

# SPECIAL COUNCIL MEETING AGENDA

Casper City Council

The Lyric

Tuesday, October 24, 2023, 4:30 p.m.



*\*Please silence cell phones during the City Council Meeting.\**

1. ROLL CALL & PLEDGE OF ALLEGIANCE

2. RESOLUTIONS

A. Non-Consent

1. Authorizing Submission of a 2023 Community Readiness Grant Application to the Wyoming Business Council for the North Platte Park Foundational Infrastructure Project in the City of Casper.

3. ADJOURNMENT

Upcoming Council meetings

**Council Meetings**

6:00 p.m. Tuesday, November 7, 2023 – The Lyric

6:00 p.m. Tuesday, November 21, 2023 – The Lyric

**Work sessions**


4:30 p.m. Tuesday, November 14, 2023 – The Lyric

4:30 p.m. Tuesday, November 28, 2023 – The Lyric

We are **CASPER**

**Communication    Accountability    Stewardship    Professionalism    Efficiency    Responsiveness**

October 20, 2023

MEMO TO: J. Carter Napier, City Manager 

FROM: Liz Becher, Community Development Director  
Tom Brauer, Chief Operating Officer

SUBJECT: Resolution Authorizing Submission of a Grant Application to the Wyoming Business Council for the North Platte Park Foundational Infrastructure Project

Meeting Type & Date:

Special Council Meeting, October 24, 2023

Action Type:

Resolution

Recommendation:

That Council, by resolution, authorize submission of a Community Readiness Grant application to the Wyoming Business Council for the North Platte Park Foundational Infrastructure Project in the amount of Five Million Dollars (\$5,000,000.00), with a 20% match.

Summary:

In April 2023, the City of Casper hired Ayres Associates, Inc. to design a simple master plan for the 112 acres of vacant land owned by the City of Casper located within the North Platte River Park No. 2 Subdivision.

Council reviewed the North Platte River Park – Master Plan at their July 25, 2023, work session. The study examined the impacts of development on the multi-modal transportation network within the study area. Along with evaluating existing water, sewer, gas, electric, telecommunications, and transportation infrastructure, the plan provided multiple layouts and illustrative plans. The subdivision contains the Ford Wyoming Center, and the adjacent area includes a variety of uses including recreation facilities, specialty parks, museums, medical offices, commercial, and retail facilities. The land is adjacent to Interstate 25, the US Highway 20-26 Bypass, and Poplar Street, and has the capacity to support complimentary development for the uses already located in the area, including the Wyoming Sports Ranch – a catalyst project for the area. The Master Plan positions this City-owned property for private sector investment, with areas designated for industry, technology, retail, hospitality, and flex space. Private interest has already been expressed. The economic impact and density of use proposed for this area will provide a substantial return on investment (ROI). The economics for infrastructure investment will support the resiliency and capacity of the master plan.

A major component for the development of the project site will be the utilities; specifically, water, stormwater, and sanitary sewer systems. In addition, transportation systems will need to be expanded to accommodate the larger influx of traffic, with turn lanes, sidewalks, trails, and transit options. The Master Plan was officially approved and adopted by Council at their September 19, 2023, meeting. Staff is now proposing that the City of Casper apply to the Wyoming Business Council for their Community Readiness Grant and Loan program which is designed for financing publicly owned infrastructure that serves the needs of businesses and promotes economic development goals of Wyoming communities. Publicly owned infrastructure includes water, sewer, streets and roads, telecommunications, airports, purchase of rights of way, purchase of land, buildings, facilities, industrial and business parks, industrial site or business district development, amenities within a business or industrial park, landscaping, recreational and convention facilities, and or other physical projects.

A public hearing is required for the grant application. The public hearing was held on Tuesday, October 17, 2023 at a regular City Council meeting. One person spoke in favor of the grant application. Citizens were also invited to submit written comments to the Community Development office no later than 4:00 p.m. on Friday, October 20, 2023. All comments made at the public hearing and/or written comments submitted on or before the deadline were shared with Council.

**Financial Considerations:**

The City will apply for a \$5M grant, which includes a 20% match. Funding for the match will be cash and in-kind.

**Oversight/Project Responsibility:** City Staff will partner with the Regional Director of the Wyoming Business Council, Advance Casper, and Sustainable Strategies to complete the grant application process.

**Attachments:**

Resolution

RESOLUTION NO. 23-242

A RESOLUTION AUTHORIZING SUBMISSION OF A 2023 COMMUNITY READINESS GRANT APPLICATION TO THE WYOMING BUSINESS COUNCIL FOR THE NORTH PLATTE PARK FOUNDATIONAL INFRASTRUCTURE PROJECT IN THE CITY OF CASPER.

WHEREAS, the City of Casper desires to participate in the BRC Community Readiness Grant and Loan Program to assist in financing the North Platte Park Foundational Infrastructure Project (“Project”); and,

WHEREAS, the City of Casper recognizes that the intent of the grant and loan program is to assist communities in preparing for business development in the buildout of necessary publicly owned infrastructure; and,

WHEREAS, the public benefit of the Project will be the economic impact of ancillary development on city-owned land located near the Ford Wyoming Center, Casper Historic Trails Center, and Wyo Sports Ranch and the consideration of private sector investment in industry, technology, retail, hospitality, and flex space; and,

WHEREAS, the specific goals and measures of economic success of the Project over the relevant five-year period include an estimated \$127 million in sales, over 1,200 direct, indirect, and induced jobs created - generating almost \$50 million in labor income, and around \$5.6 million in state and local tax revenue; and,

WHEREAS, the BRC Community Readiness Grant and Loan Program requires that certain criteria be met, as described in the Wyoming Business Council’s Rules governing the program, and City staff have represented that to the best of staff’s knowledge the application meets those criteria; and,

WHEREAS, the City of Casper plans to provide the cash match for the BRC Community Readiness Grant and Loan Program from the available, non-obligated cash balance in the City of Casper public utility - sewer fund, and from private development recapture agreements; and,

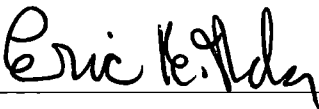
WHEREAS, the City of Casper plans to provide the in-kind match for the BRC Community Readiness Grant and Loan Program from utility studies, engineering plans, staff time, and land dedications; and,

WHEREAS, the City of Casper held a public hearing on October 17, 2023, to solicit testimony from citizens, and gave full consideration to all comments received, and reporting on historic and environmental conditions associated with the property, before completing construction plans.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CASPER, WYOMING: That the Mayor is hereby authorized to execute and the City Clerk to attest a Resolution authorizing a grant application in the amount of Five Million Dollars (\$5,000,000.00) be submitted to the Wyoming Business Council's BRC Community Readiness Grant and Loan Program for consideration of assistance in funding the North Platte Park Foundational Infrastructure Project.

PASSED, APPROVED, AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

APPROVED AS TO FORM:

  
\_\_\_\_\_

CITY OF CASPER, WYOMING

ATTEST:

A Municipal Corporation

\_\_\_\_\_  
Fleur D. Tremel  
City Clerk

\_\_\_\_\_  
Ray Pacheco  
Mayor