



AMOCO REUSE AGREEMENT JOINT POWERS BOARD

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**SALT CREEK HEIGHTS
BUSINESS CENTER**

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AMOCO REUSE AGREEMENT JOINT POWERS BOARD NATRONA COUNTY COMMISSIONERS / CASPER CITY COUNCIL ANNUAL MEETING

Wednesday, September 8, 2021, 4:30 pm
2435 King Blvd.,
Casper, WY 82604
Big Horn Conference Room
Or via teleconference due to Covid-19

Present for ARAJPB: Bob Chynoweth, Brook Kaufman, Terry Lane, Larry Madsen, and Amy Freye
Via Teleconference: Reed Merschat, Rob Hurless

Excused Absence: Jim DeGolia

Present County Commissioners: Paul Bertoglio

Present City Council: Bruce Knell

Others Present: Eric Schlidt (Impact 307), Matt Reams (Three Crowns), and Renee Hahn (Executive Director, ARAJPB)

- 1) Chairman Chynoweth called the meeting to order at 4:30 pm. He described the meeting as a way for all parties to share information including annual updates and included some history of the Board. He asked that all attendees participate in the Pledge of Allegiance to the Flag. Afterward, he asked each person to make self-introductions.
- 2) Mr. Schlidt informed the attendees that there are 14 incubator clients and 5 anchor tenants. "You always want available space in the building to allow growth and availability for new companies". Mr. Schlidt informed the attendees that the next Start-Up Challenge will be held in Spring 2022. Mr. Schlidt asked if there were questions. There were none.
- 3) Ms. Freye gave an overview on the Platte River Commons (PRC). She discussed the possibility of a new gym to be placed in the PRC which would need approximately 6 acres. She also disclosed that ARAJPB is currently looking to place shipping containers to be leased along the pedestrian bridge. Currently there are 4 interested parties inquiring about this project. Ms. Hahn shared that BP will be starting the second phase of the Slurry Wall beginning 2023.

4) Mr. Merschat gave an overview about Salt Creek Heights Business Center (SCHBC) and Platte River Commons. He discussed the lot sales in 2020 while Ms. Hahn shared the map of the property. Mr. Merschat informed the attendees that currently ARAJPB is in negotiations with WYDOT to allow them to purchase 589 SQ. FT. as well as lease property for storage of their equipment while working on Poplar Street. (Copy of hand-out on file)

5) Mr. Lane gave an overview on ARAJPB's financial status and described ARAJPB's cash investments. He then explained the cash investments that are held with The Davidson Fund, a Government Program with the City of Casper, Peaks Investments, as well as Wyoming Government Investment Funds.

Mr. Lane also explained the money invested in Three Crowns last year. "Golf carts were purchased for \$507,000 and ARAJPB paid \$365,000 for Operations and Maintenance which also included capital equipment.

Mr. Lane requested questions, and there were none.

6) Mr. Reams, Three Crowns Golf Course Manager, reported that Landscapes Golf Management (LGM) and ARAJPB are outstanding partners and continue to do an exceptional job. Mr. Reams stated "He constantly tries make improvements". At this time, Three Crowns is on budget. "The rounds are producing record highs." Mr. Reams explained that the Food and Beverage Department had taken a hit last year due to Covid-19 restrictions that were in place for the County so weddings and tournaments had to be cancelled.

7) Ms. Hahn shared that she was very pleased with the Board's prospective/summary of the past year. "ARAJPB always makes the City/County partnership a priority. There is continuous research taking place to try and enhance the property." I am currently looking for a partnership in naming rights for the possible addition at Three Crowns.

Ms. Hahn thanked everyone for their attendance and stated it is very much appreciated and she hopes that ARAJPB meets and exceeds their approvals.

Mr. Chynoweth thanked everyone for their attendance and asked if there were questions or comments. The comments are as follows:

Mr. Bertoglio said he was very pleased with ARAJPB and its success. Mr. Knell mentioned that he had previously owned a firm and that he would be willing to arrange a meeting with ARAJPB to allow them to introduce a means of cleaning the contaminated soils in the Commons. He said it was very costly and the contamination would be gone within 3 years. Ms. Hahn mentioned that BP is still the land owner of the Commons so they would very much need to be involved.

Mr. Chynoweth adjourned the meeting at 5:26 p.m.

Respectfully Submitted,
Renee Hahn