

Riverton Economic and Community Development Association June 24, 2010 Meeting Minutes

Present: Lew Diehl, Alan Moore, Teri Moore, Burl Gies, Garry Burnette, Linda Burnette, Sandy Dean, Rich Emond, Dave Miller, Maygen Cassidy, Phil Christopherson, Scott Ratliff, Ron Warpness, Roger Bower, Katie Roenigh, Eddie Amend, Jim Davis, and Carter Napier.

Alan opened the meeting and introductions were made. Lew Diehl asked the group to help the Wax Museum move forward by making a donation. Alan announced that there is a group of about 10 kids in the area that are looking for projects to assist with. They may do some work on the River Walk as well.

Alan then asked the question, "Where is our community going to grow to?" With that he turned the floor over to Carter Napier, Riverton City Administrator. Carter said that for the past several years the land on federal just past Walmart has been of great interest for expansion to the north. The land that is owned by the State of Wyoming, Department of Corrections was the subject of interest by an investor about 4 years ago. That investor tried to buy the land from the DOC but after some discussion was told no. The only real way for the DOC would be interested in parting with the land was by a land swap with advantage for the DOC. Carter said that after some discussions with Joe Crofts, Honor Farm Ag Manager, a possible parcel of land near Lander was found to be of interest by the Honor Farm and that if that land could be acquired, the swap might be possible. The land is located near the Wyoming State Training School or Wyoming Life Resource Center as it is now called, and the Lander landfill site and consists of about 99 acres. The site at Riverton that would be swapped is about 50 acres, advantage DOC. DOC presently leases the Lander parcel for cattle grazing, so it is already working for them. While the ball is rolling, it is rolling slowly, but there is light at the end of the tunnel with Requests for Qualifications now being posted in the newspaper. The values of each property are somewhat in question and new appraisals will be needed at the project moves forward. Any profit from any deal will go to the state and the City of Riverton will not profit from the deal. Proposals will be due in July and Public Hearing will likely be held in August. With this property available for development, retail and other business opportunities will be available in the area, allowing more growth the north. Alan asked Carter if there would be an increase in Property Tax. Carter said yes. Alan asked about Sales Tax. Carter said that there was no analysis available yet, but does understand that there is leakage of sales tax dollars to other communities when folks go to Casper or Billings for building materials, clothing, etc. He was not sure of the extent of this leakage. Ron asked if the deal includes the Modelers Park land. No, just the land between Walmart and the Modelers Park. Eddie said that the Modelers had been paying on a 5 year lease at the rate of \$10 per year, but that has now gone up to \$625 for the 26 acre area. Dave Miller suggested it would be good to get that land into the deal as well. Garry Burnette said that the appraisal 3 years ago was \$360,000. Linda Burnette said that a swap for the Modelers land for profit was not likely. Rich Emond expressed concern over the land deal. He said that it is a lot of work to put together a proposal and would take more than the time available to do a proposal right. Carter

said that feedback he has received from other developers didn't express that concern and that the timeframe is not unusual. He said that the price will be based on the appraisal. Rich again expressed concern that the new appraisal price would not be available in the RFQ and proposals. Carter also stated that he was not able to get the Modelers Park parcel in the land deal and didn't want to risk the entire deal do to the DOC not wanting to include that land. Ron Warpness asked how downtown businesses feel about the land swap and expansion to the north. No one was sure.

Scotty Ratliff noted that the City is working on infrastructure for the new Job Corps Center near the airport with a \$1.5 million grant from the Wyoming Business Council. It was noted by several that the new City sign on North Federal was a big plus and is a much better location than the one to the west. Dave Miller was questioned about uranium production in the area. Permitting seems to be the big delay in this industries growth. Alan said that there is a need for organizational meetings to advance progress in the River Walk project with more involvement the main goal right now. The River Walk is the first step to a "Green Zone" around Riverton. Eddie Amend stated that future growth for the area is needed and that we will likely need to go to the north and/or up!!!

Discussion followed. Meeting adjourned.