

CDBG Financial Summary

CDBG Program Summary 2013

2012 Remaining Balance	\$207,200
2013 Grant Year Allocation	\$2,725,095
Total	\$2,932,295

2013 Sub-Allocations		
Administration		
State Administration & Technical Assistance (2% allocation plus \$100,000)	\$ 154,502	5%
Grants Allocations		
Community Development Grants	\$ 1,989,000	28%
Economic Development Grants	\$ 250,000	31%
Planning and Technical Assistance (TA) Grants	\$ 485,669	13%
Total Allocations	\$ 2,724,669	
Total Funds (Administration and Project Funding)	\$ 2,879,171	100%

Project Types	Categories	Initial Allocation	WBC Meetings		Balance Available
			May-13	Dec-13	
Community Development	Community Facilities	\$1,989,000	\$645,914		\$0
	Handicapped Accessibility		\$0		
	Public Infrastructure		\$948,086		
	Housing		\$395,000		
	Homeownership Assistance		\$0		
Economic Development	Downtown Development	\$250,000	\$250,000		\$0
	ED Infrastructure				
	Planning and TA Grants	\$485,669	\$203,750	\$173,750	\$108,169
Total		\$2,724,669	\$2,442,750	\$173,750	\$108,169

Notes:

- Existing allocations are based on past experience and best judgment. Planned allocations are not meant to be restrictive and upon Council approval, funds from one program category may be moved to fully fund requests in other program categories. Funding for Technical Assistance, Job Training, Float and 108 Loans, or other eligible activities shown in CDBG rules will be reallocated from existing categories above, if grant applications are received and approved.
- Any deobligations from previous years have been reallocated to this component of the program.
- If all grants are awarded as recommended we will not have another grant round for 2013. The next projected deadline for CDBG funds will be January 15, 2014.

PLANNING AND TECHNICAL ASSISTANCE

The CDBG program has funded approximately 275 planning grants since the inception of the WBC. They range from community and economic development plans to feasibility studies for recreation centers, housing, senior centers, and daycares, to infrastructure and wastewater management plans.

The CDBG rules provide that planning grants are available to local governments and non-profit entities to perform feasibility studies related to increased economic development and community development. All planning grants must demonstrate the potential to meet one of the CDBG National Objectives: Benefit to low to moderate income persons; Elimination of Slum and Blight; or Urgent Need). Grants are available as follows:

Community Development and Economic Development plans: \$50,000 maximum award with a cash match of 25% of the total project cost. Preference will be given to communities with current plans seven years old or older.

Housing plans, assessments, or development codes: \$20,000 maximum award with a cash match of 25% of the total project cost.

Feasibility studies and site specific development studies: \$15,000 maximum award with a cash match of 25% of the total project cost. Plans must demonstrate that they may create job opportunities for low and moderate income people or otherwise benefit low and moderate income people.

Technical Assistance grants: \$7,500 maximum award with a cash match of 25% of the total project costs. Grants may assist for-profit and non-profit entities and must demonstrate enhanced capacity or job creation.

Neither planning nor technical assistance funds may be used for implementation. For example, a grant for a marketing study/strategy may cover costs associated with a brochure design, but not the cost of printing brochures.

Planning applications are scored as follows:

Job Creation – Emphasis placed upon the projected number and type of jobs created/retained should the results of the study prove positive (up to 20 points).

Integrated Effort – Up to 50 points

Partners – are there partners in the project and if so, describe them and their contribution (up to 20 points).

Percentage of CDBG funds (up to 10 points).

0-25% - 10 points

26-50% - 5 points

51-75% - 0 points

Operations and Maintenance – Are operations and maintenance expenses addressed (up to 10 points)?

Community Readiness – Is there a community readiness potential in this project (up to 10 points)?

Potential Economic Benefit – Demonstrate how the overall economic boost that would accrue to a community or region if the results of the study were implemented (up to 30 points).

Technical Assistance applications are scored as follows:

Proposed Action - Emphasis is placed on the probability of the project's implementation, bringing new projects to the marketplace, increasing the capacity of an organization (up to 20 points).

Job Creation - Emphasis is placed on the projected number of jobs created / retained should he results of the study prove positive (up to 20 points).

Potential Community and Economic Benefit – It is important to demonstrate the overall benefit that would accrue to a community or region (up to 20 points).

Additional review criteria include whether or not there are funds or plans in place to implement the study recommendations, whether or not the project involves entities with a track record of success as well as personnel, and other resources necessary to implement study recommendations.

Partnership with State Library The WBC has partnered with the State Library to digitize and post CDBG funded plans through the state library's website. This digital library is a valuable tool for sharing work among communities and will maximize limited CDBG funds so that a community does not have to start from scratch with each planning initiative. Plans can be found at <http://will.state.wy.us/planning/map.html>.

Planning and Technical Assistance Grants under Consideration:

Community Development Block Grant and Loan Program					Job Creation	Integrated Effort	Potential Economic Benefit	Total Points	Recommendation	Consent List
PLANNING PROJECT PRIORITIZATION RESULTS										
Applicant	Project	Type	Funding Request		20	50	30	100		
Sublette County	Comprehensive Economic Development Plan	C&ED	\$ 50,000		20	25	30	75	\$ 50,000	x
Evanston, City of	Rail Access Business Plan	C&ED	\$ 50,000		20	10	30	60	\$ 50,000	x
Kenmerer, City of	Wilcox Building Study	FS	\$ 15,000		20	10	30	60	\$ 15,000	x
Natrona County	WMC-Masterson Place Study	FS	\$ 15,000		20	25	10	55	\$ 15,000	x
Sweetwater County	Judicial Development Plan	C&ED	\$ 25,000		10	25	10	45	\$ 25,000	x
Evansville, Town of	Secondary Access Study	FS	\$ 15,000		0	10	30	40	\$ 15,000	x
Laramie County	Homeless Youth	TA	\$ 3,750		0	20	20	40	\$ 3,750	x
Total			\$ 173,750						\$ 173,750	

C&ED=Community & Economic Development Plan
 FS=Feasibility Study
 H=Housing Study
 TA=Technical Assistance



Sublette County

Economic Development Master Plan

\$50,000 Planning Request

**Board Action:
Approved Unanimously**

PLANNING

Project Description: Sublette County has not participated in the Comprehensive Economic Development Strategy (CEDS) process in the past. However, they have a good base of data. Pinedale, the county seat, has completed a community assessment. Marbleton and Big Piney have done an analysis of their Strengths, Weaknesses, Opportunities and Threats (SWOT). Building on these processes, the county wishes to create a county-wide Economic Development Master Plan. This will aid them in identifying sectors for growth as well as do a better job of capturing tourism dollars and retaining local dollars. The county hopes this plan will act as a roadmap towards growth and diversification leaving their communities less vulnerable to the ups and downs of the oil and gas industry and with a more sustainable tax base.

Comments from Elaina Zempel, Regional Director:

The economic recession resulted in steep and rapid declines in drilling activity. Sublette County ranked high on the list of counties experiencing rapid busts. Sublette County has entertained many departmental budget declines and the county continues a downward trend in staff positions. The commission has also continued its general hiring freeze, not creating new staff positions.

Sublette County has not participated in a CEDS (Comprehensive Economic Development Strategy) although they completed a Sublette County Comprehensive Plan in 2003. There was a “grassroots” planning effort and is in dire need of update.

Additionally, Sublette County formed the Sublette Economic Resource Council, an Economic Development agency in December 2009, which serves as an organization on the ground, that can carry out any economic development strategies.

Sublette County would be well served with an Economic Development Master Plan to help mitigate the significant decline in the gas activity, assess their county and develop future economic goals and objectives.

Project Funding: The \$66,667 plan will be funded with a contribution from the Sublette Economic Resource Council (\$16,667). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Comprehensive Economic and Community Development Planning Grants.

Projected Grant Expenditure Schedule for Sublette County ED Master Plan			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (Econ. Resource Council)	
Consultant Services	\$50,000	\$16,667	\$66,667
Total Project Cost	\$50,000	\$16,667	\$66,667

Staff Recommendation: Staff recommends funding as requested. This project has the potential to meet the national objective of benefit to low to moderate income persons through job creation.



City of Evanston

Rail Access Business Park Plan

\$50,000 Planning Request

**Board Action:
Approved Unanimously**

PLANNING

Project Description: The city of Evanston is developing a 2030 comprehensive economic and community development plan. Rail and freight will necessarily be a portion of that but the city wishes to do a more in-depth feasibility study on a 500-1000 acre rail access business park within the city or just outside the city.

Elements of the plan will include costs estimates for location utilities, rail spur installation and/or expansion, lot sizes and dimensions, conceptual drawings of the most suitable and advantageous park location (s) and an inventory of land ownership in the area. The plan will also identify potential customers and potential tenants as well as a timeline and implementation plan.

Comments from Elaina Zempel, Regional Director: Freight rail is critical to commerce and the health of local and national markets. Rail fuels economic growth efficiently and in a more environmentally responsible

way. The U.S. Department of Transportation forecasts demand will rise 88% by 2035 from 2002 levels. This will inevitably create a strain on the nation’s rail corridors which can only be addressed through strategic investments. The city of Evanston has recognized this growth with the purchase and development of the Pioneer Oil Loading Facility but understands the limitations of this site due primarily to the acreage constraints. The city of Evanston is applying for this planning grant to develop a rail park on the western side of Wyoming. This will help create a transportation corridor through Wyoming.

Project Funding: The \$66,667 plan will be funded with a contribution from the city of Evanston (\$16,667). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Comprehensive Community and Economic Development Planning grants.

Projected Grant Expenditure Schedule for Evanston Rail Business Park Plan			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (Evanston)	
Consultant Services	\$50,000	\$16,667	\$66,667
Total Project Cost	\$50,000	\$16,667	\$66,667

Staff Recommendation: Staff recommends funding as requested. This project has the potential to meet the national objective of benefit to low to moderate income persons through job creation.

PLANNING

Project Description: The city of Kemmerer has the opportunity to purchase an historic building in the heart of their downtown. The city is seeking this grant in order to obtain a professional structural inspection and opinion, building condition assessment, cost estimates for renovation and a marketing strategy. The building has previously been used as retail space and the city would like to restore the first floor and continue to use it as retail space. They also hope to be able to rehabilitate and utilize the second floor for affordable housing. The building is currently in probate. Verification from the owner that it fully intends to sell the building to the city of Kemmerer is the process of being obtained. Grants funds would not be released until the option to purchase is secured.

Comments from Elaina Zempel, Regional Director: Kemmerer's Main Street district is relatively small and the loss of a historic building around the Triangle is

especially detrimental. Sometimes, however, buildings are beyond repair. The city of Kemmerer has the opportunity to acquire ownership of a historic building along the Triangle but needs to have a Structural Analysis and Use Plan to be fully informed before making the decision to take on the ownership. The building had a ceiling cave-in and the city stabilized the structure at its own expense. The building is in probate and this serves as an excellent time to conduct the feasibility of salvaging the historic Wilcox Building.

Project Funding: The \$20,000 plan will be funded with a contribution from the city of Kemmerer (\$5,000). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Site Specific Feasibility Study Planning Grants.

Projected Grant Expenditure Schedule for the Wilcox Building - Kemmerer			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (Kemmerer)	
Consultant Services	\$15,000	\$5,000	\$20,000
Total Project Cost	\$15,000	\$5,000	\$20,000

Staff Recommendation: Staff recommends funding as requested contingent upon an option to purchase the building being secured. This project has the potential to meet the national objective of benefit to low to moderate income persons.

**City of Kemmerer
Wilcox Building Study**

\$15,000 Planning Request

**Board Action:
Approved Unanimously**



Natrona County

WMC – Masterson Place Study

\$15,000 Planning Request

Board Action:

Approved Unanimously

PLANNING

Project Description: Many patients and their families travel from throughout the region to receive medical care in Casper. In 2001 the Wyoming Medical Center Foundation purchased Masterson Place to provide a comfortable environment for those required to stay in Casper due to hospitalization, surgery, trauma and cancer treatment. Many of the patients and their families' stays are subsidized by the foundation. Additionally, the property is also used to house homeless persons who are receiving medical treatment in partnership with Healthcare for the Homeless.

Built in the 1960s and originally used as a motel, the property is in need of being replaced. The WMC Foundation is seeking this feasibility study to create a plan for construction at the current location including options for demolishing the facility in stages, size and architecture of a new structure, interim services, and cost estimates.

Comments from Kim Rightmer, Regional Director: Because of its central location within the state, its excellent care, and cutting edge medical services, Casper continues to attract residents throughout the state needing medical care. For those undergoing extensive treatment, the ability to stay in Casper during treatment is paramount to their recovery. Not everyone can afford the market rate accommodations available while in town. For many years, the Masterson Place has provided LMI patients in need with affordable rooms and related amenities.

As Casper's medical community continues to grow, so does the demand for affordable, short term accommodations. The Wyoming Medical Center Foundation recognizes this and sees that the Masterson Place is not keeping up with the demand due to unusable rooms and an outdated facility. This grant would enable the foundation to perform a feasibility study on the existing facility to determine their options in regard to expansion, relation, or demolition and rebuild.

Project Funding: The \$30,000 plan will be funded with a contribution from the WMC Foundation (\$15,000). The balance will be paid by the CDBG grant. This exceeds the match requirement of 25% of the total project cost for CDBG Site Specific Feasibility Planning Grants.

Projected Grant Expenditure Schedule for WMC Masterson Place			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (WMC Foundation)	
Consultant Services	\$15,000	\$15,000	\$30,000
Total Project Cost	\$15,000	\$15,000	\$30,000

Staff Recommendation: Staff recommends funding as requested. This project has the potential to meet the national objective of benefit to low to moderate income persons.

Community Development
Block Grant Program



Sweetwater County

Judicial Development Plan

\$25,000 Planning Request

Board Action:
Approved Unanimously

PLANNING

Project Description: Sweetwater County is home to municipal courts, the Wyoming Third Circuit Court (misdemeanor criminal and smaller civil cases, family violence cases, preliminary hearings in felony cases and may set bail for a person accused of a crime), and the Wyoming District Court of the Third Judicial District (criminal and civil cases as well as juvenile and probate matters). Issues and inadequacies with these courtrooms include cramped quarters for the clerks, no storage space, no holding cell for inmates (no separation between inmates and the public spaces), very limited space for seating juries and the public. The number of trials being scheduled is severely curtailed and encourages out of court settlements where a trial may have been more equitable. The caseload between the District and Circuit courts is a combined total of 20,139. Additionally the courts influence community and economic issues through civil actions such as marriages, adoptions, child support,

property issues, and so on.

The County, in cooperation with local law enforcement and the judicial community wishes to evaluate the deficiencies of the physical infrastructure and proper staffing. They will develop a plan for facilities that will meet the requirements of the modern court system, its current case loads and safety considerations.

Comments from Pat Robbins, Regional Director: This grant would allow for the development of a plan for Sweetwater County to evaluate and address the current inadequacies in court room facilities of the Circuit and District Courts. The limited, and inadequate, facilities for these courts have become more pressing in the County and current facilities have proven to be too small. In addition, the courtrooms are inefficiently designed and pose a potential public risk in that there is often no separation between the public and prisoners.

This project has the potential to improve public safety, create additional jobs and enhance the community and is strongly supported by the County Commissioners, local law enforcement and the judicial system.

Project Funding: The \$50,000 plan will be funded with a contribution from Sweetwater County (\$25,000). The balance will be paid by the CDBG grant. This exceeds the match requirement of 25% of the total project cost for CDBG Comprehensive Community and Economic Development Planning Grants.

Projected Grant Expenditure Schedule for Sweetwater County Judicial Development Plan			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (Sweetwater County)	
Consultant Services	\$25,000	\$25,000	\$50,000
Total Project Cost	\$25,000	\$25,000	\$50,000

Staff Recommendation: Staff recommends funding as requested. This project has the potential to meet the national objective of benefit to low to moderate income persons.



**Town of
Evansville**

Secondary Access Study

\$15,000 Planning Request

**Board Action:
Approved Unanimously**

PLANNING

Project Description: The town of Evansville has three access points all of which include at grade crossings of the main lines of the BNSF. Two of the crossings are within $\frac{3}{4}$ mile of each other. This creates potential for dangerous situations not only in terms of blockages for emergency responders but also in the event of a derailment or spill. From January 1 – July 16, 2013, 1037 trains passed through Evansville (an average of 5 trains per day). There are no emergency medical facilities in Evansville. A private property holder maintains a locked gate at a fourth access point. While the town does have an agreement with this property owner for emergency situations, this one access would not be sufficient if it were necessary to evacuate a large number of people. Growth in the area as well as the development of the Casper Crude to Rail project, which could increase train traffic by two additional trains per day, is exacerbating the problem.

This project would determine the feasibility of constructing another access to the town of Evansville. Specifically, this study will evaluate the need, determine the best site of the new access, perform preliminary design and construction cost estimates, determine what permits and environmental clearances will be needed to construct the preferred access alternative. This information will allow the town to apply for funding to construct the best alternative identified in the study and will provide the framework for future funding applications.

Comments from Kim Rightmer, Regional Director: Evansville continues to grow at a rapid pace with a minimum of 100 new houses being constructed during the summer of 2013. With this growth comes increased demand on public and emergency services. Therefore, it is imperative that the town fully investigate its options for alternate routes in/out of the community – as well as related costs and permitting requirements. This study will allow the town to identify the best alternative and provide the framework needed to establish a plan for funding and constructions.

Project Funding: The \$20,000 plan will be funded with a contribution from the town of Evansville (\$5,000). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Site Specific Planning Grants.

Projected Grant Expenditure Schedule for Evansville - Secondary Access			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (Evansville)	
Consultant Services	\$15,000	\$5,000	\$20,000
Total Project Cost	\$15,000	\$5,000	\$20,000

Staff Recommendation: Staff recommends funding as requested. This project has the potential to meet the national objective of benefit to low to moderate income persons.



Laramie County

Homeless Youth Project Laramie Co. Partnership

**\$3,750 Technical Assistance
Request**

**Board Action:
Approved Unanimously**

PLANNING

Project Description: The Laramie County Community Partnership (LCCP) Strong Families in Action Team was devised through the Community Needs Assessment in 2012. Using the 2012 and 2013 Point in Time Homeless Count along with the assessment, the Strong Families Action Team identified homeless youth as a priority and determined there was a need to develop an action plan to support this population.

The team proposes to use the technical assistance funding to gather successful practices and build their capacity. They will hire the expertise of the Adrian Michigan School district and Johnson City, Tennessee where local programs for homeless youth have successfully been implemented. Specifically, the Michigan consultants will assist with building volunteer host families for homeless youth of Laramie County. The consultants from Tennessee will assist with identifying resources to

network youth giving them access to services and educational success.

A portion of the funding will be used to build and test a youth service website.

Comments from Tom Johnson, Regional Director: Over the past several years, the issue of homeless youth has become more prevalent in the community. It's not only a social issue, but also one of education and eventually workforce. This segment of our population often falls under the radar and through the cracks. Thus, I support this technical assistance grant so that the Laramie County Community Partnership can develop their capacity. This will help them in turn to develop a program that will address the issues facing the homeless youth in Laramie County as well as provide them with resources to enable them to better their life and place in the community. Programs such as these help youth break the poverty cycle and become productive citizens who contribute to their community rather than depend upon it.

Project Funding: The \$5,000 in project funding will be accomplished with a contribution from the Laramie County Community Partnership (\$1,250). The balance will be paid by the CDBG grant. This meets the match requirement of 25% of the total project cost for CDBG Technical Assistance Grants.

Projected Grant Expenditure Schedule for Laramie County - Homeless Youth TA			
DESCRIPTION	CDBG	MATCH	TOTAL
		Cash (LCCP)	
Consultant Services	\$3,750	\$1,250	\$5,000
Total Project Cost	\$3,750	\$1,250	\$5,000

Staff Recommendation: Staff recommends funding as requested. This project has the potential to meet the national objective of benefit to low to moderate income persons