

# Lincoln County Projects



## Kemmerer Training & Event Center

Kemmerer received a \$1.5 million BRC Community Readiness grant to construct a training space at a to-be-constructed event center which will serve southern Lincoln County.

## Regional Contacts

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## Lincoln County Project Funding

### Business Ready Community Projects (five projects)

Business Committed (two projects)	\$716,981
Community Readiness (three projects)	\$2,611,582
Community Enhancement	\$0
<b>Total: \$3,328,563</b>	

### Community Development Block Grants (since 1999)

Community Development (seven projects)	\$1,657,498
Economic Development (nine projects)	\$244,756
<b>Total: \$1,902,254</b>	

**Lincoln Grants Total: \$5,230,817**

## Afton

### BRC Business Committed Project for Infrastructure Infill

**Project Description:** Afton received a \$646,740 BRC Business Committed grant to bring an access street and sewer within the old fairground site and bring water and sewer south along U.S. Highway 89 about a mile from the current terminus to an area of town recently annexed.

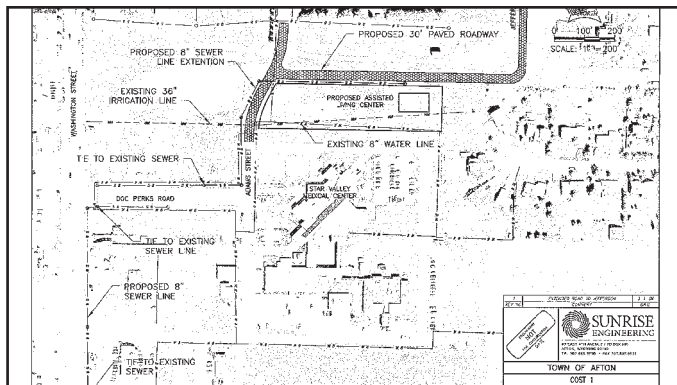
The town plans to develop the old fairgrounds area for a medical office park since it is adjacent to the hospital. The street will provide access to approximately half of the 14.3 acres of the site. Additional medical related businesses are interested in locating in the business park.

The south property is currently developed with a small motel and a nine-hole municipal golf course. The project will facilitate the privately financed expansion of the municipal golf course, hotel, restaurant, commercial lots, residential lots and a church. Extension of the water and sewer to the South on Washington Blvd./Highway 89 will provide infrastructure for other property development along that commercial route.

**Impacted Businesses:** Beyond Home has been in business for 12 years in Montana. The business operates four 11-room assisted living facilities. The building to be built in Afton will also be an 11-unit building approximately 5,000 sq. ft. in size.

Beyond Home will invest \$600,000 in the building. The business anticipates creating 4.6 full-time positions for certified nursing assistants, house-keepers, and maintenance workers in the next two years.

Next Step Development has been developing residential



**Grant Funding:** \$646,740  
**Local Contribution:** \$137,485  
**Status:** Construction  
**Project Type:** Infrastructure Improvements  
**Business Development:** Business Recruitment  
**Goals:** 10-30 jobs

and commercial properties for six years. The business will invest \$4 million in the facilities. The business anticipates creating 30 service jobs in the next two years.

**Project Goals:** Beyond Home and Next Step Development anticipate the creation of 34.6 full-time jobs.

**Status:** As of August 2007, the South Afton project has been bid out and construction began in June 2007. The design for the Fairgrounds has been completed and is waiting for approval from the Wyoming Department of Environmental Quality.

## Kemmerer

### BRC Community Readiness Project for Training & Event Center

**Project Description:** Kemmerer received a \$1.5 million BRC Community Readiness grant to construct a training space at a to-be-constructed event center which will serve southern Lincoln County. About 4,000 sq. ft. of space will be used primarily for business and industry training and other business related events. Other space will be used for training purposes but is designed to be multi-purpose. The community center will be built on a city-owned parcel across from city hall and near Highway 233. The training center will help local businesses and industry by providing gathering space for training. Currently, employers are sending employees out of state for training.

**Community Benefits:** Kemmerer identified an event center as an economic development opportunity to diversify the economy, develop the labor force and improve the physi-



**Grant Funding:** \$1,500,000  
**Local Contribution:** \$2,900,000  
**Status:** Construction  
**Project Type:** Building  
**Goals:** 4000 sq. ft. building for workforce training

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cal and social infrastructure. Many partners are involved in this event center including Diamondville, Cokeville, LaBarge and Opal. Some are supportive financially. Lincoln County pledged at least \$2 million towards the project (in addition to a \$1 million pledge to Afton for a community center). The South Lincoln County Medical Center discussed using the center for a regional EMT training center. The school district and Kemmerer are investigating adding

a multi-purpose gymnasium to the facility.

**Status:** As of September 2007, due to some changes in the design, project is a month behind initial time schedule. Bid packages will be put together and advertised during the next quarter. Since the award of this grant, Kemmerer experienced the permitting of a new 60-unit motel and three housing subdivisions have gone through final plat providing approximately 91 building lots.

## Thayne

### BRC Community Readiness Project for Wright & Park Street

**Project Description:** Thayne received a \$790,000 BRC Community Readiness grant for the looping of a waterline, sewer extension, and paving of Wright and Park Streets. These two streets border a new elementary school, which is currently under construction and expected to be completed next year.

The Wyoming School Facilities Commission has provided the Lincoln County School District No. 2 funding for Park Street and the extension of water and sewer, but no funding for Wright Street or for the looping of the infrastructure, which are the purposes of this grant.

**Community Benefits:** Thayne has a very limited inventory of available property within town limits or along the highway. Because of the spillover of young families working in Jackson, Thayne is constructing a new grade school. The town has rezoned the 10+ acre properties across from the new school as commercial. Further north of the street is proposed for residential development, which would also benefit from this infrastructure. It is anticipated that a daycare may locate on the street across from the school. The town has been very successful in the past with commercial planned unit development and has attracted a



**Grant Funding:** \$790,000

**Local Contribution:** \$310,000

**Status:** Construction

**Project Type:** Infrastructure Improvements

**Goals:** 10+ acres

number of health care related businesses.

**Status:** Thayne has awarded a bid and signed a contract for construction. The Notice to Proceed was scheduled to be signed in August 2007 with a completion date of 100 days after the date of the Notice to Proceed.

## Opal

### BRC Community Readiness Project for Commercial District Improvement

**Project Description:** Opal received a \$321,582 BRC Community Readiness grant to extend a sewerline and pave commercially and residentially zoned Solliday St. Opal is a small town located approximately 15 miles east of Kemmerer along U.S. Highway 30. This section of Highway 30 connects Interstate 80 at Little America to Interstate 15 at Blackfoot, ID. The route is heavily traveled and is one of the proposed four-lane highway expansion projects. There is no commercial development in town, and therefore no sales tax.

**Community Benefits:** The Wyoming Department of Transportation has committed to construct a rest area across Highway 30 from this project. The agency has purchased



**Grant Funding:** \$321,582

**Local Contribution:** \$35,728

**Status:** Construction

**Project Type:** Infrastructure Improvements

**Goals:** Sewer extension and paving of Solliday St.

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## Lincoln County

### BRC Business Committed Project for Teton Truss Expansion

**Project Description:** Lincoln County received a \$70,241 BRC Business Committed grant to install a fire hydrant and extend an 8" water main approximately ½ mile along Hwy 89 north of Etna, an unincorporated community in northern Lincoln County. The infrastructure will be owned by the Etna Water and Sewer District.

The project will provide adequate fire suppression necessary for the expansion of Teton Truss. The county has had other businesses express interest locating along the mixed zone along the highway; however, lack of water has been a liability.

**Impacted Business:** Teton Truss designs and manufactures roof trusses primarily for markets in northern Lincoln County; Teton County; Driggs and Victor, ID. Sister companies include Star Valley Lumber and Mountain Truss & Components. Star Valley Lumber is located at the same facility and is a retail lumber yard and hardware store. The business was established 14 years ago. Without a public water source the cost of



**Grant Funding:** \$70,241  
**Local Contribution:** \$3,697  
**Status:** Construction  
**Project Type:** Infrastructure Improvements  
**Business Development:** Expansion/Retention  
**Goals:** 13 jobs

fire suppression becomes extreme requiring high capacity fire wells, back up pumps, holding tanks/ponds etc.

**Status:** The project is currently under construction.

### Community Development Block Grants in Lincoln County since 1999



Thayne received a \$136,000 Community Development CDBG for the Thayne Child Development Center building in 2000.

Year	Type of CDBG	Recipient	Amount
1999	Community Development - Waterline for new high school	Cokeville	\$234,576
2000	Community Development - Thayne Child Development Center building	Thayne	\$136,000
2000	Economic Development - Downtown Development - Building demolition	Kemmerer	\$15,000
2002	Community Development - Friendship Center improvements	Lincoln County	\$145,922
2002	Economic Development - Planning - Museum study	Diamondville	\$14,438
2003	Community Development - Lincoln Self Reliance building	Afton	\$250,000
2003	Economic Development - Technical Assistance - Agilite, LLC marketing materials	Afton	\$7,500

<b>Year</b>	<b>Type of CDBG</b>	<b>Recipient</b>	<b>Amount</b>
2003	Economic Development - Downtown Development - demolish Mt. Trading building	Diamondville	\$96,005
2004	Community Development - Turnerville water system	Lincoln County	\$300,000
2004	Economic Development - Planning - Kemmerer Hotel	Kemmerer/ Lincoln County	\$22,616
2005	Community Development - Star Valley Child Center building	Alpine	\$291,000
2005	Economic Development - Planning - Master plan	LaBarge	\$25,000
2005	Economic Development - Planning - Community development	Thayne	\$25,000
2006	Economic Development - Planning - Community development	Star Valley Ranch	\$25,000
2006	Economic Development - Downtown Development - remodel convenience store	Opal	\$14,197
2006	Community Development - Turning Point shelter construction	Afton	\$300,000