



Business Ready Community Grant and Loan Program

## WASHAKIE COUNTY WASHAKIE COUNTY LIBRARY & ECONOMIC DEVELOPMENT PROJECT

### Community Enhancement Project

**\$500,000 Grant Request, \$1,801,712 Cash Match, \$539,425 In-Kind Match**

WBC Recommendation: Fund as Requested

### Project Description

Washakie County requests \$500,000 in Community Enhancement funding for renovations of the former Ace Hardware building to be used for the Washakie County Library, Worland-Ten Sleep Chamber of Commerce, and the Washakie Development Association (WDA), the local economic development organization. Space will be created in the new library for business incubation and entrepreneurial use and for workforce training. This will include, but not be limited to:

- Conducting at least four workforce training classes per year
- Creating three coworking spaces for support and incubation of start-up businesses and entrepreneurs
- Entrepreneurial networking/mentoring events

The community has spent many years exploring the need for an expanded and modernized library space. The library faces limitations in patron services, parking, accessibility and structural conditions. In 2007, county and other community leaders began studying options for either renovating the existing building or relocating the library and renovating another building. They determined that to truly address the community's needs, a larger and more efficient space would be needed.

The Worland Ten Sleep Chamber of Commerce also needs a new home. In 2015, the Chamber had to vacate its previous location on North 10th Street due to black mold, and it subsequently had to be demolished. The Chamber has since been housed in temporary locations that are neither very visible nor convenient for visitors or the business community.

This project has enabled a domino effect of economic development projects throughout the downtown. When Shopko went out of business in town, an empty building was left that was located on the edge of the downtown area. This gave the local Ace Hardware store the ability to expand their operations and relocate to the old Shopko building. However, the owner of Ace Hardware was concerned about leaving another empty building in downtown Worland.

The community took advantage of these opportunities by moving forward with their library project by proposing renovations to the Ace Hardware building to be used for the Washakie County Library and other economic/community development services.

The proposed location of the new library will increase foot-traffic in downtown Worland, provide office and combined shared-space for both the Chamber and WDA. There will be space for smaller groups to use for meetings, space for workforce trainings and provide the local community a state-of-the-art library. The increased foot-traffic in downtown Worland will increase sales tax for local businesses and restaurants, retain and attract new employees and an increase in out-of-town visitors to the community. These figures will be tracked by the library in the number of visitors to the new facility, the Chamber via surveys from local businesses on sales figures, and WDA in trainings and services provided to businesses/entrepreneurs.

## Strategic Value Proposition

In 2015, the Worland community undertook a collaborative process to develop its 2015 Grow Worland Community Comprehensive Plan, and one of the major themes identified in that process was the community's prioritization of an active downtown. Emphasizing downtown as the "community core", the plan prioritizes "attracting new mixed-use development, increasing foot traffic, increasing community interest and involvement, and restoring, revitalizing, and beautifying downtown Worland".

Additionally, the components of this project that align with the WBC Strategic Plan include:

- Invest in amenities like downtowns, connectivity and recreation that draw and retain knowledge, creative and advanced manufacturing workforce
- Develop a culture of innovation that attracts transformative companies and people to Wyoming

## Project Readiness

The domino effect of this project shows the readiness of this project. The BRC Enhancement application is the final domino to fall into place to ensure the success of this larger economic development strategy.

This project will also meet the following goals and objectives:

- Renovation of an existing downtown 19,452 square-foot building;
- Increase downtown activity – anticipated 50% increase in annual Chamber traffic, 50,000 expected annual visitors to the library;
- Encourage economic development and innovation in Worland by creating three coworking spaces for support and incubation of start-up businesses and entrepreneurs; support 50 businesses annually through coworking space and/or networking/mentoring with the Chamber and WDA;
- Conduct four or more workforce training classes per year in conjunction with the WDA, Chamber, North West Community College, or other community partners.

## Performance Measure Chart

Washakie Co Library & Economic Development Enhancement Project					
Project Budget	Projected Grant Expenditure Schedule				
	Description	BRC	Match		Total
			Cash	In-Kind	
	Land	\$ -	\$ -	\$ 525,625	\$ 525,625
	Non-Construction Costs	\$ 22,092	\$ 79,608	\$ 13,800	\$ 115,500
	Construction Costs	\$ 477,908	\$ 1,722,104	\$ -	\$ 2,200,012
<b>Total Project Cost</b>	<b>\$ 500,000</b>	<b>\$ 1,801,712</b>	<b>\$ 539,425</b>	<b>\$ 2,841,137</b>	
	<b>Percentage BRC of all cash:</b>		<b>22%</b>		
Performance Measures	Measure	Quantity	Notes		
	Businesses to be assisted	50	Annually through coworking spaces and networking/mentoring services with the Chamber and Washakie Development Association (WDA).		
	Dollars leveraged (ratio)	\$ 2,339,112	1:4 + ratio of grant dollars to matching dollars: \$500,000/\$2,339,112.		
	Proposed Coworking Spaces Created	3	Spaces created for support and incubation of start-up businesses, entrepreneurs, etc.		
	Increase in Chamber Traffic	50%	Anticipated annual number of Chamber visitors.		
	Increase in downtown foot-traffic/library attendance	50,000	Annual library visitors, anticipated increase in downtown foot traffic.		
	Proposed number of annual workforce training classes to be provided	4	Creation of four or more workforce training courses to be created in conjunction with the WDA, Chamber, NW College, and/or other community partners.		
	Jobs to be retained/jobs to be created	TBD	Increase in downtown foot traffic and library attendance will result in increased downtown shopping, increase in local restaurants which will retain workers and create new positions. These will be tracked through the Chamber, WDA and library in the number of visitors to the library and surveys conducted by the Chamber & WDA.		
Project Infrastructure	Existing building square-feet	19,452 sf	Total building square-footage		
	WDA space square-feet	243 sf	Office space, storage closet and common area on 2nd floor.		
	Chamber space square-feet	510 sf	210 sf office space on 2nd floor and 300 sf on main floor with bathroom.		

## Funding Sources and Uses

The local match for this project is 82% of total project costs. The community has raised over \$1 million in private donations, and the remaining cash and in-kind matches are being funded by the WDA and Washakie County.

## WBC Deliberations

Attendees from the community showing support for the project include Fred Frandson, Washakie Co Commission Chair; Mike Greear, State Representative and CEO, Wyoming Sugar; Aaron Anderson, Washakie Co Commissioner; Becky Dooley, RT Communications and WDA board member; Steve Radabaugh, Worland-Ten Sleep Chamber of Commerce; LeAnn Baker, WDA Executive Director; Landis Benson, Real Living Hake Realty; Terry Wolf, Washakie Co Commissioner; Karen Funk, Washakie Co Libraries Director; and Sheri Gunderson, Washakie Co grant writer.

Washakie Co Commission Chair Frandson said this project has been ongoing since 2007. The Ace Hardware expansion has already created 6 new jobs with 4 more employees anticipated.

Furthermore, they anticipate 30 contract employees to renovate the proposed building, and a daycare is interested in renovating the old library building for their future facility.

Representative Greer said this project fits in with the Washakie County's vision of its future; the community currently lacks internet services and this library would really benefit the youth. Ms. Dooley said her company has 56 employees and they are strong supporters of the library. Mr. Radabaugh also added other benefits include increased downtown foot traffic, coworking space availability, locating the Chamber downtown, and the Chamber is already planning "Lunch & Learn" events.

Board member Erin Moore said it is very exciting to see a community pull together and present a high priority project. She added this project is a breath of fresh air and is turning a negative (Shopko closure) into a positive.

Board Chairman Easley said in terms of ROI, there is quite a bit of return for a \$500,000 grant. Board member Kintzler added he is a big proponent of renovating an old building versus building a new one, as well. Board member DeVore said this project exemplifies the type of project for this size community, and that the community obviously did a lot of planning and obtained a large match. Board member Ron Harvey agreed, stating hats off to the community.

## WBC Recommendation

Motion to approve staff's recommendation for the Washakie County request by Board member Pam Thayer, second by Board member Chuck Kenyon.

Board member DeVore reiterated her appreciation for the ask and bringing such a great match. She stated this project is an absolute pleasure and slam dunk.

Motion carried unanimously.

Sources	
BRC amount	\$ 500,000
Cash Match	\$ 1,801,712
In-Kind Match	\$ 539,425
<b>Total eligible project cost</b>	<b>\$ 2,841,137</b>
BRC % of total eligible project costs	18%
Local % of total eligible project costs	82%
Uses	
<b>Property Acquisition Costs</b>	
Property Purchase (In-Kind Match)	\$ 525,625
<b>Non-Construction Costs</b>	
Architectural and Engineering fees	\$ 112,300
Other fees (surveys, tests, etc.)	\$ 3,200
<b>Construction Costs</b>	
Demolition and removal	\$ 75,415
<i>Building Components:</i>	
Electrical Systems	\$ 312,785
Mechanical, plumbing, HVAC systems	\$ 628,502
Landscaping	\$ 5,000
Foundation and/or Structural Framing system	\$ 148,364
Interior Finishes	\$ 491,891
Fire Protection	\$ 80,062
General Conditions, Bonds & Insurance	\$ 283,791
Contingencies (8%)	\$ 174,202
<b>Total Uses</b>	<b>\$ 2,841,137</b>