

RESOLUTION # _____

RESOLUTION APPROVING COWBOY RACING, LLC TO CONDUCT PARI-MUTUEL WAGERING ON LIVE HORSE RACING, HISTORIC HORSE RACING AND SIMULCAST EVENTS AT 714 W. 20TH STREET, CHEYENNE WYOMING

WHEREAS the Wyoming State Legislature passed and the Governor of the State of Wyoming signed into law changes to Wyoming Statutes, Title 11, Chapter 25, to permit pari-mutuel wagering on historic races; and

WHEREAS, the Wyoming Gaming Commission has adopted rules and regulations regulating pari-mutuel wagering on simulcast events, including historic races; and

WHEREAS, Cowboy Racing, LLC currently holds the necessary and appropriate permits issued by the Wyoming Gaming Commission to operate simulcasting facilities, historic horse racing, and live horse racing in the State of Wyoming; and

WHEREAS, the Laramie County Board of Commissioners recognize the economic benefits to Laramie County through live horse racing, historic horse racing, and simulcasting within Laramie County; and

WHEREAS, the Laramie County Board of Commissioners recognize that it is through revenue derived from simulcasting and historic horse race wagering at locations off the permitted live horse racetrack premises that allows a live horse racing operator to conduct the live racing days required under Wyo. Stat. Ann. § 11-25-104(m) and Wyoming Gaming Commission Pari-Mutuel Rules and Regulations, Chapter 10, § 3 within the State of Wyoming; and

WHEREAS, Cowboy Racing, LLC is a live horse racing operator that is both (i) licensed to conduct the minimum live race days required under Wyo. Stat. Ann § 11-25-104(m) and Chapter 10 of the Pari-Mutuel Rules and Regulation of the Wyoming Gaming Commission within Laramie County on an annual basis and (ii) is conducting said live horse racing pursuant to Statute and Rules in Laramie County (excepting days that are cancelled for good cause due to weather or other uncontrollable circumstances); and

WHEREAS, Wyo. Stat. Ann. § 11-25-102(a)(vii)(B) provides that “simulcasting may be conducted off the permitted premises only if the board of county commissioners of the county in which such simulcasting will be conducted grant [grants] its approval”; and

WHEREAS, said requested premises is located at 714 West 20th Street, Cheyenne, Laramie County, Wyoming at the location currently known as “Westby Edge Brewing Company.”

NOW, THEREFORE, BE IT RESOLVED BY THE LARAMIE COUNTY, WYOMING BOARD OF COUNTY COMMISSIONERS THAT:

Pursuant to Wyo. Stat. Ann. § 11-25-102(a)(vii)(B), Rules of the Wyoming Gaming Commission, Pari-Mutuel, Chapter 10, § 3(d) and in accord with Wyo. Stat. Ann. § 11-25-201(a) the Board of Commissioners hereby approves Cowboy Racing, LLC to conduct pari-mutuel wagering on historic horse racing and simulcast events at 714 West 20th Street, Cheyenne, Laramie County, Wyoming 82001.

1. No more than 125 machines may be located at the Premises without the prior written approval of the Commission.
2. This permission to operate is issued to Operator and may not be transferred from the Operator without the prior written approval of the Laramie County Board of Commissioners.
3. This license to operate granted by this Resolution shall be for a term of five (5) years from the commencement of pari-mutuel wagering on historic horse racing or simulcast events at the Premises. Operator shall submit a letter to the Laramie County Board of Commissioners beginning pari-mutuel wagering activities confirming the start date of the time period.
4. Operator shall submit a renewal application no later than sixty (60) days prior to expiration of this Resolution.
5. Renewal applications shall include a presentation of the financial and community benefits of the operation and evidence of continued compliance with the Rules and Regulations of the Wyoming Gaming Commission. After receipt of a renewal application, the Board will hold a properly noticed public hearing. Renewal applications may only be denied for good cause. Renewal Terms shall be for no less than three (3) years if granted.
6. During any Term, the County Commissioners shall have the right to revoke this or any other subsequent Resolution for the Permittee only for good cause. Examples of "good cause" include but are not limited to:
 - i. A determination by the Commissioners that the Operator has a history of gross violation of Wyoming Statutes, the terms and conditions herein, the Rules and Regulations of the Wyoming Gaming Commission, local ordinance; or
 - ii. Suspension or revocation of license by the Wyoming Gaming Commission;
 - iii. Based on evidence before the Commissioners, the welfare of the people residing in the immediate vicinity of the permit premises is in fact adversely and seriously affected by Cowboy Racing's operations.
 - a. Standard (iii.) can be found in Wyoming Liquor License Statutes and the County and Cowboy Racing Parties hereto adopt the case law found in Wyoming interpreting these conditions for liquor license renewals/transfers as interpretive precedent for the meaning of these conditions.

The County will provide a minimum of 15 days notice of any intent or action to revoke permission as provided in this resolution. The Commissioners will set a public hearing within forty-five (45) days of notice or revocation at which evidence may be taken. Cowboy Racing and any interested parties may be heard in regard to the revocation and a decision by the Commissioners may be made upon the issue, or continued for issuance of written findings and conclusions.

7. Operator shall update the Board on an annual basis regarding its operations including tax revenue and any operational issues.

8. By signature below, Cowboy Racing agrees and consents to the above terms and conditions.

PRESENTED, READ, AND ADOPTED this ____ day of _____, 2025.

BOARD OF COMMISSIONERS
LARAMIE COUNTY, WYOMING

Chairman Laramie County
Commission

Debra Lee
Laramie County Clerk

RECEIVED AND APPROVED AS
TO BE DONE BY THE
LARAMIE COUNTY ATTORNEY





COWBOY RACING, LLC

**APPLICATION AND SUPPORTING
MATERIALS FOR NEW OTB LOCATION AT**

Westby Edge Brewing
714 W. 20th St.
Cheyenne, WY 82001



INTRODUCTION

Thunder Plains Park (TPP) is a new horse-racing track under development by Cowboy Racing, LLC (Cowboy Racing), a partnership consisting of local developers Edwards Development and nationally leading racetrack operator 1/ST Racing and Gaming, a wholly owned subdivision of The Stronach Group. The new track is under construction about 8 miles east of Cheyenne center, north of 1-80 at CR 140.

The Wyoming Gaming Commission (WGC) on November 21st granted Cowboy Racing a license to operate live racing at TPP beginning in the summer of 2025. Additionally, WGC granted a parimutuel simulcasting license to Cowboy Racing, which authorizes the operation of off-track betting at facilities (OTBs) in Wyoming subject to county approval of the locations. The OTBs will offer live simulcast wagering and Historical Horse Racing machines. This application requests authorization and approval by the Laramie County Commission. Supporting materials are attached.

Cowboy Racing's mission is to create a world-class, state-of-the-art racetrack and equestrian center and develop 300+ acres into a regional recreational destination. We are doing this for the horsemen and women, the equine athletes, the jockeys, the breeders, owners, trainers, and all the people who support horse racing in Wyoming. We are assembling a team of industry experts and track specialists to utilize the most up-to-date technology and engineering to build the first full-size racetrack in Wyoming with safety as the highest priority.

The Stronach Group is a world-class technology, entertainment and real estate development company with Thoroughbred racing and pari-mutuel wagering at the core. The Stronach Group's 1/ST business (pronounced "First") is North America's preeminent Thoroughbred racing and pari-mutuel wagering company and includes the **1/ST RACING & GAMING**, 1/ST CONTENT, 1/ST TECHNOLOGY and 1/ST EXPERIENCE businesses, while advocating for and driving the 1/ST HORSE CARE mission. 1/ST represents The Stronach Group's continued movement toward redefining Thoroughbred racing and the ecosystem that drives it. 1/ST RACING & GAMING drives the best-in-class racing operations and gaming offerings at the company's premier racetracks and training centers including: Santa Anita Park, San Luis Rey Downs Training Center (California); Gulfstream Park – home of the Pegasus World Cup Championship Invitational Series, Palm Meadows Thoroughbred Training Center (Florida); the Maryland Jockey Club at Laurel Park, Pimlico Race Course – home of the legendary Preakness Stakes, Rosecroft Raceway and Bowie Training Center (Maryland).

All required occupational licenses for individual personnel are being processed by WGC and are a prerequisite for operating the OTB facility. Please see attachments illustrating the location site map and other elements relevant to the application.



BUSINESS PLAN SUMMARY FOR OFF-TRACK BETTING AT WESTBY EDGE BREWERY

The following information is provided pursuant to direction from Laramie County staff and otherwise complies with Wyoming Gaming Commission Rules for the issuance of the license/permit, as detailed in Chapter 10 Simulcasting, Section 3, subsection (c)(i)(A-H)(i-iii).

1. This restaurant, brewery and live music venue is currently operating under the ownership and management of local residents Darin and Misha Westby and family, and has been since February 2020.
2. A segregated section of the facility will be renovated to accommodate the additional operation of live simulcasting and HHR machines. The facility will be open seven days a week, offering as many as 10 tracks per day. Current operating hours are Monday-Thursday 11 a.m.-10 p.m., Friday-Saturday 11 a.m.-11 p.m. and Sunday 11 a.m.-8 p.m. (See Westby Edge floor plan below.)
3. Live simulcasting will be displayed seven days a week from as many as 10 tracks per day. The tracks to be simulcast will be authorized by the WGC.
4. The simulcast facility will also house up to 52 Historic Horse Racing terminals for authorized use. Specific games and titles will be authorized by the WGC upon application, prior to operations.
5. Wagers offered at the OTB include all parimutuel pools hosted and commingled by the Host of the approved simulcast; any parimutuel roping or rodeo or parimutuel sports approved by the WGC; and wagers on HHR machines approved by the WGC.
6. The attendance in the simulcast and HHR area is expected to average 75 customers a day. Cowboy Racing will market to local and surrounding areas, including western Nebraska and northern Colorado.
7. The expected average daily handle through the simulcast operation is approximately \$1,000. The expected average daily handle through the HHR operation is \$106,000.
8. Cowboy Racing does not anticipate revenues from any other source at this OTB location. The existing facility operations and revenues will not be part of the Cowboy Racing LLC P&L.
9. The cost of operating the facility will be primarily the new labor to be hired, the costs of the services to produce simulcasting and manage the HHR floor, advertising and security. We estimate an annual cost of \$1.7 million.
10. The on-site security staff will oversee and manage the HHR floor security during all operating hours. Centralized security surveillance will also occur offsite at a central management facility in Cheyenne. Surveillance cameras will cover the entirety of the HHR operation, including back of house areas.



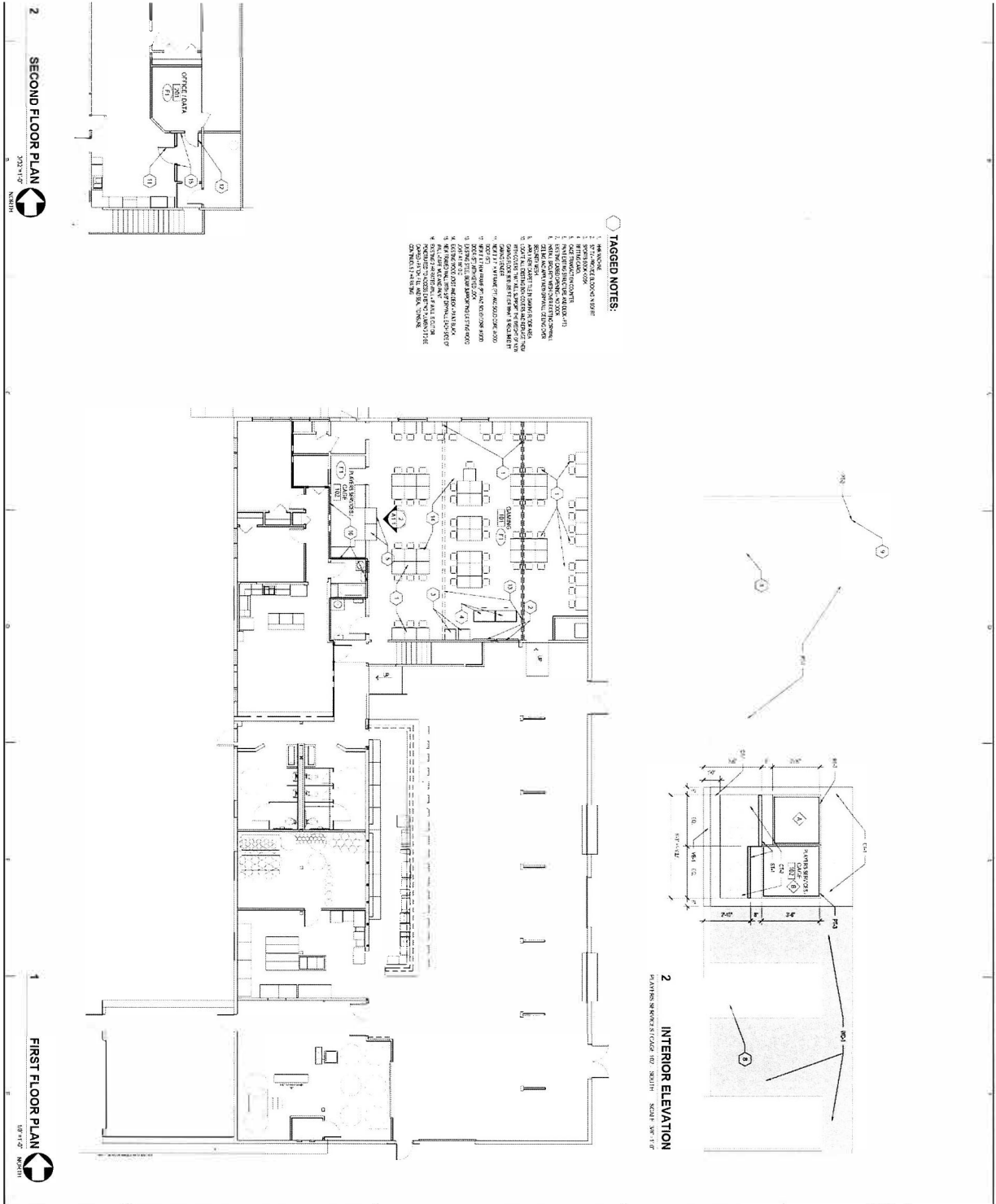
11. Floor staff will assist customers with machine operation, and voucher cashing will primarily be served by automated redemption machines that dispense cash.
12. Cowboy Racing has contracted, or will, with AmTote for all parimutuel wagering services; Roberts Communications Network for the wide area network and communications circuits to tote hubs and for incoming simulcasting signals; and HHR vendors PariMAX, Exacta and Ainsworth to supply hardware and game cabinets for the HHR operation.
13. The desired opening date will be March 31, 2025.

BENEFITS TO LARAMIE COUNTY

1. 1% of HHR handle is shared equally by the city in which the OTB operates and Laramie County. This facility is expected to generate \$390,000 to be split equally between the City of Cheyenne and Laramie County.
2. Cowboy Racing expects to hire 8-10 people to service this location. Those jobs will consist of customer service representatives, security personnel, accounting staff, and IT technicians. Other jobs related to the development and opening of this enterprise include advertising and printing services, HVAC and electrical contractors, and cleaning staff.
3. The proceeds from this facility will accrue to the benefit of Thunder Plains Park, which will conduct live racing each summer at the new facility. Purse revenues from the OTB operations will fuel the racing activity at the track. This results in an economic ripple effect in the community, including but not limited to added agricultural jobs, sales receipts, tax revenue, tourist traffic, local business growth to service the track and the hundreds of people required to operate the track and care for the horses.
4. The development of OTB and HHR facilities in Laramie County that benefit TPP are an integral factor in the success of the racetrack, which will multiply those financial benefits to the county and its residents.
5. The added entertainment services provided at the Westby facility will strengthen that business and increase the value of its contribution to the city and county without disruption to adjacent businesses and may also increase customer activity for nearby businesses.



WESTBY EDGE FLOOR PLAN



TAGGED NOTES:

1. REFER TO SHEET 201-1-1 FOR GENERAL NOTES.
2. REFER TO SHEET 201-1-2 FOR GENERAL NOTES.
3. REFER TO SHEET 201-1-3 FOR GENERAL NOTES.
4. REFER TO SHEET 201-1-4 FOR GENERAL NOTES.
5. REFER TO SHEET 201-1-5 FOR GENERAL NOTES.
6. REFER TO SHEET 201-1-6 FOR GENERAL NOTES.
7. REFER TO SHEET 201-1-7 FOR GENERAL NOTES.
8. REFER TO SHEET 201-1-8 FOR GENERAL NOTES.
9. REFER TO SHEET 201-1-9 FOR GENERAL NOTES.
10. REFER TO SHEET 201-1-10 FOR GENERAL NOTES.
11. REFER TO SHEET 201-1-11 FOR GENERAL NOTES.
12. REFER TO SHEET 201-1-12 FOR GENERAL NOTES.
13. REFER TO SHEET 201-1-13 FOR GENERAL NOTES.
14. REFER TO SHEET 201-1-14 FOR GENERAL NOTES.
15. REFER TO SHEET 201-1-15 FOR GENERAL NOTES.
16. REFER TO SHEET 201-1-16 FOR GENERAL NOTES.
17. REFER TO SHEET 201-1-17 FOR GENERAL NOTES.
18. REFER TO SHEET 201-1-18 FOR GENERAL NOTES.
19. REFER TO SHEET 201-1-19 FOR GENERAL NOTES.
20. REFER TO SHEET 201-1-20 FOR GENERAL NOTES.

2 SECOND FLOOR PLAN
1/8" = 1'-0"
NORTH

1 FIRST FLOOR PLAN
1/8" = 1'-0"
NORTH

2 INTERIOR ELEVATION
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

A1.1

DATE	DESCRIPTION
01/15/24	ISSUED FOR PERMIT
01/15/24	ISSUED FOR CONSTRUCTION
01/15/24	ISSUED FOR RECORD
01/15/24	ISSUED FOR AS-BUILT

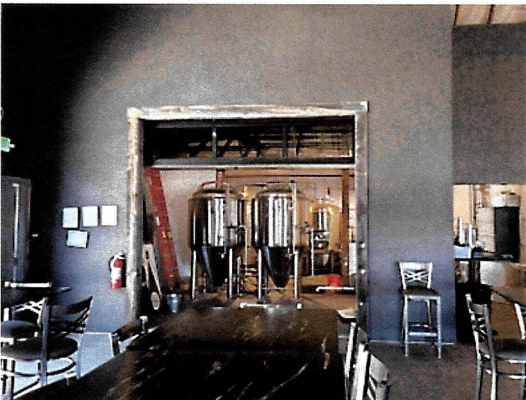
FLOOR PLAN
COWBOY RACING HHR FACILITY
WESTBY EDGE BREWING
714 W. 20TH STREET
CHEYENNE, WYOMING

ENCOMPASS
DESIGN • CONSTRUCT
113 East Main Street
La Grange, KY 40031
(office) 502.992.5105
(fax) 502.992.5101

WESTBY EDGE LOCATION MAPS



WESTBY EDGE LOCATION IMAGES





Governor
Mark Gordon

Wyoming Gaming Commission

Energy II Building, 951 Werner Court, Suite 335
Casper, WY 82601
Phone: (307) 265-4015 Fax: (307) 265-4279

Executive Director
Nicholas A. Larramendy

Date: November 25, 2024

To: Cowboy Racing, LLC. (Permittee)

From: Nicholas Larramendy, Executive Director

On November 22, 2024, the Wyoming Gaming Commission awarded Cowboy Racing, LLC. Live Racing and Simulcast Wagering Permits to include wagering on Historic Horse Racing for 2025. The permit numbers below are for the calendar year 2025

Live Racing Permit number: 25A-1206-25

Simulcast Permit number: 25B-1206-25

The hard copy of the permit will be forth coming. These hard copies are required to be posted in each location visible to the public.

Sincerely,

Nicholas A. Larramendy
Executive Director, Wyoming Gaming Commission