

Natrona County - Casper Logistics Hub (Crude to Rail) and Adjacent Industrial Business Centers

Date	Public Funds		Source
12/6/2007	1,500,000	Rail Spur -Bishop Industrial Rail Park	Wyoming Business Council - Business Ready Community Grant
6/18/2009	3,000,000	Bar Nunn Industrial Center	Wyoming Business Council -Business Committed Grant
1/28/2010	1,493,580	Natrona County Int'l Airport Morgan St Improvements	Wyoming Business Council - Community Readiness Grant
5/26/2011	453,380	*Bar Nunn Salt Creek Hwy Turn Lane	Federal - Community Development Block Grant
6/16/2011	617,483	Natrona Co Int'l Airport Fiber Installation	Wyoming Business Council - Community Readiness Grant
1/19/2012	407,000	Salt Creek Heights Business Center Loop Road	Wyoming Business Council - Community Readiness Grant
4/11/2013	25,000	Electrical Capacity Feasibility Study	Wyoming Business Council - Business Ready Community Planning Grant
6/20/2013	1,500,000	Casper Crude to Rail LLC Water and Sewer Infrastructure (FNA Bishop Industrial Rail)	Wyoming Business Council - Business Committed Grant
1/16/2014	999,953	CAEDA Spec Building	Wyoming Business Council - Community Readiness Grant
4/9/2015	2,578,000	Airport Speculative Hangar (with office, an access road, parking lot, and water and sewer extensions)	Wyoming Business Council - Community Readiness Grant
Total	\$12,574,396	Known Public Funds Awarded or Loaned to Support or Enhance Casper Logistics Hub and Adjacent Industrial Business Parks	
		* Bar Nunn Salt Creek Hwy Turn Lane was a necessity for the safety of Bar Nunn residents.	



12/5/2007 [Bishop Industrial Rail Park, LLC, WY Scty of State filing](#)

12/6/2007 [Wyoming Business Council approves \\$1,500,000 for 8,000 foot county owned rail spur on 700 acres privately owned property](#)

The image shows a screenshot of the Wyoming Secretary of State website. The top left features the Wyoming logo and the name of the Secretary of State, Ed Murray. The main content area is titled "DETAIL" and shows information for "Bishop Industrial Rail Park, LLC". A red box highlights the company name. Below this, various details are listed, including the filing number 2007-000546904, status "Inactive - Dissolved", and initial filing date "12/05/2007". A red arrow points to the "Initial Filing" date. At the bottom, a "Parties" section lists W. N. McMurry (Manager), Richard Fairservis (Manager), and Juan Freire (Organizer), with a red box around the first two names. To the right, a snippet of a meeting transcript is shown, titled "Natrona County – Bishop Industrial Ranch Railroad Spur". It describes a \$1,500,000 Readiness grant for a rail spur. Below the transcript, a "MOTION" is recorded: "Mendicino moved to accept staff recommendation. Bekke seconded the motion; all voted with 1 abstaining. Motion carried." A diagram at the bottom right illustrates the relationships between the Bishop Industrial Rail Park, LLC, W.N. McMurry and Rich Fairservis, a WBC Grant of \$1,500,000, and the County owned Rail Spur on 700 privately-owned acres, which is managed by the Natrona County Commission.

DETAIL

Bishop Industrial Rail Park, LLC

This detail reflects the current data for the filing in the system.

Name
Bishop Industrial Rail Park, LLC

Filing No.
2007-000546904

Type
Limited Liability Company - Domestic

Sub Type
Close Limited Liability Company

Status
Inactive - Dissolved

Sub Status
Archived

Initial Filing
12/05/2007

Standing - Tax
Good

Standing - RA
Good

Standing - Other
Good

Inactive Date
10/19/2012

Term of Duration
None

Formed In
Wyoming

Fictitious Name

Principal Office
1300 Venture Way
Casper, WY 82609
USA

Mailing Address
PO Box 51568
Casper, WY 82605-1568
USA

Additional Details
History
Public Notes
Parties

W. N. McMurry (Manager)
Address: _____ Organization: _____

Richard Fairservis (Manager)
Address: _____ Organization: _____

Juan Freire (Organizer)
Address: _____ Organization: _____

Natrona County – Bishop Industrial Ranch Railroad Spur.
Natrona County requested a \$1,500,000 Readiness grant to construct an 8,000+ foot long rail spur off the main line of the Burlington Northern Santa Fe. The rail spur will include two turnouts and will be long enough to accommodate entire unit trains. The county owned spur will be located on 700 acres of privately owned land adjacent to the Natrona County International Airport. The site is remote, but easily accessible. The Bishop Industrial Rail Park LLC (Bishop LLC) has an option to purchase the 700 acres. The Wyoming Business Council staff recommended funding as requested, contingent upon: execution of all necessary track agreements between Bishop LLC, BNSF, and Natrona County; purchase of the 700 acres by Bishop LLC; and dedication to the county of road rights of way and rail spur rights of way.

Wyoming Business Council Meeting
December 6, 2007
Page 2 of 12

MOTION: Mendicino moved to accept staff recommendation. Bekke seconded the motion; all voted with 1 abstaining. Motion carried.

Bishop Industrial Rail Park, LLC

W.N. McMurry
Rich Fairservis

WBC Grant
\$1,500,000

County owned Rail Spur on 700 privately-owned acres

Natrona County Commission



Natrona County Infrastructure for Bishop Industrial Ranch Railroad Spur *Community Readiness Project*

**Completed
and Closed Out**
For more information contact the East
Central Regional Office

Project Facts

BRC Award
\$1,500,000

Local Contribution
\$941,640

**Additional Private
Investment**
\$1,240,000

Date of Award
January 24, 2008

Infrastructure
8,500 feet of Rail Spur;
700 acres developed

Revenue Recapture
\$18,290

Job Creation
32

Construction Completed

Project Description: In 2008, Natrona County received \$1,500,000 in Community Readiness grant funds to construct an 8,500 foot long rail spur off the main line of the Burlington Northern Santa Fe. The rail spur includes two turnouts and is long enough to accommodate entire unit trains. The county owned spur is located on 700 acres of privately owned land adjacent to the Natrona County International Airport. The Bishop Industrial Rail Park, LLC (Bishop LLC) has an option to purchase the 700 acres. The rail spur is on right-of-way donated to the county by the Bishop LLC.

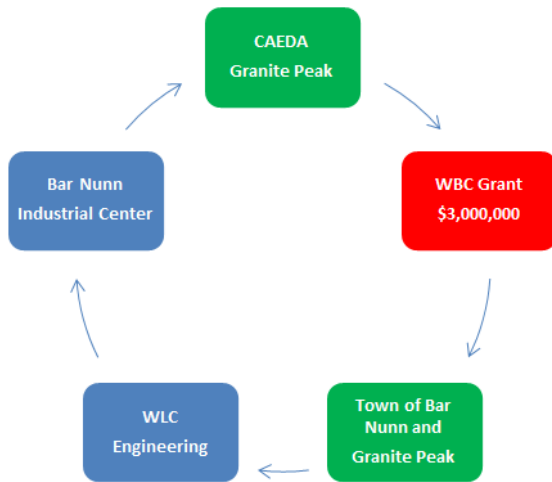
Project Background: The land was previously undeveloped with the exception of a single vacant site which is accessible via a road from the south. The site has been developed as a rail served industrial park with water, sewer, an upgraded road, electricity, natural gas, and telecommunication facilities.

Benefits Realized at the End of Construction: The rail spur provides a transload facility in the Casper area which serves all of Central Wyoming. It is the largest between Denver and Laurel, Montana. There are no other rail yards



6/18/2009, [Cretex- Bar Nunn Industrial Center](#)

\$3,000,000 Business Committed Grant to Town of Bar Nunn. WBC Board approved 5/28/2009. SLIB approved 6/18/2009. According to [March 3, 2009 Town of Bar Nunn Meeting Minutes](#), "the Town will receive \$15,000 Infrastructure Development Fee per lot for each of the additional four lots as each is sold, paid directly to the Town, by the Owner" [**Granite Peak**].



DETAIL

Granite Peak Development Limited Partnership

This detail reflects the current data for the filing in the system.

Name: Granite Peak Development Limited Partnership

Filing No: 2002-000432724

Type: Limited Partnership - Domestic

Status: Active

Sub Status: Current

Initial Filing: 03/12/2002

Term of Duration Expires: 08/0

Formed In: Wyoming

Standing - Tax: Good

Standing - RA: Good

Standing - Other: Good

Fictitious Name:

Principal Office: 1300 Venture Way, Casper, WY 82609, USA

Additional Details, History, Public Notes, Parties

R Fairservis (General Partner)

Dan W Guertman (General Partner)

Town of Bar Nunn Business Committed

Project Description: The town of Bar Nunn received a \$3 million grant for road and utility improvements to serve the expansion of the Rapid City based company Cretex. Due to its sale after the preparation of the infrastructure, Cretex was unable to meet its building construction timeline as outlined in the grant. In its place, the town was able to attract another company, Magnum Diversified Services, LLC (MDS), to construct their new facility in the industrial center.

The Bar Nunn Industrial Center is a 150 acre

WLC ENGINEERING • SURVEYING • PLANNING

CLIENT: Granite Peak Development

PRIMARY SERVICES: Civil Engineering, Land Surveying, Grading, Construction Administration, Materials Testing

COMPLETED: 2011

LOCATION: Natrona County, Wyoming

CLIENT TYPE: Developer

WLC was hired by a local developer and the Town of Bar Nunn to administer a \$3 million Wyoming Business Council (WBC) Business Committed Grant to develop the 170-acre Bar Nunn Industrial Center. After preparing the plat for the Center consisting of five lots ranging from 25 to 49 acres, WLC provided the civil engineering design and surveying services for the project that included the installation asphalt and concrete paved roadways, sewer main, a sanitary sewer lift station, numerous connections to an existing water main for water service and fire protection, and storm sewer system. WLC also developed the overall drainage plan and design consisting of several large detention facilities to mitigate runoff from the site and surrounding area. Upon design completion, WLC performed the contract and construction administration services. This project required coordination with several entities including the Town of Bar Nunn, WDEQ, Wardwell Water and Sewer

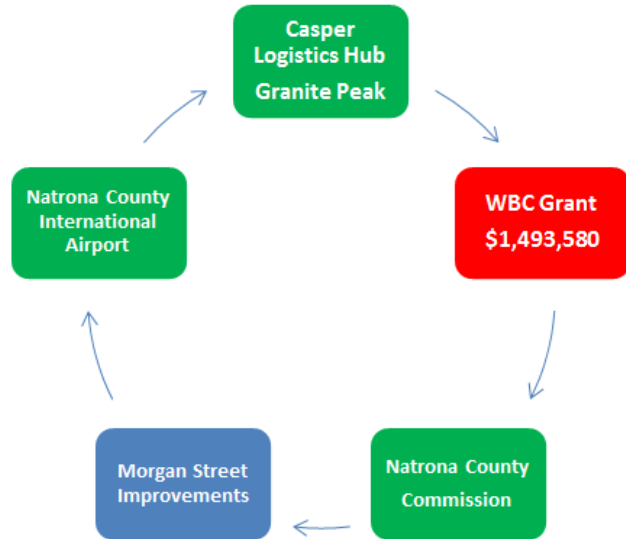
[WLC Website – Bar Nunn Industrial Center](#)

CLIENT: Granite Peak Development

"WLC was hired by a local developer and the Town of Bar Nunn to administer a \$3 million Wyoming Business Council (WBC) Business Committed Grant to develop the 170 acre Bar Nunn Industrial Center.."

1/28/2010, [Casper-Natrona Co Int'l Airport Morgan St Improvements](#)

\$1,493,580 Community Readiness Grant to Natrona County.
WBC Board approved 12/3/2009. SLIB approved 1/28/2010.
0 Jobs Created ([Info link](#))



Natrona County

Casper-Natrona Co Int'l Airport Morgan St Improvements Community Readiness

STATUS
Completed

DATE OF AWARD
01/28/2010

BRC AWARD
\$1,493,580

ACTUAL MATCH
Cash \$336,717

ADDITIONAL PRIVATE FUNDS LEVERAGED
\$170,763

INFRASTRUCTURE
8100 Road LF

CONSTRUCTION COMPLETED
09/30/2011

Project Description: Natrona County received a \$1,493,580 Community Readiness grant to fund improvements to Morgan Street located within the airport's business park. Grant funds reconstructed the road and built an additional 1,000 linear feet to 6 Mile Road. The county owns the road improvements and the airport is responsible for maintenance.

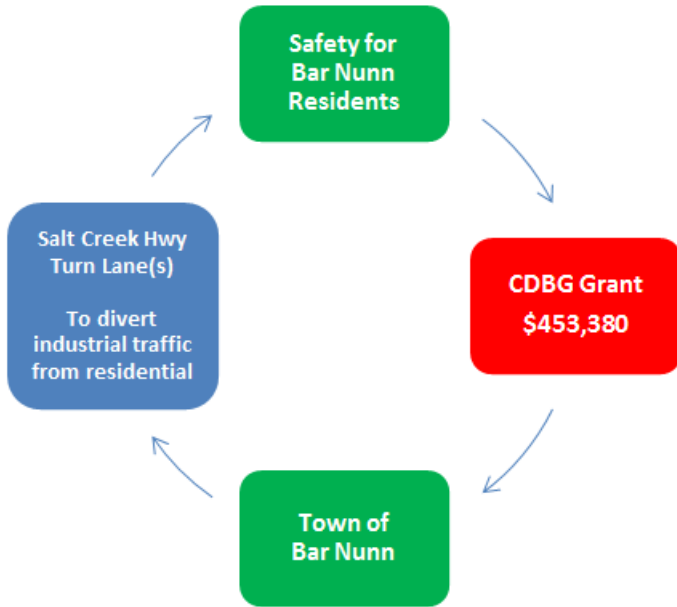
current businesses to conduct and expand, and provides a greater opportunity for development and use of land in the Airport Business Park. The reconstructed roadway has been used by Rockford Construction who has staged equipment and parking for approximately 600 workers for construction of ½ of a 262 mile CO2 pipeline project. Later Sunland Construction staged equipment and parking for approximately 300 workers as they worked on the second half of the CO2 pipeline project.

The finished roadway has been used extensively by existing businesses in the business park, and provides a vital link to the Casper Logistics Hub. The reconstructed road provides the infrastructure necessary for


For more information about this project, contact the Wyoming Business Council.



5/26/2011, [Bar Nunn Salt Creek Hwy Turn Lane](#)
\$453,380 CDBG (Federal Community Development Block Grant).
 WBC Board approved 5/26/2011.



Community Development
Block Grant Program



Wyoming
BUSINESS COUNCIL

Town of Bar Nunn

Salt Creek Highway Turn Lane

Economic Development-Infrastructure

Completed
and Closed Out

For More Information Contact the East
Central Regional Office

Project Description In 2011, the town of Bar Nunn received \$453,380 CDBG Infrastructure grant for the purpose of installing a turn lane on the Salt Creek Highway.

Background The town of Bar Nunn's primary access comes from the Salt Creek Highway, which was originally designed as a rural road section and is too narrow for current levels of development in the area. The purpose of the turn lane is to increase safety as well as removing this limiting factor for future economic development. This grant request will fund the necessary infrastructure to install the Wyoming Dept. of Transportation (WYDOT) required improvements. The site also requires the paving of Arena Street to the east in order to meet the town of Bar Nunn's development regulations. This grant will also fund this town mandated regulation.

Project Facts

CDBG Award
\$ 453,380

Local Contribution
\$ 45,000

Date of Award
May 26, 2011

For more information about this project, contact the Wyoming Business Council

6/16/2011, [Casper-Natrona Co Int'l Airport Fiber Installation.](#)

\$617,483 Community Readiness Grant to Natrona County. WBC Board approved 5/26/2011. SLIB approved 6/16/2011.

0 Jobs Created ([Info link](#))

County commission OKs application to wire airport

By TOM MORTON

Star-Tribune staff writer Mar 3, 2011

f t e v

The Natrona County Commission on Tuesday approved the airport's grant application to the Wyoming Business Council to install 30,000 feet of fiber optic cable at its business park

But not until another grant application for an electric transmission line rose from the dead files of the company that owns the Bishop Rail Park east of the Casper/Natrona County International Airport.

"Mr. Chairman, this is a tough one because they're both important," Commissioner Terry Wingerter said.

Two weeks ago, the commission informally gave its support to airport manager Glenn Januska's proposal to apply for a \$637,483 Business Ready Community Grant from the Wyoming Business Council, with the money coming from the State Loan and Investment Board. The grant would finance installation of the fiber optic cable.

Forty businesses and 25 residential customers, as well as the airport terminal, could use the cable. None of those potential users now have much more than dial-up, Januska said Tuesday. "We have a higher-speed capacity at my house than we have at the airport."

But late last week, Granite Peak Development LLC brought back an application for \$841,500 under the same grant program to help pay for a 2.5 megawatt transmission line to its rail park. Granite Peak had discussed the idea with the commission roughly six months ago, but dropped the proposal.

Dan Guerttman of Granite Peak Development cited the recent decision of two companies to locate a wind turbine manufacturing facility in Cheyenne, in part because of the rail park's lack of electricity, as the reason for reviving the idea.

Other businesses won't locate to the rail park or ship goods there for the same reason, Guerttman said. "We can't get more cars on that rail line until we get more business."

So the commission had two proposals.

But the Wyoming Business Council allows a public entity such as the county commission to sponsor only one Business Ready Community Grant a year, said WBC regional representative Kim Rightmer.

Wingerter and Bill McDowell favored the airport's application.

"People at the airport want this," Wingerter said. "We've always talked about an industrial park, but we've never been able to give them the tools."

McDowell agreed, adding the transmission line proposal posed a variety of problems, including the lack of a contract for Rocky Mountain Power to assume ownership of the line after Granite Peak builds it and the county becomes the owner.

Even so, Commissioner Matt Keating said he would support the power line. "I know we can get both of them [grants] if we do this one."

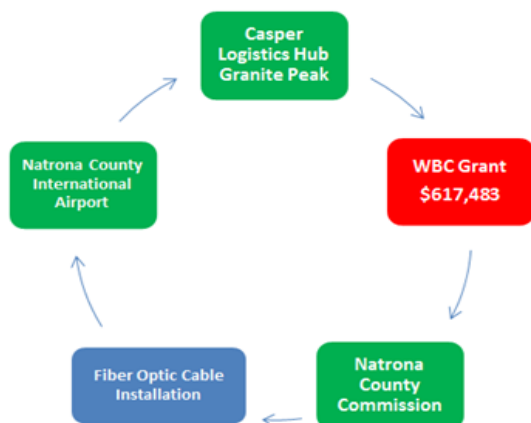
Likewise, Commissioner Rob Hendry favored the electric line because of the lost business potential at the rail park.

The airport needs to do more to attract airlines instead of improving its business park, and Januska needs to look at the big economic development picture, Hendry said. "We need to put our chickens in one basket."

At the roll call, Wingerter and McDowell voted in favor of the airport's application. Hendry and Keating backed Granite Peak.

Commission Chairman Ed Opella, who had sat mostly quiet during the discussion, broke the tie and supported the airport.

Wednesday, Opella said the commission had already lent its support to the airport's application. "I keep my word and I said I'd vote for it."

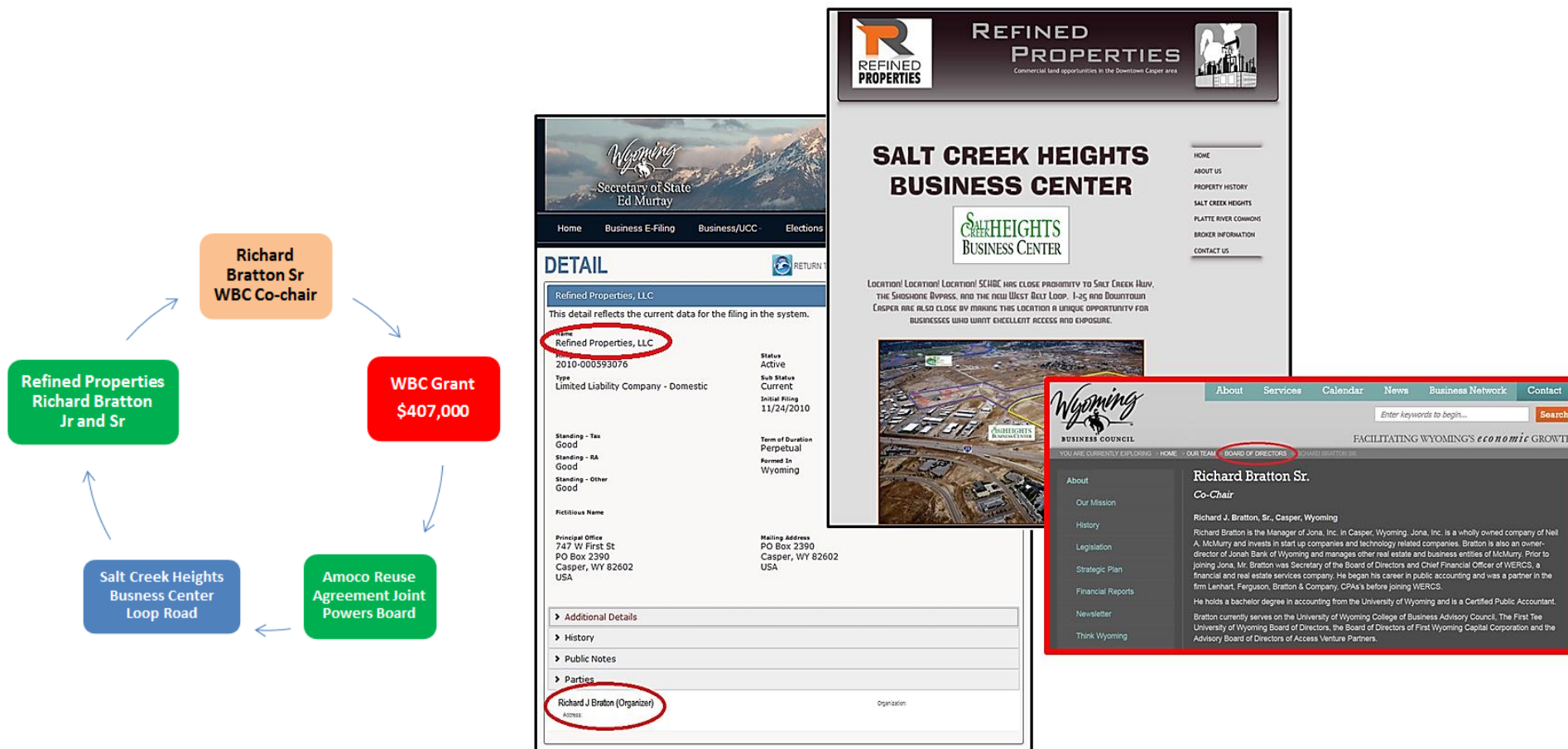


Natrona County is requesting that \$635,000 of the remaining funds be made available for the installation of fiber conduit to and throughout the site. The proposed conduit will tie into the Casper Natrona County International Airport's fiber project, which was funded with a BRC grant in 2011. The Casper Logistics Hub, with its proximity to the BNSF rail line and the only Wyoming Foreign Trade Zone, is uniquely positioned for business attraction. The availability of fiber would enhance its marketability. Additionally, by allowing the county to move forward with the installation of the fiber conduit in conjunction with water and sewer construction, there could be a cost savings upwards of \$100,000.

1/19/2012, [Salt Creek Heights Business Center Loop Road.](#)

\$407,000 Community Readiness grant to Amoco Reuse Agreement Joint Powers Board.

WBC Board approved 12/1/2011. SLIB approved 1/19/2012.



[Nov 1, 2011 Natrona County BOCC Meeting Minutes](#), (pdf pages 13 to 32).

5/31/11 Amoco Reuse Agreement Joint Powers Board Special Meeting (found as page 19 in above pdf) with **Bratton Jr. and Sr. attending for Refined Properties.**

[Refined Properties Website](#)

[Refined Properties – WY Scty of State Filing](#)

[WBC Board of Directors – Richard Bratton Sr., Co-Chair](#)



Wyoming Transportation & Warehousing

Share |

Being near the center of North America makes you the center of attention

Being near the geographical center of North America has transformed Wyoming into the center of attention for an enormous cluster of companies whose business is moving and storing goods, and who want optimal connectivity to major markets. Wyoming delivers. Given the state's robust transportation infrastructure and wide open space to handle the distribution and warehousing needs of a variety of businesses, it's easy to see why Transportation and Warehousing are among the fastest growing employment sectors in the state.

(Source: U.S. Census Bureau 2011)

In Wyoming, connectivity equals profitability.

Think ripple effect. Transportation and Warehousing companies in Wyoming enjoy the kind of strategic, centralized location that enables commerce to radiate out, thus connecting them to major markets in every direction.

Transportation

Centrally located in North America, Wyoming is an ideal launch pad for commerce. Consumer goods, as well as the raw materials needed to produce those goods, are easily transported by means of a far-reaching and sophisticated network of highway, air, and rail options.

- I-80 runs from New Jersey to California, bisecting Wyoming
- I-90 runs from Massachusetts to Washington, bisecting Wyoming
- I-25 runs from Mexico to Wyoming and into I-90

915 miles of interstate crisscross Wyoming. Helping to further extend the reach of commerce, nearby I-15 connects to Los Angeles and Canada, and is accessible either via I-80 or I-90.

The intersection of location and low cost

While Wyoming's location is a major benefit for Transportation and Warehousing companies, the state's dramatically low cost of doing business takes the region's business appeal to a whole new level.

Rail

Wyoming's railroad system is crucial to the state's connectivity story, with two Class I railroads – Union Pacific and BNSF – connecting businesses to major markets.

Airports

Wyoming has 36 airports including 10 domestic carriers: American, Air Wisconsin, Delta, Frontier, Great Lakes Airlines, Mesa, Northwest, SkyWest, United Express and United. Three major international airports about the state in Billings, MT, Denver, CO, and Salt Lake City, UT.

Business Park Developments

Wyoming's excellent transportation access has been a major factor in the creation of new parks perfectly suited to Transportation and Warehousing companies:

Casper Logistics Hub (CLH)

Located in Casper Wyoming, CLH is one of the newest logistic centers in the western United States. It features 700 acres of industrial land and the CTRAN rail yard and transloading facility, and is strategically positioned next to BNSF's Class I rail lines, Casper/Natrona County International Airport, a Foreign Trade Zone and I-25.

The Salt Creek Heights Business Park

Located on about 135 acres outside of Casper and developed by Refined Properties LLC, the park is home to American Tire Distributors and its 80,000-square-foot warehouse. "This is an excellent location for a distribution center," says Dick Bratton, manager of Refined Properties.

Swan Ranch Rail Park

This 550-acre industrial facility, developed by Granite Peak Development LLC, is part of 7,200 acres located near the I-80/I-25 interchange south of Cheyenne. The rail park has access to both the BNSF and Union Pacific rail lines.

The right people in the right place to move goods

The region's abundant and highly educated workforce is a strong fit for the Transportation and Warehousing sectors. Wyoming ranks first in the U.S. in percentage of people 25 years and older who have a high school diploma or higher (92.3%).

Source: National Center for Education Statistics, 2009

Additionally, 23.6% of Wyoming residents (25 years or older) hold a bachelor's degree.

Source: American Community Survey 2010

Wages

In key occupations that support Transportation and Warehousing enterprises, Wyoming's average hourly wage is lower than the US average.

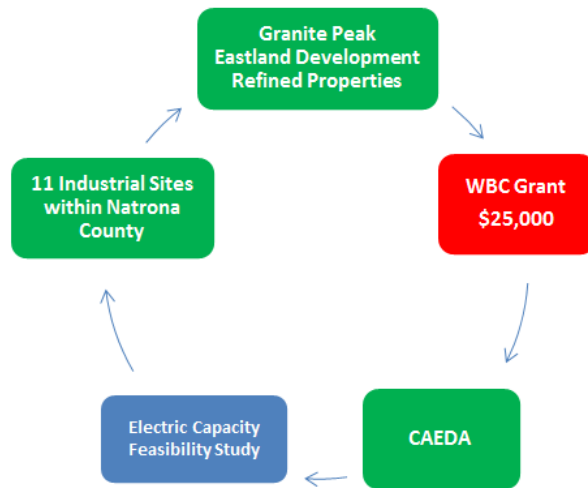
Infrastructure for Transportation & Warehousing

Wyoming has more than ample power and affordable rates for both electric and natural gas to keep the wheels of business turning.

4/11/2013, [Electrical Capacity Feasibility Study](#)

\$25,000 Business Ready Community Planning grant to Natrona County. WBC Board approved 3/14/2013. SLIB approved 4/11/2013.

0 Jobs Created ([Info link](#))



B. WY Business Council Grant to extend electrical Services to the Bishop Industrial Rail Park (Resolution 08-11)

Dan Guertman, representing Granite Peak Development, spoke regarding the construction of the proposed power line. Constructed power line will be for power only. This will be a 2.5 MW electrical transmission line that will cost roughly \$600,000.00. The purpose is to create economic and job growth, not to mention improve infrastructure. The cost will be \$841,500.00. When completed, NC will own the line as required per the WY Business Council. There are currently no prospects, but if power is ready and installed there is a better chance to bring businesses to the rail park. Currently they are in negotiations with Rocky Mountain Power, but no confirmation to date. Based on current talks, the line will remain dark until there is a customer/user; RMP has agreed to take ownership of the line once there is a customer /user. Based on the current RMP Public Service Commission rate case, there is a possible recapture of \$100,000.00.

<http://www.natrona.net/Archive/ViewFile/Item/261>

Business/Economic Development Activity:

This project is an electric capacity feasibility study for 11 industrial sites within Natrona County. The study will determine current electric capacity, as well as the requirements needed to upgrade capacity to 3 megawatts and also to 5 megawatts.

Assistance Received:

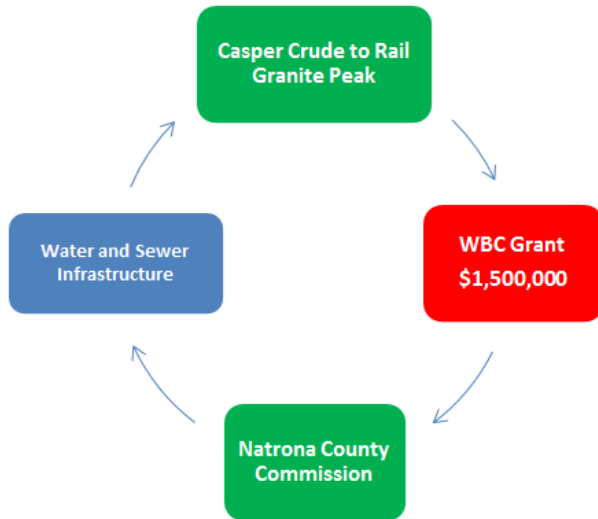
Funding for this project came from several entities. First, the Casper Area Economic Development Alliance (CAEDA) submitted a Business Ready Community (BRC) Planning Grant to the Wyoming Business Council for \$25,000. The remaining \$25,000 for the project came from several local entities, including: South-South Property, Granite Peak Development, Eastland Development, Refined Properties, Casper/Natrona County International Airport, CAEDA, and the Casper-Natrona County Economic Development Joint Powers Board (EDJPB).

How this Project Affects the Community:

These studies will enable CAEDA and Natrona County to respond quickly to companies looking to relocate and/or expand. It will also enable CAEDA to target and recruit high-energy consumers that would likely create a significant number of primary jobs.

6/20/2013, [Casper Crude to Rail LLC Water and Sewer Infrastructure](#)

\$1,500,000 Business Committed grant to Natrona County. WBC Board approved 5/23/2013. SLIB approved 6/20/2013.



STATUS

Evaluation Period

DATE OF AWARD

06/20/2013

BRC AWARD

\$1,500,000

MATCH

Cash \$1,536,453

ADDITIONAL PRIVATE FUNDS LEVERAGED

\$20,000,000

PROPOSED REVENUE RECAPTURE

\$975,000

INFRASTRUCTURE

39,500 Water/Sewage LF

PROPOSED JOB CREATION

20

COMPLETION OF CONSTRUCTION

06/30/2015

For more information about this project, contact the Wyoming Business Council.

Natrona County


Casper Crude to Rail, LLC Water & Sewer Infrastructure Business Committed

Project Description: Natrona County received a \$1.5 million Business Committed grant for the installation of water and sewer infrastructure at the Casper Logistics Hub (formerly known as the Bishop Rail Park). Casper Crude to Rail, LLC has installed a multimodal petroleum transport facility in the Casper Logistics Hub. The improvements included installation of 19,900 linear feet (lf) of 16 inch water transmission pipeline and 19,600 lf of four inch sanitary sewer force main. The city of Casper will own and maintain the infrastructure.

The use of rail provides businesses with a cost competitive option that increases the value of the product being shipped from the region. The water and sewer infrastructure meets Casper Crude to Rail, LLC's current needs, as well as potential future demand in the Casper Logistics Hub. Casper Crude to Rail, LLC will create a minimum of 20 new jobs over the first three years of the project at a median wage level of \$38 per hour. The jobs will include a facility manager, on-site supervisors, administrative support, and technical/support employees. The project will also support an additional 35 jobs that will be contract based employees. The company will also invest over \$20 million in trans-loading equipment, rail infrastructure, and related facilities at the site. Rocky Mountain Power will invest an additional \$20 million in an electrical substation that will service the area.



1/16/2014, [CAEDA Spec Building](#). The Casper-Natrona County, Wyoming Economic Development Joint Powers Board (CNCWEDJPB) received a **\$999,953** Community Readiness grant to construct a 30,000 square foot speculative building that will be expandable to 60,000 square feet. The building is located on five acres on the southern half of Lot 2 in the Bar Nunn Industrial Center located on the north edge of Bar Nunn. The building is 300 feet by 100 feet with 42 foot sidewalls and includes center supports capable of supporting up to a 50 ton crane. The facility also includes knock outs for 16 foot overhead doors, 3,000 tons of rock for the floor base, and a 4,000 square foot office space on the exterior of the building. As of 6/4/2016 the building appears to be empty - [Negotiable Industrial Lease info here](#). **0 Jobs Created** ([Info link](#))



STATUS
Evaluation Period

DATE OF AWARD
01/16/2014

ERC AWARD
\$999,953

MATCH
Cash \$1,200,000
In-Fix \$1,155,000

PROPOSED REVENUE RECAPTURE
\$778,000

INFRASTRUCTURE
30,000 Building SF

COMPLETION OF CONSTRUCTION
06/30/2015

For more information about this project, contact the Wyoming Business Council.

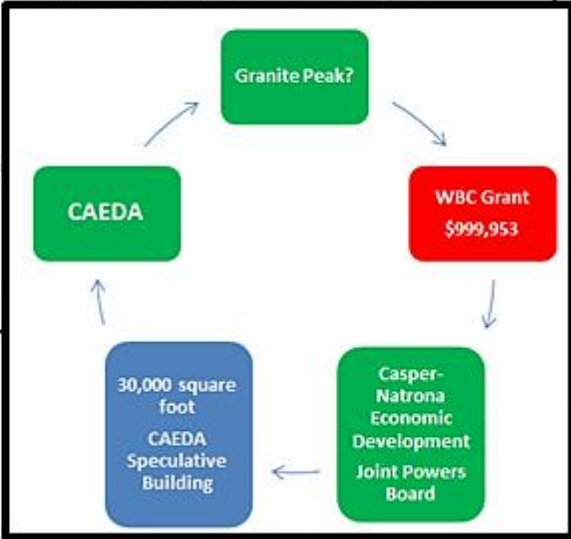
Casper-Natrona Co ED JPB

CAEDA Spec Building

Community Readiness

Project Description: The Casper-Natrona County, Wyoming Economic Development Joint Powers Board (CNCWEDJPB) received a \$999,953 Community Readiness grant to construct a 30,000 square foot speculative building that will be expandable to 60,000 square feet.

The building is located on five acres on the southern half of Lot 2 in the Bar Nunn Industrial Center located on the north edge of Bar Nunn. The building is 300 feet by 100 feet with 42 foot sidewalls and includes center supports capable of supporting up to a 50 ton crane. The facility also includes knock outs for 16 foot overhead doors, 3,000 tons of rock for the floor base, and a 4,000 square foot office space on the exterior of the building.



4/9/2015, [Airport Speculative Hangar](#). Also with an office, an access road, parking lot, and water and sewer extensions.
\$2,578,000 Community Readiness grant for Natrona County. WBC Board approved 3/12/2015. SLIB approved 4/9/2015 – however this vote cannot be found in SLIB meeting minutes or board books. [Natrona County BOCC grant agreement](#) (begins pg 7).
0 Jobs Created ([Info link](#))

Airport hopes to build hangar to attract manufacturing business

by Greg Fladager Mar 16, 2015 0

The Wyoming Business Council last week approved a \$2.6 million grant request from the Natrona County airport board to help build a speculation hangar in an effort to attract a new aviation business to the area.

The plans call for building a 10,000-square-foot hangar, plus 2,000-square-feet of office space, at a runway accessible site just west of the main terminal.

The total project cost is \$3.2 million, which includes \$2,578,000 in Business Ready Community grant funding, a \$242,200 cash match and \$380,000 in-kind match from the airport. Both airport matches derive from an earlier state grant for the improvement of Morgan Street, which services the airport business park and Granite Peak's rail trans loading facility)

Drone manufacturer a possibility

Airport Manager Glenn Januska said studies show there is opportunity to attract a small to midsize aviation related enterprise.

"We have done some research, and one of the areas that's kind of a growing area right now is unmanned aerial vehicles, the drone manufacturing," Januska said. "There's a lot of upstart companies that are looking at manufacturing facilities to do something like that, and you know we have a lot of open area. Those are the types of companies that we think maybe would be a good target. In fact, I'm going to an unmanned aerial vehicle conference in Reno in November ... to see if we can start generating interest there with companies that are looking for opportunities to grow.

Januska noted the drones would be large enough to need an airport runway.

"Yeah, these are not the ones that you would be building in your garage," Januska commented.

Small aircraft manufacturer a possibility

Other possible tenants include smaller aircraft manufacturers.

"We're careful when we say manufacturers we're not going to expect Boeing to build their 787s at this facility," Januska said. "But, if you have an aircraft company that comes in, and let's say

Project Funding

The total project cost is \$3.2 million including \$2,578,000 in BRC grant funding, a \$242,200 cash match and a \$380,000 in-kind match from the airport.

Regional Comments by Kimberly Rightmer

Given past interest, having a hangar available will enable the airport and county to quickly respond to companies seeking this type of facility and improve the likelihood of engaging them in a serious conversation, ultimately

landing them in our community. In the interim, it is likely that the hangar can be leased on a short-term or month-to-month basis while a permanent company is sought (resulting in an almost immediate income stream and usage of the facility while it is marketed).

Through its past projects, collaborations with CAEDA and the WBC and focus on economic development in Natrona County, the airport has proven itself to be a key player in our community's economic development growth. A plan is in place to not only market this proposed facility, but also the airport and its business park.

In addition, the airport is Wyoming's only international airport; it provides U.S. Customs Services 24/7 and is designated as the state's only foreign trade zone. Combine these elements with an available hangar and the airport will be able to offer competitive advantages that other regional airport business parks cannot.

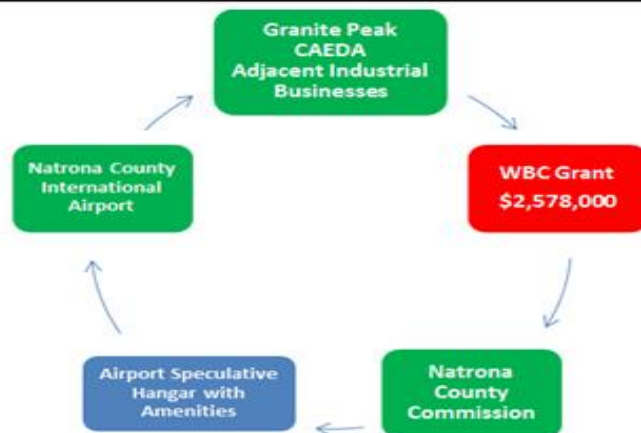
WBC Recommendation

The WBC board recommends funding as requested. The WBC considered the Kemmerer, Natrona County and Buffalo projects on a consent agenda, which passed unanimously.

Performance measures for the project include revenue recapture, business development, job creation and businesses assisted.

**State Loan and Investment Board Decision:
 APPROVED UNANIMOUSLY APRIL 9, 2015.**

Sources	
BRC Grant	\$ 2,578,000
Cash Match	\$ 242,000
In Kind Match	\$ 380,000
Total Project Cost	\$ 3,200,000
Percentage of Grant Match	24%
Uses	
Land	\$ 68,326
Architectural/Engineering/Admin	\$ 310,018
Site Work/Construction	\$ 2,515,944
Contingency	\$ 305,712
Total Project Cost	\$ 3,200,000




Also applicable: [Wyoming Highway 257/ Casper West Belt Loop](#) (opened December 31, 2015). According to the Wyoming Department of Transportation the total cost of the project was **\$36 Million**, with 90% of that being federal funds (which is still taxpayer money).








Casper's new West Belt Loop will eliminate the need for truckers and passers by to go through town or around the windy outer belt. The West Belt Loop will connect I-25 to both Highways 20-26

<http://www.refinedproperties.net/SALT-CREEK-HEIGHTS.html>

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Rail park business less than anticipated

By TOM MORTON Casper Star-Tribune Mar 9, 2012 0

CASPER, Wyo. -- The Bishop Rail Industrial Park has generated far less in business for its owners and revenue for Natrona County than anticipated four years ago, County Treasurer Tom Doyle said this week.

Since its opening in mid-2008, the 700-acre industrial rail park with its 8,500-foot spur has generated \$18,290, or \$10 for each of the 1,829 rail cars using the site, Doyle said Thursday.

Through 2009, the rail park served 442 cars, and it served 1,387 cars in 2010-2011, he said.

The site, off the Burlington Northern Santa Fe main line, is known as a transloading facility, where materials from freight cars are offloaded for distribution by trucks, or materials are moved from trucks to freight cars. The site is near the Casper/Natrona County International Airport with its foreign trade zone, and near Interstate 25.

The \$10-per-car fee is part of the county's agreement with Granite Peak Development LLC, with the county using the money to offset its obligations to the Casper Area Economic Development Alliance, county commission Chairman Ed Opella said.

In late 2007, the county successfully applied for a \$1.5 million Business Ready Community Grant from the Wyoming Business Council -- approved by the State Loan and Investment Board -- for the land and the rail spur.

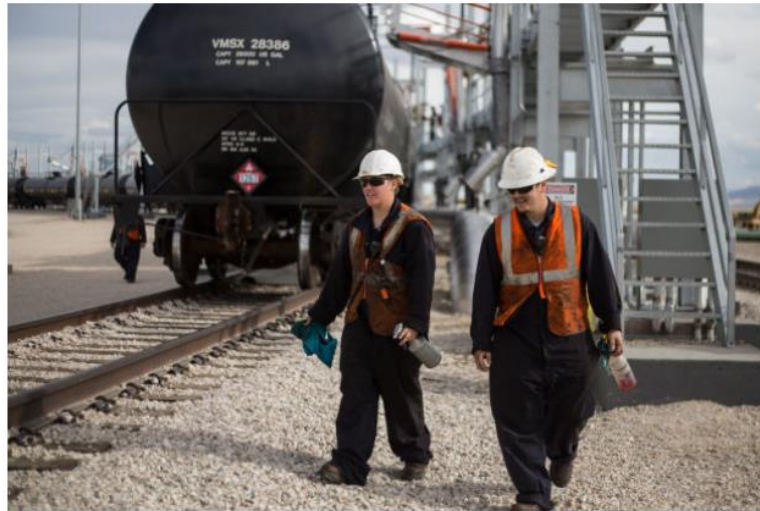
Natrona County has earmarked the transfer of all recapture revenues received from the Elkhorn Rehabilitation Hospital lease and the rail car fees from Bishop Rail Park to the Casper Area Economic Development Joint Powers Board as consideration for JPB providing and administering an Economic Development Plan.



crude

Granite Peak Group sells Casper Crude to Rail facility for \$225 million

Benjamin Storrow 307-335-5344, Benjamin.Storrow@trib.com Oct 13, 2015 1



Ryan Dorgan, Star-Tribune

Randi Mayberry and Duane Cabral make their way down from the loading platform in October 2014 at the Casper Crude to Rail facility in Casper. The facility has been sold to USD Partners LP of Houston for \$225 million.



A Houston company has bought the Casper Crude to Rail facility for \$225 million.

The sale comes nearly one year after Granite Peak Group, a Casper-based development company, completed the facility for a reported \$60 million.

USD Partners LP of Houston will take over Casper Crude to Rail. The facility sits at the terminus of the Express Pipeline, which carries Canadian crude from Alberta to Casper, and is capable of loading 100,000 barrels of oil daily. It also has 900,000 barrels in storage capacity.

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