBC Recommendations
Fremont County	Cameco/Dry Creek Road Project	Business Committed	\$ 1,500,000	\$ 1,500,000
Laramie	Hi Viz Project	Business Committed	\$ 2,970,000	\$ 2,970,000
Converse County	NEWEDC Plastic Pellet Study	Planning	\$ 22,500	\$ 22,500
Campbell County Lodging Tax JPB	Gillette Visitor Center Location Study	Planning	\$ 25,000	\$ 25,000
Laramie Plains Civic Center JPB	Laramie Plains Civic Center Electrical Plan	Planning	\$ 20,500	\$ 20,500
Carbon County	Carbon & Natrona County Broadband Study	Planning	\$ 50,000	\$ 50,000
Green River	Greater Green River Intergalactic Spaceport	Planning	\$ 25,000	\$ 25,000
Rolling Hills	Rolling Hills Multi-Use Facility Feasibility	Planning	\$ 18,750	\$ 18,750
<b>Totals</b>			<b>\$ 4,631,750</b>	<b>\$ 4,631,750</b>
<b>Total Available BRC funds</b>				<b>\$ 36,203,044</b>
<b>BRC Funds Remaining if Recommendations are awarded</b>				<b>\$ 31,571,294</b>

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

## BRC Allocation Plan

The WBC board adopted the following allocation plan at their May 24, 2012 board meeting. The following financial allocation plan for the BRC program should be used to guide recommendations over the biennium beginning July 1, 2012 and ending June 30, 2014 (“BFY13/14”). Below displays how the current recommendations will affect the annual BRC allocation plan.

<b>BRC Allocation Plan for BY13/14</b> (updated 7/15/13)						
Priority	Type	Allocated Amounts	Frequency of Applications to be reviewed by the WBC	Funds Awarded to Date	Total Funds Available for BY 13/14	Staff Recommendations for 09/5/2013
	Governor's Large Infrastructure Grants	\$15,000,000.00	September, December, March, and June	\$0	\$15,000,000	
High	Business Committed	\$12,000,000	September, December, March, and June	\$7,235,580	\$4,764,420	\$4,470,000
High	Data Centers	\$7,000,000	September, December, March, and June	\$4,500,000	\$2,500,000	
High	Readiness Infrastructure	\$6,000,000	December and June	\$16,097,215	-\$10,097,215	
Medium	Main Street / Downtown	\$4,500,000	December	\$1,668,682	\$2,831,318	
Low	BRC Planning	\$1,000,000	December and June	\$313,100	\$686,900	\$161,750
Low	Child Care / Senior Care	\$2,500,000	June	\$749,003	\$1,750,997	
Low	Recreation/Enhancements	\$2,000,000	June	\$4,564,874	-\$2,564,874	
<b>Totals</b>		<b>\$50,000,000</b>		<b>\$35,128,454</b>	<b>\$14,871,546</b>	<b>\$4,631,750</b>

Business Ready Community  
Grant & Loan Program



## Laramie

**\$2,400,000 BRC Business  
Committed Grant and a \$519,477  
Loan for the HiViz Shooting  
Systems Corporate Headquarters  
Project**

**Staff Recommendation:  
Fund as Requested**

### **Project Description**

The city of Laramie requests a \$2,400,000 Business Committed grant and a \$519,477 BRC Business Committed loan to construct a 20,000 square foot facility that will include a 15,000 square foot manufacturing/warehouse space and a 5,000 square foot office space on a five acre lot in the Laramie River Business Park II on South Adams Street. The value of the property was determined with a market analysis. The lot where the building will be built is owned by the Laramie Economic Development Corporation (LEDC). In addition, LEDC will own and maintain the facility upon completion of construction. HiViz Shooting Systems, a manufacturer of firearms accessories, will locate in the facility and plans to locate the company's headquarters, warehousing, and manufacturing in the facility. The loan terms are proposed to be 1% interest over 20 years.

### **The Business**

North Pass, Ltd., doing business as HiViz Shooting Systems, currently designs, engineers, and assembles sights and recoil pads for the firearms industry in Colorado, but will move the company's operations to Laramie as a result of this project. The company began production in June 1996. The company manufactures their product and ships it globally to retail customers, dealers/distributors, and to original equipment manufacturers that add the HiViz sites to their products. HiViz Shooting Systems gun sites utilize in-light technology (fiber optics). The research and development for new products is conducted in-house.

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

The project goals include the completion of the attraction of HiViz Shooting Systems to Laramie by July 2014. The project will construct the 20,000 square foot facility in Laramie, and HiViz Shooting Systems will employ a minimum of 20 employees over the first three years of operation. HiViz Shooting Systems will invest \$200,000 in new equipment and machinery and an additional \$512,000 will be spent to move operations to Wyoming from Colorado.

The public benefit from the project includes the attraction of a business



from a targeted industry to the state. The project also positions Laramie to attract other firearms industry related businesses in the future. In addition, the project creates a revenue stream for LEDC to utilize for future economic development related projects.

**Revenue Recapture**

Laramie Economic Development Corporation will own and lease the facility to HiViz Shooting Systems. The revenue recapture, after the loan payment, taxes, and related expenses, will total \$157,195 for the first five years. At the end of the five years, HiViz Shooting Systems will have the option to purchase the facility less lease payments made, enabling the LEDC to recapture 100% of the original investment. If the option is not exercised, the lease receipts will total \$284,490 on an escalating rate for the last five years of the ten year lease. The revenue recaptured as a result of this project will be used as follows:

- 50% for operations and maintenance
- 50% for economic development initiatives and activities such as project specific marketing, infrastructure extensions, land purchases, investment into an economic development revolving loan fund, and related economic development specific activities.

**Timeline**

Construction will be completed by June 2014.

**Project Funding**

The total project cost is \$3,681,477, of which the city of Laramie is requesting \$2,919,477 of Business Committed funds. The in-kind match for this project is \$762,300 and is provided by LEDC in the land for the project.

**Regional Comment by Tom Johnson**

The Laramie community and the Laramie Economic Development Corporation have been working with HiViz Shooting Systems for several months on their corporate relocation project from Fort Collins, Colorado. After the company announced its plans to leave the state of Colorado in April of 2013, the company was contacted by many states and locations seeking the potential for the company’s relocation, jobs, and related payroll. However, after more than a month of negotiation and several site visits, the Laramie community and LEDC announced HiViz Shooting System’s decision to relocate to Laramie. The company’s growth potential and recent business prospects have a high likelihood of driving these jobs and payroll numbers much higher within three years.

<b>Sources</b>	
BRC amount	\$ 2,919,477
In Kind Match	\$ 762,300
<b>Total eligible project cost</b>	<b>\$ 3,681,777</b>
BRC % of total eligible project costs	79%
Local % of total eligible project costs	21%
<b>Uses</b>	
<b>Land Acquisition</b>	<b>\$ 762,300</b>
<b>Non Construction Costs</b>	<b>\$ 267,807</b>
Architectural and Engineering Fees	\$ 132,807
Other Fees (Appraisal, Survey, Tests	\$ 80,000
Project Inspection Fees	\$ 55,000
<b>Construction Costs</b>	<b>\$ 2,651,370</b>
Site Work	\$ 487,648
Construction	\$ 1,782,960
Contingencies	\$ 380,762
<b>Total Project Cost</b>	<b>\$ 3,681,477</b>

The company has been in operation for over 16 years. Sales have been growing steadily in the last several years and the company's quick ratio, current ratio, debt-equity ratio, and cost-of-goods sold as a percentage of sales are solid.

The size of HiViz Shooting Systems is well suited to the local labor force. Laramie's workforce can handle the expected job creation without difficulty even if the company were to double the number of workers it needs in the next two years. Additionally, this project presents the Laramie community with a real opportunity to diversify its economy in a meaningful way.

### Staff Recommendation

Staff recommends funding the project as requested.



## Detailed Analysis of Project

Laramie							
Evaluation Criteria				Criteria Met		Notes	
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation ( 3yrs)			Yes	New	20	
	Future Creation			Yes	Retained		
	Wages	Albany County (all industry), 2010			Y1	Y2	Y3
				Low	\$11.66	\$11.90	\$13.20
				High	\$55.52	\$57.08	\$60.96
		Mean	\$18.79	Mean/Avg.	\$23.61	\$21.93	\$24.31
Median	\$14.84	Median	\$24.68	\$19.60	\$24.78		
Community Workforce Development	Develops Community Momentum in Unique Market Niches			Yes	The industry develops momentum in a unique market for Laramie.		
	Helps Meet Demand for Social Services			N/A			
	Helps Diversification Efforts			Yes	The industry helps diversification efforts.		
	Fulfill Community and Economic Development Goals			Yes	The project is consistent with the community's goals to attract higher paying jobs as well as state goals to recruit and retain firearm manufacturing related industries.		
	Improved Ability to Retain, Attract, Expand Businesses			Yes	The attraction of a firearms related business improves the ability to attract and retain other similar businesses.		
	Improved Workforce or Entrepreneurial Training			N/A			
	Economic Development Recapture Plan			Yes	The project will result in the 100% recapture of funds through the lease and/or sale of the facility.		
	Satisfactory Performance on Past Projects			Yes			
Business Development Investment	Business Relocation/Recruitment			Yes	<b>Business Type</b> Firearms Accessory Manufacturer		
	Primary Business			Yes			
	Private Investment			No			
	Increase in Business Revenue			No			
	Viability and Thoroughness of a Business Plan			Yes	Business and Industry Division has reviewed the business plan.		
	Increase in Market Share			No			
Additional Evaluation Criteria	Leverage Additional Private Investment			Yes	The company will invest a minimum of \$712,000 in their relocation to Laramie.		
	BRC Loan			Yes	The city of Laramie will borrow \$519,477.		
	Main Street or Certified Tourism Community Project			N/A			
	Project Readiness			Yes			



Business Ready Community  
Grant & Loan Program



## Fremont County

### **\$1,500,000 Business Committed Grant for the Cameco Road Upgrade Project**

**Staff Recommendation:  
Fund as Requested**

#### **Project Description**

Fremont County requests a \$1,500,000 Business Committed grant for a 7.6 mile road upgrade project for the Cameco Corporation project. The proposed upgrades will improve a haulage road from the 1980s between Fremont County Road 5 and Natrona County Road 22. The improvements will include designing, installing and replacing culverts where needed, and constructing a gravel road to county standards. The proposed project will provide Cameco and other area mining companies safe and reliable access into the area. Fremont County will own and maintain the infrastructure and through a development agreement, Cameco will maintain the road during the winter months as necessary to ensure access on the road is available for their operational needs.

#### **The Business**

Cameco Corporation is the world leader in low-cost uranium mining production and is the largest U.S. uranium producer. Cameco trades on the Toronto Stock Exchange (CCO) and on the New York Stock Exchange (CCJ). Cameco's corporate headquarters are located in Saskatoon, Saskatchewan and its U.S. headquarters is in Cheyenne, Wyoming.

The company plans to begin production at the Gas Hills mine site in the first quarter of 2015. The final processing will take place at the company's Smith Ranch-Highland facility near Glenrock, Wyoming.

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

The goal for this project is to remove obstacles for development from the Gas Hills mining project. The primary obstacle for the Gas Hills project is the current condition of road. The uranium production from the Gas Hills site is expected to average 1 million pounds annually for at least 20 years. The Gas Hills project is estimated to generate \$4 million in annual state severance and property taxes. Cameco will invest over \$30 million in the Gas Hills project and will hire 43 employees.

The public benefit from the project



includes improved transportation infrastructure for companies and the general public that will utilize the road once completed. Currently there is a BLM road that allows access to the site, but it does not meet the anticipated needs of Cameco or the other potential users of the road. The following businesses will benefit from the road: Strathmore Resources U.S. Ltd., Rock Springs Mineral Processing, Umetco Minerals Corporation, Pathfinder Mines Corporation, area ranchers and landowners, and equipment haulers travelling between Wamsutter and Casper.

### Revenue Recapture

The infrastructure for this project is not revenue generating, but will benefit multiple companies. Cameco and Fremont County will enter into a maintenance agreement for the year-round maintenance of the road. Cameco will provide their own equipment for the maintenance and snow removal on the road as needed to ensure their employees and mining activities are able to operate without disruption.

### Timeline

Project construction is projected to be completed by December 2014.

### Project Funding

The total project cost is \$4,183,110, of which Fremont County is requesting \$1,500,000 in Business Committed funds. The cash match for this project is \$2,683,110 and will come from the following sources: \$200,000 for engineering from Cameco, \$1,179,020 from the AML, \$917,910 from Cameco (Pending), and \$386,000 from Umetco Minerals Corporation. Cameco will invest over \$30,000,000 in additional financing for their facilities and operational expenses for the project.

<b>Sources</b>	
BRC amount	\$ 1,500,000
Cash Match	\$ 2,683,110
<b>Total eligible project cost</b>	<b>\$ 4,183,110</b>
BRC % of total eligible project costs	36%
Local % of total eligible project costs	64%
<b>Uses</b>	
<b>Non Construction Costs</b>	<b>\$430,400</b>
Engineering Fees	\$277,500
Other (Testing/Surveying)	\$152,900
<b>Construction Costs</b>	<b>\$3,749,530</b>
Site Work	\$1,120,000
Construction	\$1,816,210
Miscellaneous (Mobilization)	\$225,000
Contingencies	\$588,320
<b>Total Project Cost</b>	<b>\$4,179,930</b>

### Regional Comment by Roger Bower

This project solves an access problem for a broad spectrum of citizens. The current 7.6 mile section of road does not have a right-of-way or any maintenance. The road will provide access for Cameco so their employees can get to work, and the company can get their product to the processing plant. The public will also be able to access the area on the road once it is completed. The Fremont County Road Superintendent has stated that a significant amount of overweight vehicle traffic is expected to use the road to travel from Waltman to Wamsutter, saving wear and tear on other roadways.

This project benefits three counties. Cameco's U.S. corporate headquarters are in Cheyenne, Laramie County; mining and production offices are in Casper, Natrona County; and the Gas Hills mine will be in Fremont County. Wyoming is Cameco's largest producer of U.S. based uranium. Most importantly, this road will start production of Uranium in Fremont County and generate significant revenue to the public.

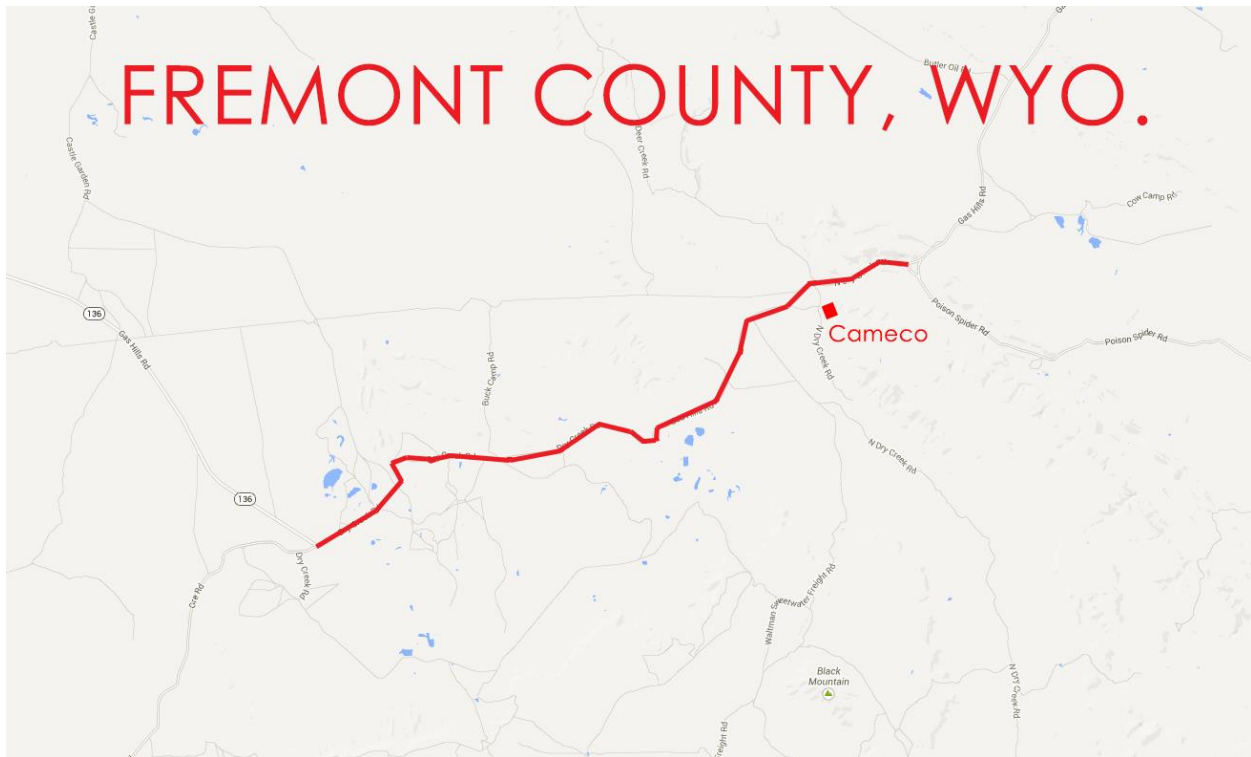
### **Attorney General Opinion**

Pending

### **Staff Recommendation**

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

- Receipt of documentation confirming the commitment of the \$917,910 by June 30, 2014.
- Executed contingency and development agreement between Cameco and Fremont County.
- Provide documentation for all easements for the project.
- Provide documentation of receipt for the approved EIS permit.



## Detailed Analysis of Project

Fremont County							
Evaluation Criteria				Criteria Met		Notes	
Primary Job Creation (Jobs bringing new wealth to the community)	Direct Creation ( 3yrs)			Yes	New	43	
	Future Creation			Yes	Retained		
	Wages	Fremont County (all industry), 2010			Y1	Y2	Y3
				Low	\$19.00	\$19.00	\$19.00
				High	\$39.00	\$39.00	\$39.00
		Mean	\$18.59	Mean/Avg.	\$21.93	\$21.46	\$21.28
Median	\$15.84	Median	\$20.00	\$19.50	\$19.50		
Community Workforce Development	Develops Community Momentum in Unique Market Niches			No	However, it does create momentum in the area's uranium energy market.		
	Helps Meet Demand for Social Services			N/A			
	Helps Diversification Efforts			Yes	The uranium industry diversifies the existing mineral industry in the county.		
	Fulfill Community and Economic Development Goals			Yes	The project meets community and economic development goals.		
	Improved Ability to Retain, Attract, Expand Businesses			Yes	The road improvements will not only benefit Cameco, but will benefit other existing businesses that utilize the road.		
	Improved Workforce or Entrepreneurial Training			N/A			
	Economic Development Recapture Plan			N/A			
Satisfactory Performance on Past Projects			Yes				
Business Development Investment	Business Relocation/Recruitment			Yes	Business Type		
	Primary Business			Yes	Mining		
	Private Investment			Yes	Cameco will provide \$1,117,910 in cash to match the grant.		
	Increase in Business Revenue			Yes	The project is expected to produce 700,000 pounds annually of uranium into a world market that produces 180 million pounds.		
	Viability and Thoroughness of a Business Plan			Yes	Business and Industry Division has reviewed the business plan.		
	Increase in Market Share			Yes			
Additional Evaluation Criteria	Leverage Additional Private Investment			Yes	The company will invest over \$30 million in the project.		
	BRC Loan			No			
	Main Street or Certified Tourism Community Project			N/A			
	Project Readiness			Yes			

Business Ready Community  
Grant & Loan Program



## Rolling Hills

### **\$18,750 BRC Planning Grant for the Rolling Hills Multi-Use Facility Feasibility Study**

**Staff Recommendation:  
Fund as Requested**

#### **Project Description**

The town of Rolling Hills requests a \$18,750 BRC Planning grant for the Rolling Hills Multi-Use Facility Feasibility Study. The plan will include a structural analysis of an existing town owned maintenance facility, design of the facility to meet the identified business and community needs, and identification of potential funding sources for the implementation of the plan. Training and meeting space has been identified by the community as a need through a 2012 community survey and affirmed by industry letters of support for such a project. Currently, the community does not have a facility to meet the needs for meeting space for business, industry, or the community's residents. Area businesses supporting the project include the Glenrock Health Center, Uranium

One, Anadarko, Duke Energy, Chesapeake Energy, Wyoming Community College Outreach.

#### **Project Funding**

The total cost for this project is \$25,000. The total cash match for the project is \$6,250 and will come from the town of Rolling Hills.

<b>Rolling Hills Planning Grant Budget</b>	
BRC amount	\$ 18,750
Cash Match	\$ 6,250
<b>Total eligible project cost</b>	<b>\$ 25,000</b>
BRC % of total eligible project costs	75%
Local % of total eligible project costs	25%
<b>TOTAL PROJECT COST</b>	<b>\$ 25,000</b>

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

This proposed study will enable the town of Rolling Hills to determine if their plan to turn a former garage into a multi-purpose building is feasible. The town of Rolling Hills does not currently have a facility like this. The nearest town is Glenrock (about 6 miles) and the options for meetings and small events are very limited.

Converse County is experiencing extensive activity in the oil, gas, uranium, and wind industries. Rolling Hills sits on Highway 95, a primary route for traffic related to these industries. Rolling Hills is the last community employees of these companies pass as they head out to their jobs in rural Converse County. A multi-purpose facility would provide many companies a convenient place to hold meetings, staff trainings, and other related business activities.

It is my opinion that this study is a necessary and valuable step in determining the viability of a multi-use facility that can serve the residents of Rolling Hills and Glenrock, as well as the many businesses that have a presence in rural northern Converse County.

## Staff Recommendation

Staff recommends funding as requested.

## Detailed Analysis of Project

Rolling Hills			
	Evaluation Criteria	Criteria Met	Notes
<b>Primary Job Creation (Jobs bringing new wealth to the community)</b>	<b>Potential Future Job Creation or Retention</b>	Yes	Providing facilities that meet business and industry needs will assist the region in future job creation and retention activities.
	<b>Identifies Potential Future Economic Development Opportunity(ies)</b>	Yes	The plan will determine the feasibility of utilizing an existing facility to meet identified needs, including business and industry needs.
<b>Community Workforce Development</b>	<b>Develops Community Momentum in Unique Market Niches</b>	N/A	
	<b>Helps Meet Demand for Social Services</b>	N/A	
	<b>Helps Diversification Efforts</b>	Yes	If the plan is feasible, the development of the facility will help diversification efforts.
	<b>Extent to which the project will create or further develop a community's economic development strategy</b>	Yes	The need for the proposed facility was identified in a 2012 community-wide survey and if developed the facility would further develop the community's economic development strategy.
	<b>Improved Ability to Retain, Attract, Expand Businesses</b>	Yes	Meeting the needs of business and industry will improve the ability to retain, attract, and expand businesses.
<b>Additional Evaluation Criteria</b>	<b>Satisfactory Performance on Past Projects</b>	N/A	
	<b>Addresses methods of funding to implement the plan</b>	Yes	The plan will address methods of funding to implement the plan.
	<b>Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings</b>	N/A	
	<b>Main Street or Certified Tourism Community Project</b>	N/A	
	<b>Project Readiness</b>	Yes	



Business Ready Community  
Grant & Loan Program



## Green River

### **\$25,000 BRC Feasibility Study Grant for the Greater Green River Intergalactic Spaceport Master Plan**

**Staff Recommendation:  
Fund as Requested**

#### **Project Description**

The city of Green River requests a \$25,000 BRC Feasibility Study Planning grant for the Greater Green River Intergalactic Spaceport Master Plan. The plans will meet both Federal Aviation Administration (FAA) and the Wyoming Department of Transportation standards. The feasibility study will include a cost-benefit analysis and feasibility assessment, a year-long wind analysis, an environmental assessment of the site, preparation of a FAA approved airport layout, a long-term strategic plan, and identification of funding sources for the implementation of the plan. The plan will be developed by a consultant that will be selected through a public process. Currently, the airport is a 5,800 foot dirt landing strip and does not include any additional improvements. The facility is owned and maintained by the city of Green River.

#### **Project Funding**

The total cost for this project is \$150,000. The total cash match for the project is \$125,000 and will come from the following sources: \$90,000 from the Wyoming Department of Transportation Aeronautics Commission and \$35,000 from the city of Green River.

<b>Green River</b>	
BRC amount	\$ 25,000
Cash Match	\$ 125,000
<b>Total eligible project cost</b>	<b>\$ 150,000</b>
BRC % of total eligible project costs	17%
Local % of total eligible project costs	83%
<b>TOTAL PROJECT COST</b>	<b>\$ 150,000</b>

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

The city of Green River is seeking funding to conduct a feasibility study to determine the viability of expanding the Green River airport into a full service general aviation facility. The Greater Green River Intergalactic Spaceport is located just south of the City of Green River and is an unimproved dirt landing strip with a wind sock and perimeter fence. The project would explore the possibility of expanding service to potentially increase freight delivery to business and industry, increase tourism, and encourage business development in the area.

This project is supported by the city of Green River City Council and their newly formed airport task force. While the study will analyze the financial feasibility of expanding the facility, the study will also look at the possible impact of the project on the Rock Springs/Sweetwater County airport which is located approximately 25 miles to the east.

### Staff Recommendation

Staff recommends funding as requested.

### Detailed Analysis of Project

Green River			
	Evaluation Criteria	Criteria Met	Notes
<b>Primary Job Creation (Jobs bringing new wealth to the community)</b>	<b>Potential Future Job Creation or Retention</b>	Yes	Air transportation is important in retention and attraction of businesses to an area.
	<b>Identifies Potential Future Economic Development Opportunity(ies)</b>	Yes	If the expansion of the airport is feasible, the plan will identify future economic development opportunities.
<b>Community Workforce Development</b>	<b>Develops Community Momentum in Unique Market Niches</b>	N/A	
	<b>Helps Meet Demand for Social Services</b>	N/A	
	<b>Helps Diversification Efforts</b>	Yes	Expanding transportation options will help diversification efforts of Green River.
	<b>Extent to which the project will create or further develop a community's economic development strategy</b>	Yes	The airport is identified in the 2012 Green River Comprehensive Plan as being important to the community's economic development strategy.
	<b>Improved Ability to Retain, Attract, Expand Businesses</b>	Yes	Air transportation is important in retention and attraction of businesses to an area.
<b>Additional Evaluation Criteria</b>	<b>Satisfactory Performance on Past Projects</b>	Yes	
	<b>Addresses methods of funding to implement the plan</b>	Yes	The feasibility study will include the identification of funding for implementation of the plan.
	<b>Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings</b>	N/A	
	<b>Main Street or Certified Tourism Community Project</b>	N/A	
	<b>Project Readiness</b>	Yes	



Business Ready Community  
Grant & Loan Program



## Carbon County

### **\$50,000 BRC Economic Development Study Grant for the Carbon & Natrona Counties Joint Fiber/Broadband Planning Grant**

**Staff Recommendation:  
Fund as Requested**

#### **Project Description**

Carbon County in partnership with Natrona County requests a \$50,000 BRC Economic Development Planning grant for a regional fiber and broadband study. The plan will determine the feasibility of installing 150 miles of fiber/conduit between Casper and Rawlins. In addition, the project will include a regional gap analysis for broadband services, including wireless for the region. The scope of work includes providing a framework for the region that addresses deficiencies in the existing telecommunications infrastructure as it relates to availability, redundancy, and cost of the delivery of commercial broadband services. The plan will also recommend solutions and strategies on how to address identified deficiencies through private, public, and private-public partnership financing sources.

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

#### **Project Funding**

The total cost for this project is \$66,666. The total cash match for the project is \$16,666 and will come from the following sources: \$8,333 from the Carbon County and \$8,333 from the Casper Area Economic Development Alliance (CAEDA).

<b>Carbon County</b>	
BRC amount	\$ 50,000
Cash Match	\$ 16,666
<b>Total eligible project cost</b>	<b>\$ 66,666</b>
BRC % of total eligible project costs	75%
Local % of total eligible project costs	25%
<b>TOTAL PROJECT COST</b>	<b>\$ 66,666</b>

#### **Regional Comments by Pat Robbins and Kim Rightmer**

This planning grant is a collaboration between Carbon County, Natrona County, CAEDA, and the Carbon County Economic Development Corporation to help identify the gaps and deficiencies in broadband in the two counties, and to help establish a plan of action to resolve

those weaknesses. The grant is the product of years of discussions and is a positive and logical step to help both counties expand their infrastructure with the goal of expanding their economic bases.

Carbon County has been discussing the limited service and accessibility of broadband for several years. The discussion expanded to include Natrona County when the LinkWYOMING effort and the data center study by Joe Sharkey identified common concerns for each county. It was determined that the two counties had similar gaps and issues, and the collaboration was formed to jointly find solutions. Several meetings followed with area and statewide providers along with Wyoming Business Council staff. After listening to several experts with differing opinions, the question arose whether the issue was one of capacity or access.

In his report, Joe Sharkey noted that there is no fiber connectivity south and west from Casper towards Laramie and/or Rawlins via Bairoil which would put Casper and Wheatland “on the map” for looped access to the numerous east west long haul routes along I-80. This statement indicates a fiber route between Casper and Rawlins would be beneficial, not only to these two communities but to communities in the northern portion of the state as well. However, Sharkey did not identify an ideal route for the fiber.

All parties concerned in the project felt that the best course of action was to hire an independent consultant to study and analyze the issues. This study should provide a clear analysis of the issues and the best course of action for moving forward. The study will be designed to assess all possible routes and identify the most beneficial and cost effective route for both Carbon and Natrona Counties to move forward. The study will serve as the foundation for the expansion of broadband services in the two counties that will allow them to expand existing businesses and recruit new business and industry to the region.

**Wyoming Department of Enterprise Technology Services Comments by Troy Babbit**

This fiber route could possibly follow highway 287/789 and highway 220. Not only would this route give Wyoming another redundant fiber ring (connecting north to south) but also would be an important route for connecting out to future wireless towers that could be built along this highway. This fiber route could also help bring broadband out to rural customers that are lacking connectivity in this region and support emergency responders that travel this section.

**Staff Recommendation**

Staff recommends funding as requested.

## Detailed Analysis of Project

Carbon/Natrona County			
	Evaluation Criteria	Criteria Met	Notes
<b>Primary Job Creation (Jobs bringing new wealth to the community)</b>	<b>Potential Future Job Creation or Retention</b>	Yes	The project has the potential to create future jobs as a result of expanding broadband capacity and availability in the region.
	<b>Identifies Potential Future Economic Development Opportunity(ies)</b>	Yes	The completion of the study will result in future potential economic development opportunities.
<b>Community Workforce Development</b>	<b>Develops Community Momentum in Unique Market Niches</b>	Yes	The potential future expansion of broadband services will develop a unique market niche.
	<b>Helps Meet Demand for Social Services</b>	N/A	
	<b>Helps Diversification Efforts</b>	Yes	Expanding fiber and broadband availability will diversify the region.
	<b>Extent to which the project will create or further develop a community's economic development strategy</b>	Yes	The project will meet current regional goals and further develop the region's ability to grow.
	<b>Improved Ability to Retain, Attract, Expand Businesses</b>	Yes	Better connectivity improves the region's ability to retain, attract, and expand businesses.
<b>Additional Evaluation Criteria</b>	<b>Satisfactory Performance on Past Projects</b>	Yes	
	<b>Addresses methods of funding to implement the plan</b>	Yes	Part of the plan development is identification of future funding sources for implementation.
	<b>Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings</b>	N/A	
	<b>Main Street or Certified Tourism Community Project</b>	N/A	
	<b>Project Readiness</b>	Yes	

Business Ready Community  
Grant & Loan Program



## Converse County

### **\$22,500 BRC Feasibility Study Grant for the NEWEDC Plastic Pellet Study**

**Staff Recommendation:  
Fund as Requested**

#### **Project Description**

Converse County requests a \$22,500 BRC Feasibility Study Planning grant for the NEWEDC Plastic Pellet Study. The purpose of the proposed feasibility study is to evaluate the plastic industry and market; to evaluate potential opportunities for growing the plastic industry in Northeast Wyoming; and the potential for public, public/private partnerships, and private funding options to implement the plan. The plan may also recommend a location in close proximity to a 'wet' natural gas processing plant or petroleum refinery since ethane and propane are the main ingredients in manufacturing plastic resins. The plan will be made available for dissemination throughout the state upon request. The plan will be developed by a consultant that will be selected through a public process.

#### **Project Funding**

The total cost for this project is \$30,000. The total cash match for the project is \$7,500 and will come from Converse County.

<b>Converse County</b>	
BRC amount	\$ 22,500
Cash Match	\$ 7,500
<b>Total eligible project cost</b>	<b>\$ 30,000</b>
BRC % of total eligible project costs	75%
Local % of total eligible project costs	25%
<b>TOTAL PROJECT COST</b>	<b>\$ 30,000</b>

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

This will be the first targeted feasibility study related to plastic resin production in the region. The study will be able to be replicated throughout the state. NEWEDC has done some preliminary investigations that warrant additional investigation by a professional within the plastic industry. The study has the potential to create a significant number of jobs if the study is found to be feasible and if it is then implemented. The project would also diversify the local industrial base and provide a value added opportunity for the oil and gas industry in Wyoming.

#### **Staff Recommendation**

Staff recommends funding as requested.

## Detailed Analysis of Project

Converse County			
	Evaluation Criteria	Criteria Met	Notes
<b>Primary Job Creation (Jobs bringing new wealth to the community)</b>	<b>Potential Future Job Creation or Retention</b>	Yes	The project has the potential of providing future job creation in the state.
	<b>Identifies Potential Future Economic Development Opportunity(ies)</b>	Yes	The development of a plastic resin manufacturer in the region creates potential future economic development opportunities.
<b>Community Workforce Development</b>	<b>Develops Community Momentum in Unique Market Niches</b>	Yes	The development of a plastic resin manufacturer in the region will develop momentum in a unique market niche.
	<b>Helps Meet Demand for Social Services</b>	N/A	
	<b>Helps Diversification Efforts</b>	Yes	The development of a plastic resin manufacturer in the region will help diversification efforts.
	<b>Extent to which the project will create or further develop a community's economic development strategy</b>	Yes	The project further develops the region's economic development strategy by developing a value-added industry for the oil and gas industry.
	<b>Improved Ability to Retain, Attract, Expand Businesses</b>	Yes	The project will improve the ability to attract and expand businesses.
<b>Additional Evaluation Criteria</b>	<b>Satisfactory Performance on Past Projects</b>	Yes	
	<b>Addresses methods of funding to implement the plan</b>	Yes	The plan will identify funding sources for the plan's implementation.
	<b>Tourism projects increase overnight visitors, local sales tax revenue, local lodging tax revenue, and local employment opportunities and earnings</b>	N/A	
	<b>Main Street or Certified Tourism Community Project</b>	N/A	
	<b>Project Readiness</b>	Yes	

Business Ready Community  
Grant & Loan Program



## Campbell County Lodging Tax Joint Powers Board

### \$25,000 BRC Tourism Planning Grant for the Gillette Visitor Center Location Study

**Staff Recommendation:  
Fund as Requested**

#### Project Description

The Campbell County Lodging Tax Joint Powers Board requests a \$25,000 BRC Tourism Planning grant for the Gillette Visitor Center Location Study. The current Gillette Visitor Center building is located in the north end of the Flying J parking lot along Highway 59, and is a used trailer that was repurposed to become a visitor center over 25 years ago. Over the past 25 years many changes and growth have occurred in and around Gillette, and the current location does not meet the needs of users. The project will determine the ideal location for a new center, design the proposed facility, provide cost estimates, and identify potential funding partners, public and private, for building the new center. The study will also identify potential partners to share space in the new facility.

#### Project Funding

The total cost for this project is \$37,000. The total cash match for the project is \$12,000 and will come from the following sources: \$6,000 from the city of Gillette, and \$6,000 from Campbell County.

Campbell County Lodging Tax JPB	
BRC amount	\$ 25,000
Cash Match	\$ 12,000
<b>Total eligible project cost</b>	<b>\$ 37,000</b>
BRC % of total eligible project costs	68%
Local % of total eligible project costs	32%
<b>TOTAL PROJECT COST</b>	<b>\$ 37,000</b>

#### Regional Comments by Dave Spencer

This study will help the Campbell County Lodging Tax Joint Powers Board identify and plan for a new visitor center in a more optimum location. The current facility is woefully outdated and located in a truck stop parking lot which makes it very difficult to find and dangerous for tourists who do locate the facility. The current facility was originally intended to be a temporary facility and needs to be replaced. Growth in and around Gillette has necessitated the need to study new traffic patterns and pick a location that will be suitable for the future. Gillette has a large tourism component to its economy with over 2,000 motel rooms and Campex as well as a large amount of traffic from I-90. Over 1,000 people are employed in the hospitality industry in the community, and the importance of the project is emphasized by the funding participation from the city of Gillette and Campbell County.

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

Visitor centers play a critical role in a visitor's experience. In a study conducted by Wyoming Office of Tourism in 2010, Visitors Centers proved to be influential in visitor behavior. Out of 100 people who stopped at the WYO Visitors Centers, one-quarter or 26 people were influenced

to stay at least one additional day in Wyoming, with an average trip expenditure of \$331.00 per day. Tourism is a strong economic driver for Campbell County and plays a critical role in welcoming visitors to the state along the I-90 corridor. Additionally, Gillette is poised to help offer visitors a unique glimpse into Wyoming's energy and extraction industry - a unique experience that visitors are looking for.

Visitor centers must be visible and easily accessible for the traveling public to take advantage of their services. This project is aimed at addressing those current concerns by enhancing accessibility and exposure.

**Staff Recommendation**

Staff recommends funding as requested.

## Detailed Analysis of Project

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



Business Ready Community  
Grant & Loan Program



## Laramie Plains Civic Center Joint Powers Board

### **\$20,500 BRC Feasibility Study Grant for the Laramie Plains Civic Center Electrical System Study**

**Staff Recommendation:  
Fund as Requested**

#### **Project Description**

The Laramie Plains Civic Center Joint Powers Board requests a \$20,500 BRC Feasibility Study Planning grant for the Laramie Plains Civic Center electrical system study. The Laramie Plains Civic Center has identified issues with the electrical system in the civic center. The future development plans to lease the third floor to meet business needs in the facility necessitates that a study be performed to evaluate the entire facility so that remediation of identified issues with the electrical infrastructure can be completed. The facility is fully leased and currently provides space to over 35 for-profit, non-profit, and public tenants. The plan will include hiring an electrical engineer to evaluate the electrical system with the facility, create a plan for addressing the identified needs, and identification of funding sources for the implementation of the plan. The facility was previously awarded a \$1 million Community

Facilities Program grant in 2011 for window replacement and refurbishing.

#### **Project Funding**

The total cost for this project is \$20,500. The total cash match for the project is \$6,833 and will come from the following sources: \$5,125 from the Laramie Plains Civic Center Foundation and \$1,708 from the Laramie Plains Civic Center operational fund.

<b>Laramie Plains Civic Center JPB</b>	
BRC amount	\$ 20,500
Cash Match	\$ 6,833
<b>Total eligible project cost</b>	<b>\$ 27,333</b>
BRC % of total eligible project costs	75%
Local % of total eligible project costs	25%
<b>TOTAL PROJECT COST</b>	<b>\$ 27,333</b>

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

The Laramie Plains Civic Center continues to address the rehabilitation of one of Laramie's oldest public spaces. This grant will help the organization address badly needed electrical issues within the structure. Once the electrical issues are identified and then addressed, the Laramie Plains Civic Center Joint Powers Board will be able to lease out space on the third floor.

#### **Staff Recommendation**

Staff recommends funding as requested.

## Detailed Analysis of Project

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

## BRC – Project Rankings and Evaluation

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

		Request	Job Creation				Community/Workforce Development							Business Development							Add'l Eval Criteria			Saff Recommendation			
			Direct Creation over Three Years	Future Creation (Additional Business Ready Space)	Wages Exceed Self Sufficiency, Mean or Median	New Wealth in Community	If not new wealth, then Social Services	Builds upon Unique Assets and Market Niches	Diversification Efforts	Community/Economic Dev. Goals Related to Specific Plan	Improved Ability to Retain, Attract, Expand Businesses	Improved Workforce or Entrepreneurial Training	Satisfactory Performance on Past Projects	Economic Development Recapture Plan	Business Startup	Business Recruitment	Business Expansion	Private Investment	Increase in Business Revenue	Business Plan	Increase in Market Share	Leverage Additional Private Investment	BRC Loan	Main Street or Certified Tourism Community Project	Project Readiness		
Business Committed Applications																											
Laramie	HiViz Shooting Systems	\$2,970,000	+	+	+	+	N/A	+	+	+	+	N/A	+	+	N/A	+	N/A	-	-	+	-	+	+	N/A	+	\$	2,970,000
Fremont County	Cameco Road Upgrade Project	\$1,500,000	+	+	+	+	N/A	-	+	+	+	N/A	+	N/A	N/A	+	N/A	+	+	+	+	+	-	N/A	-	\$	1,500,000

Applicant	Project	Request	Job Creation		Community/Workforce Development					Add'l Eval Criteria					Staff Recommendation
			+	-	+	-	+	-	+	-	+	-	+	-	
<b>Planning Applications</b>															
Rolling Hills	Multi-Use Facility Feasibility Study	\$18,750	+	+	N/A	N/A	+	+	+	N/A	+	N/A	N/A	+	\$ 18,750
Green River	Greater Green River Intergalactic Spaceport Master Plan	\$25,000	+	+	N/A	N/A	+	+	+	+	+	N/A	N/A	+	\$ 25,000
Carbon County	Carbon & Natrona Counties Joint Fiber/Broadband Plan	\$50,000	+	+	+	N/A	+	+	+	+	+	N/A	N/A	+	\$ 50,000
Converse County	NEWEDC Plastic Pellet Study	\$22,500	+	+	+	N/A	+	+	+	+	+	N/A	N/A	+	\$ 22,500
Campbell County LTJPB	Gillette Visitor Center Location Study	\$25,000	+	-	N/A	N/A	+	+	+	+	+	+	-	+	\$ 25,000
Laramie Plains Civiv Center JPB	Laramie Plains Civic Center Electrical System Study	\$20,500	+	+	-	N/A	-	+	+	+	+	N/A	N/A	+	\$ 20,500