Downtown Development Plan
For
Moorcroft, Wyoming

Prepared for the Northeast Wyoming
Economic Development Coalition

By:
Gault & Associates, LLC
And
Tresler and Dicks, Architects

October 2002
December 16, 2002

Mayor Barbara Jeffres  
Town of Moorcroft  
104 North Big Horn Avenue  
P.O. Box 70  
Moorcroft, WY 82721

Dear Mayor Jeffres:

It has been our pleasure to work with the Town of Moorcroft and many of its citizens in a volunteer capacity as we facilitated development of a Downtown Plan for Moorcroft. The Downtown Plan is a direct result of the community planning effort undertaken by many of the citizens, Dave Spencer, Regional Director of the Wyoming Business Council, and Betty Blenkush, formerly with North East Wyoming Economic Development Coalition.

The Town of Moorcroft contributed $3,000 toward this project. The remaining costs were paid by Powder River Energy Corporation ($2,000) and a $15,000 Community Development Block Grant funded by the U.S. Housing and Urban Development administered by the Wyoming Business Council.

In the final meeting of the committee, they agreed that implementing façade improvements and signage downtown should be the first recommended project undertaken. To that end, Dave Spencer and I agreed to seek funding to assist the Town with grants for improvements to public buildings and downtown signs. We will also seek funds for a revolving loan fund to assist businesses with façade improvements. When we have identified funding for these projects we will be back in contact with you, the committee and downtown business owners.

Thank you for your commitment to excellent communities in northeast Wyoming.

Sincerely,

Susan Bigelow  
Chief Executive Officer

222 S. Gillette Avenue, Suite 402 - P.O. Box 3948 - Gillette, Wyoming 82717-3948  
Phone (307) 686-2603 - Fax (307) 686-7268 - Email ccedc@vcn.com - http://www.newedc.net
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# Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Summary</td>
<td>1</td>
</tr>
<tr>
<td>Moorcroft Downtown Development Plan</td>
<td>2</td>
</tr>
<tr>
<td>1. Introduction:</td>
<td>2</td>
</tr>
<tr>
<td>2. Demographics:</td>
<td>2</td>
</tr>
<tr>
<td>3. Households:</td>
<td>3</td>
</tr>
<tr>
<td>4. Household Income:</td>
<td>3</td>
</tr>
<tr>
<td>5. Business and Industry:</td>
<td>4</td>
</tr>
<tr>
<td>6. Personal Income:</td>
<td>4</td>
</tr>
<tr>
<td>7. Analysis:</td>
<td>5</td>
</tr>
<tr>
<td>8. Building Inventory Forms: (See Attachment 2)</td>
<td>7</td>
</tr>
<tr>
<td>9. Base Map: (See Attachment 3)</td>
<td>10</td>
</tr>
<tr>
<td>10. Overview of Utilities:</td>
<td>10</td>
</tr>
<tr>
<td>11. Water</td>
<td>10</td>
</tr>
<tr>
<td>12. Sewer</td>
<td>11</td>
</tr>
<tr>
<td>13. Storm Drainage</td>
<td>11</td>
</tr>
<tr>
<td>14. Additional Core Retail Services:</td>
<td>12</td>
</tr>
<tr>
<td>15. Recent Investments/Potential Developments:</td>
<td>14</td>
</tr>
<tr>
<td>16. Other Resources/Issues</td>
<td>15</td>
</tr>
<tr>
<td>17. Architectural Theme</td>
<td>16</td>
</tr>
<tr>
<td>18. Proposed Architectural Theme:</td>
<td>19</td>
</tr>
<tr>
<td>19. Recommendations for City Park:</td>
<td>20</td>
</tr>
<tr>
<td>20. Recommendations for Moorcroft Museum:</td>
<td>20</td>
</tr>
<tr>
<td>21. Bike/Walking Paths</td>
<td>22</td>
</tr>
<tr>
<td>22. Signage</td>
<td>22</td>
</tr>
</tbody>
</table>

### Attachments

- Attachment 1: Community Economic Profile
- Attachment 2: Property Inventory Forms
- Attachment 3: Base Map
- Attachment 4: Form-Identifying Gaps in the Business Mix
- Attachment 5: Letter from Kaiser & Company re: County Library Financing Options
- Attachment 6: Web pages from Institute of Museum and Library Services
- Attachment 7: Typical False Front Elevation
- Attachment 8: Architectural Theme Detail Elevation of Town Hall
- Attachment 9: Architectural Theme Detail North Big Horn Avenue East Side Elevation
- Attachment 10: Architectural Theme Detail South Big Horn Avenue East Side Elevation
- Attachment 11: Typical False Front Billboard
- Attachment 12: Maps

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**Maps**

- Town of Moorcroft
- Wyoming County Map with Cities of County Seat
Executive Summary

It is apparent that Moorcroft is growing due to the boom in coal bed methane in neighboring Campbell County. The town has experienced recent growth as measured in new utility hook ups and a net in-migration of school children. Historically, the community has had many transient residents who lived there for the small town amenities and commuted elsewhere for work. For the foreseeable future, the town is likely to remain economically dependent on other areas, but it has taken the position that it wants to create more economic diversity that it can control to a greater extent, and tourism presents the most opportune target. The physical rehabilitation of the main street by the Wyoming Department of Transportation has greatly enhanced the appearance of the area and set the stage for the further enhancement of downtown. Recent private investment in several downtown businesses has added to the economic viability of the downtown. Encouraging further private investment is one of the keys to continuing the process of improving the vitality of the area.

There are several infrastructure issues that need continuing attention. First, the town’s water supply must be secured and expanded by the addition of a new well in the Madison Formation and a pipeline and other appurtenances to bring the water into town. An on-going program of replacement and rehabilitation of water and sewer lines in town must be continued to provide adequate service to existing and new residents and businesses within the town limits. A drainage issue at the south end of the main street is complicated by the fact that it is caused by a railroad crossing; the town needs to continue to work to resolve the issue with the Burlington Northern Santa Fe Railroad and the Wyoming Department of Transportation.

Moorcroft appears to be well positioned to encourage tourism since it is on the Interstate and is the site of the exit to Devil’s Tower, the Black Hills, Keystone Reservoir and other near-by attractions. Working with the Wyoming Department of Transportation to enhance signage on the Interstate and exit ramps indicating the downtown business district should be one of the town’s priorities. The town should also work closely with the new three county tourism council and the Northeast Wyoming Economic Development Coalition (NEWEDC) and make certain that it has strong representation on those entities. The Wyoming Business Council can also provide various forms of support.

The Moorcroft Historical Museum also offers a substantial opportunity to encourage tourism. The study makes a number of recommendations regarding potential thematic linkages and enhanced displays that would be attractive to tourists, including using vacant lots to post billboards that could convey stories of interest about local historical events, archeological and other cultural resources. Improvements suggested for the town park could also make the tourism experience more pleasant and encourage tourists to remain in town longer.

The study contains architectural sketches of potential developments on the main street using the western theme that was decided upon by the local advisory committee. Creation of a consistent look will enhance the attraction of tourists and provide good marketing materials.
Moorcroft Downtown Development Plan

Introduction:

This plan is an outgrowth of a community development planning process undertaken in March of 2000 by a number of concerned citizens from Moorcroft, regional staff of the Wyoming Business Council (WBC), and staff of the North East Wyoming Economic Development Coalition (NEWEDC). Citizens expressed concern about the long-term loss of business, services and population from Moorcroft over the previous decade and the changing nature of the economy. As part of creating a more active development program, a consultant was hired to facilitate a town meeting to begin a planning and visioning process.

The outcome of that process was a Community Development Plan dated March 13, 2001. The overall goal of the plan was to grow Moorcroft’s population to 2,000 people by the year 2020. The first operational objective of the plan was to add jobs and business that support the target population. It was followed by an objective concerning the construction of new housing to support the target population, adding appropriate increments of water and sewer, and solving the rail crossing issue.

The next goal was to improve the appeal of Moorcroft to tourists and visitors by developing a plan for lower downtown to enhance the area around the museum and city park and to further the development of the Moorcroft Museum as an “interpretive center” that would appeal more to tourists. The plan also called for the development of a marketing plan that promotes Moorcroft as a “gateway” to area attractions such as the Black Hills, Keyhole Reservoir and Devils Tower.

Working with NEWEDC and the WBC, the Town secured funding from the Community Development Block Grant Program (CDBG) to create a downtown program that addressed the development of a plan for the improvement and beautification of the downtown area, enhanced the Museum and city park, and added businesses that support the local population.

In order to create a downtown development and beautification plan, it is essential to take a look at what is happening in Crook County in terms of population, employment, income and other demographic and economic trends.

Demographics:

Crook County’s population increased 11.2 percent between 1990 and 2000, from 768 to 807. The annual average rate of growth was 1.1 percent during the decade. The increase in persons was 593 for the county and for the Town of Moorcroft, the gain in population was 39. Table 1 presents overall population figures for the County. Current estimates of the population by town officials are about 850 residents. From 2000 to the present, the Town Clerk shows 15 new residential water taps, 1 new commercial tap and 27 hook-ups in the Ellis Trailer Court (The latter are not new taps; however, the Trailer Court had been vacant and has now filled up completely).
The median age in 2000 was 40.2 years as compared to 33.4 in 1990. This was a profound increase and is indicative of an aging population and out migration. By comparison, Wyoming’s median age in 1990 was 32.1 and in 2000 it was 36.2. In 1990 Crook County’s median age was slightly higher than the state’s, but by 2000, the county’s median was well above the state’s median age.

In 1990 there were 643 persons 65 years or older in the county. By 2000, this number had grown to 868, an increase of 35 percent. Those 60 and older in 1990 accounted for 17 percent of the county’s total population. By 2000, this cohort was 20 percent of the population. Table 2 provides further details.

Annual births declined throughout the last decade, falling from 89 in 1990 to 59 in 2000. The annual average for births during the decade was 67. Deaths remained constant over the decade, averaging 43 per year.

School enrollment statistics (Table 4.) from 1994 to 2001 also declined steadily over this period. This series fell at an annual rate of 1.6 percent. However, school officials report substantive gains in the last year. This year the high school reports a net 25 new students (32 new, 7 lost). The elementary school reports a net 23 new students (38 new, 15 lost). Anecdotal data indicates that many of these new residents moved from Gillette to Pine Haven or Beulah as well as Moorcroft to take advantage of less crowded schools, a small town atmosphere and lower living expenses.

Households:

The number of households in Crook County rose from 1,892 in 1990 to 2,308 in 2000. This was a gain of 416 or 22 percent, which was double the rate of population increase. This large gain in households suggests in-migration of households with most being of a smaller number of individuals. That is, of the additional 416 new households had they been of the average size of 2.51 individuals, then this increase in households should have caused the population of the county to increase by at least 1,044 persons. However, the population increased by 593 over the decade.

On a statewide basis, the majority of the population growth occurred in rural areas outside the incorporated cities and towns (55.2%). In Crook County, as in Sublette, Fremont and Lincoln Counties, almost all the growth was in rural areas, and many of these residences in Crook County are second homes. This has major implications for land use and fiscal issues in the future both for the county and the incorporated towns. According to a commuting study undertaken by NEWEDC, some of the new residents are commuters who travel to Campbell County for employment, principally in the coal and methane gas industries.

The increase in number of housing units was 330 or 12.7 percent. Housing units then grew faster than the population. Again, assuming 2.51 individuals per unit, then the county's population should have grown by at least 828 individuals. Table 5 provides the details.

Household Income:
Table 5 reports changes in Crook County household income between 1990 and 2000. Household income increased for each income bracket reported. For instance, in 1990 598 households had annual income less than $15,000. In 2000, 489 households reported income of less than $15,000.

Median income was $23,440 in 1990 and the Census Bureau reported 1998 median household income at $35,684. This was an increase of 52.2 percent. Another source reported median income as of January 1, 2000 at $30,771, an increase of 31.3 percent.

The Census Bureau in the Census Supplemental Survey for 2000 reported Wyoming’s median household income at $38,182.

Table 6 presents per capita income for Crook County and Wyoming. Per capita income for the county grew at an average yearly rate of 2.7 percent that was slower than the state’s per capita income growth rate of 4.3 percent. The county ranked 14th in PCI in Wyoming and was 80 percent of the national average. In 1989 the county was 8th in per capita income in state.

Total personal income was $131,244,000 in 1999, which ranked it as 21st in Wyoming and accounted for 1 percent of the state total.

**Business and Industry:**

The major employers in Moorcroft are:

<table>
<thead>
<tr>
<th>Name</th>
<th>Product</th>
<th>Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crook County Schools</td>
<td>Education</td>
<td>72</td>
</tr>
<tr>
<td>Fuller Construction</td>
<td>Construction</td>
<td>10</td>
</tr>
<tr>
<td>Coffee Cup Fuel Stop</td>
<td>Fuel/Deli</td>
<td>20</td>
</tr>
<tr>
<td>Rocky Mtn. Water Ser.</td>
<td>Water Ser./Const.</td>
<td>10</td>
</tr>
<tr>
<td>Pinnacle Bank</td>
<td>Banking</td>
<td>9</td>
</tr>
<tr>
<td>Joe’s Food Center</td>
<td>Groceries</td>
<td>9</td>
</tr>
<tr>
<td>Kummerfield Const.</td>
<td>Construction</td>
<td>8</td>
</tr>
<tr>
<td>Subway Shop</td>
<td>Restaurant</td>
<td>8</td>
</tr>
<tr>
<td>Sharon’s Home Health</td>
<td>Health Care</td>
<td>24</td>
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</tbody>
</table>

No other firm specific data was available.

**Personal Income:**

Earnings, which consist of wages, salaries, and other labor income accounted for 60.8 percent of all personal income in 1999 as compared to 65.0 percent in 1989. Earnings increased at a rate of 3.3 percent between this ten-year period. However, since wages and salaries as a percent of total income declined during the period, this strongly points to the fact that Crook County’s economy is not doing well.

Dividends, interest and rent remained relatively unchanged between 1989 and 1999 as a share of total personal income, 26.8 in 1999 and 24.3 in 1989. This component of personal income increased at a rate of 5 percent on average between 1989 and 1999.
Transfer payments accounted for 12.4 percent of total income in 1999 versus 10.6 percent in 1989. Transfer payments rose at a rate of 5.6 percent over this period.

**Analysis:**

Tables 8 and 9 provide insight as to the economic drivers for Crook County. There are three prime basic private economic sectors: agriculture, mining and manufacturing that serve as the foundation for the local economy. These three sectors export almost 100 percent of their production and thus bring in new dollars to the local economy. (See Attachment 1)

Agricultural employment has steadily declined over the past decade and this trend can be expected to continue. Agricultural earnings/income are typically highly volatile and data in Table 9 demonstrate this point. It would be unrealistic to expect this sector to serve as a stimulus for future growth in Crook County.

The mining sector has provided a fairly stable employment and income base for the county even though there was a deep drop in employment and payrolls between 1998 and 1999. Mining activity is of the sand and gravel type (quarry), not coal, oil or natural gas. There appears to be one major employer in this sector that accounts for most, if not all, of the employment. Thus there is an implicit risk of firm failure. More than likely, the demand for this product is driven by road and highway construction in the local county and surrounding region. It would seem that growing this sector would be difficult, but there might be some possibility of attracting another firm to reduce the risk of firm failure.

The manufacturing sector is the most stable of the three sectors as Table 8 presents. Manufacturing activity consists of sawmills and related wood by-products. This mix has not changed over the past decade. Similar to the mining sector, it appears one firm dominates the sector and thus the same type of risk exists for this local industry. In addition, given the past and future trend of stricter environmental regulations and shifting U.S. Forest Service priorities from resource exploitation to recreational use of forest lands, it would seem that the probability for future growth in this sector is marginal.

The other sectors in Table 8 are typical non-basic sectors, that is, they grow only if there is growth in the three above mentioned basic sectors. This is particularly true for the retail sector. The one sector that has the possibility to grow a local economy would be specific segments of the Services sector. For instance, health services can draw income from outside the local economic system if specialty medical services and facilities are available. A good portion of Crook County’s Services sector is composed of health care services but also included in this activity is social assistance. For 1998 and 1999, health care and social assistance accounted for 100 percent the sector’s employment and payroll. It would seem reasonable that the county does not offer specialty medical care services given its small population base. To grow this particular niche market again seems problematic although home health care is clearly a viable economic activity that contributes to the area.

Prior to 1998 and 1999, data for Not Elsewhere Classified (NEC) firms were aggregated into the Services sector. For instance, Accommodation and Food Services (motels and restaurants) were...
included in the Services sector. In 1999, 131 people worked in Accommodation and Food Services. In 1998, the figure was 149. There is no earlier data available to track this activity. However, it can be assumed that this activity is tied to tourism, and, thus, any growth in tourism will grow this sector.

Also in 1998, there were 11 employees in Arts, Entertainment and Recreation, but in 1999 this data was not provided indicating that there would be a disclosure problem.

Government employment is a significant driver in the local economy. No data is provided since this is assumed not to be a potential sector for growing the economy.

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Moorcroft Downtown Plan
resource exploitation to recreational use of forest lands, it would seem that the probability for future growth in this sector is marginal.

**Building Inventory Forms: (See Attachment 2)**

Building and property inventory forms are detailed in Attachment 2 at the conclusion of this plan. The individual inventories are patterned after similar forms devised for the Main Street Program by the National Trust for Historic Preservation. A separate inventory is included for every property in the 100 and 200 blocks of S. Big Horn Avenue, the 100 block of N. Big Horn Avenue and the commercial properties at the south end of the 200 block of N. Big Horn Avenue as well as properties on Converse Street from Big Horn Avenue to the alleys to the east and west.

Most of the properties were judged to be in fair to good or good overall condition, with a few rated as good to excellent. None of the properties was judged to be in poor condition or in need of demolition. This is not to say that significant issues of condition were not noted. To the contrary, issues of obsolescence were common, however none were so serious as to suggest demolition or removal of buildings.

Nearly all of the properties showed some obsolescence due to incomplete compliance with Public Law 101-36, better known as The Americans with Disabilities Act of 1990 (ADA). All of the properties included in the inventory except the residential properties fall under the guidelines of the ADA. Title II of the ADA details the requirements for state and local governments and as the Town of Moorcroft and Crook County have resources for access to the requirements, and appear to have been making progress in compliance, they will not be dealt with here. Title III details the requirements for public accommodations and commercial facilities. Examples of the barrier removal measures in need of attention of private properties observed in conducting the property survey include:

- Installing ramps to entrance doors and at level changes inside buildings
- Rearranging tables, chairs, vending machines, display racks and other fixtures
- Widening doorways
- Increasing space within restrooms and around restroom fixtures
- Installing grab bars in toilet stalls

- In implementing barrier removal, first priority should be given to measures that will enable individuals with disabilities to “get in the front door”, followed by measures to provide access to areas providing goods and services.

- Barrier removal measures must comply, when readily achievable, with the alterations requirements of the ADA Accessibility Guidelines. If compliance is not readily achievable, other safe readily achievable measures must be taken, such as installation of a slightly narrower door than would be required by the Guidelines.

- Alternatives to barrier removal are available for existing facilities only if removal is not readily achievable and must be taken to make goods and services accessible. Some facilities surveyed are already taking one or more of these alternative measures and others would do well to implement them both as a means of complying with the ADA
and as a form of providing good customer service. Any alternative measures employed must be done at no extra charge and include:

- Providing goods and services at the door, sidewalk, or curb
- Providing home delivery
- Retrieving merchandise from inaccessible shelves and racks
- Relocating activities to accessible locations

- All newly constructed places of public accommodation and commercial facilities must be accessible to the extent that it is not structurally impractical. Any alterations made to existing facilities must be accessible to the maximum extent feasible.

Some buildings showed evidence of obsolescence due to issues with mechanical and electrical systems. These issues were caused by several factors including:

- Updated requirements, codes and standards within the various industries eventually make older methods, systems and equipment obsolete, i.e. copper and plastic piping has made galvanized and cast iron piping obsolete.
- Changes in the cost of commodities, materials, and labor change the standard of practice and make older methods, system and equipment obsolete, i.e. the cost of energy makes many older lighting systems and heating systems obsolete.
- Continuous use of buildings and the various individual components that together make up a building causes them to wear and require maintenance or replacement and lack of regular maintenance often necessitates early replacement. A building or even a piece of vacant property must be treated much as a machine, requiring periodic maintenance in order to maintain its usefulness.

Suggesting that a method or piece of equipment is obsolete does not render it unusable, rather it suggests that replacement may be cost effective or that provision should be made for eventual replacement.

- Mechanical system issues observed in the course of the property survey include:
  - Inadequate or substandard ventilation
  - Insufficient or substandard toilet facilities

- Electrical system issues observed in the course of the property survey include:
  - Inadequate, substandard or marginal electrical services
  - Inadequate number and/or rating of electrical outlets
  - Use of extension cords
  - Substandard wiring, controls, safety equipment, and/or wiring devices

Other issues of obsolescence had to do with dated, untidy or unattractive storefronts. Many of the buildings were built a number of years ago and several were built for a use different from what they are currently being used for. As a result, storefronts have suffered from deterioration, remodeling them for alternate building uses, and in a few cases perhaps just impractical or poor design. The general appearance of the downtown area could be greatly improved with simple measures including:

- Replace cracked or broken glass panes
• Repair and repaint storefronts with new paint and appealing paint schemes
• Repair, repaint or replace worn or outdated signage to keep it attractive, current and in excellent condition. If this is not feasible, paint over it or remove it and repair the building surface.
• Remove and/or open at every opportunity sun shades, curtains dark tints or other window coverings. Windows customers can’t see into say “closed” or “stay out”
• Take care and use restraint in the placement of temporary banners highlighting sales and special prices and remove them promptly and completely, including attachment devices when outdated or worn
• Remove all handbills from store windows so customers can see your merchandise and to present a clean and organized appearance
• Remove and or replace unnecessary and/or messages from windows and interior and exterior of buildings that may have offensive or unwelcoming connotations including:
  o State the hours store is open, instead of the times it is closed i.e. “open Monday thru Friday 9-5” in lieu of “closed Saturday and Sunday”
  o Sign that the business is “smoke-free” instead of “no smoking”
  o No shirt, no shoes no service, No backpacks, No skateboards, etc. says “stay away” to customers
  o “Local checks gladly accepted” instead of “no out of town checks” is less offensive
  o In general it is always better to tell customers what you can do or will permit them to do rather than what you won’t.
• Placement of planters on the sidewalks in front of stores. Note if planters are provided, they should either be constantly planted with growing plants or meticulously maintained year around by placing seasonal foliage or evergreen boughs in planters during colder seasons.
• Display the American flag in a prominent location during all open hours
• Use storefront windows wisely with attractive, well lighted displays of merchandise and change the displays often to maintain interest
• Keep vacant lots meticulously clean of clutter, litter and weeds and make them attractive and available for use including:
  o Parking
  o Display of products or equipment from other businesses or businesses located out of the downtown area
  o Special events or promotions

Many of the issues identified in the course of the property inventory can be solved with the following two solutions:
• Maintenance: maintenance is an ongoing and continuous process with every property. It is as inevitable as death and taxes. A well-maintained commercial property is more valuable and produces more income.
• Customer Service: going beyond the norm in providing customer service can be used to mitigate or solve many issues of obsolescence including many ADA requirements.
More serious issues of obsolescence must be dealt with using a more comprehensive approach. These issues will require eventual replacement, reconstruction or remodeling. Possible outside sources of funding for these measures are included elsewhere in this plan.

**Base Map: (See Attachment 3)**

The base map of the two block area of downtown Moorcroft extends one half block east and west of Big Horn Avenue from the Burlington Santa Fe Railroad right of way on the south to Weston Avenue on the north. It depicts each of the properties and buildings identified on the Property Inventory Forms in Attachment 2 as well as the major improvements and utilities within the area. Identified utilities include:

- Underground domestic water lines owned by the Town of Moorcroft.
- Underground sanitary sewer lines owned by the Town of Moorcroft.
- Underground storm sewer drainage installed by the Wyoming Highway Department along U. S. Highway 14-16.
- Buried natural gas mains owned by K N Energy a division of Kinder Inc.
- Overhead electrical power lines owned by Powder River Energy Corporation.
- Overhead and underground telephone lines owned by R. T. Communications.

**Overview of Utilities:**

**Water**

- Underground domestic water lines servicing the properties and buildings in the downtown area are located in Big Horn Avenue. The Town of Moorcroft in conjunction with the downtown improvement project replaced the system of water valves and water mains in the subject area of Big Horn Avenue in 1996. The Town of Moorcroft has implemented a program of replacement of water mains throughout town as funds have been available. However the Town needs to institute a more formalized program of replacement to insure funds will be available to meet the objective of timely replacement. The municipal system in the subject area appears to be adequate to serve the anticipated needs of growth in the downtown area for a number of years.

- Underground domestic water lines servicing individual properties from the main in Big Horn Avenue have varying degrees of usefulness remaining. Apparently some of the services are older cast iron and galvanized iron piping which are expected to be in fair to poor condition while others have been replaced by newer services of copper and PVC. Records of the age and condition of individual water services are not readily available in that it is the property owner’s responsibility to install and maintain the water service from the street valve into the property.

- Sources of domestic municipal water for the Town of Moorcroft are less certain. At present the town obtains water from a well with inadequate flow and supplements it with water purchased from the Gillette municipal water system. The combination of these sources produces an adequate quantity of water for the present, however the availability and the price of water from the Gillette system is questionable and puts the town in a questionable ability to respond to expansion of either residential and non-residential uses. The Town of Moorcroft is presently in the process of investigating alternate sources of water including a new well and pipeline several miles northeast of town. Resolution of this problem is a key to the ability of the Town of Moorcroft to meet its expansion goals.
Sewer
- Underground sanitary sewer lines services the properties and buildings in the downtown area are located in the alleys behind the properties between Big Horn Avenue and Yellowstone Avenue and between big Horn Avenue and Cheyenne Avenue. 8-inch lines in the alleys draining to the south connect with a 10-inch line running northwest paralleling the Burlington Santa Fe Railroad right of way. Limited recorded information regarding the age and condition of these lines is readily available, however the Town of Moorcroft keeps them in operating condition with a program of maintenance and replacement as funding permits. This replacement program should be formalized to insure that funding is available on a consistent basis to meet the objective of timely replacement. Capacity appears to be adequate to serve the anticipated needs of growth in the downtown area for a number of years.
- The Town of Moorcroft’s sewer treatment facilities appear to be somewhat more restricted in their ability to serve growth in the community. Although capacity appears adequate for the present, limitations on certain types of industrial sewage may restrict development of some business activities including recreational vehicle services. In that tourism is one area with potential for business expansion for Moorcroft, this may be problematic for community growth. Although the treatment facilities appear to be adequate to serve the anticipated needs of growth in the immediate downtown the bigger picture reveals issues in need of a formal plan for solution.

Storm Drainage
- Storm drainage in the downtown area consists almost entirely of surface drainage into curbside street gutters flowing south and east towards the Belle Fourche River. The Wyoming Department of Transportation has installed some underground storm drainage along Highway 14-16 with the area covered limited to the highway in the immediate vicinity. Curbside storm drainage in the downtown area appears adequate except for the largest storms in most areas except at the south end of Big Horn Avenue adjacent to the Burlington Santa Fe Railroad right of way. This area produces localized flooding during storms on a regular basis and has the potential to produce flooding with significant damage to both public and private property. Apparently the Town of Moorcroft realizes the seriousness of this problem and the Mayor has been attempting to negotiate a solution to this problem with the railroad for some time. The Wyoming Department of Transportation is reviewing crossing upgrade options at the site. Additionally, there are a number of areas along and adjacent to alleys and on private property that have inadequate grading causing water from storms to pond intermittently.

Natural Gas
- All properties in the downtown area are served by or have adequate access to natural gas. Natural gas mains in the downtown area appear to be adequate to serve the anticipated needs of growth in the downtown area and the Town of Moorcroft in general. Issues relating to cost of utilities bear a watchful eye as they can significantly affect the profitability and viability of present and future business opportunities.

Electrical Power
- All properties in the downtown area are served by or have adequate access to electrical power. Electrical power service in the downtown area appears to be adequate to serve the anticipated needs of growth in the downtown area. Issues relating to cost of utilities bear a watchful eye as they can significantly affect the profitability and viability of present and future business opportunities.
**Telephone Service**
- Telephone service in the downtown area appears to be adequate to serve the minimum anticipated needs of growth in the downtown area. However, with the telecommunications and electronics sectors experiencing rapid and significant growth and expansion, residents may be well served to keep a watchful eye on this situation. Significant opportunities for economic and business growth utilizing electronic systems and telecommunications networks may be lost if the local system is not at state of the art status.

**Additional Core Retail Services:**

Using a form from the National Trust for Historic Preservation’s National Main Street Center titled “Identifying Gaps in the Business Mix”, (See Attachment 4) the committee and the consultants identified businesses that either were not present in the community or were being done so informally that not everyone is aware of their presence. The following retail stores are currently lacking:

- Art supply
- Bakery
- Balloons
- Bike shop
- Book store
- Book publishing
- Camera/photo/film developing
- Candies & nuts
- Carpet/floors
- Clothing
  - Children’s
  - Family
  - Maternity
  - Men’s
  - Women’s
- Computers/software
- Department store
- Dollar store
- Drapery/blinds
- Electronics
- Espresso
- Fabrics/sewing
- Formal Wear
- Framing
- Galleries
- Gas station (full service)
- Glass
- Hearing aids
- Home furnishings
- Jewelry
- Kitchen equipment
- Lamps & lighting
- Luggage & leather
- Linens
- Lingerie
- Musical instruments
- Newsstand
- Office furnishings & supply
- Optical
- Paint
- Pawn shops
- Pet store
- Shoe stores/repair
- Stationery
- Tobacco
- Upholstery
- Trophies
- Wallpaper
- Wigs

In addition, the following services are not present or are done so informally that they are not known throughout the community:
- Answering service
- Appliance repair
- Appraisers
- Auction/consignment
- Architects/planners
- Beauty schools
- Boat storage & repair
- Brokers, investment
- Car rental
- Catering
- Chiropractor
- Clock repair
- Credit unions
- Collection services
- Courier services (no drop box)
- Day care
- Delivery services
- Dance studios
- Dry-cleaning
- Employment agency
- Funeral home
- Graphic design
- Greenhouse
- Interior design
- Law offices
- Market research
- Mailing service
- Meat processing, especially wild game
- Messenger service
- Movie theater
- Package/shipping
- Pet kennel
- Photography studios
- Photo finishing labs
- Property management
- Secretarial service
- Security/detective
- Shoe repair
- Sign shop
- Small engine repair
- Tailoring
- Tattoo
- Temporary agency
- Ticket outlets
- Title companies
- Travel agents
- Uniform supply

Many of these businesses and services would be likely targets for the community to recruit to its downtown. It seems most likely that a successful business located in downtown would combine retail sales with service on the items sold.

**Recent Investments/Potential Developments:**

Several developments have taken place in the last years that have changed the downtown landscape. Street improvements and landscaping undertaken by the Wyoming Department of Transportation in 1996 made a great improvement in the appearance of Big Horn Avenue and sparked a beautification effort. A fire burned down the sporting goods store on the corner of Big Horn Avenue and Highway 16. The sporting goods store has relocated across the street in a vacant building and has remodeled that space. The lot where the burned building stood has been purchased by Jim Diehl and been greatly improved as it was turned into a paved, lit parking lot with card controlled gas pumps. Sharon Materi and her husband have done a very nice renovation of an old home just north of Jim’s Market and turned it into an insurance office with offices in the rear that are rented to the local home health provider. Dewey’s has added a meeting/banquet room to the south side of his building. The Hub restaurant has changed hands and has been spruced up. Dewey is now using the Bargain Hunters building south of Dewey’s as
storage space. Country Charm, and the Moorcroft Historical Museum Thrift Store have occupied the space immediately north of the Town Hall. The only vacant buildings on Big Horn Avenue are the old bank building and the former Hall’s Market, both of which are actively for sale. The Economic Development Committee has planted trees along the west entrance to town and installed a drip irrigation system.

There are several opportunities for further investment and development on Big Horn Avenue. Community Development Block Grant (CDBG) funds are a potential source of money to purchase and fix up some of these buildings by utilizing the “slum and blight” or “infrastructure” sections of the program. Detailed information on this program is available from the Wyoming Business Council (WBC) or NEWEDC. Steve Achter is the Program Director for the WBC at 307-777-2811.

- The property on which the former Hall’s Market stands is for sale and could be remodeled into retail space. That would have the advantage of expanding the retail area of Big Horn Avenue into the next block in addition to creating additional retail.
- The old bank building could be updated and sold and/or leased to a retail store, perhaps made into a mini-mail or used by a community service agency. A professional service group with professionals such as attorneys, opticians, accountants coming to town on a rotating basis and utilizing shared reception staff could be a potential user of the building.
- The public library could be remodeled and expanded onto the vacant lot next to the old bank. It is a 75’x75’ parcel owned by Cornerstone Ministries. It would secure future expansion space. Potential funding options are described in a letter from Kaiser & Company. (See Attachment 5). In addition, the Institute of Museum and Library Services (a federal agency) may be a source of funds. www.imls.gov. (See Attachment 6)
- The vacant lots on Big Horn Avenue and throughout the downtown could be used for informational billboards with information of interest to travelers. The billboards could be designed to compliment the architectural theme of downtown.
- The Little Shop could be encouraged to relocate downtown to consolidate retail activity.
- The store currently selling antiques, coins and guns could be encouraged to relocate downtown.
- An informational sign identifying service clubs and organizations, tourism resources, retail opportunities, etc. could be placed at the end of the parking lot next to Jim’s Market with Jim’s permission.
- The Bargain Hunters building could be made into retail space rather than used for a storage building.
- The Moorcroft Museum could look into acquiring property to the north that is presently owned by American Legion Post #25.
- The American Legion Post is currently considering construction of a larger building that could also be used for community meetings. If it is put on the lots to the south of the Post’s current building, it will block the future growth of the Moorcroft Museum. The Legion Post could explore the acquisition of the property on the east side of South Big Horn Avenue that is owned by the Materi’s.

Other Resources/Issues
The town’s well currently pumps less than 106 gallons per minute and is not sufficient to support either the current residents or any growth. A new well has been drilled in the Madison Formation north and east of town with assistance from the Wyoming Water Commission, and discussions and public meetings are currently taking place on how to pay for the well and the pipeline that will be required to bring the water into town. In addition, the water and sewer lines in town are showing signs of age and are being replaced on a periodic schedule. This represents a substantial investment on the part of the town and its residents both now and into the future.

Architectural Theme

Identification of the desired results as well as a thorough analysis of the existing circumstances is paramount to the decision to develop an architectural theme for Moorcroft’s downtown and to the actual theme developed. There are many questions and ideas that need to be explored by the community prior to making a decision to pursue an architectural theme. If a decision is made to pursue an architectural theme, there are a number of questions and ideas to be investigated in developing the theme. Having a clear understanding of the desired results of an architectural theme as well as an understanding of the existing factors and circumstances of the downtown area will help to direct those decisions.

- The desired results identified in the March 13, 2001 Community Development Plan include the following as related to the downtown area:
  - Add businesses and jobs to support the local population and population growth
  - Improve the appeal of downtown to appeal to residents, tourists and visitors
  - Development of the Moorcroft Museum as an “interpretive center” that would appeal more to tourists and use as the centerpiece for new development and tourism marketing efforts
  - Utilize the downtown area to take advantage of Moorcroft’s geographical location by marketing Moorcroft as a “gateway” to area attractions

- Available funding sources for the development of an architectural theme are identified as follows:
  - The local economy is limited in its ability to expand by a number of factors including its relatively small size and close proximity to Gillette. It is reasonable to conclude that Moorcroft’s business will only be moderately enhanced, thus expense to business in achieving an architectural theme must not be great. Private sector funds from businesses can be expected to invest sums of money in proportion to the expected gain in profitability. Where moderate gains in profitability are to be expected, private investment should be limited
  - Grant funding is not widely available for façade improvements but some grants and federal income tax incentives are available for historically based themes.
  - Community Development Block Grants (CDBG) could be used to provide some funding but only for properties that would pass into public ownership.
  - Private sector funds in the form of donations and fundraising would also be expected to produce only modest to moderate funds in a community of Moorcroft’s size and scope.
  - NEWEDC and the WBC may be able to leverage significant resources and the Town should request their assistance in identifying funding sources.
- The old bank building and possibly others may be eligible for the National Register of Historic Places. Listing on the Register would qualify the buildings for tax credits.

- Historical industries identified from the community’s development that could be incorporated into the architectural theme:
  - Railhead for cattle industry: Moorcroft was at one time during the latter part of the 19th century and early part of the 20th century a very important railhead for shipment of cattle from the Texas Trail. The BNSF Foundation may support the effort. Contact: Dick Ruffack, phone 867-864-6425.
  - Ranching: much of the early settlement of the local area was due to the availability of grazing land for cattle and sheep ranching
  - Railroad Tourism: with its location on the Chicago and Northwestern Railroad, Moorcroft has seen tourists beginning in the early 20th century with rail travelers.
  - Automobile Tourism: with its location on the historic Black and Yellow Highway connecting the Black Hills with Yellowstone Park and at the junction of U. S. Highways 14 and 16, the principal routes connecting the important tourism destinations of the Black Hills, Mount Rushmore National Monument, Devil’s Tower National Monument and Yellowstone National Park, automobile tourism became significant by the second quarter of the 20th century, peaking in the post WWII years. A decline in automobile tourism business in Moorcroft began with the construction of the interstate highway system in the 1970’s.

- Studying the information included in the attached Property Inventory and at the Moorcroft and Crook County Museum identifies periods of significant historical building development within the downtown that could be incorporated into the theme:
  - The very earliest buildings were built with the arrival of the railroad and tended to be of log or frame construction of a temporary nature. None of these building have survived in the downtown area.
  - By 1910, it was clear that Moorcroft had grown from a railroad camp into a permanent town and a building boom of permanent buildings ensued, lasting into the early 1920’s. A number of buildings from this vintage survive in downtown Moorcroft. Downtown construction then appears to have virtually halted in response to the economic depression of the times and the war period of the 1940’s.
  - At the conclusion of World War II and continuing up until the early 1960’s there was a flurry of downtown building in response to the large national economic expansion of the time.
  - After 1961 building activity slowed until the second half of the 1970’s when there was a number of downtown buildings constructed perhaps in response to the large amount of mineral development occurring in the region. Since 1979, only one building has been constructed downtown, although several have been remodeled or expanded.

- The types of businesses identified which developed historically downtown which could be used as basis for the architectural theme:
  - Moorcroft’s early businesses were established to serve the growing population of ranch workers, railroad workers and railroad travelers. The oldest surviving
buildings located in the downtown were built to serve these populations and are of the 1910 to 1920 vintage.

- Later businesses continued to serve this same base population and expanded to serve automobile travelers. As automobile travel expanded, by the middle of the 20th century railroad travelers were no longer a significant local business base, and continuing through the 20th century railroad workers continued to less and less of a factor. A number of surviving buildings in the 1947 to 1960 vintage are representative of this period.

- More recently, workers in the expanding regional mineral industries have provided a business base for downtown with a number of surviving buildings circa 1975 to 1979 as evidence. Workers living in Moorcroft and commuting to area mines by automobile being a fairly recent phenomenon and there does not appear to be much downtown building as a result, however building of automobile service and fast-food restaurants in areas of town adjacent to the interstate highway are evident.

- The building materials historically used to construct the downtown that could be incorporated into an architectural theme:
  - In that Moorcroft had the benefit of the railroad from its beginnings, building materials were never strictly limited to locally produced products. However as the early industries were limited in their financial ability to purchase materials, virtually all the early-day materials brought in on the railroad were shipped in from nearby sources: cut and uncut stone from regional quarries and cut lumber from sawmills located within the regions forests. A number of masonry and wood-framed false-fronted buildings downtown such as the south portion of 121 S. Big Horn (The White Buffalo) and 108 N. Big Horn (Country Charm and Thrift Store) are representative of this period.
  - A more limited amount of brick was also used in building during this period as seen in the 1919 People’s Bank at the corner of Big Horn Avenue and Converse Street.
  - During the post WWII period, building materials included more masonry, brick and imported stone as seen in 200 N. Big Horn (Hall’s Grocery), 120 S. Big Horn (Hub Cafe).
  - Manufactured steel products and panelized wood products are most evident in the buildings of the late 1970’s including 104 N. Big Horn (Moorcroft Town Hall) and 120 N. Big Horn (U. S. Post Office).

Typical elements of a western false front building style of the 1910 to 1920 vintage: (See Attachment 7)

- A façade consisting of:
  - An entrance door, often centered
  - Windows to display merchandise and let in natural light as electric lighting was unavailable or primitive and expensive to operate
  - A large sign panel extending up from the top of the windows
  - A large panel extending up from the top of the sign panel higher than the roof structure designed to make the building look larger than it actually was.
  - Windows, balconies and other elements depicting a false second story were sometimes used in the false façade above the sign panel
A second sign panel was sometimes placed in the false façade above the false second story.

The façade was finished or capped at the top in a variety of ways ranging from a simple coping to an elaborate extended crown molding.

A variety of building materials were used to build the solid panels including masonry and often wood, usually painted but sometimes left unfinished.

Proposed Architectural Theme:
(See Attachments 8 & 9 & 10 for Architect’s Drawings of Main Street and Town Hall Utilizing the Architectural Theme)

An architectural theme based upon western style false front buildings of the early 20th century fits with the identified goals:

- It is old enough historically as to represent a time and place that would be of interest to present day tourists.
- It can be tied into a readily achievable “interpretive center” for the community with the Museum utilizing a theme such as Texas Trails, early day ranching, and/or early day tourist travel either by railroad or automobile.
- It can be expanded to enhance Moorcroft as gateway to area attractions utilizing billboards fashioned in the same style detailing and promoting area tourist attractions.
- It can add business opportunities and jobs to support the local population and population growth by bringing more tourists in need of services and products into Moorcroft.

Western style false front buildings as the basis for the architectural theme also provide additional benefits that make it a good fit for downtown Moorcroft:

- It is adaptable to the variety of existing building types, materials and styles present in downtown Moorcroft.
- It is the most prevalent basic design currently existing in downtown buildings as several downtown buildings already contain the basic design elements of the style.
- A false-front façade treatment can easily cover outdated or worn materials and façade treatments.
- A wide variety of building materials can be used including economical wood products or low maintenance products such as masonry or prefinished metals.
- A great deal of variety is possible within the parameters of the design utilizing various details, materials and importantly, color.
- It is a style that represents a real part of the community’s history representing the days when Moorcroft was an important railhead for cattle ranching and a town expanding to service railroad and automobile tourism.
- The original false fronts of existing buildings could be restored on several downtown buildings and elements from destroyed or remodeled downtown buildings can be incorporated into facades for newer structures to give the theme a degree of historical correctness.
- It is highly adaptable to the construction of new buildings that may be added to the downtown in the near or distant future.
It can be accomplished at a reasonable cost on existing downtown buildings ranging from $300-$500 for a simple paint job to $5000-$7,500 for a façade cover up for the typical 25' building frontage.

Recommendations for City Park:

The City Park at the south end of Big Horn Avenue should be renovated to capitalize on the Texas Trail and cattle drive theme:

- Public restroom building façade to carry out the architectural theme.
- Stage or band shell façade built to carry out the architectural theme.
- Groomed lawn in front of stage to be used with seating, events and promotions.
- Remainder of the park landscaped with wild native grasses, wildflowers, trees, stones etc. to replicate the original open range country.
- This could be done so as to provide a sense of enclosure of the park on the south side and southeast and southwest corners adjacent to the railroad with a “window” in the landscaping focusing on the railroad and the rangeland beyond to the south.
- The northwest corner left open and used as an entrance to the park from the downtown area.
- Informative sign placed adjacent to Big Horn Avenue highlighting the Texas Trails and cattle drive era.
- Informative signs placed to explain the significance of the various landscape elements as they relate to the Texas Trails and cattle drive theme.

Recommendations for Moorcroft Museum:

Identify and construct a significant display focused on the Texas Trail and Moorcroft’s role as the largest cattle shipping point in the United States at that time. This is a theme that capitalizes on a significant portion of Moorcroft’s history and one that is certain to be well received by area residents and tourists alike. The adventure and romance of the open range cowboy and the cattle drive era has developed and recently exploded into a huge nationwide industry of western fiction (i.e. Louis L’Amour), western art (i.e. Charles Russell), motion pictures (John Wayne in McClintock) television (Lonesome Dove) to such an extent that books, art, posters, and all manner of memorabilia relating to the time is currently highly prized and collected by many people worldwide. Moorcroft played a significant part in the cattle drive era and that can serve as the basis for a theme that could be expanded to include many other aspects of the open range cowboy and early day ranching life and culture.

The Moorcroft Museum should immediately begin to seriously negotiate the purchase of or an endowment of the two lots to the north of the museum building presently owned by American Legion Post No. 25. It is important to the future of downtown Moorcroft to insure the museum stays downtown and the opportunity for the museum to grow will be limited within the confines of the present property. More space will be needed for outdoor displays and future building expansion.

One of the first opportunities for the Museum is to identify an intern who could assist in cataloging the various collections now housed at the facility. A pilot program for interns is presently being developed. Contacts: Fred Chapman 307-777-6421 at the State Historic Moorcroft Downtown Plan
The development of a theme that would appeal to tourists and that could be utilized throughout a significant portion of the Museum would enhance attendance and funding. An idea that has national and international appeal is the Texas Trail and the early day cattle drives. This theme could include local activities on these topics as well as broader activities. Beginning in the early 1900's and continuing through present literature, both fiction and non-fiction was captivated by the romance and adventure of western cattle drives. Thousands of novels have been written and countless illustrations painted depicting the activities associated with those cattle drives. Displays, a library and database of these resources could be developed.

A docent program could be developed that would involve local citizens and persons with local interest to volunteer in the Museum and be trained to present its displays to visitors.

A community foundation could be developed to solicit and accept donations to the Museum. The Wyoming Community Foundation can assist in the formation of an affiliate or geographic foundation for Moorcroft or Crook County. Contact: Michael Lindsay, phone 307-721-8300, www.wcf.org.

Traveling displays could be put on exhibit and rotated from time to time. Contact was made with the new National Trails Interpretive History Center in Casper in this regard. At this time, they are featuring emigrant trails and not cattle trails. There is no archeological record of the cattle trails since they were never “fixed” and were different with every herd. The contact did lead, however, to the Bureau of Land Management (BLM) office in Newcastle and a very positive conversation with Alice Tratebas, who offered to begin developing photographic exhibits of archeological resources in the area. Contact her at 307-746-6621. She has done extensive work on the Cheyenne to Deadwood Stage Line and could prepare an exhibit that would include photos and brochures that would lead visitors to physical locations where they could actually view the trail.

Investigate the formation of a National Historic District designation for downtown or having eligible downtown buildings placed on the national register. Highway signage directing travelers to these areas could then be requested of the Wyoming Department of Transportation.

Investigate the formation of a local or regional Historic Preservation Commission through the SHPO office. Forming such a commission to encompass Crook, Niobrara and Campbell Counties may be useful in obtaining grant money for preservation projects since many grants, including those from SHPO, require a local match of 20% or more. Having a broader base of support for matching monies would be a benefit. Contact Jo Hobbs at the SHPO at 307-777-6421.

Additional themes could be developed around the following:
- Railroads: historic Chicago & Northwestern through the present BNSF
- Thunder Basin National Grasslands and native grasses and grasslands
- Keyhole State Park
- Devils Tower National Monument
- Black Hills
- Ranching/historic ranches/dude ranching
- Oil & mineral production & mining
- Wildlife & game: mule & whitetail deer, antelope, turkeys
- Bird watching and migrations
- Bison herds
- Native American activities in the area
- U.S. Calvary activities in the area
- ATV & horseback trails in the area (have maps to distribute-state has new ATV map program)
- Geology of area
- Archeology of area
- Dinosaurs
- Native American petroglyphs
- Belle Fourche River
- Early explorers
- Rodeo
- Outdoor activities including camping, fishing and hunting

These areas could be developed in conjunction with the new three county tourism council that is currently developing an inventory of tourism resources. The Museum will be one of the major resources for the Council to promote and it should seek to build an early and strong partnership with the Council.

**Bike/Walking Paths**

The Wyoming Department of Transportation (WYDOT) administers funds for bike and walking paths and has plans in place to continue construction on several current and proposed paths. There are bike paths to the baseball field. Bids will be opened in late October, 2002, for construction of a walking path from the Texas Trails subdivision to the elementary school and to connect that path to the sidewalk. The Highway 14 path under I-90 currently dead-ends at the cemetery. The committee discussed other options and suggested a path along Brush Creek to connect with the river, an extension of the current path that dead ends at the cemetery, and a path from the baseball field to the river. Each of those has drawbacks from the perspective of WYDOT; a path along Brush Creek would not meet their criteria of proximity to a road; a path north from the Cemetery probably would not have enough traffic to justify the expense; and a path from the baseball field to the river would have to cross the road that comes off the Interstate into town. Further discussion with WYDOT to continue the planning process would be in order if the town is interested. Joni Kachelhoffer at WYDOT is working on these plans. Contact: 307-746-3551.

**Signage**

Working with the Wyoming Department of Transportation to improve highway signage locally could bring more traffic into downtown.
- Signs on the east edge of Moorcroft should direct I-90 westbound traffic into the downtown and onto the west interstate entrance rather than directing them to the east interstate entrance so that they bypass the downtown.
- Signs should be installed at Converse St. and Big Horn Ave. directing travelers to the local museum.
- WYDOT should be asked to place a sign on I-90 for the museum.
- Signs should be installed at key locations i.e., Converse St. and Yellowstone Ave. (traffic from Devil's Tower), Converse St. and the east interstate exit, Converse St. and Big Horn Ave. to direct travelers to the retail area (downtown) on Big Horn Ave. and to the historical and informational billboards.

In addition to the highway signs, the Town could explore the development of billboards that compliment the false front architectural theme. (See Attachment 11). These signs could be used to fill in vacant spaces throughout the Town and a brochure could then be developed to advertise their presence along a walking tour of the town. These billboards could highlight various local features and historical events of interest to visitors. They could be changed periodically to constantly appeal to tourists.
## Crook County - Moorcroft

### Community Profile

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<th>Table 4. School Enrollment - Crook</th>
<th>Employment - Moorcroft</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960</td>
<td>117</td>
</tr>
<tr>
<td>1965</td>
<td>122</td>
</tr>
<tr>
<td>1970</td>
<td>126</td>
</tr>
<tr>
<td>1975</td>
<td>130</td>
</tr>
<tr>
<td>1980</td>
<td>134</td>
</tr>
<tr>
<td>1985</td>
<td>138</td>
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<tr>
<td>1990</td>
<td>142</td>
</tr>
<tr>
<td>1995</td>
<td>146</td>
</tr>
<tr>
<td>2000</td>
<td>150</td>
</tr>
<tr>
<td>2005</td>
<td>n.a.</td>
</tr>
</tbody>
</table>

| Average Rate: -1.0% |

<table>
<thead>
<tr>
<th>Table 5. Employees &amp; Payroll by Sector</th>
<th>1960</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
<td>Sector</td>
</tr>
<tr>
<td>------</td>
<td>--------</td>
</tr>
<tr>
<td>1960</td>
<td>N.A.</td>
</tr>
<tr>
<td>1965</td>
<td>N.A.</td>
</tr>
<tr>
<td>1970</td>
<td>N.A.</td>
</tr>
<tr>
<td>1975</td>
<td>N.A.</td>
</tr>
<tr>
<td>1980</td>
<td>N.A.</td>
</tr>
<tr>
<td>1985</td>
<td>N.A.</td>
</tr>
<tr>
<td>1990</td>
<td>N.A.</td>
</tr>
<tr>
<td>1995</td>
<td>N.A.</td>
</tr>
<tr>
<td>2000</td>
<td>N.A.</td>
</tr>
<tr>
<td>2005</td>
<td>N.A.</td>
</tr>
</tbody>
</table>

| Average Rate: 1.7% |

<table>
<thead>
<tr>
<th>Table 6. Agriculture</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960</td>
</tr>
<tr>
<td>1970</td>
</tr>
<tr>
<td>1980</td>
</tr>
<tr>
<td>1990</td>
</tr>
<tr>
<td>2000</td>
</tr>
</tbody>
</table>

| Average Rate: 1.0% |

<table>
<thead>
<tr>
<th>Table 7. Retirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960</td>
</tr>
<tr>
<td>1970</td>
</tr>
<tr>
<td>1980</td>
</tr>
<tr>
<td>1990</td>
</tr>
<tr>
<td>2000</td>
</tr>
</tbody>
</table>

| Average Rate: 1.0% | 1. $ 500 |

---

**Attachment 1**

- Community Profile
- Population Trends
- Births and Deaths
- School Enrollment
- Employees and Payroll by Sector
- Agriculture
- Retirement
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 104 N. Big Horn Ave.
Legal Description: Lots 5 & 6, Block 3
Moorcroft First Addition

Owner: Town of Moorcroft
Moorcroft, WY 82721
Tel. 307-756-3526

Business Name: Moorcroft Town Hall & Shop
Lot Size: 14,000 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>Office &amp; Shop</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Assessed Value: this property assessed with 112 N. Big Horn Ave.

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$47,300</td>
<td>$101,300</td>
<td>$148,600</td>
<td>exempt</td>
</tr>
<tr>
<td>2001</td>
<td>$47,300</td>
<td>$101,300</td>
<td>$148,600</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>$47,300</td>
<td>$96,500</td>
<td>$145,100</td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>$47,300</td>
<td>$97,800</td>
<td>$148,600</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: No  Actively for rent: No

Date of construction: 1979

Remarks: Steel frame structure in good to excellent condition.

Source of information: Crook County Assessor and visual
Listed in National Register: Does not qualify for listing
In N. R. Historic District: None available
In local/state Historic District: None available

Historic information:
Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update: A-1-104N
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 108 N. Big Horn Ave.
Legal Description: South 1/4 of Lot 4, Block 3
Moorcroft First Addition
Owner: Helen E. Ritthaler % Marshall G. & Pamela E. Davis
480 Pine Ridge Road, Moorcroft, WY 82721
Tel. 307-756-3314
Business Name: Country Charm Beauty Shop & Moorcroft Historical Thrift Store
Lot Size: 3,500 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>2,200</td>
<td>12’</td>
<td>Commercial</td>
<td></td>
</tr>
</tbody>
</table>

Appraised Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$9,700</td>
<td>$27,200</td>
<td>$36,400</td>
<td></td>
</tr>
</tbody>
</table>

Assessed Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$9,700</td>
<td>$23,600</td>
<td>$33,300</td>
<td>$235</td>
</tr>
<tr>
<td>2001</td>
<td>$9,700</td>
<td>$23,600</td>
<td>$33,300</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>$9,700</td>
<td>$22,500</td>
<td>$32,200</td>
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<tr>
<td>1999</td>
<td>$9,700</td>
<td>$22,500</td>
<td>$32,200</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: No
Actively for rent: No
Date of construction: 1910
Remarks: Masonry building in fair to good condition. Some obsolescence is evident due to electrical and mechanical issues and incomplete ADA compliance.
Source of information: Crook County Assessor and visual
Listed in National Register: Appears to qualify for listing and tax credits
In N. R. Historic District: None available
In local/state Historic District: None available
Historic information: One of downtown's oldest surviving buildings. Facade has been significantly altered.

Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update: A-1-108N
**Moorcroft, Wyoming**

**PROPERTY INVENTORY FORM**

**Building Address:** 109 N. Big Horn Ave.

**Legal Description:** Lots 9 & 10, Block 2
Moorcroft First Addition

**Owner:**

James W. Diehl
P. O. Box 280, Moorcroft, WY 82721
Tel. 307-756-3491

**Business Name:** Diehl's Super Market

**Lot Size:** 14,000 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>3,920</td>
<td>8'</td>
<td>Retail</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>960</td>
<td>8'</td>
<td>Retail/Storage</td>
<td></td>
</tr>
<tr>
<td>Level 2</td>
<td>960</td>
<td>8'</td>
<td>Residential</td>
<td></td>
</tr>
</tbody>
</table>

**Appraised Value:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$33,300</td>
<td>$99,600</td>
<td>$132,900</td>
<td></td>
</tr>
</tbody>
</table>

**Assessed Value:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$33,300</td>
<td>$86,200</td>
<td>$119,500</td>
<td>$846</td>
</tr>
<tr>
<td>2001</td>
<td>$33,300</td>
<td>$86,200</td>
<td>$119,500</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>$19,500</td>
<td>$82,100</td>
<td>$115,400</td>
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</tr>
<tr>
<td>1999</td>
<td>$19,500</td>
<td>$80,800</td>
<td>$114,100</td>
<td></td>
</tr>
</tbody>
</table>

**Active for sale:** No
**Active for rent:** No

**Date of construction:** 1961

**Remarks:** Steel frame and masonry structure in good condition. Some obsolescence is evident due to incomplete ADA compliance. *Lots 7 & 8 were acquired in 2002 for expansion and parking and are not included herein. See also page A-1-101N.

**Source of information:** Crook County Assessor and visual

**Listed in National Register:** Does not qualify for listing
**In N. R. Historic District:** None available
**In local/state Historic District:** None available

**Historic information:**

<table>
<thead>
<tr>
<th>Photo source</th>
<th>TDA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of survey</td>
<td>2002</td>
</tr>
<tr>
<td>Surveyor</td>
<td>TDA</td>
</tr>
</tbody>
</table>

A-1-109N
**Moorcroft, Wyoming**

**PROPERTY INVENTORY FORM**

**Building Address:** 110 N. Big Horn Ave.

**Legal Description:** North ½ of Lot 4, Block 3, Moorcroft First Addition

**Owner:** John L. & Janet K. Stahla

**P. O. Box 818, Moorcroft, WY 82721**

Tel. 307-756-3491

**Business Name:** John's Sportsmen's Corner

**Lot Size:** 3,500 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Ft</th>
<th>Wall Ht</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>2,366</td>
<td>12’</td>
<td>Retail</td>
<td></td>
</tr>
</tbody>
</table>

**Appraised Value:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$12,300</td>
<td>$76,500</td>
<td>$88,800</td>
<td></td>
</tr>
</tbody>
</table>

**Assessed Value:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$12,300</td>
<td>$66,600</td>
<td>$78,900</td>
<td>$563</td>
</tr>
<tr>
<td>2001</td>
<td>$12,300</td>
<td>$66,600</td>
<td>$78,900</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>$12,300</td>
<td>$63,300</td>
<td>$75,600</td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>$12,300</td>
<td>$63,300</td>
<td>$75,600</td>
<td></td>
</tr>
</tbody>
</table>

**Actively for sale:** No  
**Actively for rent:** No

**Date of construction:** 1947

**Remarks:** Masonry building in fair to good condition. Some obsolescence is evident due to electrical and mechanical issues and incomplete ADA compliance.

**Source of information:** Crook County Assessor and visual

May qualify for listing & tax credits

None available

None available

**Photo source:** TDA

**Date of survey:** 2002

**Surveyor:** TDA

**Update:**
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 112 N. Big Horn Ave.
Legal Description: Lot 3, Block 3
Moorcroft First Addition
Owner: Town of Moorcroft
Moorcroft, WY 82721
Tel. 307-756-3526

Business Name: Moorcroft Senior Citizens Center
Lot Size: 7,000 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Ft</th>
<th>Wall Ht</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>Senior Center</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Assessed Value: this property assessed with 104 N. Big Horn Ave.

Year | Land | Building | Total | Taxes
2002 | | | | exempt

Actively for sale: No
Actively for rent: No

Date of construction:
Remarks: Masonry and frame structure in good condition. Property has had several upgrades.

Source of information:
Listed in National Register:
In N. R. Historic District:
In local/state Historic District:
Historic information:

Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update:

A-1-112N
Moorcroft, Wyoming  
PROPERTY INVENTORY FORM

Building Address: 113 N. Big Horn Ave.  
Legal Description: South ½ of Lot 11, Block 2  
Moorcroft First Addition  
Owner: Douglas M. & Sharon D. Materi, P. O. Box 21 Upton, WY 82730  
Tel.  307-756-3404  
Business Name: Security Insurance and Sharon’s Home Healthcare  
Lot Size: 3,500 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>1,540</td>
<td>9’</td>
<td>Office/Commercial</td>
<td></td>
</tr>
<tr>
<td>Level 2</td>
<td>384</td>
<td>9’</td>
<td>Office/Commercial</td>
<td></td>
</tr>
</tbody>
</table>

Appraised Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$12,300</td>
<td>$74,400</td>
<td>$86,700</td>
<td></td>
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</tbody>
</table>

Assessed Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$12,300</td>
<td>$64,800</td>
<td>$77,100</td>
<td>$545</td>
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<tr>
<td>2001</td>
<td>$12,300</td>
<td>$64,800</td>
<td>$77,100</td>
<td></td>
</tr>
<tr>
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<td>$12,300</td>
<td>$8,300</td>
<td>$20,600</td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>$12,300</td>
<td>$12,300</td>
<td>$28,000</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: No  
Actively for rent: No  
Date of construction: 1958  

Source of information: Crook County Assessor and visual  
Listed in National Register: Does not qualify for listing  
In N. R. Historic District: None available  
In local/state Historic District: None available

Historic information:  
Photo source: TDA  
Date of survey: 2002  
Surveyor: TDA  
Update:

A-1-113N
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 120 N. Big Horn Ave.
Legal Description: Lots 1 & 2, Block 3
Moorcroft First Addition

Owner: Afton P. S Partnership
Moorcroft, WY 82721
Tel. 307-756-3362

Business Name: U. S. Post Office

Lot Size: 14,000 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>3,216</td>
<td>10'</td>
<td>Post Office</td>
<td></td>
</tr>
</tbody>
</table>

Appraised Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$35,300</td>
<td>$80,400</td>
<td>$115,700</td>
<td></td>
</tr>
</tbody>
</table>

Assessed Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$35,300</td>
<td>$72,400</td>
<td>$107,700</td>
<td>$762</td>
</tr>
<tr>
<td>2001</td>
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</tr>
<tr>
<td>2000</td>
<td>$35,300</td>
<td>$70,900</td>
<td>$106,200</td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>$35,300</td>
<td>$70,900</td>
<td>$106,200</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: No
Actively for rent: No

Date of construction: 1978
Remarks: Frame building in good to excellent condition.

Source of information: Crook County Assessor and visual
Listed in National Register: Does not qualify for listing
In N. R. Historic District: None available
In local/state Historic District: None available

Historic information:
Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update: 

A-1-120N
**Moorcroft, Wyoming**

**PROPERTY INVENTORY FORM**

**Building Address:** 121 N. Big Horn Ave.

**Legal Description:** Lot 12 and North ½ of Lot 11, Block 2
Moorcroft First Addition

**Owner:** Donald D. & Rosemary E. Clark
P. O. Box 701, Moorcroft, WY 82721
Tel. 307-756-9246

**Business Name:** N/a private residence

**Lot Size:** 10,500 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>924</td>
<td>8'</td>
<td>Residence</td>
<td></td>
</tr>
</tbody>
</table>

**Appraised Value:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$12,253</td>
<td>$39,400</td>
<td>$51,653</td>
<td></td>
</tr>
</tbody>
</table>

**Assessed Value:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$12,253</td>
<td>$39,400</td>
<td>$51,653</td>
<td>$366</td>
</tr>
<tr>
<td>2001</td>
<td></td>
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</tr>
<tr>
<td>2000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Actively for sale:** No  
**Actively for rent:** No

**Date of construction:** 1930

**Remarks:** Frame house with attached porch in good condition. Structure not used for commercial purposes.

**Source of information:** Crook County Assessor and visual

**Listed in National Register:** May qualify for listing and tax credits

**In N. R. Historic District:** None available

**In local/state Historic District:** None available

**Historic information:**

**Photo source:** TDA

**Date of survey:** 2002

**Surveyor:** TDA

**Update:** A-1-121N
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 200 N. Big Horn Ave.
Legal Description: Lot 12, Block 3
Moorcroft Second Addition
Owner: Margaret Ellen Hall Trust
Moorcroft, WY 82721
Tel. 307-756-3367

Business Name: N/a vacant building
Lot Size: 3,500 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>1212</td>
<td>12'</td>
<td>vacant</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>364</td>
<td>12'</td>
<td>vacant</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>336</td>
<td>12'</td>
<td>vacant</td>
<td></td>
</tr>
<tr>
<td>Building 2</td>
<td>768</td>
<td>10'</td>
<td>vacant</td>
<td></td>
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</tbody>
</table>

Appraised Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
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</thead>
<tbody>
<tr>
<td>2002</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
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Assessed Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building 1/2</th>
<th>Total</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$12,300</td>
<td>$20,800/$12,600</td>
<td>$45,700</td>
<td>$323</td>
</tr>
<tr>
<td>2001</td>
<td>$12,300</td>
<td>$20,800/$12,600</td>
<td>$45,700</td>
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</tr>
<tr>
<td>2000</td>
<td>$12,300</td>
<td>$19,900/$11,800</td>
<td>$44,000</td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>$12,300</td>
<td>$19,900/$11,800</td>
<td>$44,000</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: Yes
Actively for rent: Yes

Date of construction: 1960

Remarks: Two masonry buildings in good condition. Former grocery market includes many store fixtures. Some obsolescence is evident due to electrical & mechanical issues and incomplete ADA compliance. Owner would sell buildings separately.

Source of information: Crook County Assessor and visual

Listed in National Register: Appears building will qualify for listing in 2010
In N. R. Historic District: None available
In local/state Historic District: None available

Historic information:

Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update: A-1-200N
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

**Building Address:** 100 E. Weston.

**Legal Description:** Lots 7 & 8, Block 2
Moorcroft Second Addition

**Owner:** First Security Bank Inc.
Moorcroft, WY 82721
Tel. 307-756-3473

**Business Name:** Pinnacle Bank

**Lot Size:** 8,125 s.f.

<table>
<thead>
<tr>
<th>Level</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2,893</td>
<td>9'</td>
<td>Commercial</td>
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**Appraised Value:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$</td>
<td>$152,000</td>
<td>$173,500</td>
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**Assessed Value:**

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<thead>
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<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$21,500</td>
<td>$152,000</td>
<td>$173,500</td>
<td>$1,228</td>
</tr>
<tr>
<td>2001</td>
<td>$21,500</td>
<td>$152,000</td>
<td>$173,500</td>
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<tr>
<td>2000</td>
<td>$21,500</td>
<td>$150,900</td>
<td>$172,400</td>
<td></td>
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<tr>
<td>1999</td>
<td>$21,500</td>
<td>$150,900</td>
<td>$172,400</td>
<td></td>
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</table>

Actively for sale: No
Actively for rent: No

**Date of construction:** 1975

**Remarks:** Frame building in good to excellent condition. Some obsolescence is evident due to incomplete ADA compliance.

**Source of information:** Crook County Assessor and visual

**Listed in National Register:** Does not qualify for listing

**In N. R. Historic District:** None available

**In local/state Historic District:** None available

**Historic information:**

<table>
<thead>
<tr>
<th>Photo source</th>
<th>Date of survey</th>
<th>Surveyor</th>
<th>Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>TDA</td>
<td>2002</td>
<td>TDA</td>
<td></td>
</tr>
</tbody>
</table>

A-1-201N
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 202 N. Big Horn Ave.
Legal Description: Lots 10 & 11, Block 3
Moorcroft Second Addition
Owner: R & R Enterprises
Moorcroft, WY 82721
Tel. 307-687-4875

Business Name: Pacelectric
Lot Size: 7,000 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>240</td>
<td>8'</td>
<td>Storage</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>624</td>
<td>10'</td>
<td>Commercial</td>
<td></td>
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<tr>
<td>Level 2</td>
<td>624</td>
<td>10'</td>
<td>Commercial</td>
<td></td>
</tr>
</tbody>
</table>

Appraised Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
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</tbody>
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Assessed Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
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<tbody>
<tr>
<td>2002</td>
<td>$19,300</td>
<td>$23,200</td>
<td>$42,500</td>
<td>$301</td>
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<tr>
<td>2001</td>
<td>$19,300</td>
<td>$23,200</td>
<td>$42,500</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>$19,300</td>
<td>$21,900</td>
<td>$41,200</td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>$19,300</td>
<td>$22,600</td>
<td>$41,900</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: No
Actively for rent: No
Date of construction: 1957
Remarks: Masonry building in good condition. Some obsolescence is evident due to electrical and mechanical issues and incomplete ADA compliance.

Source of information: Crook County Assessor and visual
Listed in National Register: May qualify for listing in 2007
In N. R. Historic District: None available
In local/state Historic District: None available
Historic information:

Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update:

A-1-202N
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 101 S. Big Horn Ave.
Legal Description: W 1/2 of Lot 11 and N 75' & S. 70' of W 1/2 of Lot 12
Moorcroft Original Town
Owner: Cornerstone Ministries
P. O. Box 819, Moorcroft, WY 82721
Tel. 307-756-3461

Business Name: N/a vacant building
Lot Size: 5250 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>500</td>
<td>8'</td>
<td>Storage/Vacant</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>1,050</td>
<td>16'</td>
<td>Retail/Office/Vacant</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>500</td>
<td>14'</td>
<td>Retail/Office/Vacant</td>
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</tr>
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Appraised Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
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<tbody>
<tr>
<td>2002</td>
<td>$19,500</td>
<td>$22,200</td>
<td>$41,700</td>
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Assessed Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
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<tbody>
<tr>
<td>2002</td>
<td>$19,500</td>
<td>$22,200</td>
<td>$41,700</td>
<td>$275</td>
</tr>
<tr>
<td>2001</td>
<td>$19,500</td>
<td>$19,300</td>
<td>$38,800</td>
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</tr>
<tr>
<td>2000</td>
<td>$19,500</td>
<td>$18,400</td>
<td>$37,900</td>
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</tr>
<tr>
<td>1999</td>
<td>$19,500</td>
<td>$18,400</td>
<td>$37,900</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: Yes
Actively for rent: Yes
Date of construction: 1919

Remarks: Masonry structure in fair to good condition and in a prime business location. Some obsolescence is evident due to electrical and mechanical issues and incomplete ADA compliance. Deterioration of foundation does not appear to be serious in terms of structural integrity but suggests further investigation to identify mitigation measures.

Source of information: Crook County Assessor and visual
Listed in National Register: Appears to qualify for listing & tax credits
In N. R. Historic District: No
In local/state Historic District: None available

Historic information: People’s Bank is one of downtown’s oldest surviving buildings

Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update:
Moorecroft, Wyoming
PROPERTY INVENTORY FORM

**Building Address:** 102 S. Big Horn Ave.
**Legal Description:** Lots 1 & 2 and North ½ of Lot 3, Block 3, Moorcroft Original Town

**Owner:** Dunmar Inc.
P. O. Box 503, Moorcroft, WY 82721
Tel. 307-756-3713

**Business Name:** Dewey's Place

<p>| Lot Size: | 17,500 s.f. |</p>
<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>1,944</td>
<td>16'</td>
<td>Bar &amp; Café</td>
<td>$307</td>
</tr>
<tr>
<td>Level 1</td>
<td>840</td>
<td>16'</td>
<td>Bar &amp; Café</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>1,296</td>
<td>16'</td>
<td>Bar &amp; Café</td>
<td></td>
</tr>
</tbody>
</table>

**Appraised Value:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$20,100</td>
<td>$18,100</td>
<td>$38,200</td>
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</tr>
</tbody>
</table>

**Assessed Value:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
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<tbody>
<tr>
<td>2002</td>
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<td>$15,700</td>
<td>$35,800</td>
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<tr>
<td>2001</td>
<td>$20,100</td>
<td>$15,700</td>
<td>$35,800</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>$20,100</td>
<td>$15,000</td>
<td>$35,100</td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>$20,100</td>
<td>$15,000</td>
<td>$35,100</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: No
Actively for rent: No

**Date of construction:** 1930

**Remarks:** Masonry and frame structure in fair to good condition. Some obsolescence is evident due to multiple additions, electrical and mechanical issues, and incomplete ADA compliance. Addition made in 2001 not appraised or assessed.

**Source of information:** Crook County Assessor and visual
**Listed in National Register:** May qualify for listing and tax credits
**In N. R. Historic District:** None available
**In local/state Historic District:** None available
**Historic information:** interesting scenic/historic murals painted on exterior of building.

**Photo source:** TDA
**Date of survey:** 2002
**Surveyor:** TDA
**Update:**

![Photo of Dewey's Place](image)
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 120 N. Big Horn Ave.
Legal Description: E 70' of N \( \frac{1}{2} \) and E 65' of S \( \frac{1}{2} \) of Lot 12 & East \( \frac{1}{2} \) of Lots 10 & 11 & NE \( \frac{1}{2} \) of Lot 9, Block 2
Moorcroft Original Town

Owner: Crook County
Sundance, WY 82729
Tel. 307-283-1006

Business Name: Crook County Library, Moorcroft Branch

| Lot Size: | 12,125 s.f. |
| Floor | Sq. Feet | Wall Ht. | Use/Tenant | Annual Rent |
| Basement | 1,920 | 9' | Library |
| Level 1 | 1,920 | 9' | Library |

Assessed Value:

| Year | Land | Building | Total | Taxes |
| 2002 | $29,300 | $109,900 | $139,200 | exempt |

Actively for sale: No
Actively for rent: No

Date of construction: 1978
Remarks: Frame building in good to excellent condition. Some obsolescence is evident due to incomplete ADA compliance.

Source of information: Crook County Assessor and visual
Listed in National Register: Does not qualify for listing
In N. R. Historic District: None available
In local/state Historic District: None available

Historic information:

Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update:
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 108 S. Big Horn Ave.
Legal Description: South ¼ of Lot 3, Block 3
Moorcroft Original Town
Owner: Dewey L. Ellsworth & Linda L. Schoenewald
P. O. Box 503, Moorcroft, WY 82721
Tel. 307-756-3713
Business Name: N/a used for storage by owners
Lot Size: 2,500 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>480</td>
<td>8’</td>
<td>Storage</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>576</td>
<td>8’</td>
<td>Storage</td>
<td></td>
</tr>
</tbody>
</table>

Appraised Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$5,100</td>
<td>$6,300</td>
<td>$11,400</td>
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Assessed Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
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</thead>
<tbody>
<tr>
<td>2002</td>
<td>$5,100</td>
<td>$5,500</td>
<td>$10,600</td>
<td>$75</td>
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<td>2001</td>
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<td>$5,500</td>
<td>$10,600</td>
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<tr>
<td>2000</td>
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<td>$5,200</td>
<td>$10,300</td>
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</tr>
<tr>
<td>1999</td>
<td>$5,100</td>
<td>$5,200</td>
<td>$10,300</td>
<td></td>
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</tbody>
</table>

Actively for sale: No
Actively for rent: No
Date of construction: 1951
Remarks: Masonry building in fair condition. Some obsolescence is evident due to mechanical and electrical issues and incomplete ADA compliance. Lower ceilings may limit some uses

Source of information: Crook County Assessor and visual
Listed in National Register: Unlikely to qualify for listing
In N. R. Historic District: None available
In local/state Historic District: None available
Historic information:
Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update: A-1-108S
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 110 S. Big Horn Ave.
Legal Description: Lot 4, Block 3
Moorcroft Original Town
Owner: Spielman-Greer Inc.
P. O. Box 278, Moorcroft, WY 82721
Tel. 307-756-3536

Business Name: Hopper's Bar
Lot Size: 7,000 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>1,647</td>
<td>8'</td>
<td>Storage</td>
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</tr>
<tr>
<td>Level 1</td>
<td>1,681</td>
<td>12'</td>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>200</td>
<td>12'</td>
<td>Commercial</td>
<td></td>
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<tr>
<td>Level 1</td>
<td>252</td>
<td>12'</td>
<td>Commercial</td>
<td></td>
</tr>
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Appraised Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
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<tbody>
<tr>
<td>2002</td>
<td>$19,300</td>
<td>$45,200</td>
<td>$64,500</td>
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Assessed Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
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<tbody>
<tr>
<td>2002</td>
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<td>$39,400</td>
<td>$58,700</td>
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<td>2001</td>
<td>$19,300</td>
<td>$39,400</td>
<td>$58,700</td>
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<td>2000</td>
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<tr>
<td>1999</td>
<td>$19,300</td>
<td>$37,500</td>
<td>$56,800</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: No
Actively for rent: No

Date of construction: 1960
Remarks: Masonry building in good condition. Some obsolescence is evident due to incomplete ADA compliance.

Source of information: Crook County Assessor and visual
Listed in National Register: Does not qualify for listing
In N. R. Historic District: None available
In local/state Historic District: None available
Historic information:

Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update: A-1-110S
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 115 S. Big Horn Ave.
Legal Description: Northwest ¼ of Lot 9 and West ½ of Lot 10, Block 2
Moorcroft Original Town
Owner: Douglas M. & Sharon D. Materi
P. O. Box 21 Upton, WY 82730
Tel. 307-756-3404

Lot Size: 5,250 s.f.
Floor Sq. Feet Wall Ht. Use/Tenant Annual Rent
N/a

Appraised Value:
Year Land Building Cost Market
2002 $6,300 n/a $6,300

Assessed Value:
Year Land Building Total Taxes
2002 $6,300 n/a $6,300 $45
2001 $6,300 n/a $6,300
2000 $6,300 n/a $6,300
1999 $6,300 n/a $6,300

Actively for sale: Yes Actively for rent: No
Date of construction: n/a
Remarks: Good commercial building site in excellent location. Lack of alley access may restrict a few business uses but excellent street frontage is a mitigating factor.
Source of information: Crook County Assessor and visual
Listed in National Register: n/a
In N. R. Historic District: None available
In local/state Historic District: None available
Historic information:
Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update:
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 117 S. Big Horn Ave.
Legal Description: Lot 8 & South ½ of Lot 9, Block 2
Moorcroft Original Town
Owner: Daniel W. Swaney & Lee Roy Jewell
P. O. Box 771, Moorcroft, WY 82721
Tel. 307-756-9317
Business Name: Heritage Homes
Lot Size: 10,500 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>360</td>
<td>13'</td>
<td>Commercial</td>
<td></td>
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<tr>
<td>Level 1</td>
<td>2,040</td>
<td>13'</td>
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<tr>
<td>Level 1</td>
<td>1,170</td>
<td>13'</td>
<td>Commercial</td>
<td></td>
</tr>
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Appraised Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
</tr>
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<tbody>
<tr>
<td>2002</td>
<td>$26,300</td>
<td>$53,300</td>
<td>$79,600</td>
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</tbody>
</table>

Assessed Value:

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<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
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<tbody>
<tr>
<td>2002</td>
<td>$26,300</td>
<td>$48,200</td>
<td>$74,500</td>
<td>$527</td>
</tr>
<tr>
<td>2001</td>
<td>$26,300</td>
<td>$48,200</td>
<td>$74,500</td>
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</tr>
<tr>
<td>2000</td>
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<tr>
<td>1999</td>
<td>$26,300</td>
<td>$46,800</td>
<td>$73,100</td>
<td></td>
</tr>
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</table>

Actively for sale: No
Actively for rent: No
Date of construction: 1967
Remarks: Frame structure in good condition. Some obsolescence is evident due to incomplete ADA compliance.

Source of information: Crook County Assessor and visual
Listed in National Register: Does not qualify for listing
In N. R. Historic District: None available
In local/state Historic District: None available
Historic information:

<table>
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<th>Photo source</th>
<th>Date of survey</th>
<th>Surveyor</th>
<th>Update</th>
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</thead>
<tbody>
<tr>
<td>TDA</td>
<td>2002</td>
<td>TDA</td>
<td></td>
</tr>
</tbody>
</table>

A-1-117S
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 120 S. Big Horn Ave.
Legal Description: Lots 5, 6 & 7, Block 3
Moorcroft Original Town
Bank of Commerce Trustee, Hoshaw Trust,
Dale Allen & Penny Lee Sander
900 Hemlock, Gillette, WY 82716
Tel. 307-756-3585

Business Name: Hub Cafe
Lot Size: 10,500 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>1,364</td>
<td>8'</td>
<td>Storage</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>1426</td>
<td>12'</td>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>2070</td>
<td>12'</td>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>1,364</td>
<td>8'</td>
<td>Apartment</td>
<td></td>
</tr>
</tbody>
</table>

Appraised Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
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</thead>
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<tr>
<td>2002</td>
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Assessed Value:

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<th>Building</th>
<th>Total</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$26,300</td>
<td>$138,100</td>
<td>$164,400</td>
<td>$1,241</td>
</tr>
<tr>
<td>2001</td>
<td>$26,300</td>
<td>$138,100</td>
<td>$164,400</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>$26,300</td>
<td>$131,300</td>
<td>$157,600</td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>$26,300</td>
<td>$131,200</td>
<td>$157,500</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: No
Actively for rent: No
Date of construction: 1951
Remarks: Frame and masonry structure in fair to good condition. Some obsolescence is evident due to multiple room and additions and incomplete ADA compliance.

Source of information: Crook County Assessor and visual
Listed in National Register: May qualify listing & tax credits
In N. R. Historic District: None available
In local/state Historic District: None available

Historic information:

Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update:

A-1-120S
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 121 S. Big Horn Ave.
Legal Description: Log 7, Block 2
Moorcroft Original Town
Owner: Delbert & Clio Carson c/o Michael & Christine Sigg
P. O. Box 555, Moorcroft, WY 82721
Tel. 307-756-3314

Business Name: The White Buffalo Trading Post
Lot Size: 7,000 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>1,350</td>
<td>8'</td>
<td>Storage</td>
<td></td>
</tr>
<tr>
<td>Level 1S</td>
<td>1,350</td>
<td>12'</td>
<td>Retail</td>
<td></td>
</tr>
<tr>
<td>Level 1N</td>
<td>1,536</td>
<td>9'</td>
<td>Retail</td>
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Appraised Value:

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<thead>
<tr>
<th>Year</th>
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<th>Building</th>
<th>Cost</th>
<th>Market</th>
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</thead>
<tbody>
<tr>
<td>2002</td>
<td>$19,300</td>
<td>$39,000</td>
<td>$58,300</td>
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Assessed Value:

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<th>Total</th>
<th>Taxes</th>
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<td>2000</td>
<td>$19,300</td>
<td>$32,500</td>
<td>$51,800</td>
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</tr>
<tr>
<td>1999</td>
<td>$19,300</td>
<td>$32,900</td>
<td>$52,200</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: Yes  Actively for rent: No
Date of construction: South = 1916, North = 1981
Remarks: Masonry structure in fair to good condition. South portion of structure has some obsolescence due to electrical and mechanical issues and entire structure has some incomplete ADA compliance.

Source of information: Crook County Assessor and visual
Listed in National Register: S. portion appears to qualify for listing & tax credits
In N. R. Historic District: None available
In local/state Historic District: None available
Historic information: South portion is one of downtown’s oldest surviving buildings

Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update:

A-1-121S
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

**Building Address:** 122 S. Big Horn Ave.

**Legal Description:** Log 8, Block 3
Moorcroft Original Town

**Owner:**
VFW Moorcroft Post 8473
P. O. Box 527, Moorcroft, WY 82721
Tel. 307-756-3726

**Business Name:** VFW Lodge

**Lot Size:** 7,000 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>1,728</td>
<td>8'</td>
<td>Storage</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>1,728</td>
<td>8'</td>
<td>Club House</td>
<td></td>
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</tbody>
</table>

**Appraised Value:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
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</thead>
<tbody>
<tr>
<td>2002</td>
<td>$19,300</td>
<td>$59,700</td>
<td>$79,000</td>
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**Assessed Value:**

<table>
<thead>
<tr>
<th>Year</th>
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<th>Building</th>
<th>Total</th>
<th>Taxes</th>
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<tr>
<td>2002</td>
<td>$19,300</td>
<td>$51,900</td>
<td>$71,200</td>
<td>$508</td>
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<tr>
<td>2001</td>
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<td>$51,900</td>
<td>$71,200</td>
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<tr>
<td>2000</td>
<td>$19,300</td>
<td>$49,400</td>
<td>$68,700</td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>$19,300</td>
<td>$49,400</td>
<td>$68,700</td>
<td></td>
</tr>
</tbody>
</table>

**Actively for sale:** No
**Actively for rent:** No

**Date of construction:** 1966

**Remarks:** Frame building in good condition. Some obsolescence is evident due to incomplete ADA compliance.

**Source of information:** Crook County Assessor and visual

**Listed in National Register:** Does not qualify for listing

**In N. R. Historic District:** None available

**In local/state Historic District:** None available

**Historic information:**

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<tr>
<th>Photo source:</th>
<th>TDA</th>
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<tr>
<td>Date of survey:</td>
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<tr>
<td>Surveyor:</td>
<td>TDA</td>
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</table>

A-1-122
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 124 S. Big Horn Ave.
Legal Description: Lots 9 & 10, Block 3
Moorcroft Original Town
Owner: American Legion Post # 25
Moorcroft, WY 82721
Tel.

Business Name: N/a vacant land
Lot Size: 7,000 s.f.
Floor Sq. Feet Wall Ht. Use/Tenant Annual Rent
Level 1 n/a Vacant

Appraised Value:

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
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</thead>
<tbody>
<tr>
<td>2002</td>
<td>$19,300</td>
<td>n/a</td>
<td>$19,300</td>
<td></td>
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Assessed Value:

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<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
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</thead>
<tbody>
<tr>
<td>2002</td>
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<td>$19,300</td>
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<td>2001</td>
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<td>$19,300</td>
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<td>$19,300</td>
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<tr>
<td>1999</td>
<td>$19,300</td>
<td></td>
<td>$19,300</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: No
Actively for rent: No
Date of construction: n/a
Remarks: Vacant lots with mature trees.
Source of information: Crook County Assessor and visual
Listed in National Register: n/a
N. R. Historic District: None available
In local/state Historic District: None available
Historic information:
Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update:
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 200 S. Big Horn Ave.
Legal Description: Lots 11 & 12, Block 3
Moorcroft Original Town
Owner: Moorcroft Historical Society Inc.
General Delivery, Moorcroft, WY 82721
Tel. 307-756-9300

Business Name: Moorcroft Museum
Lot Size: 14,000 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>1,260</td>
<td>14'</td>
<td>Retail</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>672</td>
<td>10'</td>
<td>Retail</td>
<td></td>
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Appraised Value:
<table>
<thead>
<tr>
<th>Year</th>
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<th>Cost</th>
<th>Market</th>
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</thead>
<tbody>
<tr>
<td>2002</td>
<td>$33,300</td>
<td>$48,200</td>
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Assessed Value:
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<th>Building</th>
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<th>Taxes</th>
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<tr>
<td>2002</td>
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<tr>
<td>Exempt</td>
<td>$33,300</td>
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<td>$75,000</td>
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<tr>
<td>2001</td>
<td>$19,500</td>
<td>$39,800</td>
<td>$73,100</td>
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<tr>
<td>1999</td>
<td>$19,500</td>
<td>$39,800</td>
<td>$73,100</td>
<td></td>
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</table>

For sale: No For rent: No
Date of construction: 1919
Remarks: Masonry structure in fair to good condition has some obsolescence due to electrical and mechanical issues and incomplete ADA compliance.
Source of information: Crook County Assessor and visual
Listed in National Register: Appears to qualify for listing
In N. R. Historic District: None available
In local/state Historic District: None available
Historic information: One of downtown's oldest surviving buildings
Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update: A-1-2008
Moorcroft, Wyoming
PROPERTY INVENTORY FORM

Building Address: 204 S. Big Horn Ave.
Legal Description: Lots 13 & 14, Block 3
Moorcroft Original Town
Owner: Bank of Commerce Trustee, Hoshaw Trust, % Margaret Lynch
P. O. Box 828, Moorcroft, WY 82721
Tel. 307-756-3585

Business Name: Hub Apartments
Lot Size: 7,000 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>1,768</td>
<td>8'</td>
<td>Storage</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>1,768</td>
<td>8'</td>
<td>Apartments</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>1,768</td>
<td>8'</td>
<td>Apartments</td>
<td></td>
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Appraised Value:

<table>
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<tr>
<th>Year</th>
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<th>Building</th>
<th>Cost</th>
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<tbody>
<tr>
<td>2002</td>
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Assessed Value:

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<th>Total</th>
<th>Taxes</th>
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<td>$114,600</td>
<td>$916</td>
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<td>$114,600</td>
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<td>$19,300</td>
<td>$90,600</td>
<td>$109,900</td>
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<tr>
<td>1999</td>
<td>$19,300</td>
<td>$92,000</td>
<td>$111,300</td>
<td></td>
</tr>
</tbody>
</table>

Actively for sale: no
Actively for rent: yes

Date of construction: 1975

Remarks: Frame 6-plex in good condition.

Source of information: Crook County Assessor and visual
Listed in National Register: Does not qualify for listing
In N. R. Historic District: None available
In local/state Historic District: None available

Historic information:

Photo source: TDA
Date of survey: 2002
Surveyor: TDA
Update: A-1-204S
**Moorcroft, Wyoming**

**PROPERTY INVENTORY FORM**

**Building Address:** 210 S. Big Horn Ave.

**Legal Description:** Lots 15 & 16, Block 3 Moorcroft Original Town

**Owner:** Bank of Commerce Trustee, Hoshaw Trust, % Margaret Lynch
P. O. Box 828, Moorcroft, WY 82721
Tel. 307-756-3585

**Business Name:** N/a private residence

**Lot Size:** 2,600 s.f.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Feet</th>
<th>Wall Ht.</th>
<th>Use/Tenant</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>936</td>
<td>8'</td>
<td>Residence</td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>936</td>
<td>8'</td>
<td>Residence</td>
<td></td>
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<tr>
<td>Level 1</td>
<td>364</td>
<td>8'</td>
<td>Garage</td>
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**Appraised Value:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Cost</th>
<th>Market</th>
<th>Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$3,600</td>
<td>$60,100</td>
<td>$63,700</td>
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**Assessed Value:**

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<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
<th>Taxes</th>
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<tbody>
<tr>
<td>2002</td>
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<td>$55,700</td>
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<tr>
<td>2001</td>
<td>$3,600</td>
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<td>$55,700</td>
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<tr>
<td>2000</td>
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<td>$51,800</td>
<td>$55,400</td>
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<tr>
<td>1999</td>
<td>$3,600</td>
<td>$63,500</td>
<td>$67,100</td>
<td></td>
</tr>
</tbody>
</table>

**Actively for sale:** No  
**Actively for rent:** No  
**Date of construction:** 1977  
**Remarks:** Frame house with attached frame garage, concrete patio and 70 s.f. Storage shed all in good condition. Structures not used for commercial purposes.

**Source of information:** Crook County Assessor and visual  
**Listed in National Register:** Does not qualify for listing  
**In N. R. Historic District:** None available  
**In local/state Historic District:** None available  

**Historic information:**

<table>
<thead>
<tr>
<th>Photo source</th>
<th>Date of survey</th>
<th>Surveyor</th>
<th>Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>TDA</td>
<td>2002</td>
<td>TDA</td>
<td></td>
</tr>
</tbody>
</table>

A-1-2108
IDENTIFYING GAPS IN THE BUSINESS MIX

Below is a list of businesses compiled from downtown business directories and checked against the categories listed in the SIC Code Manual (See Sources). Although each community’s market opportunities are unique and should be based on the realities of the local market, this list may spur new ideas for the team to investigate.

**TO DO**

Check this list against the list of businesses in the business district. Look for opportunities that complement existing businesses and clusters.

---

**Retail**

<table>
<thead>
<tr>
<th>Antiques</th>
<th>Art Supply</th>
<th>Auto Dealers</th>
<th>Auto Supply</th>
<th>Bakeries</th>
<th>Balloons</th>
<th>Bars &amp; Pubs</th>
<th>Beauty Supplies</th>
<th>Bike Shops</th>
<th>Book Stores</th>
<th>Book Publishing</th>
<th>Camera/Photo</th>
<th>Candies &amp; Nuts</th>
<th>Cards</th>
<th>Carpet/Floors</th>
<th>Clothing</th>
<th>Children’s</th>
<th>Family</th>
<th>Maternity</th>
<th>Men’s</th>
<th>T-Shirts</th>
<th>Women’s</th>
<th>Coin Shop</th>
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<tbody>
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MEMORANDUM

TO: George Gault
FROM: Daniel G. Baxter
DATE: September 17, 2002
RE: County Library Renovation/Expansion

George, thank you for inquiring about financing options for County library projects. As the only Wyoming owned public finance firm serving the State, we have had an opportunity to structure a number of County library financings. This is an area we can help.

Generally, financing options for County library renovation projects that are public finance sector mechanisms are as follows:

1. **General Obligation Bonds**: The County Commissioners, at the request of the Library Board, could call for a special election and ask voters to approve the issuance of general obligation bonds for the purpose of acquiring, improving and expending the current library. Given a total County assessment valuation of $103,500,000 for example, the County’s maximum general obligation bonding limit would be $2,070,000 or 2.00% of the County’s total tax base. Proceeds from the sale of the bonds could be used to renovate and expand the current County library. The required property tax increase to support a $2.0 million general obligation bond to be retired in 10 years would be 2.38 mills (cost on a $150,000 home would be $33.94/year).

2. **Specific Purpose Sales and Use Tax (1% SPET)**: The 1% SPET sales and use tax could be used as a mechanism by Crook County to finance library expansion plans. The County and 2/3 of the County’s municipalities must pass a resolution under this mechanism calling for a special election to be held, asking voters to authorize the implementation of this special 1% specific purpose sales and use tax for the financing of library renovation. A maximum dollar amount of tax to be collected must be specified and the tax must terminate upon collection of the amount authorized. General obligation bonds, tax anticipation warrants or lease revenue bonds could be issued by either the County, a Joint Powers Board or not-for-profit corporation, to provide up-front financing to improve the project, while 1% SPET funds are collected. Additional funds could also be raised from the SPET tax to fund an operation and maintenance fund for the project. In Crook County, if implemented, the 1% SPET tax would raise $750,000/year in project funding.
3. **Not-for-Profit Corporation:** A not-for-profit corporation could be formed for the purpose of serving as a taxable or tax-exempt issuer of revenue bonds to finance library improvements. The non-profit corporation could in turn, lease or lease/purchase the facilities to the County, who would use 1% SPET tax revenues and/or operating revenues to pay lease payments to the not-for-profit corporation.

4. **Community Development Block Grants/Federal Mineral Royalty Grants:** The County could also apply for CDBG grant funding through the Wyoming Business Council and/or Federal Mineral Royalty grants from the Wyoming Land and Investment Board. George, you are very familiar with these mechanisms.

George, if you have any questions, please do not hesitate to contact me at your convenience. We would welcome an opportunity to work with you and Crook County officials on this exciting project.
Learning Opportunities Grants 2003

Program Vitals | Press Release | Application and Guidelines

Continuing its commitment to building the effectiveness of museums as they meet their institutional missions, the Institute of Museum and Library Services is refocusing its former General Operating Support grants to meet the changing needs of the 21st century. For FY2003, as the evaluation and study of GOS continues, IMLS will offer a one-time funding opportunity for museums to address one or more strategic goals:

- building public access;
- expanding educational services;
- reaching families and children, and
- using technology more effectively in support of these goals.

The Learning Opportunities funding program will encourage museums to invest in their abilities to use their collections, exhibits, and services to strengthen learning in the schools, in the home and in partnership with other community organizations. The goal of Learning Opportunities funding is to provide museums of across the country with a unique opportunity to advance their capacity to serve a wider and more diverse public through education, partnership and/or technology. Applicants will define how funding relates to their institution's strategic agendas in the critical area of public service.

FY2003 Learning Opportunities funding will support projects and activities, designed by the institution, that strengthen museums as active resources for lifelong
IMLS: All About Grants and Awards: Museum Services: General Operating Support

Learning and key players in the establishment of livable communities. These grants will also support the efforts of museums to upgrade and integrate new technologies into their overall institutional effectiveness.

IMLS seeks to distribute funding for Learning Opportunities grants across all types and sizes of museums, as well as among all funding categories. Applicants may apply in three funding categories: $5,000 - $24,999; $25,000 - $74,999 or $75,000 - $150,000. A 1:1 match is required in each category. All applications must demonstrate evidence of institutional strategic planning and the relationship between the funding applied for and the institution's plan. Projects should reflect an investment in institutional capacity, rather than a one-time program.

Applications will be available on-line and in hard copy in October, 2002.

Program Vitals
Deadline
January 15, 2003
Amount of Grants
$5,000 - $150,000
Grant Period
Generally Up to Two Years, or Three Years With Strong Justification
Matching Requirement
1:1
Program Contact
Dan Lukash, Program Officer
Phone: 202/606-4644
E-mail: dlukash@imls.gov
Back to Top

http://www.imls.gov/Grants/Museum/Mus_gen.asp
Museum Assessment Program

Program Vitals | Program Overview | Ranking and Review
Applications and Guidelines | Recipients

**Note: Program deadline has changed!**

**Program Vitals**

**Deadline**
December 1, 2002

**Awards Announced**
Mid-April 2003

**Amount of Grant**
Varies, requires modest cost-sharing

**Grant Period**
Two Years

**Program Contact**
Jeannette Thomas, Program Officer
Phone: 202/606-8548
E-mail: jkthomas@imls.gov

**AAM Contact**
Maggi Jackson, MAP Coordinator
American Association of Museums (AAM)
1575 Eye Street, NW, Suite 400
Washington, DC 20005
202/289-9111
Website: www.aam-us.org

**Program Overview**
The Museum Assessment Program (MAP) is funded by IMLS and administered by the American Association of Museums. It is designed to help museums assess their strengths and weaknesses and plan for the future.

The program provides non-competitive grants of technical assistance for four types of assessments: Institutional, Collections Management, Public Dimension, and Governance. The participants in the Governance Assessment will be part of the pilot phase of this new assessment. The grants are awarded on a first-come, first-served basis after being approved by the Director of IMLS. Museums may apply for MAP assessments in any sequence. Museums that received an IMLS grant for any given MAP assessment on or before September 1996 may apply for a grant to fund participation in that assessment a second time.
In all MAP assessments, members of the museum staff and governing authority complete a self-study and receive a site visit by one or more museum professionals who tour the museum and meet with staff, governing officials, and volunteers. The surveyors work with the museum and with MAP staff to produce a report on the museum’s operations, making recommendations, and suggesting resources.

Categories of Funding

* Institutional Assessment supports an overview of the management and operations if the entire museum and helps the museum set priorities, prepare for strategic planning, and operate more efficiently, thereby improving its services to the community and increasing its base of support.

* Collections Management Assessment supports a review of collections use, planning, policies, and procedures in the context of overall museum operations.

* Public Dimension Assessment supports an evaluation of the way in which the museum serves its community and audiences through exhibits, programs, and other services, and how it communicates with its audience through public relations, planning, and evaluation.

* Governance Assessment supports an examination of the roles, responsibilities and performance of governing authorities and advisory boards. The assessment improves the ability of the museum’s governing authority to fulfill its stewardship responsibilities and contribute to the success of the organization. This pilot phase involves the use of one peer reviewer on some grants and two peer reviewers on others. Once IMLS determines an applicant’s eligibility for funding, the AAM will assign the museum to either a one or two person surveyor team.

Application and Guidelines

For the 2003 application and fill-in forms, plus sample narratives and further information, please visit the American Association of Museum’s website.
Typical False Front Elevation
One day, an Indian tribe was camped beside the river and seven small girls were playing at a distance. The region had a large bear population and a bear began to chase the girls. They ran back toward their village, but the bear was about to catch them. The girls jumped upon a rock about three feet high and began to pray to the rock. "Rock, take pity on us; Rock, save us." The rock heard the plea of the young girls and began to elongate itself upwards, pushing them higher and higher out of reach of the bear. The bear clawed and jumped at the sides of the rock, and broke its claws and fell to the ground. The bear continued to jump at the rock until the girls were pushed up into the sky, where they sat to this day in a group of seven little stars (the Pleiades). The marks of the bear claws are there yet. As one looks upon the tower and contemplates its uniqueness, it isn’t hard to imagine this legend as fact.
Percent Change in Population for Counties: 1990 to 2000

% change
-6.1 - 1.9
4.0 - 9.0
11.0 - 13.0
14.0 - 64.0

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