

Laramie County Projects

North Range Business Park

Laramie County received a \$1.5 million BRC Business Committed grant and \$1.5 million BRC Community Readiness grant to build infrastructure within the industrially zoned North Range Business Park. Lots within the 527-acre park have been sold to Wal-Mart and another two lots have been offered to the National Center for Atmospheric Research (NCAR) for its supercomputer project.

Regional Contacts

Tom Johnson, Southeast Region
Laramie, Carbon, Albany, Goshen
Tel: 307.635.7735, Fax: 307.635.7742
tom.johnson@wybusiness.org

Laramie County Project Funding

Business Ready Community Projects (six projects)

| | |
|-------------------------------------|-------------|
| Business Committed (one projects) | \$1,500,000 |
| Community Readiness (four projects) | \$4,955,000 |
| Community Enhancement (one project) | \$521,399 |
| Total: \$6,976,399 | |

Community Facilities Projects (one project)

Total: \$1,451,269

Community Development Block Grants (since 1999)

| | |
|---------------------------------------|-----------|
| Community Development (four projects) | \$688,318 |
| Economic Development (six projects) | \$442,345 |
| Total: \$1,130,663 | |

Laramie Grants Total: \$9,558,331

Cheyenne

BRC Community Readiness Project for North Range Business Park I-80 West

Project Description: Cheyenne received a \$1.5 million BRC Community Readiness grant to be used to construct a sewer line from the city limits west to the West Interstate 80 Business Park (Phase I). Cheyenne LEADS, the local economic development organization, has acquired a 612-acre site west of Cheyenne between Interstate 80 and Happy Jack Road (Wyoming Highway 210). The site will be developed into a phased business park.

Community Benefits: Cheyenne and Cheyenne LEADS have been successful in developing and filling an existing business park east of Cheyenne. In many ways, this business park has been a model of a “business-ready” site. There are no large lots remaining in the business park. Through much planning, the community has made the development of a new business park a priority. Cheyenne LEADS has targeted distribution and warehousing operations because of Cheyenne’s proximity to Interstate 25 and Interstate 80. This project and the BRC Business Committed funding for Phase Two facilitated in the recruitment of a Wal-Mart Distribution Center to the business park.

Status: The extension of approximately five miles of sanitary sewerline to the North Range Business Park was completed in November 2006. This was the first phase of the infrastructure development for the North Range Business Park. Sewer infrastructure provided to 527 acres of land being developed into large business-ready lots of which 147 acres were sold to Wal-Mart for a new distribution center.



Grant Funding: \$1,500,000
Local Contribution: \$2,795,686
Status: Conditionally Closed
Project Type: Industrial Park
Results: 572 acres of business-ready lots

Laramie County

BRC Business Committed Project for Wal-Mart Distribution Center

Project Description: Laramie County received a \$1.5 million BRC Business Committed grant to construct water and road infrastructure within the new 500+ acre industrially zoned North Range Business Park and to the site of a future Wal-Mart Distribution Center. Wastewater infrastructure to the site was the basis for a prior BRC grant awarded to Laramie County in June 2004. This current project is “Phase II” of development of the business park. Besides facilitating the anchoring of the business park by the Wal-Mart, the infrastructure will open up some 17 additional lots ranging in size from ten to 100 acres to be owned by Cheyenne LEADS.

Impacted Business: The Wal-Mart Distribution Center will supply grocery operations at its discount stores, super centers, and neighborhood markets in the Wyoming, Colorado, and Nebraska states. The mechanized distribution center currently has 150 employees and will create a total of 250 jobs in its first year of operation and projects job creation by year three at 450. The company will invest approximately \$60 million in taxable real and personal property as part of this project.

Results: This project enabled in the recruitment of the Wal-Mart Distribution Center to a business-ready site located in the North Range Business Park. Five large business-ready sites within the 527-acre park were developed as a result of this project of which 147 acres were sold to Wal-Mart and another two lots have been offered to the National Center for Atmospheric Research (NCAR) for the development of its supercomputer project.



Grant Funding: \$1,500,000
Local Contribution: \$1,512,926
Status: Conditionally Closed
Project Type: Industrial Park
Business Development: Recruitment
Results: 450 new jobs proposed, 650 actually created

Cheyenne

BRC Community Enhancement Project for Lions Park Improvement/Beautification

Project Description: Cheyenne received a total of \$521,399 in BRC Community Enhancement grants. The city received \$450,000 in January 2005 and an addition \$71,999 in January 2006 for a water spray park, an amphitheater and identification and directional signage to another park project that realigned a roadway serving the northwest corner of the park.

Results: The project was completed in Spring 2007. The goal of public park development and enhancement is to improve community quality of life both in terms of business development and retention and for the fulfillment of citizens leisure time pursuits.

Amphitheater: Thus far, the amphitheater has hosted many civic and private sponsored concerts, church services, parties, weddings, and plays. At the 2007 Fourth of July festivities, civic



Grant Funding: \$521,399

Local Contribution: \$695,250

Status: Conditionally Closed -



Phases I, II

Project Type: Recreation/Landscaping

Results: Improve quality of life

sponsored concerts had approximately 800-1,000 in attendance.

Spray Park: Within the first month of operation, it had nearly 5,000 users, average of 160 per day. The adjoining municipal pool saw a 15 percent increase as a result of the spray park.

Park Improvements & Beautification: This project provided landscaping, irrigation, pathway and signage to a realigned roadway serving the park's northwest corner, providing access into the Kiwanis Community House, Municipal Pool and other amenities.

Pine Bluffs

BRC Community Readiness Project for Business Park

Project Description: Pine Bluffs received a \$455,000 BRC Community Readiness grant for sewer, water, electric, cable, fire hydrants, and paved streets within the 15-acre town-owned industrial park. The industrial park has four blocks and ten lots. Five of the lots are vacant. The occupied lots are congregated nearest to existing infrastructure while the unoccupied lots are at the rear of the property where the utilities are absent.

Community Benefits: Pine Bluffs purchased the land for the industrial park 20 years ago. With new infrastructure, the Town and Business Park Board will be better able in recruiting new businesses from leads generated by Cheyenne LEADS. Future revenue from this project will benefit the town in raising the tax base and generating new jobs.

Status: Construction of the waterlines and sewerlines to the business park began in 2006.



Grant Funding: \$455,000

Local Contribution: \$50,750

Status: Construction

Project Type: Industrial Park

Results: 15-acre industrial park

Cheyenne

BRC Community Readiness Project for Cheyenne LEADS Technical Facility

Project Description: Cheyenne LEADS received a \$1.5 million BRC Community Readiness grant for the purchase of condominium space in a technical facility to be constructed in the Cheyenne Business Parkway. The purchase will include four separate “flex-tech” suites averaging 2,500 sq. ft. The space to be purchased will be constructed in such a way that technology based firms will be able to easily install necessary systems unique to technology research and manufacture. The purchase includes ownership of approximately 20 percent of space that will be shared, such as parking, the lobby, stairs and elevator, and other office space. Revenue generated as the result of the leasing or sale of the condo space by Cheyenne LEADS will be used for building operations and marketing. Additional revenue will be reinvested in the Cheyenne Business Parkway or the North Range Business Park.

Community Benefits: While not related to a specific economic development plan, the project leverages an opportunity and is consistent with the economic development



Grant Funding: \$1,500,000
Local Contribution: \$400,000
Status: Construction
Project Type: Building
Goals: Four 2,500 sq. ft. “Flex-Tech” Suites

goals of economic diversification and attracting higher paying jobs. The project will take advantage of cost efficiencies provided by shared use of the general common elements for both parties.

Status: This project is currently under construction.

Pine Bluffs

BRC Community Readiness Project for Main Street Building

Project Description: In 2002, a fire destroyed nearly half a block of downtown Pine Bluffs. The destroyed building was a historic theater, but was used at the time of fire as a dollar store. In 2005, the town acquired the destroyed lots through foreclosure on the previous owner for liens held against the property for the clean-up following the fire. Pine Bluffs received a \$1.5 million BRC Business Committed grant to construct an 8,500 sq. ft., single-story, building on these fire-ravaged lots in downtown Pine Bluffs. The building will be owned by the town and leased to up to four different tenants, depending on final design and business interest. A business originally committed to the downtown building closed shortly after the grant agreement was signed. The business, abcDirect, and its parent company, American Home Mortgage Investment, went bankrupt along with other similar companies in the national mortgage industry collapse. Because the town had done significant planning, the project was easily converted to a Community Readiness project for future business development.



Grant Funding: \$1,500,000
Local Contribution: \$221,400
Status: Construction
Project Type: Building
Goals: Main Street commercial space

Community Benefits: There is a lack of available commercial and office space in downtown.

Status: Under construction.

Cheyenne

Community Facilities Project for Cheyenne Youth and Community Center

Project Description: Cheyenne received a \$1,451,269 Community Facilities grant for renovation and remodeling of a vacant city owned facility. The structure is located in a neighborhood isolated by highways and railroad tracks. This area of the city is underserved in terms of parks and

recreation facilities as documented in several sources. Grant funds will be used for design, asbestos abatement, renovation of the structure and some site work including roads and paving into the facility. Once complete, the

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building will serve as a youth center focusing on Cheyenne’s Latchkey program, summer recreation program and teen center. The community will also use the facility for meeting and training space.

Project History: The original metal structure was built about 50 years ago with additions in the 1970’s. In 2005, Cheyenne obtained title for the land and structure. The structure has remained essentially vacant with the exception of materials storage. In 2002, South Cheyenne started an effort to develop more park space. Since then, the city obtained under 35 acres around the structure.

Relation to Quality of Life and/or Economic Development: The center will provide youth a safe after school location and serve as a teen center in the evenings. Additionally, the facility will be used as an extension of Cheyenne’s Summer Recreation Program which has an extensive



Grant Funding: \$1,451,269
Local Contribution: \$256,106
Status: Construction
Facility Type: Surplus Government Building
Goals: Create youth and community center

waiting list due to limited space in existing facilities.

Status: This project is currently under construction.

Community Development Block Grants in Laramie County since 1999



Laramie County received a \$200,000 Community Development CDBG for the COMEA (homeless shelter) Transitional Living Units.



Laramie County received a \$250,000 Community Development CDBG for the Wyoming Children’s Society building.

| Year | Type of CDBG | Recipient | Amount |
|------|--|----------------|-----------|
| 1999 | Community Development - Senior Center building purchase | Pine Bluffs | \$132,922 |
| 2000 | Economic Development - Infrastructure - Ice and events center | Laramie County | \$83,691 |
| 2002 | Community Development - Wyoming Children’s Society building | Laramie County | \$241,124 |
| 2003 | Economic Development - Planning - Early Education Partnership | Laramie County | \$25,000 |
| 2004 | Community Development - COMEA Transitional Living Units | Laramie County | \$200,000 |
| 2005 | Community Development - County Pockets water/sewer lines | Laramie County | \$114,272 |
| 2004 | Economic Development - Planning - United-Way Non-profit Center | Laramie County | \$12,474 |
| 2004 | Economic Development - Technical Assistance - Therapeutic Riding | Pine Bluffs | \$3,000 |
| 2005 | Economic Development - Infrastructure - Burnett Farm roads | Laramie County | \$300,000 |
| 2005 | Economic Development - Planning - Community development | Albin | \$18,180 |

**Note: Casper and Cheyenne are not eligible because they are entitlement cities and receive CDBG funds directly from Housing and Urban Development. However, Laramie and Natrona counties may apply on behalf of a project located within the municipal boundaries of Cheyenne or Casper, respectively, if it can be demonstrated the benefits of the project are available on a countywide basis.*