

THE STATE



OF WYOMING

Department of Corrections

Matthew H. Mead
Governor

Wyoming Honor Farm
40 Honor Farm Road
Riverton, WY 82501
TELEPHONE: (307) 856-9578
FAX: (307) 856-2505

Robert O. Lampert
Director

November 24, 2014

Director Robert O. Lampert
Wyoming Department of Corrections
1934 Wyott Drive, Suite 100
Cheyenne, WY 82002

Dear Mr. Lampert:

Donald Threewitt contacted my office and requested an update of what actions have taken place since the October 2, 2014 hearing with the State Lands and Investments Board. He asked the institution to provide an update. I am providing you with the following information and request that you forward this update to their office.

The State Lands and Investments Board recommended that all stakeholders meet to determine if a resolution regarding the property could be reached and agreed upon by all parties. This meeting was held at the Wyoming Honor Farm on October 16, 2014. In attendance were representatives from the City of Riverton, IDEA Inc., Modeler's Park, and the Wyoming Honor Farm. As a result of this meeting, there was no resolution presented that all parties agreed upon.

Based on the seven (7) options provided by State Lands and Investments Board, we have focused on three (3) possible outcomes and the impact each will have on Wyoming Honor Farm operations. The institution has focused most of its emphasis on the third option (below) as it has the most significant impact on operations.

1. The State Lands Investment Board does not authorize disposal of any agricultural land

Wyoming Honor Farm Action:

It will not be necessary for the Wyoming Honor Farm to modify institutional operations. The facility will continue to work with the Department of Transportation with their request for a partnership to utilize the land in order to develop a storm sewer system that is needed by their agency.

2. The State Lands Investment Board authorizes disposal of a parcel of agricultural land

Wyoming Honor Farm Action:

The Wyoming Honor Farms operation will be minimally impacted if the sale of approximately sixty (60) +/- acres is authorized as was recommended by State Lands and Investments Board at the October 2, 2014 hearing. The Wyoming Honor Farm would not have to adjust security operations, however; agricultural operations would have to be adjusted. Specifically as crop production will be reduced due to the disposal, both the cattle herd and wild horse numbers will have to be reduced and come in line with the crop reduction. This recommendation has always been our stance and we are willing to make this concession, as this does not cause a drastic impact to the agency or the mission.

3. The State Lands Board disposes of the entire three hundred two (302) acres of agricultural land

Wyoming Honor Farm Action:

The Wyoming Honor Farm operations will be significantly impacted as a result of this authorization. A considerable amount of our crop production acreage will be removed from the operation, resulting in the inability to feed our current beef herd and horse population. With this option we would need to:

1. Reduce herd numbers;
2. Purchase additional feed; and/or
3. Purchase additional agricultural land to sustain our current operation.

The security operation would also have to be modified, which would include:

1. Relocation of outdoor visitation;
2. Relocation of recreation areas (softball field, Frisbee golf, etc.);
3. Modified inmate movement in order to ensure accountability of inmates; and/or
4. Restrict the inmate's ability to interact with civilian population.

As a result of the possible disposal of the entire three hundred two (302) acres, the Wyoming Honor Farm has looked for other suitable properties in order to continue operations and fulfill the mission of the agency. As the appraisal price for the three hundred two (302) acres is one million six hundred sixty seven thousand (\$1.667 million) dollars, we have researched local properties that may be purchased as a result of this sale. One property currently for sale is one hundred forty three (143) acres with an advertised price of one million five hundred thousand (\$1.5 million) dollars. This is half the current acreage for almost the same money. However, specific logistical details would need to be worked out as this acreage is not adjacent to current Wyoming Honor Farm property. This would include inmate transportation, equipment and crop movement, as well as, increased inmate supervision.

The last possible alternative that we have explored is purchasing acreage that may be suitable to relocate the entire operation of the Wyoming Honor Farm. At this current time, we have not found suitable acreage that could be purchased with the proposed sale price of the three hundred two (302) acres that would meet the needs of the agency, should the entire facility need to be relocated.

In conclusion, the Wyoming Honor Farm continues to recognize and support the idea that the City of Riverton would benefit from some State land being made available for private development. However, as outlined above, the long term impacts on the operations of the facility and its ability to carry out the mission of the Department of Corrections will be negatively impacted by the loss of the entire three hundred two (302) acres of land South of Honor Farm Road. We are developing contingency plans as we know some form of action will be taken on December 11, 2014. We want to be prepared for that action, when it happens. This information is provided as an update of what has taken place since the meeting conducted on October 2, 2014 by the State Lands and Investments Board.

If additional information is required, please contact my office.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael A. Pacheco", with a long horizontal flourish extending to the right.

Michael A. Pacheco
Warden

December 8, 2014

Office of State Lands and Investments
Attn: Don Threewitt
122 West 25th Street, 3rd Floor West
Cheyenne, WY 82002

RE: Proposal for Sale of State Acquired Institutional Land

Dear Mr. Threewitt:

IDEA Inc. has further reviewed the Detailed Analysis that your office prepared on August 28th for the Wyoming Board of Land Commissioners regarding the 302.18 acres in Riverton Wyoming. As you stated and I agree, the analysis was a good "desktop study" but robust quantitative and qualitative data would need to be compiled to gain successful insight. To that means, I started the process and am submitting the following adjustments and comments, which are by no means complete or all inclusive, but I wanted to provide feedback prior to the SLIB/SBLC meeting on December 11th.

While the Detailed Analysis estimates the unmet demand for retail, business, and residential land in the Riverton area today, there is a demand for residential property which was understated. Additionally, several factors including visitors who increase the retail demand and both internal and external population growth which effects retail, business and residential demand in Riverton and Fremont County need to be included to give a clearer picture of how much land Riverton needs today and in the future.

The first incremental retail demand comes from visitors to Riverton and Fremont County's Casinos, reservation, sporting events, and conferences. The Wind River Casino, like the other casinos in the area is growing rapidly due to an increase in out of county visitors. For 2014, Wind River Casino management estimates the number of non-Fremont County visitors to be over 50,000. This is an annual increase of 25% and is projected to average more than 10% in 2015 and beyond. Once the Wind River Casino food court and convention center are complete in 2015 and 2016-17 respectively, the number of non-Fremont County visitors is estimated to be over 100,000 per year. As the Wind River, Little Wind, 789 and Shoshone Rose Casinos continue to market to Wyoming, US, and International tourists the number of visitors from outside Fremont County is a projected to increase at least 5,000/year.

According to the Riverton Chamber of Commerce, more than 2 sports tournaments/competitions, Rendezvous, carnivals/fair, car show events are held in Riverton per month, drawing an average of over 1000 people/event for a total of ~25,000 visitors/year. Some visitors will attend both local events and activities at the Casino, but they will be shopping and eating in Riverton. Tourists visiting Lander, Dubois, the Wind River Reservation and surrounding areas will shop in Riverton. Analyzing the number of Fremont County tourist in 2013 shows a significant impact on the retail sales in Riverton and Fremont County. According to Wyoming Office of Tourism "2013 Economic Impact of Travel" Report, Fremont County tourists spent \$138M with the top 8 categories detailed as follows: Gas & car rental \$42M, Restaurants \$27M, Arts, entertainment & recreation 21M, Shopping \$18.6M, Lodging \$18M, Grocery \$9.3M, Other travel \$1.3M, Air travel \$0.9M. See Attachment A. Additionally, the families of Job Corp students will start to visit starting in

2015, and as national/international wealth increases more tourist will travel to Fremont County. Projecting a 2.5% annual increase in visitors would increase retail, lodging, and restaurant expenditures to \$23.8M, \$23M, and \$34.6M respectively in 10 years. This would increase the land demand in 10 years by 12.5 acres; 2 acres for retail, 2 acres for lodging, and 8.5 acres for full-service restaurants (assuming 50% of demand will be met by existing food and drink surplus). In 20 years, 23.4 acres would be needed to meet the retail demands from these visitors.

The second incremental retail demand is from population growth in Fremont county and Riverton. Based on an improving US and State economy as indicated by the US Department of Labor and Wyoming Department of Workforce Services Research and Planning's annual report for 2014, the number of jobs worked is forecasted to grow at historical rates of 1.8% per annum. According to the United States Census Bureau, Wyoming Census, Riverton and Fremont County's population increased from 2009-12 by 2.3% and 2.1% respectively. Extrapolating these growth rates, Riverton and Fremont County population will increase to over 17,500 and 63,000 respectively in twenty years. As a point of reference, the City of Casper which is 120 miles from Riverton is projecting their population to increase by >25,000 in 5 years; an annual growth rate of approximately 10%, 4-5 times the growth rate estimated for Riverton and Fremont county.

Beyond the internal growth outlined in the previous paragraph, there are large external growth opportunities. The large potential jobs to the Riverton area are shown in Attachment B and are based on the projections from the Wyoming Business Councils Regional Director and his contacts at the companies listed, the Wind River Job Corp, and the Wind River Casino. While the total potential is 1,750 jobs, only 900 jobs or approximately 50% were inputted into the Regional Economic Model Impact (REMI) software. The results show Fremont County's population increasing by 10,808 citizens in 20 years. The majority of this population increase will reside within Riverton's Primary Market Area (60 minute drive time) and based on Fremont County's current population distribution, 27% will reside within Riverton city limits. This increased population will need additional retail, business, and residential land. Based on the US Census Bureau's retail sales per capita (see Attachment C for details) and the increased population from the REMI model, Riverton will need approximately 20 and 30 acres of additional retail space in 10 and 20 years respectively.

Riverton's current need for housing is significant as indicated in the Wyoming Development Authority's "Housing Needs Assessment" published in 2014. The vacancy rate for Fremont county in 2014 (July 2013-June 2014) is 3.8% which is the same as the state. Drilling into the data (see Attachment D), single family units have vacancy rate of 1.3% which is 33% of the state average. This coupled with the fact that 50% of the residents that responded to their survey are unsatisfied with the size of their current housing means that there is an unmet need for single family housing in Fremont county and Riverton according to this report and local real estate agents.

The Principal Economist for the State of Wyoming's Economic Analysis Division, Wenlin Liu stated in a press release about the Wind River Job Corp (See Attachment E for complete press release) "The numbers of people entering the community will also need grocery, restaurant and other services," he said, "those are the secondary impacts. Permanent impacts would include a need for 76 additional households (at an average of 2.5 people per household). Based on the U.S. Census Bureau's 72.4% rate of home ownership in Fremont County, there would be a need for 54 housing units for sale." Liu also noted that property taxes would grow with increased housing and a corresponding increase in sales taxes with additional population. Assuming an average single family housing (owned and rented) density of 4 homes per acre after accounting for streets,

parks, and open spaces, approximately 19 acres would be needed for residential development. Using the 900 jobs, a linear housing demand, and a ratio of Wenlin Liu's numbers, an additional 78 acres would be needed to house these workers only. To quantify the total housing demand, the REMI model as summarized in Attachment F needs to be used. Based on the current ratios of 26.7% of the County residents living in Riverton, 72.4% of Riverton residents owning their homes, 2.5 persons per single family house, and 4 homes/acre (12 apartments, duplexes, townhouses, etc.) including roads, sidewalks, and green spaces, the demand for housing requires over 170 acres by 2025. Some of this demand will be met by smaller parcels throughout Riverton, but a demand for larger contiguous development exists.

In summary, the demand for developable land in Riverton is increasing. There is an unmet need of approximately 48 acres today and the demand is projected to increase to over 200 acres in the next 10 years and over 350 acres in 30 years. See Attachment G for a breakdown. While more details could be gathered and analyzed, our in-depth analysis shows that Riverton will have a demand for 300+ acres over the next 20+ years.

I ask the State Board of Land Commissioners to vote in favor of auctioning the 302.18 acres of Department of Corrections land for the benefit of Riverton and Fremont County, Wyoming.

Regards,



Kevin Kershisnik
Executive Director
IDEA Inc.

Attachment A: 2013 Fremont County Tourism dollars



Source: Dean Runyan Associates, Wyoming Office of Tourism "2013 Economic Impact of Travel" Report

Attachment B: Potential Job increases for Riverton Area

Company	Industry	Number of Jobs to be added
Cameco Resources	Energy sector/ Uranium Mine	83
Energy Fuels	Energy Sector/ Uranium Mine	200
Energy Fuels/Strathmore Minerals	Energy Sector/ Uranium Mine	200
Encana and burlington Resources	Energy sector/ Gas Moneta Divide	600
Puma Steel	Natural Resources/ Iron Ore mine	300
Wind River Job Corp	Education/ DoL Job Corp	218
Wind River Casino and convention center	Entertainment/ Gambling and convention center	150
		<u>1751</u>

Sources: Roger Bower, Regional Director for Wyoming Business Council, Wenlin Liu, Principal Economist for the State of Wyoming's Economic Analysis Division, James Conrad, CEO Wind River Casino

Attachment C: 2013 US Census Bureau Quick Facts

People QuickFacts	Fremont County	Wyoming
Population, 2013 estimate	40,998	582,658
Population, 2010 (April 1) estimates base	40,123	563,626
Population, percent change, April 1, 2010 to July 1, 2013	2.2%	3.4%
Population, 2010	40,123	563,626
Persons under 5 years, percent, 2013	7.5%	6.6%
Persons under 18 years, percent, 2013	25.3%	23.6%
Persons 65 years and over, percent, 2013	15.7%	13.5%
Female persons, percent, 2013	50.0%	49.0%
White alone, percent, 2013 (a)	75.0%	92.7%
Black or African American alone, percent, 2013 (a)	0.9%	1.7%
American Indian and Alaska Native alone, percent, 2013 (a)	20.8%	2.6%
Asian alone, percent, 2013 (a)	0.5%	0.9%
Native Hawaiian and Other Pacific Islander alone, percent, 2013 (a)	Z	0.1%
Two or More Races, percent, 2013	2.7%	1.9%
Hispanic or Latino, percent, 2013 (b)	6.5%	9.7%
White alone, not Hispanic or Latino, percent, 2013	70.5%	84.1%
Living in same house 1 year & over, percent, 2008-2012	83.6%	81.8%
Foreign born persons, percent, 2008-2012	1.0%	3.2%
Language other than English spoken at home, pct age 5+, 2008-2012	6.9%	6.8%
High school graduate or higher, percent of persons age 25+, 2008-2012	90.8%	92.1%
Bachelor's degree or higher, percent of persons age 25+, 2008-2012	21.9%	24.3%
Veterans, 2008-2012	3,541	51,203
Mean travel time to work (minutes), workers age 16+, 2008-2012	19.5	18.5
Housing units, 2013	17,651	265,438
Homeownership rate, 2008-2012	71.4%	70.3%
Housing units in multi-unit structures, percent, 2008-2012	10.6%	16.1%
Median value of owner-occupied housing units, 2008-2012	\$177,300	\$184,400
Households, 2008-2012	15,538	221,479
Persons per household, 2008-2012	2.53	2.48
Per capita money income in past 12 months (2012 dollars), 2008-2012	\$23,758	\$28,858
Median household income, 2008-2012	\$48,565	\$56,573
Persons below poverty level, percent, 2008-2012	15.2%	11.0%
Business QuickFacts	Fremont County	Wyoming
Private nonfarm establishments, 2012	1,367	20,635
Private nonfarm employment, 2012	11,750	214,241
Private nonfarm employment, percent change, 2011-2012	2.0%	2.8%
Nonemployer establishments, 2012	3,001	46,103
Total number of firms, 2007	3,669	61,179
Black-owned firms, percent, 2007	F	0.2%
American Indian- and Alaska Native-owned firms, percent, 2007	5.1%	0.8%
Asian-owned firms, percent, 2007	F	0.7%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.0%
Hispanic-owned firms, percent, 2007	2.4%	2.8%
Women-owned firms, percent, 2007	22.3%	25.5%
Manufacturers shipments, 2007 (\$1000)		0 8,834,810
Merchant wholesaler sales, 2007 (\$1000)	76,180	6,352,890
Retail sales, 2007 (\$1000)	558,410	8,957,553
Retail sales per capita, 2007	\$14,944	\$17,114
Accommodation and food services sales, 2007 (\$1000)	66,975	1,469,008
Building permits, 2012		58 2,110
Geography QuickFacts	Fremont County	Wyoming
Land area in square miles, 2010	9,183.81	97,093.14
Persons per square mile, 2010		4.4 5.8
FIPS Code		13 56
Metropolitan or Micropolitan Statistical Area	Riverton, WY Micro Area	
(a) Includes persons reporting only one race.		
(b) Hispanics may be of any race, so also are included in applicable race categories.		
FN: Footnote on this item for this area in place of data		
NA: Not available		
D: Suppressed to avoid disclosure of confidential information		
X: Not applicable		
S: Suppressed; does not meet publication standards		
Z: Value greater than zero but less than half unit of measure shown		
F: Fewer than 100 firms		
Source: US Census Bureau State & County QuickFacts		

Attachment D: 2014 Wyoming Housing Database Partnership Wyoming Profile Volume 1 Final Report

Table II.7.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 477 single family units in Fremont County, with 6 of them available. This translates into a vacancy rate of 1.3 percent in Fremont County, which compares to a single family vacancy rate of 4.0 percent for the State of Wyoming. There were 765 apartment units reported in the survey, with 29 of them available, which resulted in a vacancy rate of 3.8 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

Table II.7.27
Rental Vacancy Survey by Type
Fremont County
RVS Data, June 2014

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	477	6	1.3%
Duplex units	43	1	2.3%
Apartments	765	29	3.8%
Mobile Homes	43	1	2.3%
"Other" Units	1	0	0.0%
Don't Know	38	15	39.5%
Total	1,367	52	3.8%

Source: Wyoming Housing Database Partnership Wyoming Profile Volume 1 Final Report August 29, 2014

Attachment E: Press Release: Wind River Job Corps future impact on Fremont County

The economic impact of the construction and opening of the Wind River Job Corps Center in Riverton is expected to create a big boost to the Fremont County economy. The Principal Economist for the State of Wyoming's Economic Analysis Division, Wenlin Liu, said the project in 2015 alone is expected to add 465 jobs in direct and indirect impact from the final construction push and start of operations at the center. Once in operation, the job numbers will decrease as construction workers exit the community and as the Job Corps ramps up, with a permanent net job growth of an estimated 218 workers by 2020. At any one time, there are about 140 workers on the site.

The economic impact numbers were created by the state at the request of Fremont County BOCES Executive Director Sandy Barton.

"The numbers of people entering the community will also need grocery, restaurant and other services," he said, "those are the secondary impacts. Permanent impacts would include a need for 76 additional households (at an average of 2.5 people per household). Based on the U.S. Census Bureau's 72.4% rate of home ownership in Fremont County, there would be a need for 54 housing units for sale." Liu also noted that property taxes would grow with increased housing and a corresponding increase in sales taxes with additional population.

The U. S. Department of Labor expects to have the construction project completed by April of 2015, with operations to begin in the late spring, early summer. The seven building campus will serve 300 students whose average length of stay will be about eight months. It will take approximately 6 months to fill the center to its student capacity, adding 20 students per week. Once at capacity, the Job Corps Center will serve 550 students per year.

Liu said a Regional Economic Mobility model, or REMI, predicted the economic impacts from baseline information over the past three years combined with projections through 2020.

"For Riverton, this is a pretty big project. There are not many jobs this size. The secondary job market will benefit from this big project," Liu said.

The Wind River Job Corps Center is expected to employ 122 full time staff, including teachers and counselors and its annual operating costs are estimated between \$10 and \$15-million per year.

The Wind River Job Corps Center will include training options for production energy (oil, natural gas), construction training, facilities maintenance, office administration, welding, commercial driver's license, heavy equipment and diesel mechanics and accounting.

With a construction budget of \$41.3 million, every single dollar invested in the Job Corps should result in nearly two dollars returned to the community.

Source: BOCES and State of Wyoming's Economic Analysis Division

Attachment F: Residential demand based on REMI analysis

RESIDENTIAL

REMI = Regional Economic Model Impact software
 Potential: 1750 new jobs via Job Corp, Cameco, Energy Fuels, Encana and Burlington Resources
 Assumption: 900 new jobs = population increase 10,808 citizens in 20 years
 Fremont County historical growth from 09'-12' = 2.1%/annum
 Riverton's actual growth from 09' - 12' = 2.3%/annum

Results of REMI analysis		2015	2025	2035
Fremont County Population increase 2015-2035		912	7851	10808
Riverton Population increase 2015-2035 (26.7% of county)		244	2096	2886
	% of acreage	Required acreage	Required acreage	Required acreage
Single Family Housing Assume: 2.5 citizens/residence * 4 residences/acre =10 citizens/acre	72%	17.6	151.8	208.9
Multi-Family Housing (Apartments) Assume: 12 apartments/acre * 2.5 citizens/apartment = 30 citizens/acre	28%	2.2	19.3	26.5
		<u>19.9</u>	<u>171.1</u>	<u>235.5</u>

Source: REMI and IDEA Inc. analyses and US Census Bureau

Attachment G: Summary of Retail, Business, and Residential Acreage needed by the City of Riverton

	Acres required	Estimated			Comments
	to meet Current needs	Acres needed in 10 years	Acres needed in 20 years	Acres needed in 30 years	
OSLI Detailed analysis					
Retail 40%	23.0				To reduce/eliminate retail leakage
Business 30%	0.0				None noted
Residential 30%	0.0				None noted
	<u>23.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	
Incremental demand from visitors/tourist/gamblers = shoppers					
Retail	4.7	12.5	23.4	34.2	Casino is rapidly expanding, Riverton is centrally located for H.S and college competitors/activities, adjacent to Wind River Reservation, etc.
Business	0.0	0.0	0.0	0.0	Assumes visitors needs will be met by business expansion in population growth
	<u>4.7</u>	<u>12.5</u>	<u>23.4</u>	<u>34.2</u>	below
Population growth					
Retail	0.0	19.6	29.8	44.7	Retail acreage was calculated based on OSLI methodology from Detailed Analysis
Business	0.0	3.0	6.0	9.0	Assumes 20-50 acres of business development would be completed in Airport Business park first
Residential	19.9	171.1	235.5	267.7	Currently, there is a housing shortage and it will get worse unless more land is made available for residential development.
	<u>19.9</u>	<u>193.7</u>	<u>271.3</u>	<u>321.4</u>	
TOTAL ACRES	<u>47.6</u>	<u>206.2</u>	<u>294.6</u>	<u>355.6</u>	

Sources: BOCES, City of Riverton, County10, Riverton home owners, Home Source Realty, IDEA Inc., The Riverton Ranger, Riverton Chamber of Commerce, US Department of Labor, US Census Bureau, Wind River Casino, Wind River Job Corp, Wyoming Business Council and Regional Economic Model Impact software, Wyoming Development Authority, Wyoming Office of State Lands and Investment Detailed Analysis, August 2014, Wyoming Tourism.org, and Wyoming Workforce Development Research and Planning.

STATE OF WYOMING BOARD OF LAND COMMISSIONERS

PUBLIC COMMENT FORM

Name: Ron Shaw Phone: 307-332-2900

Mailing Address: 34 Chittim Road Lander, Wy. 82520 Email: r_shaw@bresnan.net

Legal Description of Subject Property:

302.18 acres, Wyoming Honor Farm, Riverton, Fremont County, WY.
NW4, a portion of W2SW4, NE4SW4, a portion of SE4, and SE4SW4; Section 23, Township 1 North, Range 4 East of the Wind River Meridian.

Please fill out this form and return it to the Office at the following address **prior to ~~October 2, 2014~~**
extended to December 10, 2014

WY Office of State Lands and Investments
Attn: Don Threewitt
122 West 25th Street, 3rd Floor West
Cheyenne, WY 82002

or scan and email to: don.threewitt@wyo.gov

Use additional pages if more space is required.

Your comments are important to the decision making process.

Ron Shaw

(Signature)

11-31-14

(Date)

COMMENTS, QUESTIONS, OR CONCERNS:

Job training is a big part of the rehabilitation program at the Wyoming Honor Farm. Practical skills are taught that fit with the rural lifestyle in much of Wyoming. The land used by the Honor Farm is essential to their programs. Without that land, hay production, the wild horse program, and the cattle/beef herd will have to cease. What will the Honor Farm do without that land - train the incarcerated to stock shelves at the new big box store now occupying that land. I hope this is not the case. Riding horseback to round-up

Over

Wyoming Modelers' Park Association

www.wyomingmodelerspark.com

info@wyomingmodelerspark.com



407 Wagon Circle
Riverton WY 82501
(307) 856-9442

Oct 15, 2014

To whom it may concern:

Currently there is public discussion of a proposal to sell a parcel of state-owned land which is a portion of the Wyoming Honor Farm, adjacent to the city of Riverton, Wyoming. The Wyoming Modelers' Park is situated upon that parcel.

The parcel, consisting of 26.7 acres, lies within the city limits of Riverton. It is leased to the Wyoming Modelers' Park Association, a 501 (c) 3 group of volunteers who operate the Wyoming Modelers' Park for the benefit of the citizens of the city of Riverton, of Fremont County and environs.

The attached pages provide information pertinent to the proposed land sale.

Sincerely,

Edwin H. Amend
Founder/Past President,
Wyoming Modelers' Park Association

DRAFT NOTES REGARDING LOCATION OF THE
WYOMING MODELERS' PARK

Oct 15, 2014

It has been suggested that "...we can just move the Modelers' Park somewhere else..."

That is simply NOT POSSIBLE. It is, in fact, conceivable that the Modelers' Park *could* be RE-LOCATED and RE-BUILT at a different location.

But it is impossible to "just MOVE the park". Here's why:

There are some features of the Modelers' Park which *could* be moved. They include:

- *Five shade shelters
- *Pump and motor from the well
- *Three cargo containers serving as equipment storage and RC operators' platforms
- *Three porta-potties
- *Tractor and brush hog mower
- *Weed mower (walking)
- *Lawn grass mower (riding)
- *Maintenance tools/items e.g., vehicle fuel, shovels, weed burner, etc.
- *Flag pole
- *Four pole-mounted windsocks
- *Concrete parking blocks
- *Entrance gate

- *Other Park features which are *impossible* or financially impractical to move, including:
- *Gravel-surfaced driveway into/out of Park and onto paved state highway
- *7,606 linear feet of five-strand barbed wire peripheral fence surrounding Park grounds
- *A 424-foot deep well producing excellent water, with steel well casing
- *Buried pipe irrigation system serving 79,372 square feet of established lawn type irrigated grass, controlled by a zone automatic control system powered by a buried electrical cable
- *1,049 feet of buried electric cable with post-mounted outlets serving well pump, RC car area and RC flightline
- *CAR TRACK: 384 square feet of safety wall surrounding oval car track; 9,670 square feet of paved car track. 850 cubic yards of river rock/gravel base, 260 tons road base, 125 tons asphalt, 370 gallons road base oil, fabric, drain piping. TOTAL COST: \$34,576.20
- *AIRCRAFT RUNWAYS: 1650 tons Pit Run rock, 1895 tons Road Base, 6525 square yards fabric, 47,250 square feet asphalt to create asphalt runways measuring 34, 778 square feet, @ TOTAL COST: \$48, 950.
- *500 tons of Roto-mill removed from Riverton's Main Street, valued @\$10.00/ton, donated to surface the Modelers' Park parking lot. TOTAL COST; \$15,000.00

Oct 15, 2014

CRITERIA REQUIRED TO REPLACE (not "MOVE") MODELERS' PARK WITH A FACILITY EQUIVALENT TO THE PRESENT WYOMING MODELERS' PARK

- *All criteria at no cost to Wyoming Modelers' Park Association (WYMOPA)
- *All machine time, material and labor to be provided by technically qualified volunteers
- *Located within five miles of city limits in any direction
- *Located not less than three miles from airport, hospital or major residential areas
- *No residences within one half mile of runways
- *Occupancy of land assured by appropriate lease or outright ownership by Association for purposes of Park maintenance, development and operation.
- *Park maintenance, development, operation, management by WYMOPA
- *Minimum of 26 acres, surrounded by perimeter fence
- *Standing permission for non-restrictive overflight of surrounding area of one mile radius in all directions, with exception for certain identified restricted areas, e.g., highway
- *WYDOT- approved ingress/ egress entrance to and from Park to adjoining state highway
- *Locked gate entrance/exit
- *Irrigation well of not less than 424 feet deep, producing water of potable quality, with casing, electric pump and motor
- *Buried electric cable with electric outlets/service provided to all recreation/work stations
- *Buried sprinkler water pipe with automatic zone control system for grass at pavilion area, pilot pit area, grass runway
- *79,372 square feet of established irrigated lawn-type grass
- *34,778 square feet of road-base quality asphalt runways and banked-oval RC car track
- *Hard-surfaced gravel/roto-mill driveway and parking lot.
- *Two runways, helicopter pad, banked oval car track, dirt Off-road car track
- *Build level support bases and install three storage cargo containers
- *Re-install re-locate/re-establish five shade buildings serving pilot pit area/lunch service
- *Install four pole-mounted windsocks
- *Install flag pole
- *Re-locate/re-install all moveable items/features extant on premises of present Modelers' Park

F:Park criteria



TOWN OF PAVILLION

PO Box 278 Pavillion, Wyoming 82523
Town Hall: Voice Message & Fax (307)856-2154
Maintenance Shop:(307)856-4431

Office State Lands and Investments
Attn: Don Threewitt
122 West 25th St, 3rd Floor West
Cheyenne, WY 82002

Re: Proposal for Sale of State Acquired Institutional Land

November 25, 2014

Dear Mr. Threewitt:

On November 3, 2014 the Pavillion Town Council discussed the proposed land sale of 302.18 acres in Riverton WY. After careful consideration, it was unanimously decided that the Town of Pavillion would support the sale of the Honor Farm land from the Department of Corrections to the private sector via public auction. We believe whole heartedly that Pavillion would benefit from such growth.

Therefore, on behalf of the Town of Pavillion, I ask that the State Land and Investment Board vote in favor of auctioning the Department of Corrections lands to the benefit of Riverton, Fremont County and Wyoming citizens.

Sincerely Yours,



Gary Hamlin
Mayor

GRH/bh