



City of Lander Grant Pre-Application

PRE-APPLICATION INFORMATION

City Department	Parks and Rec/Administraton
Grant Program	Community Development Block Grant
Funding Agency	Wyoming Community Development Authority
CDFA # or State ID	14.228
Program/Project Name &/or Code	2024 Community Development Block Grant
Department Head/ Project Manager	RSFossen
Purpose of Grant	Extend Jefferson Street to Popo Agie River Park. Install gravel parking.
Strategic Objective Met	New Parks Development - 3rd priority
Requested Amount	\$1,275,000
Match amount	\$0
Total Amount	\$1,275,000
Is the project in the budget?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No No match required
Are on-going expenses budgeted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Annual Park maintenance and programming
Application Deadline	Date: Letter of Intent August 30, 2023 Grant application September 29, 2023
Council Authorization required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Reason: Public hearing required
Schedule for Council Agenda on	Date: September 12
Legal Requirements	No. of Ads <input checked="" type="checkbox"/> Days between ads <input checked="" type="checkbox"/> Public Hearing Days in advance of Public Hearing
<p>RSFossen _____ Date: 8/24/2023</p> <p>Submitted by _____ Date: _____</p> <p>Authorization of Department Head/Project Manager _____ Date: _____</p> <p>City Authorization _____</p>	



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Community Development Block Grant Letter of Intent

The deadline for the Letter of Intent is Thursday, August 30th, 2023 at 5:00 pm MST.

Please email letters to: neighborhooddev@wyomingcda.com

1. Local Government applying: **City of Lander**
Contact Information:
Name: **RaJean Strube Fossen, Assistant Mayor**
Physical Address: **240 Lincoln St, Lander WY 82520**
Mailing Address: same
Phone Number: **307-332-2870 x2**
Email Address: **rsfossen@landerwyoming.org**
Website: <https://www.landerwyoming.org/>
2. Will you be working with a non-profit sub-recipient? **No**
Who is the sub-recipient?
3. Project Name: **Popo Agie River Park Jefferson Street access**
4. Anticipated amount of CDBG request: **\$1,275,000**
5. Total project cost estimate: **\$1,275,000**
6. National Objective and State Objective:
National Objective, Low/Mod income, LMA: Lander's north side of town is identified as a Census Tract 1 Low-Income Community Opportunity Zone. This Opportunity Zone designation is due to lower median household income and home values, poverty, and high school diploma rate. The park is in Fremont County Census tract 000100 (Map 1) which shows 56.42% of the residents are LMI persons. There are no city parks nor sanctioned outdoor recreation areas located in this census tract. See Map 2.
National Objective, Low/Mod income, LMC: Popo Agie River Park is located in an underserved location of Lander that is zoned for high density housing, including one low-income housing project and multiple manufactured home parks. It's notable that there are no existing city parks or authorized outdoor recreation areas within this census tract. There are 1080 residents (2020 census) that can benefit from the park's new access. This only depicts the clientele in the tract between the north, west, and south boundaries of Block Group 1 and the access barrier of the river to the east. See Map 3.



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State Objective, Engage in the development and expansion of public infrastructure in underserved areas: Access to the park provides proximate outdoor recreation activities to this underserved neighborhood. There is a new Sunrise Villa low-income housing project adjacent to the park that was redeveloped in 2022-23. The developers dedicated a parcel of their private property to become an extension of Jefferson Street extension. The Jefferson Street multi-modal access and parking amenities will be designed to handle pedestrian and non-motorized access for users of all ages and abilities. Water and sewer upgrades will be installed under the new Jefferson Street to provide better fire flow protection and upgrade the current deteriorating infrastructure that was installed in the 1960-70's.

7. Proposed activity description:

Undeveloped acreage was acquired in 2021 for a new park in an underserved area of Lander. Popo Agie River Park is currently undeveloped and only usable as natural open space without a clear public access point. The City needs to develop public infrastructure for a multi-modal access point, parking with security lighting and all water, sewer, natural gas, internet and power utilities. See Map 2.

Developing a park of this size for future generations will require a master plan. Master planning efforts strengthen neighborhood ties and form consensus among our diverse population. In September 2023, the City of Lander will put out a Request for Proposals for a 2024 Park Master Plan (which is not included in this project as a budget request). Each community is unique, and tailoring the park development process to the specific needs and desires of the LMI residents is crucial for its success. One focus of the Master plan will be a community engagement process that will consider the preferences of the adjacent LMI community and the types of activities that would best serve their needs. The planners will be required to involve LMI residents in the planning process to ensure their voices are heard and their needs are addressed. Planners will also be required to collaborate with community organizations, schools, and local recreation associations to gather input and support for development of the park. After the community-wide Master planning process and the completion of the new Jefferson Street access to the park, the City will move forward with funding and building recreational assets inside the park.

The City is also currently working on water and sewer designs to service the Popo Agie River Park as well as designs to upgrade the existing deteriorated and undersized services in the immediate area. Street designs will also have to be engineered and completed by a consulting firm. Lighting is required to ensure that the park is wel-lit, has visible signage and is safe for all users. Additionally, public



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infrastructure of natural gas, fiber optic or wireless internet, and power will have to be installed in the Jefferson Street right-of-way prior to paving in order to extend full services into the new park.

After the CDBG award is announced, a purchase contract will be negotiated with the current landowner. The current landowner is a willing seller and the purchase of the property should be completed within 3-6 months of award.

Concurrently with the land acquisition, the designs will be completed and an RFP will advertised to select contractor(s). Construction should begin in fall of 2024 and all infrastructure should be complete in the fall of 2025. See estimated schedule in item 13, below.

8. Do you have experience with CDBG?
If yes, when was your last project?

The City of Lander and Haan Development completed the Blue Ridge Low Income Housing Project in 2012.

The current staff does not have experience with CDBG grant management.

9. Have you completed the Phase I site assessment and testing if applicable?

The Phase 1 site assessment contract is in progress and should be completed September 22, 2023

10. How many years of experience with grants:

RaJean has 8 years of grant writing and management experience with the City of Lander and 5 additional years with Central Wyoming College (CWC) and Fremont County BOCES. Prior to her relationship with the City of Lander and CWC, RaJean's grant role was tied to multiple local nonprofit organizations.

11. Anticipated publication date(s):

August 26th Riverton Ranger, Lander Journal and City's website/social media

August 30th, Lander Journal and City's website/social media.

No later than December 2025 for final closeout.

12. Anticipated/planned public hearing date:

The first public hearing for the Notice of intent to apply for the CDBG funds will be held during the September 12, 2023, City Council meeting.



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Further notices will be published as necessary for RFP's and construction closeout.

The final required public hearing will be prior to grant closeout, estimated to be before the acceptance of the construction, late fall 2025.

13. Anticipated Project start date:

Request for Proposals for design can go out at award, Oct-Dec 2023.

Appraisal and Land Acquisition will be Jan-May 2024.

Use 2024 Master plan information for designs (outside of this funding request).

Request for Proposals for construction can go out summer 2024.

Construction award and begin construction after land acquisition, Fall 2024.


Construction completion, Fall 2025.

14. Any other details that you feel are relevant to your project:

A current market analysis has been prepared for the willing seller. A purchase contract will be pursued at the time of a successful CDBG award.

The Phase 1 environmental assessment is under contract and will be complete at the time of application.

The 2024 Master Plan effort will be advertised in September and planners are anticipated to start the community engagement in early 2024.

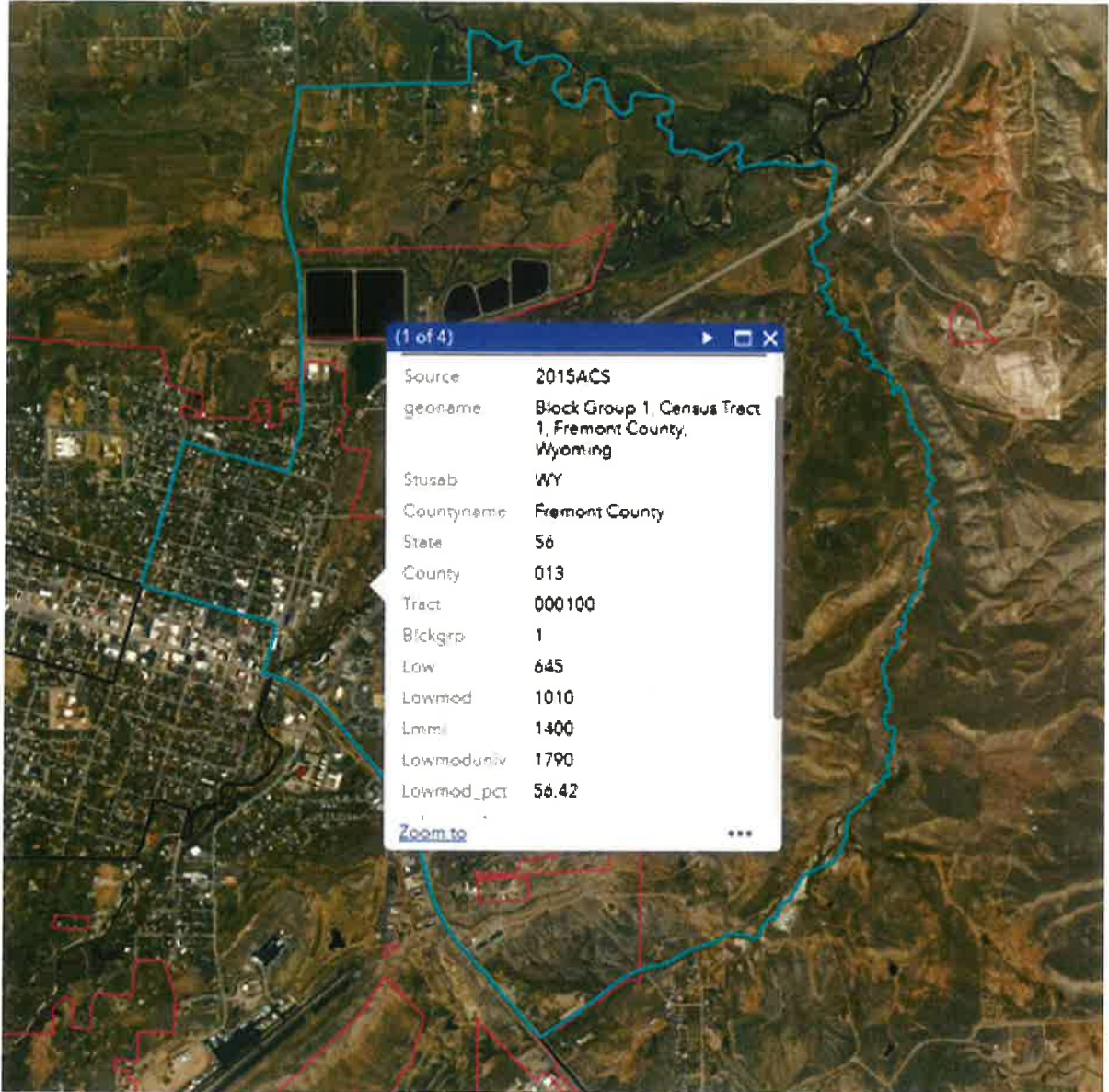
 8/30/23

RaJean Strube Fossen
Assistant Mayor, City of Lander

Map 1, Question 6 National Objective



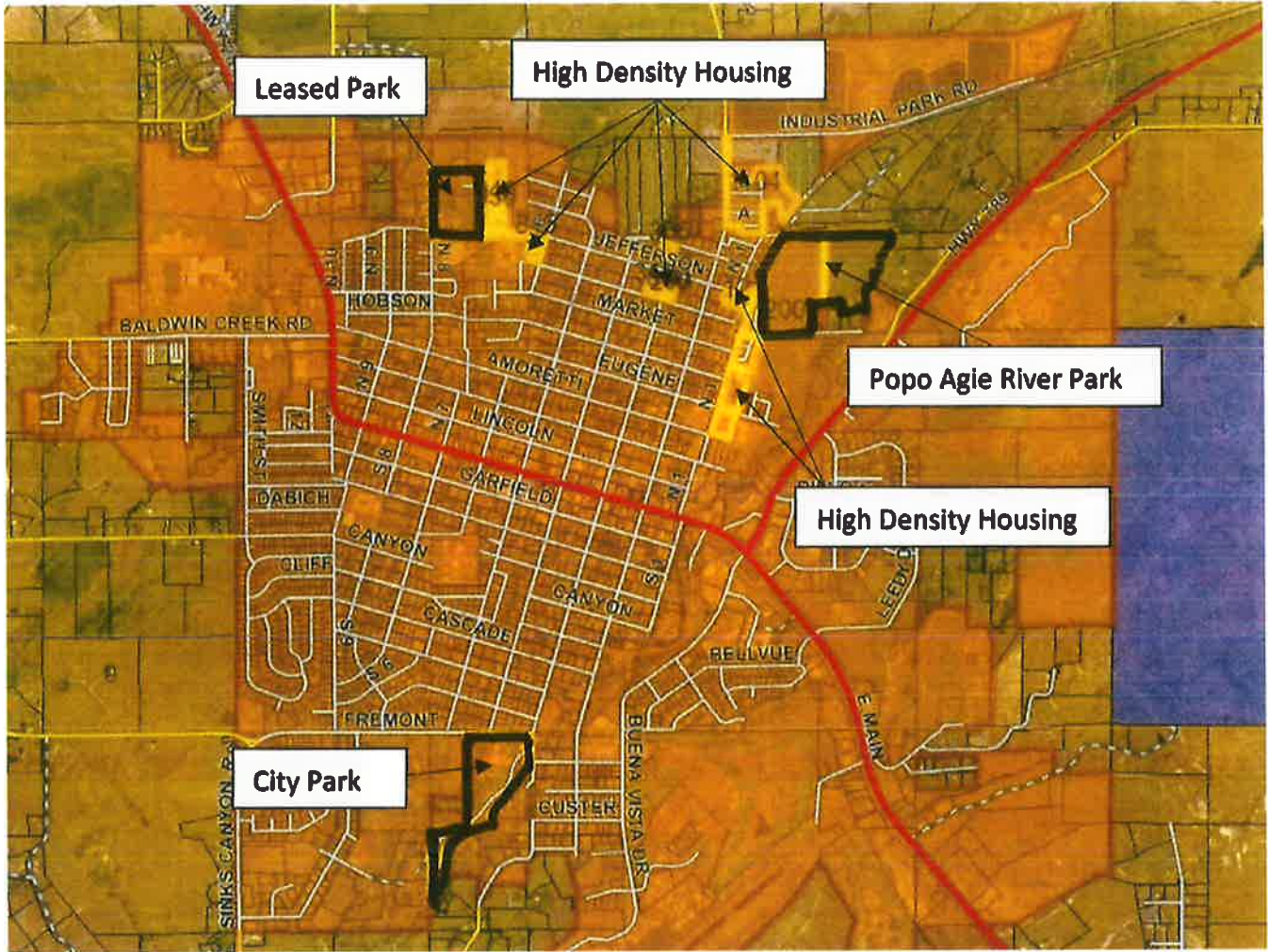
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Map 2, Question 6 National Objective also Question 7 Proposed activity description



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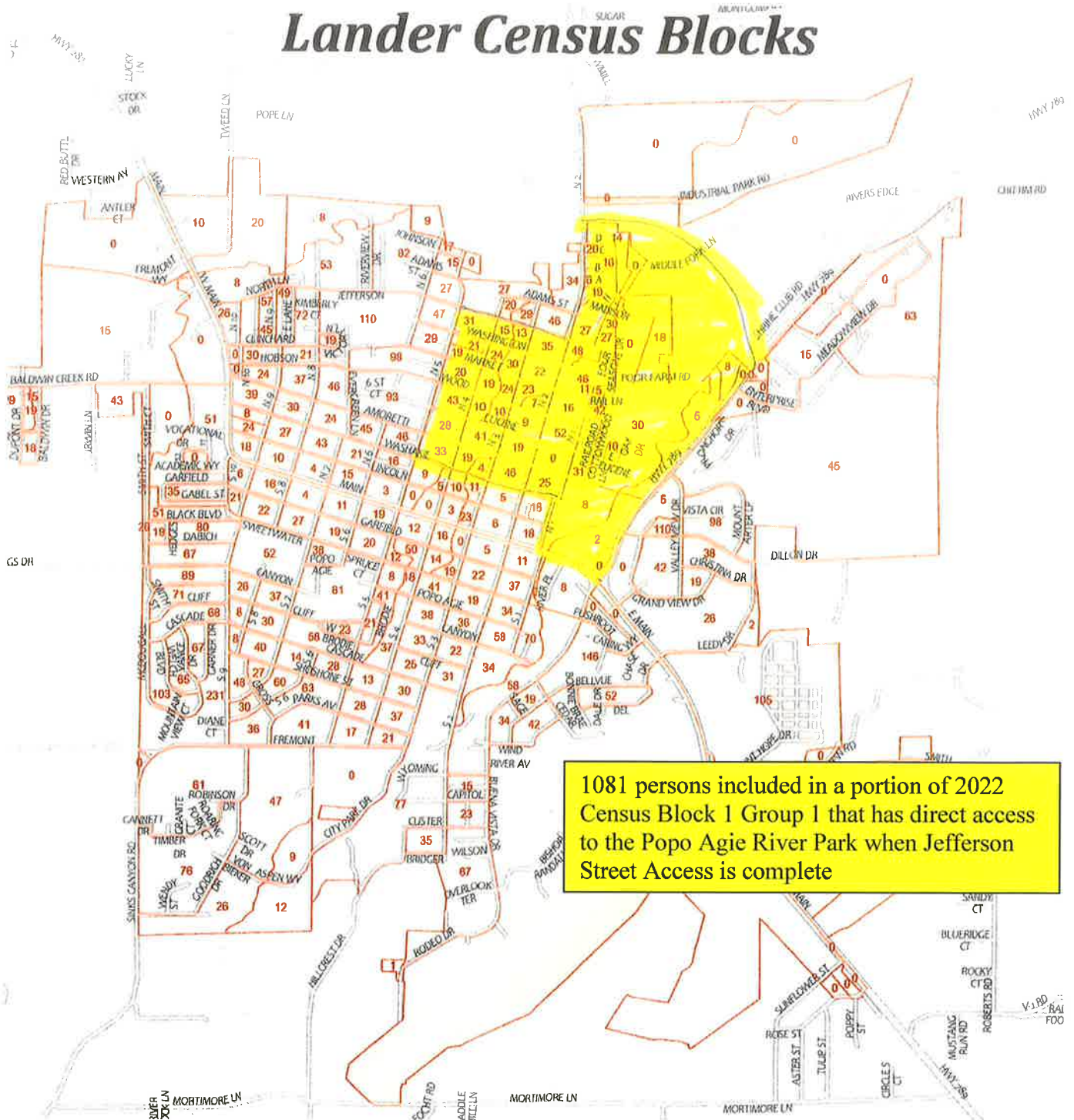


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Map 3, Question 6 National Objective

Lander Census Blocks



POPO AGIE RIVER PHASE 1 INFRASTRUCTURE COST ESTIMATE USING AVERAGE AND HIGH HISTORICAL COSTS

Description	Length	Units	Unit Cost Average	Item cost
Land acquisition		LS	\$ 155,000.00	\$ 155,000.00
Extend new 8" PVC Water Main for park service	400	LF	\$ 130.00	\$ 52,000.00
Extend new Sewer Main future park services	400	LF	\$ 160.00	\$ 64,000.00
200'x300' parking lot, topsoil stripping, base	6600	Sq yds	\$ 25.00	\$ 165,000.00
400'x44' Jefferson St topsoil stripping	1965	Sq yds	\$ 25.00	\$ 49,125.00
400'x44' Jefferson St 6" base, 3" asphalt	1965	Sq yds	\$ 45.00	\$ 88,425.00
Jefferson St C&G x both sides	800	LF	\$ 90.00	\$ 72,000.00
Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
SUBTOTAL				\$ 695,550.00
20% Contingency	1	LS	\$ 139,110.00	\$ 139,110.00
12% Engineering design fees	1	LS	\$ 104,332.50	\$ 104,332.50
8% Construction Inspection & Oversight	1	LS	\$ 55,644.00	\$ 55,644.00
Total Construction Costs				\$ 994,636.50
Manufactured home disposal/abatement/Landfill fees		LS	\$ 12,000.00	\$ 12,000.00
Fiber Optic conduit to site	650	LF	\$ 40.00	\$ 26,000.00
Extend Natural Gas to site	300	LF	\$ 100.00	\$ 30,000.00
Power to site	1	LS	\$ 12,000.00	\$ 12,000.00
Lighting for parking lot	1	LS	\$ 200,000.00	\$ 200,000.00
TOTAL PROJECT COSTS				\$ 1,274,636.50

NOTES: THIS HISTORICAL COST DATA WAS GENERATED FROM 2021-2023 ACTUAL PROJECTS. WITH SUPPLY CHAIN ISSUES, COSTS FOR PRODUCTS HAS VARIED GREATLY BETWEEN IDENTICAL LINE ITEMS.

