

# LARAMIE COUNTY CLERK BOARD OF COUNTY COMMISSIONERS AGENDA ITEM PROCESSING FORM

**1. DATE OF PROPOSED ACTION:** May 19, 2015

**2. AGENDA ITEM:**    Appointments    Bids/Purchases    Claims  
 Contracts/agreements/leases    **Grants**    Land Use: Variances/Board App/Plats  
 Proclamations    **Public Hearings**/Rules & Reg's    Reports & Public Petitions  
 Resolutions    Other

**3. DEPARTMENT:** Grants

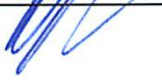
**APPLICANT:** Laramie County Community College

**AGENT:** Sandra Newland

**4. DESCRIPTION:** Public Hearing and consideration of a resolution authorizing the submission of a Business Ready, Community Readiness Grant application to the Wyoming Business Council on behalf of the Laramie County Community College (LCCC) for the College's Flexible Technology Building in the amount not to exceed \$3,000,000.00 with matching funds to come from the Laramie County Community College through Bond, State and Private funds.

RECEIVED AND APPROVED AS  
TO FORM ONLY BY THE  
LARAMIE COUNTY ATTORNEY

**5. DOCUMENTATION:** 2 originals

	<u>Clerks Use Only:</u>	
<u>Commissioner</u> Ash _____ Heath _____ Holmes _____ Kailey _____ Thompson _____ Action _____ Postponed/Tabled _____	<u>Signatures</u>  Co Attny _____ Assist Co Attny _____ Grants Manager _____ Outside Agency _____	

**CORRECTED NOTICE OF PUBLIC HEARING 2015 BUSINESS  
READY COMMUNITY READINESS GRANT AND LOAN  
PROGRAM APPLICATION**

Laramie County intends to submit an application on behalf of LCCC for a Business Ready Community Readiness Grant in an amount not to exceed \$3,000,000 and is seeking citizen input regarding this project. Requested funds will be used towards the funding for the construction of the Flexible Technology Building. This project will provide opportunities to offer high-demand technical training for growing industries in Laramie County. This building will adapt to meet the future workforce needs of the region and create educational opportunities for the community. Those wishing to comment on this project are encouraged to attend a public hearing on this subject on Tuesday, May 19, 2015 at 3:30 p.m. at the Laramie County Commissioner's meeting at the Laramie County Courthouse, 310 West 19<sup>th</sup> Street, Cheyenne, Wyoming. Citizens can also submit written comments to:

Sandra Newland  
Laramie County Grant Manager  
Laramie County  
309 West 20<sup>th</sup> Street, Suite 3100  
Cheyenne, Wyoming 82001

The intent of Business Read Community Readiness Grant program is to ready a community for new business development through economic or educational development projects which may include, but are not limited to, water, sewer, streets and roads, telecommunications, airports, purchase of rights of way, purchase of land, buildings, facilities, industrial and business parks, industrial site or business district development, amenities within a business or industrial park, landscaping, recreational and convention facilities, and or other physical projects. The rules governing the BRC Grant and Loan Program are available through the Wyoming Business Council or <http://www.wyomingbusiness.org>.

All written comments must be received no later than 12:00p.m on Tuesday, May 19th, 2015. Laramie County will take all comments made at the public hearing and written comments submitted on or before the deadline into consideration before considering and submitting a resolution in support of an application for a Business Ready Community Readiness Facilities grant application.

Publish: May 12<sup>th</sup> and May 19<sup>th</sup> 2015

**RESOLUTION NO.**

**“A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE WYOMING BUSINESS COUNCIL/BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM FOR A COMMUNITY READINESS GRANT IN THE AMOUNT NOT TO EXCEED \$3,000,000, ON BEHALF OF THE LARAMIE COUNTY COMMUNITY COLLEGE FOR THE FLEXIBLE TECHNOLOGY BUILDING PROJECT.”**

**FOR THE PURPOSE OF: REQUESTED FUNDS WILL BE FOR THE LARAMIE COUNTY COMMUNITY COLLEGE’S FLEXIBLE TECHNOLOGY BUILDING TO BE ABLE TO HOUSE HIGH-DEMAND TECHNICAL TRAINING PROGRAMS AND BE FLEXIBLE IN DESIGN TO ACCOMMODATE DIFFERENT PROGRAMS OVER TIME, AS SHIFTS IN THE JOB MARKET MAY DICTATE.**

**WITNESSETH**

**WHEREAS**, the Governing Body of Laramie County desires to participate in the BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM by sponsoring this grant for the Laramie County Community College to assist in financing this project; and

**WHEREAS**, the Governing Body of Laramie County recognizes this project will assist with the costs associated with building the Flexible Technology Building at the Laramie County Campus; and

**WHEREAS**, the BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM requires that certain criteria be met, as described in the Wyoming Business Council’s Rules governing the program, and to the best of our knowledge this application meets those criteria; and

**WHEREAS**, the Laramie County Commissioners held a public hearing on May 19, 2015 to identify the economic development opportunity and determine and the benefits of the building and discuss possible funding solutions for this project, and gave full consideration to all comments received; and

**WHEREAS**, the Governing Body of Laramie County has been provided with preliminary cost estimates and information on the project; and

**WHEREAS**, the Governing Body of Laramie County will follow State Procurement Standards Inclusive of W.S. § 15-1-113 and W.S. §16-6-101, *et seq* and the Wyoming Preference Act W.S. §16-6-201 through 16-6-206 *et seq*; and

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY** that a grant application in the amount not to exceed \$3,000,000 with matching funds to come from the Laramie County Community College through Bond, State and Private funds be submitted to the Wyoming Business Council for consideration of assistance in funding this project; and

**BE IT FURTHER RESOLVED**, that Sandra Newland, or her successor in the position of Laramie County Grants Manager, is appointed as agent of the Laramie County Board of Commissioners to execute and submit applications and certifications for these funds and to receive funds and implement the programs funded under this grant.

**PASSED, APPROVED AND ADOPTED THIS 19<sup>th</sup> DAY OF MAY, 2015.**

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

**SIGNATURE PAGE FOR THE GOVERNING BODY OF LARAMIE COUNTY**

By: \_\_\_\_\_  
Amber Ash, Chairman

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Debbye K. Lathrop, Laramie County Clerk

\_\_\_\_\_  
Date

Received and Approved as to Form only By:

  
\_\_\_\_\_  
Mark Voss, County Attorney

  
\_\_\_\_\_  
Date

CERTIFICATE

I, Debbye Lathrop, hereby certify that the foregoing Resolution was adopted by the Laramie County Commissioners at a public meeting held on May 19, 2015, and that the meeting was held accordingly to law; and that said Resolution has been duly entered in the record of Laramie County.

Date: \_\_\_\_\_

DRAFT!



## Business Ready Community Grant & Loan Program **Grant and Loan Application**

**Please select an application type:**

- Business Committed Application
- Managed Data Center Application
- Community Readiness Application
- Downtown Development Application
- Community Enhancement Application
- Child Care Application
- Senior Care Application

BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM

**Rules** Rules governing the Business Ready Community (BRC) Grant and Loan Program are available through the Wyoming Business Council (WBC) or [www.wyomingbusiness.org](http://www.wyomingbusiness.org).

**Applicants** Counties, incorporated cities, towns, and joint powers boards (with approval of all member agencies) may apply. The WBC may enter into contracts/cooperative agreements with Eastern Shoshone and Northern Arapaho Tribes.

<b>BRC Program Grant and Loan Maximum Awards and Match Requirements</b>			
	<b>Maximum Award</b>	<b>Match Required</b>	
Business Committed	\$3,000,000	First \$1.5M	10%
		*Additional funds requested above \$1.5M	30%
Managed Data Center	\$2,250,000	Up to \$2.25M	<b>See Rules for Details</b>
Community Readiness	\$3,000,000	First \$1.5M	15%
		*Additional funds requested above \$1.5M	30%
Downtown Development	\$2,000,000	First \$1M	15%
		*Additional funds requested above \$1M	30%
Community Enhancement	\$500,000	Up to \$500,000	50%
Child Care/Senior Care	\$1,000,000	Up to \$1M	15%

\*Match for additional funds must be at least 50% cash match

**Funds**

**Due Date** For application deadlines, contact your Regional Director or Program Manager (contact information provided on the following page) or refer to the Wyoming Business Council website at: [www.wyomingbusiness.org](http://www.wyomingbusiness.org)

**Review** The review process includes an initial WBC staff screening, possible site visit and report to WBC Board. The WBC Board will make recommendation to the State Land and Investment Board (SLIB). The SLIB will determine grant and loan awards. Applicants will be notified of all meetings. Timing of the approval process will depend on when the application is received and WBC and State Loan and Investment Board (SLIB) meeting schedules. **Applicants are strongly encouraged to attend the WBC and SLIB meetings at which their project is to be discussed.** Costs may not be incurred prior to a signed grant agreement.

**Submissions** Applicants shall submit one (1) copy of the completed application to the WBC Regional Director, three (3) original complete applications, and one (1) electronic copy of the completed application to the WBC staff in Cheyenne. Applications must be submitted on 8 ½ X 11” format. Applications must be submitted in 3 ring binders with attachments clearly labeled or tabbed. Regional contact information located on following page.

BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM

Converse, Niobrara, and Natrona Counties	Big Horn, Hot Springs, Park, and Washakie Counties	Campbell, Crook, Sheridan, Johnson, and Weston Counties
<p>Kim Rightmer East Central Regional Director 2435 King Blvd, Box 1 Casper, WY 82604 Tel: 307.577.6012 Fax: 307.577.6032 Cell: 307.287.2309 kim.rightmer@wyo.gov</p>	<p>Leah Bruscano Northwest Regional Director 143 South Bent, Suite B Powell, WY 82435 Tel: 307.754.5785 Fax: 307.754.0368 Cell: 307.421.0140 leah.bruscano@wyo.gov</p>	<p>Dave Spencer Northeast Regional Director 1981 Double Eagle Dr., Suite A Sheridan, WY 82801 Tel: 307.689.1320 Fax: 307.686.7268 Cell: 307.689.1320 dave.spencer@wyo.gov</p>
Lincoln, Sublette, and Uinta Counties	Fremont and Teton, Counties	Albany, Goshen Laramie, and Platte Counties
<p>Elaina Zempel Southwest Regional Director 1100 Pine Avenue, Suite F Kemmerer, WY 83101 Tel: 307.877.2203 Fax: 888.507.4482 Cell: 307.723.1510 elaina.zempel@wyo.gov</p>	<p>Roger Bower West Central Regional Director 213 West Main St., Suite B Riverton, WY 82501 Tel: 307.857.1155 Fax: 307.857.0873 Cell: 307-851-0908 roger.bower@wyo.gov</p>	<p>Tom Johnson Southeast Regional Director 1938 E. Harney Street Laramie, WY 82072 Tel: 307.766.5357 Fax: 307.222.0532 Cell: 307.631.9275 tom.johnson1@wyo.gov</p>
Carbon and Sweetwater Counties	<p align="center"><b><u>Send 3 hard copies and 1 electronic copy of completed application to:</u></b></p> <p align="center">Julie Kozlowski, Program Manager Business Ready Community Grant and Loan Program Wyoming Business Council 214 W. 15<sup>th</sup> Street Cheyenne, WY 82002 Phone: (307) 777-2812 Fax: (307) 777-2838 Cell: (307) 631-2709 julie.kozlowski@wyo.gov</p>	
<p>Pat Robbins South Central Region Director 1400 Dewar Drive, Ste 208A Rock Springs, WY 82901 Tel: 307.382.3163 Fax: 307.382.3217 Cell: 307.389.0867 pat.robbins@wyo.gov</p>		



## APPLICATION CHECKLIST

- Schedule a Consultation with WBC Regional Directors.** The WBC Regional Director must be consulted with during the application process and provided sufficient opportunity to provide written review and recommend adjustments to the application and required business plan. The Regional Director, as part of the application, must provide preliminary comments about the project, addressing how the project aligns with regional economic and community development endeavors, and stating any early concerns that the Regional Director may have. An early consultation with the Regional Director will allow the applicant to begin addressing those concerns before the application is submitted.  
**THIS IS A REQUIREMENT OF SUBMISSION. IF YOU DO NOT PROVIDE A COPY OF THE DRAFT APPLICATION TO YOUR REGIONAL DIRECTOR TWO WEEKS PRIOR TO THE GRANT DEADLINE AND OBTAIN THEIR SIGNATURE YOUR APPLICATION WILL NOT BE COMPLETE AND WILL NOT BE ACCEPTED.**

**A draft copy of the application must be submitted to the Regional Director two weeks prior to the application deadline or the application will be incomplete.** Along with the application, the Regional Director needs to review the following:

- Business Plan (must be to the Regional Director in advance to the first public hearing)
- Contingency and Development Agreement
- Lease Agreement
- Revenue Recapture Plan
- Operation and Maintenance Plan (if a building will be constructed or renovated) the plan should include projected expenses and project income sources for three years

**Initial meeting with Julie Kozlowski on March 31<sup>st</sup>, 2015**

- Complete Application.** All questions must be fully answered and all required documentation included. As of July 1, 2014 the Attorney General's office is required to review BRC applications for structure and completeness. Incomplete applications will either be tabled or sent back to the applicant for resubmittal at a different time.
- Secured Local Match.** See the chart on page ii for the require match amounts. *In-kind match must meet the criteria for eligible project costs.* Examples of in-kind contributions include: infrastructure, labor, materials, and real estate. Attach an explanation of valuation for each item, any supporting documentation (i.e., appraisals, wage rates, market value, etc.) and a statement of intent from each donor.

Examples for a Business Committed Project:

*If amount of grant is known:* In order to apply for a \$2M grant, it would be necessary to match the first \$1.5M with 10% cash or in kind match, and the last 500,000 with 30% (half of which must be cash match).

$\$1.5M * 10\% = 150,000$

$\$500,000 * 30\% = 150,000$  (half of which must be cash  $150,000/2=75,000$ )

Total Project Cost is \$2.3M and match is \$300,000 (\$75,000 must be cash)

BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM

*If total project cost is known (grants under \$1.5M):* In order to apply for the maximum grant amount for a \$1M project:

The equation to find match is:

$$\text{Grant Amount} + 10\% \text{ of the Grant Amount (Match)} = \text{Total Project Cost}$$

Which can be restated as:

$$\text{Total Project Cost} * (\text{Match Percentage}/(1 + \text{Match Percentage})) = \text{Match Amount}$$

$$\$1M * (.1/1.1) = 90,909 \text{ Match and } \$909,090 \text{ Grant}$$

This can be confirmed now that we know the grant amount:  $\$909,090 * 10\% = \$90,909$  match.

*If total project cost is known (Grants Over \$1.5M):* In order to apply for the maximum grant amount for a \$3M project, the match must be calculated for the 10% match portion and the 30% match portion.

$$\$1.5M * 10\% = 150,000$$

Match and grant funded for the 10% match portion of the project = \$1.65M. This means \$1.35M still needs to be funded at the 30% level.

The equation to find match is:

$$\text{Grant Amount} + 30\% \text{ of the Grant Amount (Match)} = \text{Total Project Cost}$$

Which can be restated as:

$$\text{Total Project Cost} * (\text{Match Percentage}/(1 + \text{Match Percentage})) = \text{Match Amount}$$

$$\$1.35M * (\frac{.3}{1.3}) = \$311,539 \text{ (half of this must be cash } 311,539/2 = 155,770)$$

Total project cost is \$3M and grant match is \$461,539 (155,770 must be cash)

General Obligation Bond	Approved	11/5/2013	\$6,621,933
State of Wyoming	Approved	7/1/2014	\$6,621,934
Private Donations	Pending		\$500,000.00

- Financial Information for Loans.** For applicants requesting BRC loans, additional financial information is required. (See Section IX of the application.)

N/A

- Attach verification of project costs.** A qualified engineer's or architect's certified cost estimate is required. Grants and loans will be made only to applicants who demonstrate that upon receipt of the grant and/or loan all project costs will be funded. If the project involves the purchase of property with requested grant funds, then the applicant must provide a professional appraisal of the property. If property is being used as an in-kind match, then the value may be determined by a professional market analysis.

- Attach public hearing notice, public hearing minutes, and public engagement process.** An applicant is required to inform and educate the public and business community to the greatest extent possible about the proposed economic development project (including, but not limited to the economic development opportunity, possible funding sources and alternative solutions) utilizing a variety of techniques and media. The applicant must make readily available to the public access to the application and associated materials, exclusive of business plans or business financial information which are not subject to public information statutes. An applicant shall actively solicit citizen input which can be

submitted via writing, electronically, or in person a public hearing. A minimum of one public hearing before submission of an application. For the purposes of this program **seven (7) days** is the minimum period for notification of a hearing date. Public notice shall be published in a newspaper of general circulation within the boundaries of the applicant or as approved by the council staff. If the project facility is to be located outside the county boundaries of the applicant, the applicant shall hold additional public hearings near the location of the proposed project facility. The notice shall contain a concise description of the proposed project and state that time will be set-aside at the public hearing to take testimony from citizens about the project.

To inform the public and to gather information, the public hearings should at a minimum: identify the economic development opportunity/ies; explore all possible funding sources and alternative solutions to the opportunity/ies; contain a comprehensive description of the proposed project; and solicit testimony from citizens who may feel that the proposed use of the project might compete with an existing business.

An application must be accompanied by a description of the applicant's public engagement process, written comments received by the applicant, evidence of the public hearing notification, minutes from the public hearing, and a signed resolution passed by the applicant or participating agencies to a joint powers board after the public hearing is held and public comments are considered.

- Attach Resolution(s) of Support and minutes.** After a public hearing is held, the applicant must pass a resolution of support. If the applicant is a Joint Powers Board, all participating agencies to the joint powers agreement must pass separate resolutions. The resolution should state, at a minimum:
- the nature of the project
  - public benefit
  - desired economic development outcomes
  - specified source of match funding by account name or other identifying characteristics
  - what will happen in the case of project cost overruns
  - the details of the revenue recapture plan if applicable
  - who will be responsible for Operations and Maintenance
- Certified Structural Analysis.** A certified structural analysis is required for all projects involving the renovation or financing of an existing structure. Grants and loans will be made only to applicants who demonstrate that upon receipt of the grant and/or loan all project costs will be funded. If the project involves purchase of property, then there must be a structural analysis, and professional opinion completed by a qualified structural engineer and submitted to WBC staff.
- Attach certifications, if applicable.**
- If the applicant is a joint powers board, then attach a Certificate of Organization and an executed Joint Powers Agreement to the application.
  - A Certificate of Incorporation is required if a Community or State Development Organization will carry out the project.

- Attach site information.** Attach a detailed map, aerial photograph, and/or site plan showing the location of the project site and the facility proposed to be funded with BRC. If the project includes public infrastructure activities, the map should sufficiently detail those improvements and their location.

**Included Supplemental Materials**

- Attach zoning documentation.** If the site is zoned, attach a description of the allowable uses under this zoning. If a zone change is necessary, attach a description of the allowable uses under the proposed zoning.

**Included Supplemental Materials**

- Attach a Statement that the Applicant will Follow State Procurement Standards Inclusive of W.S. § 15-1-113 and W.S. § 16-6-101, et seq.** This can be satisfied by providing either a signed letter from the applicant's responsible official or it can be included in the required resolution.

- Attach acknowledgement that the Wyoming Preference Act (Wyoming State Statute § 16-6-201 through 16-6-206) will be adhered to throughout the project.** Include acknowledgement that the Wyoming Preference Act will be followed throughout the project and that all related state statutes will be adhered to for the project.

For additional information please contact the Wyoming Workforce Services Labor Standards Office at: 307-777-7261

To view the actual statute, please go to the following link:  
<http://legisweb.state.wy.us/statutes/statutes.aspx?file=titles/Title16/T16CH6AR2.htm>

- Attach a workforce recruitment and/or training program, if applicable.** Include a program outline if the project involves educational development infrastructure for workforce or entrepreneurial training.

- Consult WYDOT** if the project will take place in a public right of way. For projects within the Wyoming Department of Transportation rights of way, contact the WYDOT District Engineer. A right of way agreement with WYDOT may be necessary if a grant or loan is awarded.

- Attach a business plan.** Attach a business plan of the business committed to locate or expand. The business plan must address the following:
- Values, Vision, Mission
  - Business description
  - Background – history, current status, future plans
  - Management and Ownership (include qualifications and resumes)

BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM

- Operations – location, facilities and equipment, and labor
- Provide sources and uses for “Start-up Costs”, “Expansion Costs” or “Working Capital”
  - What will it cost to open the doors?
  - What are the equipment and labor costs to start?
- Organization/Personnel – organizational chart
- Products and/or Services description
- Technology concept – concept development, research plans
- Market Analysis
- Competitive Analysis
- Detailed job creation figures
- Industry trends
- Sales and Marketing information
- Challenges and Obstacles
- Financial information – historical financial performance, pro forma financials, assumptions (balance sheets, profit and loss (income) statements for the last three fiscal years and income projections for the next three years, and cash flow projections for the next three years)
- All supporting documentation – licenses, certifications, contracts, etc.
- Copies of the prior three years of tax statements must be submitted
- Exit Strategy if applicable

Please mark the business plan “Confidential Information.” The WBC will entertain entering into a non-disclosure agreement, pending approval by the Attorney General. **The entire BRC application is considered a public record; however, financial and commercial information provided by the business is exempt from disclosure to the extent permitted by Wyoming Statute 16-4-203(d)(v).**

- Attach a Contingency and Development Agreement (final draft or executed copy only).** Attach a final draft of the contingency and development agreement between the applicant, the business, and a Community Development Organization (if applicable), agreeing that expansion or relocation will occur and under what conditions. Along with the details of the project and responsibilities of each party, it should address:
- the public benefit to be derived by the project
  - specified source of match funding by account name or other identifying characteristics
  - job creation, wages, and payroll
  - what will happen in the case of project cost overruns
  - the commitment of a business to a community
  - procurement
  - performance measures and reporting
  - timelines
  - operations and maintenance
  - marketing of available properties, particularly on [wyomingsites.com](http://wyomingsites.com)
  - timelines and responsibilities
  - how invoices will be reimbursed (for data center projects only)
  - An understanding of the required match and job creation requirements (for data center projects only)

BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM

- how the funds will be reimbursed to the WBC if the business relocates from the political subdivision or ceases operations prior to the expiration of five (5) years from first receiving the grant funds as well as a reasonable rate of return (for data center projects only)
- Offer by the business and an acceptance or declination by the applicant to provide a stated amount of information technology storage services to the applicant at a price discounted from the fair market value of the services (for data center projects only)

- Attach a revenue recapture plan (final draft or executed copy only).** Revenue generated by the applicant or a private developer through publicly funded infrastructure projects must be recaptured by the applicant. (See Section VIII of the application.)

Please see SECTION VIII:

- Attach a Lease Agreement, if applicable (final draft or executed copy only).** Attach a draft of the lease agreement. A signed lease agreement will be required if the applicant or CDO is leasing property as a part of this project.

N/A

- Attach an Operation and Maintenance Plan or Business Plan, if applicable (final draft or executed copy only).** The plan should include projected expenses and project income sources for three years (must be to the Regional Director in advance to the first public hearing). The commitment can be presented as part of the resolution or through a separate signed document.

N/A

**Community Readiness, Downtown Development and Enhancement projects. Attach documents or sufficient overview information to demonstrate that appropriate planning has been conducted and capacity exists to insure the success of the project. This includes (but is not limited to):**

- A current Comprehensive Economic Development Strategy (CEDS) covering the area;
- A recent labor for availability study addressing such things as unemployment, underemployment, wage distributions, commuting patterns, skill availability and educational levels;
- A targeted marketing and recruitment strategy and who will be responsible for marketing;
- A housing availability study;
- A prioritized list of infrastructure projects, sites related to economic development along with preliminary cost estimates for land acquisition, engineering and construction;
- Any plans related to labor skills, materials availability, feedstock materials, etc.;
- Other appropriate studies relating to education, workforce, entrepreneurial development.

N/A

**Child Care projects only. Address all the items in Section X of the application.**

N/A

**Senior Care projects only. Address all the items in Section XI of the application.**

N/A

**Managed Data Center Cost Reduction Projects Only. Attach evidence that there is or will be infrastructure, architecture, and services necessary for the support of a Tier II, Tier III or Tier IV data center.**

N/A

**Managed Data Center Cost Reduction Projects Only. Attach projected utility costs.**

N/A

**SECTION I COVER SHEET**

**1. PROJECT TITLE: LCCC Flex Tech Building**

**2. APPLICANT INFORMATION**

**Applicant (City, Town, County, JPB, Tribe):** Laramie County Wyoming  
**Responsible Elected Official:** Chairman Amber Ash  
**Mailing Address:** 310 W. 20<sup>th</sup> Street, Suite 300  
 Cheyenne, WY 82001

**Local Contact:** Sandra Newland  
**Position:** Laramie County Grants Manager  
**Mailing Address:** 309 W. 20<sup>th</sup> Street, Suite 3100  
 Cheyenne, WY 82001  
**Phone:** 307-633-4201  
**Email:** [snewland@laramiecounty.com](mailto:snewland@laramiecounty.com)

**3. PROJECT ADMINISTRATION CONTACT**

**Organization Name:** Laramie County Community College  
**Contact Person:** Dr. Joe Schaffer  
**Mailing Address:** 1400 E. College Drive  
 Cheyenne, WY 82009  
**Phone:** 307-778-1102  
**Email:** [jschaffer@lccc.wy.edu](mailto:jschaffer@lccc.wy.edu)

**4. TYPE OF PROJECT** *Briefly describe applicable project type.*

<u>Infrastructure Type</u>	<u>Brief Description</u>
<input type="checkbox"/> Transportation Infrastructure	
<input type="checkbox"/> Building	
<input type="checkbox"/> Water or Sewer	
<input checked="" type="checkbox"/> Educational Development	The LCCC Flex Tech building is a new structure that will house workforce development programs targeted to the growing industrial technology industry in Laramie County and Southeast Wyoming. The building will house expanded metals fabrication, welding, diesel technology, construction management, and engineering technology programs Jose/Hawk/Dave, as well as including flexible space for future program additions as the labor market demands.
<input type="checkbox"/> Other Infrastructure	
<input type="checkbox"/> Data Center Utilities	

**5. PROJECT COSTS** Indicate minimum necessary total public project infrastructure costs.

a. Amount of loan requested: |



b. Amount of <b>grant</b> requested:	\$1,301,924.00
c. Total match:	\$13,743,867.00
<b>TOTAL Project Cost (a+b+c):</b>	<b>\$15,045,791.00</b>

**DECLARATION: I HERBY CERTIFY THAT THE INFORMATION GIVEN IN THIS APPLICATION TO THE WYOMING BUSINESS COUNCIL IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

Responsible (Elected) Official's Signature  
and Date:  
Print or Type Name and Title: Chairman Amber Ash

**SECTION II: PRELIMINARY REGIONAL COMMENTS AND CONCERNS**

The Regional Director must provide an overview of the project and address any concerns he or she may have. If there are concerns, the applicant is urged to address those as soon as possible, before submitting the application. (Note, these comments are preliminary, and the Regional Director will have an opportunity to revise during the recommendation process.)

1. Provide an overview, background, and history on the project.
2. Discuss the public benefits of the project.
3. Has the applicant completed and included all necessary items in the checklist?
4. State any concerns and additional items that need to be addressed.

\_\_\_\_\_  
Regional Director Signature

\_\_\_\_\_  
Date

### SECTION III: PROJECT INFORMATION

**1. PROJECT DESCRIPTION. Provide a description of the proposed project.**

In 2011, the Board of Trustees of Laramie County Community College (LCCC) completed a comprehensive update to the College's Campus Master Plan (see <http://www.lccc.wy.edu/about/ourFuture/masterPlan.aspx>), and in the Spring of 2012 the Board adopted its "Building Forward" facilities plan (see [http://www.lccc.wy.edu/Documents/About/OurFuture/Master\\_plan/Facilities\\_Plan.pdf](http://www.lccc.wy.edu/Documents/About/OurFuture/Master_plan/Facilities_Plan.pdf)) which prioritized the College's capital construction projects between 2012 and 2020. Both plans included a flexible industrial technology building intended to house the expansion of current high-demand industrial tech programs as well as to provide flexible space for future growth and additions. This "Flex Tech" building will be comprised of classrooms, educational laboratories, project display space, and administrative (e.g. office) spaces. The purpose of this facility is to be able to house high-demand technical training programs and be flexible in design to accommodate different programs over time, as shifts in the job market may dictate. The building will also host non-credit programming and training classrooms. Initially this building will house the expansion of LCCC's diesel technology program, an expansion of the welding/metals fabrication program, as well as budding programs in the areas of construction management, OSHA and industrial site safety training, small engine repair, engineering technology, and industrial simulation training.

**2. PUBLIC BENEFIT. Describe the public benefits of the proposed project including the importance of the project to the community and how it promotes economic development. (Please consult the WBC Regional Director for information on conducting an economic impact study for this project.)**

The public benefit of the Flex Tech project is predominately two-fold. First, this building is intended to respond to the growing demand for a skilled workforce in numerous industrial technology related industries. The greater Cheyenne area, Wyoming, and the nation are experiencing rapid growth in a number of industries that require specialized, technical training in areas such as oil, gas, and other energy-related fields, small and large engine repair and maintenance, manufacturing, welding (especially pipe welding), HVAC-R, and construction-related occupations.

The second benefit is to provide education and training opportunities for individuals who wish to pursue careers within industrial tech fields, or for those already employed there, to advance in their careers. These jobs have proven to be an appealing vocation for many individuals, yet education and training is paramount to securing employment. This building will help bridge the gap between an interested student body and employer demands for a skilled workforce.

LCCC is uniquely positioned to provide much of that education, but its current facilities have reached capacity or are in need of replacement, while those industries continue to grow within Wyoming. The necessity to provide a relevant, quality education for Southwest Wyoming students to secure work in these targeted industries is driving the need for the Flex Tech facility.

**3. PROJECT GOALS AND OBJECTIVES. Describe the goals of the project and identify indicators or measures to be used to determine at the conclusion of the project if goals were achieved and if the project is a success. The performance measures should focus on solid, measurable actions related to the project. Examples of indicators may be the amount of money leveraged (from other public or private sources), number of self-sufficient jobs created, number of business-ready lots created, etc.**

The overarching goal for the Flex Tech building is to facilitate the delivery of industrial tech related degree, certificate, and short-term training programs aligned with industries that have a high-demand for a skilled workforce. More specifically, the following goals and objectives are guiding this project, and metrics for assessing success are included.

1. Construct a flexible industrial technology building.
  - a. Complete the Flex Tech building with planned occupancy by August of 2016.
  - b. Construct the building to be flexible in its design and within budget.
  - c. Equip the building with relevant technologies current for today's workforce.

Metric: project will be completed, within budget, and occupied August 2016.

2. Establish/Expand Industrial Technology Programs aligned with current and/or anticipated workforce needs.
  - a. Move and expand the Diesel Technology Program into the building.
  - b. Move and expand the Welding program, with specific focus on pipe welding.
  - c. Move Engineering Technology programs into the building.
  - d. Establish new Construction Management program, housed within the building.

Metric: The four programs above will have enrolled students to fill 80% of capacity (total capacity will be 88) of the existing programs by the Fall of 2016.

3. Provide well-trained graduates who will secure employment within the targeted occupational fields associated with the industrial tech programs housed within the Flex Tech facility.

- a. Graduate the first class of degree and certificate earners from these programs.
- b. In-field placement of graduates from programs housed in the facility.

Metric: LCCC will have a 75% in-field placement rate in Wyoming of students graduating from the programs housed within the Flex Tech facility by spring of 2018.

**4. PROJECT NEED. Describe in sufficient detail the need for the project and why BRC funds are necessary. Include any other funding options which have been pursued for this project. (For example: WWDC, WYDOT, private funds, other state or federal funds) Evidence of project need is demonstrated through a well-developed justification for public financing. The discussion should also address why other financing options could not be obtained or are not feasible and repercussions if funding is denied.**

The LCCC Flex Tech project has been designed and proposed to meet larger community needs pertaining to workforce development, as well as more practical, internal needs at the LCCC for specialized educational spaces. These needs have already been met with generous support from local tax payers, as well as the state legislature. However, as described in the following, additional funding is needed to complete the project.

In the Fall of 2014, Cheyenne Leads, in partnership with LCCC, conducted a four phase economic and workforce study (for the full report, see <http://cheyenneleads.org/wp-content/uploads/2014/12/Cheyenne-LEADS-Workforce-Study-Combined-Report.pdf>). This report included an industry cluster analysis and identified target industries for Cheyenne and Laramie County, as well as a labor market analysis and workforce gap analysis to guide future efforts of the community in ensuring current and future workforce needs are met.

The study identified four target industries that have current strength in the local economy as well as potential for growth from new business relocation and business expansion. These industries include *data and information services, manufacturing, energy, and transportation and logistics*. The latter three all relate specifically to industries whose workforce is in large part derived from current or planned programming at LCCC and through the Flex Tech building. In addition, an industry cluster analysis illustrated those industries that currently exist in the Cheyenne/Laramie County area. Many industries labeled as weak, but emerging also are relevant to the planned programming in the Flex Tech building. These include the *automotive* industry, *industrial machinery, metalworking*, and to some extent *agribusiness*.

The College has current working relationships with many individual employers within these areas. Those employers in the automotive and industrial machinery industries, as well as those representing manufacturing and energy, have expressed concerns over the current availability of skilled workers to fill jobs they have today, let alone those that will be available in the future.

To that point, the Leads/LCCC study also analyzed the current labor market and identified critical occupation clusters for Cheyenne/Laramie County. Seven (7) clusters were identified, and four of the seven are directly relevant to the programming proposed for the Flex Tech building. These include **engineering, logistics, manufacturing, and mechanics** occupations. Based on past performance, occupational clusters in mechanics, logistics, and construction show significant job creation since 2009 and possess solid potential for sustained future growth.

For example, within manufacturing, the occupation sub-cluster focused on **machinery** occupations witnessed a 5.5% local growth through 2014 and a forecasted growth of 11% through 2019. **Assembly** related jobs grew 5.1% locally through 2014 and has a 1% growth projection locally. Within the engineering sub-clusters of **civil and construction**, there was a negative growth of 2.4% through 2014, however this sub-cluster represents 325 local jobs today, and a forecasted growth of 2% locally, thus there are considerable needs for a workforce to fill new jobs, vacancies and retirements. Most significant though is the current employment levels and growth in the mechanics sub-clusters within areas such as **industrial mechanics**, a 14.1% growth through 2014 and 1,034 local jobs, as well as 7% projected growth through 2019. **Automotive mechanics** witnessed 14% growth through 2014 and 602 local jobs, with a 9% local growth rate projected to 2019.

Finally, within this study, the current educational output of graduates from programs related to these occupational clusters and sub-clusters was examined. As the College believed, there is a projected shortage of graduates in nearly all areas, especially construction, manufacturing, and mechanics repair. The Flex Tech project is designed to allow the expansion of existing programs and growth of new programs to help address these areas, either through programs moving into the Flex Tech building or expansion of other programs as a result of programs moving into the new building and out of existing.

At the College level, the 2011 Campus Master Plan identified significant space deficiencies at LCCC. For example, on the Cheyenne campus with estimates for moderate enrollment growth through 2020, the College would need an additional 155,722 gross square feet. Even at the current enrollments levels, there is a space deficiency of 40,000 gross square feet. The plan identified the greatest areas of need include Student Service Centers, Specialized Laboratories and Instructional space, Assembly & Exhibit, Office, PE/Rec/Athletics, Student Housing. The Flex Tech building is a direct response to the need for space deficiencies of specialized laboratories and instruction spaces, specifically in the career and technical education areas.

Finally, in regard to funding of this project, the College is pleased with the fact that it has had considerable good fortune in securing funding for this project. In the fall of 2013 the voters of Laramie County passed a general obligation bond that provided \$25 million for two projects at LCCC, of which \$7,073,208 million was approved specifically for the Flex Tech building. Shortly thereafter, the Wyoming Legislature appropriated a match of \$7,073,208 million, for a total project funding of \$14,146,416. A portion of this funding must be applied to specific building costs, such as Art in Public Spaces and Fixtures,

Furniture, and Equipment (or FF&E). Thus not all of this funding may be applied to eligible expenditures under the BRC grant requirements.

Since that time, and through the final design processes, the costs of construction have risen substantially pushing even the basic envelope of the building to be reconsidered. Portions of those funds are required for areas of design, facilities, fixtures, and equipment, as well as site work and construction. Currently the estimated shortfall in funding for the project as designed is \$15,948,342 and many critical components have been moved to additive alternate bids with little hope of being covered when the final bids for the projects are received. Thus, to fully finish this project, the College is seeking financial support wherever it may find it, including private gifts, equipment donations, and this BRC grant.

5. REHABILITATION. Will the requested grant or loan fund the rehabilitation or expansion of existing infrastructure or facilities?

Yes  No

If "yes," explain.

6. OWNERSHIP. Will the applicant own the improvements funded by this program?

Yes  No

If "no," then who will own the improvements?

**7. TIMELINE. Describe a realistic project timeline. Include the number of months the project will take, and any other authorizations, permits, funding, or activities necessary prior to the commencement of the project. If the project is to be phased, provide a separate timeline for future phases.**

The Flex Tech project is currently well on its way within the timeline from design to completion. State and local funding has been secured, as well as state and Board of Trustees approval to move forward with the projects. To date, final design has been approved and construction documents are 95% complete. Bidding for the project is intended to be conducted in May, with construction to begin by July should all funding be secured for the project and/or a favorable bid is received. Permitting and other authorizations have been and will be handled as part of the design and construction process, and the College expects no issues in moving through those stages.

A general timeline for the project is provided below:

April 2013	Level I approved
Aug 2013	Level II approved
Oct 2013	SBC approved

Nov 2013	General Obligation Bond Passed
Feb 2014	Legislature approved and appropriated funds
July 2014	State of Wyoming Appropriation
Nov 2014	Schematic Design approved
May 2015	Construction Documents complete
May 2015	Bid opening
June 2015	Construction starts
July 2016	Completions
Aug 2016	Occupancy

**8. SIMILAR SITES. Are there similar sites or facilities within the community that are un-utilized or under-utilized?**

Yes  No

**If "yes" please detail what makes this project unique or necessary.**

Current LCCC facilities on campus for industrial tech training are at maximum capacity, and the current programs in welding and diesel technology currently have waiting-list for enrollment into the programs. In addition the diesel technology program cannot grow or adapt to new training methods. Without the additional space of a new facility, LCCC cannot grow the training opportunities for Laramie County and Wyoming.

Because of the integrated nature of services, general education, and other amenities students require as part of their educational journey, seeking off-campus sites prove extremely problematic, even before considering the expense to renovate available properties that could possibly accommodate some of the programs.

Finally, the voters of Laramie County, and the Wyoming Legislature have approved funding for the Flex Tech building on the LCCC campus, and not for the acquisition or construction of a building off-campus.

**9. SOCIAL SERVICES, IF APPLICABLE. If the project will expand social services, explain whether demand for those services is outpacing the existing supply of services. Attach any relevant documentation. What is the net effect on the local economy? Attach any relevant documentation.**

N/A

**10. REVENUE. Will the project funded by BRC generate revenue?**

Yes  No

**If "yes," attach a specific plan that anticipates revenue streams and prioritize economic development initiatives to be paid for with the revenue. (See Section VIII.)**

Please see SECTION VIII:

**11. READINESS. Will this project improve the community's readiness for future business development?**

Yes  No

**Explain:**

The LCCC Flex Tech building will improve the community's readiness for future business development by providing workforce training in career and technical fields that are continuing to grow in Cheyenne/Laramie County. The building also provides LCCC opportunities to adapt training quickly to the needs of the business and industry in the community as they arise. Workforce continues to be a significant concern or attractant to existing companies looking to expand their operations as well as companies looking to relocate or establish new operations in Cheyenne/Laramie County. As denoted previously, the current industry clusters, as well as those industries targeted for growth, substantially include those types of businesses that are seeking a skilled workforce coming from programs that will be added or expanded as a result of the Flex Tech building on the LCCC campus. This building, and the programs housed within are critical investments in making the community ready to serve current and new business and industry in Cheyenne/Laramie County.

**12. OPERATIONS AND MAINTENANCE. What is the operation and maintenance agreement or plan?**

LCCC will operate and maintain the Flex Tech building as part of its overall physical plant. As part of a state requirement for capital construction projects at community colleges, LCCC has established a seven-year sinking fund for the initial maintenance of the facility. After that timeframe, the facility will be incorporated into the College's square footage eligible for state-funded major maintenance funding. The College has been maintaining and operating its facilities for more than 45 years and has a track record of doing so efficiently and effectively.

**13. ENHANCEMENT and ATTRACTION. How will this project make improve the community's ability to attract and retain businesses?**

The Flex Tech Building being developed by LCCC is a vital component in supporting workforce and economic growth in Wyoming as proven by data collected through a comprehensive study conducted by Avalache Consulting on behalf of Cheyenne LEADS and LCCC (discussed in detail previously). According to the action plan recommended within this study, three key topics need to be addressed in order to support the suggested Workforce Strategy. One of those strategies include educational alignment:

“Local education and workforce programs should produce talent with skills that are relevant to employers’ current and future needs. Local educational institutions might prepare students for all the new jobs being created, but if those students leave to work in another community, the investment is lost.”



The study went on to say that, “the State of Wyoming’s top exports in contrast are Chemicals, Machinery, Petroleum & Coal Products, Oil & Gas, and Minerals & Ores. Rapidly expanding oil, gas, and natural resource extraction and processing operations in Wyoming create opportunities for manufacturing, service, and support businesses in Laramie County.”

Occupation clusters anticipated to create the most jobs in Laramie County from 2014 to 2019 include (but not limited to): Construction (404) and Logistics (387). Current and projected occupation shortages include (but are not limited to:) Construction, Logistics and Mechanics/Repair.

All of this data and data captured in the LEADS study, helps to support the need to expand industrial training opportunities at Laramie County Community College.  
<http://cheyenneleads.org/cheyenne-leads-building-a-workforce-for-tomorrow/>

In addition, according to a press release from Cheyenne Leaders, Cheyenne again ranked highly on a study saying it was the No. 6 place in the country to find a job. The press release went on to say that the “jobs available in Cheyenne average a \$46,000 salary with a cost of living 14 below the national average. With Cheyenne’s unemployment rate of 4.7 percent, Beyond.com claimed that there are three jobs open for every available member of the labor force.”

Randy Bruns, CEO from Cheyenne LEADS, said at Wyoming Business Report’s Cheyenne Economic Forecast Lunch in November 2013 that “Laramie County’s real gross domestic product rose almost 2.5 percent in 2012 alone, partly because of about 2,500 new jobs added between 2010 and 2013. That’s astonishing when you consider the size of the workforce we have here,”

According to the U.S. Census Bureau, Laramie County’s population in 2012 stood at less than 95,000, meaning a new job was created for every 38 people in the city during the period (see <http://cheyenneleads.org/cheyenne-ranks-as-no-6-place-to-land-a-job/>).

With low unemployment, and population growth minimal, the state and community need to be strategic on how it aligns its educational and training offerings with the potential for targeted business growth. Referenced above and previously in this application, the community is working hard to focus its business expansion and retention efforts on areas it is most competitive, and the College is aligning its education and training opportunities to ensure it has a workforce ready to attract and retain these employers. The Flex Tech building is a critical component in this strategy.

**14. DOWNTOWN DEVELOPMENT. (for Downtown Development applications only)**

N/A

**15. HISTORICAL or CULTURAL SIGNIFICANCE (if applicable). Provide a background on the historic or cultural significance of the project. Describe the extent to which the project will preserve or enhance the historic or cultural significance of the asset and/or community.**

N/A

**16. COMMUNITY AND ECONOMIC DEVELOPMENT GOALS. How does this project fulfill local and regional community and economic development goals? Is this project a part of an overall community plan? (Provide dates and a copy of the plan.) What planning and research has been completed to date that addresses this project specifically?**

LCCC works closely with Cheyenne LEADS on economic and workforce development initiatives. The College has representation on the LEADS Board of Directors, and staff frequently partner to support business retention and expansion efforts. The College also partners with local governing entities such as Laramie County.

LEADS and Laramie County are part of the Southeast Wyoming Economic Development District, which updated their Comprehensive Economic Development Strategy (CEDS) in 2014. Under "Strategic Goals and Strategies" one of the goals is to "Manage economic growth and attain diversity...through job retention, business attraction, job creation, creating a diversified regional environment for agriculture, businesses and manufacturing." More specifically, a strategy under this goal is focused on assisting with aspects related to education as it pertains to job growth and business retention and expansion. LCCC is specifically named within this plan as a partner in the workforce development system coordinated and utilized by economic development organizations within the Southeast Wyoming region. Finally, a key effort identified in the plan is to support the continued investment in higher education and workforce development to support job retention and growth opportunities.

The Flex Tech building will address key economic development strategies, including both new business relocation and expansion into the community, or retention of existing businesses that already exist locally. These programs not only align with the targeted industry clusters and occupational clusters identified in the LEADS/LCCC study mentioned previously, they also align with the LEADS marketing strategy and many of the prospective businesses LEADS is working with for expansion into Cheyenne/Laramie County. Supporting industrial technology industries, and ensuring a skilled workforce for them, is consistent with the Wyoming Business Council, the local Comprehensive Economic Development Strategy (CEDS) and the Cheyenne LEADS marketing plan.

## SECTION IV: SITE INFORMATION

### 1. What is the location/address of the project?

The Flex Tech will be located at the LCCC Cheyenne Campus: 1400 E. College Dr., Cheyenne, WY 82009.

### 2. Is the project site publicly owned?

Yes  No

If "no," identify current property owners with contact information.

N/A

### 3. Describe the site including total acres or square footage, size of developable area, and number of parcels for development. Also, describe any structures on the site, including useable square footage.

The building will be located at the east end of the campus mall just beyond of the Career and Technical Building. The land is a 3.9 acre parcel owned by the College that is currently undeveloped. It has a slope to the north east and is planted with dry land grasses that are maintained by LCCC Plant Operations personnel. Suitable space for parking is further to the east of the new Flex Tech building, and as an extension of the existing north parking lot of the Career and Technical Building. A map of the Campus Master plan, including the location of the Flex Tech building is available online by going to <http://www.lccc.wy.edu/about/ourFuture/masterPlan.aspx>.

### 4. Does the project involve land or building acquisition?

Yes  No

If "yes," then who owns the site and what steps are being taken, and by whom, to acquire the property?

### 5. How is the site currently used?

The site is currently undeveloped.

### 6. What is the proposed future land use of the site? Is it based on a community development plan? Reference the plan and describe how this project is consistent with that land use plan.

The planned use of this site is intended for the Flex Tech building (an industrial technology building to house expanded and new career and tech programs). This site is identified within the College's Campus Master Plan reference previously within this application. The master plan was approved in the Fall of 2011 by the board of Trustees. It can be viewed at <http://www.lccc.wy.edu/about/ourFuture/masterPlan.aspx>.

7. Is the site zoned?

Yes  No

**If "yes," then what is the current zoning designation and is the proposed use consistent with that designation?**

The entire LCCC campus is zoned as a Planned Unit Development (PUD), and as such, the zoning allows for higher education occupancies. Being a PUD, the parking, setbacks, building height, and other zoning requirements shall be as individually approved by county planning and zoning officials. Permitting will be through the Laramie County Planning and Development office.

**Will a zone change be required for intended use? Explain.**

No

8. **Are there any known environmental concerns at the site, especially asbestos, wetlands, floodplains, or sage grouse area?**

Yes  No

**If yes, explain:**

9. **What infrastructure is necessary to serve the proposed site (i.e., water, sewer, electricity, natural gas, transportation facilities, and telecommunications) and what are the current coverage, quality, and capacity of the existing infrastructure? If there are deficiencies within any of the infrastructure systems, explain how the deficiencies will be improved.**

All utilities will be required to serve the proposed Flex Tech building. The College, has adequate infrastructure from its current physical plant, as well as with its arraignment with utility providers (e.g. Cheyenne Light, Fuel, and Power, etc.) to service the site.

10. **All BRC funded projects that directly fund or enhance speculative real estate are required to be placed on the Business Council's available properties database at [wyomingsites.com](http://wyomingsites.com) as well update it every 90 days. Please acknowledge the applicant's willingness to comply should grant funds be awarded.**

N/A

**SECTION V: COMMUNITY INFORMATION**  
**(For Community Readiness, Downtown Development, and Community Enhancement Projects ONLY)**

**\*\*\* Attach portions of plans, studies, assessments, and/or reports that are relevant to project. Reference the attachment in your answer.**

**1. Does the community have an economic development plan or other study of the local economy?**

Yes  No

**If "Yes," then provide the names and dates of relevant plan(s) and describe how does the proposed project fits into overall economic development strategy of the community.**

In an effort to not repeat what has been mentioned previously, the following is a summary of plans and studies that are relevant to the Flex Tech project:

Cheyenne LEADS and LCCC Industry and Workforce Study (2014) - this study examined current industry clusters as well as target industry clusters where the community may be very competitive for business relocation and/or expansion. It also identified workforce, or occupational clusters that have large numbers or historical growth in Cheyenne/Laramie County, as well as projected future growth. Many of these industries and occupations align with the new or expanded programs to be housed in the Flex Tech building.

LCCC Campus Master Plan (2011) - identified space needs and deficiencies, as well as current facilities inventory and space utilization at the College. The Plan identifies an new "Flex Tech" industrial technology building as a priority area for addition of facilities on the LCCC Campus.

Southeast Wyoming Economic Development District Comprehensive Economic Development Strategy (2014) - comprehensive plan for the four counties in Southeast Wyoming that provides overview of current economic and community productivity measures, as well as setting goals for a collaborative economic development effort across the region. Supporting education, especially workforce development to aid in job growth and retention, is a major focus within the plan.

**2. What are the community's strengths, weaknesses, opportunities and threats? Explain.**

**Strengths:**

- Highly competitive business environment, including tax rate, regulatory environment, utilities, and logistical connectivity
- Local job creation has been strong, and the recovery is outpacing both the state and nation

- Laramie County has a high concentration of small businesses
- Laramie County Community College is very successful
- The State has a highly successful employee training program
- Cheyenne has a wealth of civic, arts, and professional organizations highly engaged with the local community
- Cheyenne LEADS has strong member support and success attracting companies and creating jobs
- The community is welcoming, family-friendly, and has a strong work ethic

**Weaknesses:**

- Low unemployment and relatively small local population translates to limited workforce availability
- The local population is not as well-educated as national averages
- Recruiting and retaining younger, college graduates can be difficult
- Housing is relatively expensive and the rental market is at nearly 100% occupancy
- Although outdoor recreational options are strong and there are many family oriented cultural centers and events, there is a perception of limited social amenities and indoor recreational options, particularly after the rec center vote
- Despite strong transportation infrastructure connectivity, local passenger air transportation is unreliable, with limited scheduled service and frequent cancellations
- Wyoming has a limited economic development incentive toolbox: land development is the primary tool used locally

**Opportunities:**

- Laramie County Community College, the University of Wyoming, local high schools, and employers would benefit from a more structured relationship to communicate educational and skill needs of employers
- Improving availability of trained and ready workforce for data centers, logistics, and other operations could allow them to grow more rapidly than current conditions allow
- Rapidly expanding oil, gas, and natural resource extraction and processing operations in Wyoming create opportunities for manufacturing, service, and support businesses in Laramie County
- Marketing to workers from the broader labor shed, including Colorado could fill many gaps
- West Edge redevelopment could boost attraction and growth
- University of Wyoming Incubator in Cheyenne could boost startup growth and increase collaboration with research partners

**Threats:**

- If workforce availability does not increase, many local businesses may have difficulty expanding their operations in Laramie County
- Without increased housing stock, particularly rentals and affordable housing, many workers in targeted low-skill and high-education occupations will not be able to relocate to Cheyenne
- Perception of greater amenities in Colorado will draw younger, better educated workers and the businesses that depend on them away from Laramie County

- Limited investment in cultural amenities, infrastructure improvements, and community development, could increase the challenge of attracting talented workers

**3. What steps are being taken to promote economic development in the community by the applicant or other groups within the community? (For example, business recruitment and retention programs, workforce development, future public investments, marketing campaigns, amenities, etc.)**

LCCC is the community's college, and one of the institution's mission points is community and workforce development. To meet the College's mission and fulfill this specific mission point, LCCC actively engages in numerous workforce and economic development activities. Mentioned previously, LCCC was a major partner in the comprehensive workforce and industry study conducted in the Fall of 2014. The College also actively engages in customized workforce training with local businesses, engages employers in program advisory committees, assists in new business recruitment and/or expansion, and is often proactively developing degree and certificate programs to respond to current or emerging community needs.

Also, and as mentioned throughout this application, many other entities are working to promote economic development and diversification in Cheyenne/Laramie County. The partnership and collective efforts of all of these entities, along with the alignment of these efforts, have created a successful economic development environment in the community.

**4. Is there a community or economic development group or committee that is proactively working or implementing an economic development strategy?**

Yes  No

**Explain.**

In Laramie County, there are multiple economic development groups proactively working on economic development strategies, including Cheyenne LEADS, The Greater Cheyenne Chamber of Commerce, VISIT Cheyenne, and the Downtown Development Authority. Much of the work associated with Cheyenne LEADS in regard to this proposal is referenced through the application.

**5. Is there a list of current commercial and industrial vacancies available to prospective business?**

Yes  No

**Explain.**

The Laramie County Economic Development Joint Powers Board has contracted with the Wyoming Center for Business and Economic Analysis, or WCBEA, (see <http://www.wyomingeconomicdata.com/commercial.asp>) to create an expansion of the

multi-list to include all facilities that could meet a client's needs, with data derived from the County Assessor's Office. Cheyenne LEADS uses this list to ensure that the client sees as much as possible of the private sector offerings.

Further the Downtown Development Authority updates a spreadsheet monthly with downtown vacancies. Large available properties can viewed online at [www.downtowncheyenne.com](http://www.downtowncheyenne.com).

**6. Has the community identified targeted industries?**

Yes  No

**Explain.**

Mentioned previously, the Cheyenne LEADS and LCCC workforce and economic study conducted in the Fall of 2014, identified both target industries and occupational clusters. Target industries include:

- Manufacturing
- Data & Information Services
- Energy
- Transportation and Logistics

**7. Are there any studies or surveys summarizing labor force characteristics, skills, supply or demand?**

Yes  No

**Explain.**

Mentioned previously, the Cheyenne LEADS and LCCC workforce and economic study conducted in the Fall of 2014, provided a comprehensive analysis on the Cheyenne/Laramie County labor market and workforce. This study analyzed a variety of workforce characteristics such as education level, age, community patterns, residency, etc. Cheyenne LEADS also updates and tracks information pertaining to the area's workforce. See <http://cheyenneleads.org/doing-business-here/why-cheyenne/workforce/>.

**8. How does the availability of the local labor force compare to the demand for labor should this Business Ready project be successful? If necessary reference any applicable labor statistics.**

Should this project be successful, it will actually contribute positively to the local demand for skilled labor through the provision of well-trained, highly-educated graduates. The College does anticipate future expansion of faculty and staff positions that will likely follow success of the programs housed within the Flex Tech building, however the College does not anticipate major challenges in filling these position.



**9. How does the availability of the housing compare to the demand for housing should this Business Ready project be successful? If necessary reference any applicable local housing statistics.**

The College anticipates enrolling the majority of its students from the local community, or within commuting distance from LCCC. However, the College recognizes and has identified the challenges with affordable housing availability and on campus residential living in Cheyenne. These have and will likely impede the ability for non-local students to come to the community and participate in programs housed within LCCC's Flex Tech building. The College is currently in the planning stages to add additional on campus residential housing to alleviate some of this concern. The community is also actively researching and examining the issue of affordable housing and overall housing inventory (for ownership or rentals) and many community leaders see this as an issue that must be resolved for future economic growth.

For any additional employees hired to help facilitate new or expanded programs in the Flex Tech building, the College believe the current housing market, even with its challenges, should be sufficient for the few added positions that may come about in the near future as a result of this project.

**SECTION VII: BUDGET INFORMATION**

1. EXISTING REVENUE RECAPTURE – Attach an accounting of existing revenue recapture funds in the community (whether with the city, town, county or JPB), how those are being used, and why or why not those are be applied to this project.
2. PROJECT BUDGET - The project budget pages need to show how all eligible costs will be covered by both cash and in-kind contributions. Construction costs represented here must be supported by estimates from a qualified engineer or architect.

**Part A: Eligible Project Costs**

<b>Eligible Project Costs</b>	
1. Land, structures, rights-of-way, appraisals, etc.	\$ -
2. Architectural and engineering fees	\$1,009,344
3. Other fees (surveys, tests, etc.)	\$192,618
4. Project inspection fees	\$80,000
5. Site work	\$1,502,000
6. Demolition and removal	\$ -
7. Construction	
a. Electrical Systems (*)	\$2,096,150
b. Mechanical, Plumbing, HVAC Systems (*)	\$2,381,493
c. Landscaping (*)	\$146,000
d. Foundation and/or Structural Framing System (*)	\$3,602,364
e. Interior Finishes (*)	\$2,517,569
f. Fire Protection (*)	\$ (in Mech.)
g. Remediation (*)	\$ -
h. Other (*) – (General Requirements)	\$958,253
8. Miscellaneous/Other (Please explain in detail below)	\$20,000
9. Subtotal (sum of lines 1 through 8)	\$14,505,791
10. Contingencies	\$540,000
<b>Total Eligible Project Costs</b>	
<b>11. Total Eligible Project Costs</b> <i>Use this amount for Part B, Number 1 and as the Total Eligible Project Costs as listed on the cover sheet.</i>	<b>\$15,045,791</b>

(\*) = Required for projects involving the construction of a new or existing building

BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM

**Further explanations:** Other expenses include general requirements (\$469,889) which are the general construction aspects the general contractor (GC) takes care of; construction fences, barricades, weather protection, temporary power, porta-potties, etc. General mark-up (\$488,364) is the GC's mark up on subcontractor work for overhead expenses; paperwork processing, schedule updates, OAC meetings, etc. Moving expenses (\$20,000) includes costs to move the building occupants and materials; moving company services, supplies (boxes, etc.).

**Part B: Funding Sources**

<b>1. Total Eligible Project Cost</b> <i>This amount will be the same as Part A, Number 11 and will be reflected on the Cover Sheet as the Total Project Cost.</i>			<b>\$15,045,791</b>	1a
<b>2. Local Match</b>				
<b>a. Cash Match.</b> List cash match funding source(s) and amount. Identify whether the amount has been provided or is being requested. Provide the status and the date funds were approved or the date that funds are expected to be approved.				
Cash Match Source	Status (approved or pending)	Date of Approval	Cash Amount	
GO Bond	Approved	11/5/2013	\$6,621,933	
State of Wyoming	Approved	7/01/2014	\$6,621,934	
Private Gift	Pending	6/01/2015	\$500,000	
<b>Total Cash Match</b>			<b>\$13,743,867</b>	2a
<b>b. In-kind Match.</b> List in-kind contribution types, descriptions, sources and values. These amounts should also be reflected in Part A: Project Costs.				
Description	Source	Value		
<i>Example: Road Grading</i>	<i>City Employee</i>	<i>40 hrs @ \$15/hr = \$600</i>		
		\$		
		\$		
		\$		
<b>Total In-kind Match</b>			<b>\$</b>	2b
<b>c. Total Local Match (Sum 2a and 2b)</b>			<b>\$13,743,867</b>	2c

<p><b>Match Percentage (2c divided by 4)</b>                  A BRC grant and/or loan request in an amount up to \$250,000 requires a minimum match of 5% of the Total Eligible Project Costs. A BRC grant and/or loan request of over \$250,000 and up to \$1,500,000, requires a minimum match of 10% or 15% (dependent upon the type of grant) of the grant amount. A BRC grant and/or loan request over \$1,500,000 requires a 30% match of which <u>half of match amount must be cash match.</u></p>	<b>1056%</b>
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<b>4. Business Ready Community (BRC) Request (Subtract 1 - 2c)</b> <i>This is the amount of money you need to complete the project.</i>	<b>\$1,301,924</b>
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BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM

**Part C: Ineligible Costs**

Ineligible project costs include fixtures, appliances, equipment or other features of a facility not physically attached.

<b>1. Ineligible Project Costs (if applicable)</b>	
Ineligible Items	Amount
Fixtures, Furniture, and Equipment	\$831,818
	\$70,733
<b>TOTAL Ineligible project costs</b>	<b>\$902,551</b>
<b>2.. Local Contribution Toward <i>Ineligible</i> Project Costs ( if applicable)</b>	
Source of Funding	Amount
LCCC Funding from Reserve	\$451,275
	\$451,276
<b>TOTAL Source of Funding for Ineligible Project Costs</b>	<b>\$902,551</b>

**Part D: Total Project Costs**

Total Eligible Project Costs	\$15,045,791
Total Ineligible Project Costs	\$902,551
<b>Total Project Cost</b>	<b>\$15,948,342</b>

## **SECTION VIII: REVENUE RECAPTURE PLAN (if applicable)**

Revenue generated by the applicant or a private developer through publicly funded infrastructure projects must be recaptured by the applicant at a rate negotiated between the applicant and other partners and commensurate with the public investment. A plan must be designed demonstrating how the recaptured funds will be managed and utilized for the purpose of economic development. The viability and thoroughness of the recapture plan for revenue generating projects will anticipate revenue streams and prioritize economic development initiatives to be paid for with the revenue while allowing the community flexibility to respond to opportunities.

The intent of the revenue recapture plan is to ensure that the BRC funding allocated to a project will continue to remain in the community fostering community and economic development activities. The following are some examples of eligible uses for recaptured funds: revolving loan fund, façade improvements, downtown development, beautification, marketing, matching funds for future grants and loans, public infrastructure improvements encouraging economic development, trainings and seminars, economic development studies and plans, and entrepreneurship initiatives. Revenue recaptured funds may be used for up to fifty percent (50%) of operations and management costs.

The plan must:

- identify projected revenue streams from the project and state the amount of revenue anticipated to be recaptured
- discuss how these recaptured funds will be managed
- state specifically how the recaptured funds will be utilized
- state goals and objectives that are consistent with existing community and economic development plans

### **LCCC FLEX TECH BUILDING REVENUE RECAPTURE PLAN**

#### **INTRODUCTION**

Established in 1968, Laramie County Community College (LCCC) is a full-service, comprehensive community college with campuses in Cheyenne and Laramie and outreach centers at F.E. Warren Air Force Base and in Pine Bluffs. The College offers a wide range of academic, career/technical and community education programs as well as various community support services. Through these activities LCCC generates revenues to cover the expenses associated with offering its services and activities.

LCCC anticipates generating revenue from both credit and non-credit educational activities housed within the Flex Tech building. It may also generate revenue from facility rental agreements, professional training or certification testing required by industry partners.

For credit courses, tuition and fees are captured as part of college general funds and are predominantly used to fund current operations (instruction, support services, physical plant, etc.) within the existing year. Thus tuition and fees are captured and utilized for the direct expenses of offering those courses as well as for the overhead expenses for providing other services and facilities to students in the courses.

Non-credit courses are offered in a full cost-recovery model (they do not receive state or local appropriations so must charge what it will cost to run the course as well as funding indirect expenses). A portion of the revenue captured from non-credit courses is used for the purposes of future training development or special projects. For facility rentals, 100% of the income is captured and utilized for reinvestment (new courses, programs, deferred maintenance, etc.).

**ESTIMATED REVENUE**

LCCC estimates that this grant request will fully be recaptured in less than five years (4.7) when considering the revenues generated through the educational offerings housed within the Flex Tech building. This is based on an estimated increase of career and technical education, training and expanded services as detailed below. The following is an estimated revenue summary for recapture as well as proposed uses of the income:

<b>ESTIMATED REVENUE RECAPTURED FROM GRANT REQUEST</b>			
<b>Program or Course/Class Activity</b>	<b>Total Annual Revenue Generated</b>	<b>Years / Revenue Recapture of Grant Funding (\$1,301,924)</b>	<b>Revenue Recapture Plan (Proposed Uses)</b>
Welding/Metals Degree and Certificate Programs (30 Students/30 FTE)	\$62,850	<b>5 years (4.7)</b>	<ul style="list-style-type: none"> <li>• Program/course delivery</li> <li>• Curriculum development</li> <li>• Industry Partnerships for education, training and facilities usage</li> <li>• Equipment acquisition/replacement</li> <li>• Educational supplies</li> <li>• Minor deferred maintenance</li> </ul>
Diesel Technology Degree and Certificate Programs (30 Students/25 FTE)	\$52,375		
Construction Management Degree Program (12 Students/12 FTE)	\$25,140		
Engineering Technology Degree Program (10 Students/8 FTE)	\$16,760		
Welding Non-Credit (20 students professional development and 40 students personnel enrichment)	\$28,000		
Diesel Non-Credit (20 students professional development and 40 students personnel enrichment)	\$28,000		

BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM

OSHA 8, 10 and 30 courses / Safeland (Based on 3 year averages)	\$28,833		
Facilities Rental (90 days @ \$400 per day)	\$36,000		
<b>Total:</b>	<b>\$277,958</b>		

**OBJECTIVE:**

Laramie County Community College has partnered with a number of business and industry employers to develop the concept of a Flexible Training Building (Flex Tech Building) in order to expand existing career and technical programs in Welding and Diesel and support new non-credit trainings/services along with a new Construction Management credit program. This Flex Tech Building would enable LCCC to offer hands-on, skills focused training that increase workers in high demand occupations found in or expanding into southeast Wyoming and surrounding regions. These efforts are also a catalyst for economic development by increasing the number of qualified highly skilled workers to the Wyoming industrial career pipeline.

The intent of this grant program is to support business recruitment and industrial expansion though the ability to be a work-ready community. Projects addressed because of this grant include:

- OSHA Training and Education
- Welding Education, Training and Facilities Services (credit and non-credit)
- Diesel Education, Training and Facilities Services (credit and non-credit)
- Construction Management Education
- Engineering Technology Education

Designed as a flexible education center, this facility will be nimble and responsive to ever-evolving business education and training needs. This building will be a vital component of economic development support in our region by providing qualified workers and services for training and testing an existing workforce.

Projects which use public funds awarded through BRC Program to enhance or leverage growth have several specific requirements to avoid the appearance of being unduly enriched with public funds. Under article 16, Section 6 of the Wyoming Constitution, a project must meet the following criteria:

1. A public purpose must exist;
2. Adequate consideration must be exchanged; and
3. Statutory authority must exist.

The following information demonstrates Laramie County Community College's plan to meet this requirement.

**ESTIMATED CAPTURED REVENUE**

LCCC is responsive to workforce training needs and has a proven track record for partnering with business and industry to design training which directly aligns with technical skills in high demand. Training and education creates a workforce that is highly productive from their initial employment. This trained workforce helps increase employee retention and prepares new employees for upward mobility in an organization. It also helps existing employees further advance within their industry.

LCCC's process and plan for new program and training development supports economic development through its structure and streamlined approach to getting new trainings launched which aligns directly with workforce demands.

Graduates from these programs are often employed directly after graduation. They receive better wages than those employees hired without the skills needed for success.

LCCC currently provides credit and non-credit education and training to approximately 4,000 individuals annually. It is anticipated that the new facility will increase enrollment by 10.6% in the first year, with additional increases by about 3 - 5% annually thereafter.

This project is an integral part to economic development in southeast Wyoming supporting not only existing businesses but the anticipated myriad of new businesses coming to the region through efforts such as the Swan Ranch Development south of Cheyenne.

LCCC anticipates receiving new revenue generated by the Flex Tech Building through credit and non-credit course tuition, fees and facility rental fees. This income is a direct asset to LCCC and to the community. LCCC will commit retained Revenue Recapture funds for infrastructure necessary for economic development, including, but not limited to:

- Program/course delivery
- Curriculum development and enhancements
- Industry Partnerships for education, training and facilities usage
- Equipment acquisition/replacement
- Educational supplies
- Minor deferred maintenance

#### **PARTNERSHIPS**

LCCC has been very fortunate with the number of partnerships it's established with business and industry. Industry partners from diesel and welding businesses have demonstrated their support throughout the years by providing equipment needs (if possible), serving on curriculum advisory committees, providing job interviews to our students and hiring a number of our graduates. Several of these same businesses have documented their support through the letters provided with this grant application.



LCCC has also partnered with the Wyoming Department of Workforce Services for helping expand business relationships and provide employment opportunities for our students.

**SUMMARY**

The anticipated outcomes of the Flex Tech Building and this grant is guaranteed to increase the availability of highly skilled industrial workers in southeast Wyoming.

**ATTACHMENT A**

**PROGRAM DEVELOPMENT AND STUDENT RECRUITMENT**

**INTRODUCTION**

Laramie County Community College is dedicated to being responsive to business and industry workforce development needs. However, the capacity to expand industrial training is limited due to space constraints currently at the college. Yet, from information provided through a recent local economic development study<sup>1</sup> (which notes the increase in industrial types of careers), the further expansion of oil production along the front Rocky Mountain from Range and the expansion of Swan Ranch Industrial Park just south of Cheyenne, it is imperative to increase training and educational programs that support these economic development efforts and future vision.

**PROGRAMS AND TRAINING KEY TO BUSINESS DEVELOPMENT**

In order to support the economic development expansion efforts, discussed in the introduction, the following programs were identified as “high need” for training and educational southeast Wyoming’s workforce:

- Welding (both credit and non-credit)
- Diesel (both credit and non-credit)
- Construction Technology (credit)
- Engineering Technology (credit)
- OSHA and other Safety Trainings (Currently anticipated: OSHA 8, 10, 30 and Safeland)

According to O\*Net, the following data documents the annual occupational growth supported by the educational efforts mentioned above:

SOCCode	SOCTitle	AnnualTotalOpenings
47-0000	Construction and Extraction Occupations	1,319
47-2000	Construction Trades Workers	729
49-0000	Installation, Maintenance, and Repair Occupations	716
51-0000	Production Occupations	466
37-0000	Building and Grounds Cleaning and Maintenance Occupations	459
47-5000	Extraction Workers	400
49-9000	Other Installation, Maintenance, and Repair Occupations	386
49-3000	Vehicle and Mobile Equipment Mechanics, Installers, and Repairers	235
47-5013	Service Unit Operators, Oil, Gas, and Mining	160
47-2061	Construction Laborers	150
49-9041	Industrial Machinery Mechanics	141
49-9071	Maintenance and Repair Workers, General	124
37-3000	Grounds Maintenance Workers	115
51-9000	Other Production Occupations	110
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	106
		<b>5,616</b>

<https://doe.state.wy.us/lmi/projections/2014/long-term-occupational-2012-2022.htm>

## BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM

The Flex Tech Building will provide the capacity needed in order to move Welding, Diesel and Engineering Technology from their current locations to a location that permits each an increase to train additional students by approximately 25 seats for Welding and Diesel and approximately 10 for Engineering Technology. Construction Management is a new program coming on board because of expansion efforts. In addition, this space will provide the ability for these disciplines to offer non-credit trainings in order to build skills of our existing workforce. The Flex Tech Building will also provide space to increase safety trainings (now having no standard location) and triple the courses currently be offered.

The domino effect of moving Welding, Diesel and Engineering Technology into the Flex Tech Building also allows the remaining industrial programs in the existing buildings the ability to also increase their program capacity by occupying the freed-up facility space. These programs include Auto, HVAC, Electrical, Process Technology and Wind Energy. Each of these programs are also critical components to economic development in southeast Wyoming.

### **PROGRAM DEVELOPMENT AND EXPANSION**

In order to align programs specifically to industry needs, each program establishes an advisory committee that consists of education, economic development and industry partners. The attached program development process details how programs are developed, delivered and evaluated for continuous quality improvement.

Credit program tuition is determined by set tuition defined by the state. Non-credit program tuition is calculated using all costs involved in program development, delivery and evaluation. For non-credit programs, all costs involved are included in tuition thus helping to ensure program success. An estimated generated revenue is included in the revenue recovery section of this grant application.

### **STUDENT RECRUITMENT**

Helping to ensure adequate student participation and that the students recruited have the knowledge, skills and abilities to align with the trainings and associated future careers, a two-pronged approach is needed: (1) Recruitment and (2) Pre-placement evaluation.

Student recruitment is done through a variety of platforms including (but not limited to):

- LCCC recruiter outreach
- Wyoming Department of Workforce Services outreach
- Print and electronic media advertising
- Industry and business recruitment

All of these areas are utilized when identifying students interested in education and training.

To help students identify their appropriate fit for an educational program and career, a number of tools are supported by LCCC including (but not limited to):

- Career Center Services (career exploration and career coaching)
- Holistic Advising practices
- Academic assessments (COMPASS, ACT and WorkKeys)
- Behavioral Based Interviews
- Employer feedback

FEB 08 1998

RESOLUTION

ENTITLED: "A Resolution changing the zoning classification of Laramie County Community College Subdivision, Laramie County, Wyoming (aka 1400 East College Drive) from R-3 to P.U.D."

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS FOR LARAMIE COUNTY, WYOMING:

Section 1. That in accordance with Article V of the Cheyenne-Laramie County Zoning Ordinance, The Zoning Map as described in Section 30 for the area and property described as Laramie County Community College Subdivision, Laramie County, Wyoming, be changed from R-3 to P.U.D. zoning classification.

Section 2. That in accordance with Section 57.03 of the Cheyenne-Laramie County Zoning Ordinance, the following rules shall govern this P.U.D. zoning classification:

1. PRINCIPAL PERMITTED USES OF THE PARCELS ARE:

- A. Educational
- B. All Associated Educational Uses
- C. Community Use of Educational and Recreational Facilities
- D. Instructional Resource Uses
- E. Community Services and Special Programs
- F. Residential Uses, i.e.
  - Student Housing
  - Faculty Housing
- G. Maintenance and Institutional Support Uses
- H. Athletic and Recreational Uses
- I. Light Manufacturing and Industrial Uses As Undertaken as a Community Resource, i.e. Business Incubator Program or Similar Activity Which Do Not Emit Obnoxious Noise, Odor, Smoke, or Dust Beyond the Confines of the Property. Research Facilities as Deemed Appropriate by the Laramie County Community College Board of Trustees
- J. Storage, Livestock, Landscape, Park Areas
- K. Arts and Performing Arts Facilities

2. CONDITIONALLY PERMITTED USES:

Other uses not identified as principally permitted uses which would not have a negative impact upon the surrounding area.

3. MINIMUM PARCEL SIZE: None

4. MINIMUM PARCEL WIDTH: None

RECEIVED

FEB 19 '08

CITY & COUNTY PLANNING OFFICE

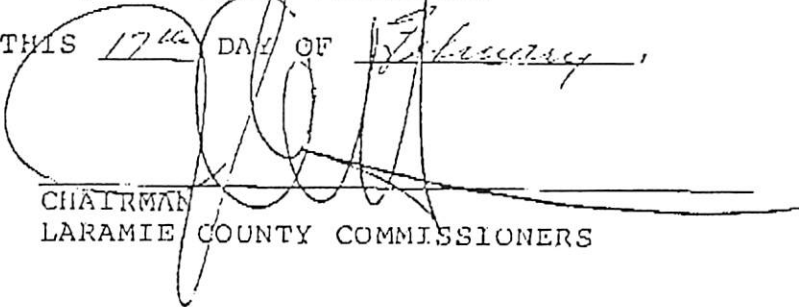
Post-It® Fax Note	7671	Date	10-25	# of pages	3
To	Cathy	From	Kerry		

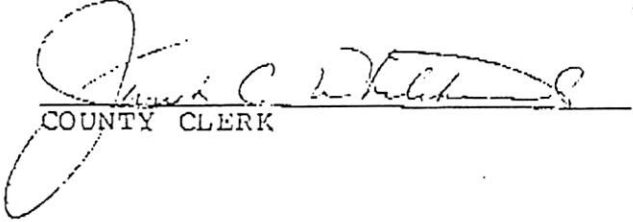
5. DENSITY: The density in this area shall not exceed 70 percent building coverage of said site.
6. SITE COVERAGE: Site coverage shall be shown on the P.U.D. Drawing as the proposed site plan.
7. MAXIMUM BUILDING HEIGHT: The maximum building height shall be set at 3 stories except for facilities which require additional height such as arenas, auditoriums, etc. and shall consider all solar rights as applicable.
8. SETRACKS: The setbacks shall be a minimum to provide emergency vehicle and service vehicle access. In addition shall be a minimum of 25 feet from College Drive.
9. DESIGN PERFORMANCE STANDARDS: The design and performance standards for this P.U.D. shall conform to existing standards in effect in Laramie County and specific standards developed by Laramie County Community College. Site plan approval through the County Engineer's office for new building construction and a drainage study will be required when deemed necessary by the County Engineer when new development occurs.
10. BUFFERING (SCREENING) REQUIREMENTS: Screening or buffering will be required when the college expands adjacent to residential areas with the type being reviewed at the time of the site plan. In addition, there shall not be any storage of materials or equipment which is not adequately screened.
11. COMMON OPEN SPACE OR FACILITIES: Common areas and open space shall be as designated on the P.U.D. exhibit. A minimum of 30 percent will be considered.
12. SIGNAGE: The signage on the site shall be consistent with that presently in existence or as modified by the developed Design and Performance Standards.
13. PARKING REQUIREMENTS: Parking shall be provided as per use designation as prescribed by the requirements of the Zoning Ordinance.
14. LANDSCAPING: The existing landscape shall remain essentially the same. Proposed landscaping shall consist of coniferous and deciduous trees and bushes, and grass in the lawn areas.
15. EASEMENTS: Appropriate easements will be provided for as required.
16. RESTRICTIONS (NUISANCES, ABANDONED CARS, NOXIOUS WASTE, ETC.): No abandoned vehicles, noxious waste or junk shall be allowed to remain on the site.

17. BUILDING CONSTRUCTION STANDARDS: The building construction standards shall comply with those requirements as set forth by Laramie County and the State of Wyoming at the time of construction.

18. OWNERSHIP AND MAINTENANCE OF DEVELOPMENT FACILITIES: The facilities and grounds shall be owned and maintained by the Board of Trustees of Laramie County Community College and/or the Laramie County Community College Foundation.

PRESENTED, READ AND ADOPTED THIS 17<sup>th</sup> DAY OF February, 1988.

  
CHAIRMAN  
LARAMIE COUNTY COMMISSIONERS

  
COUNTY CLERK