

**Lander Economic Development Association  
Half Cent Economic Development Tax  
Recommendations to the City of Lander  
December 12, 2023**

**Breakdown of Funds Available for Distribution and Recommendation:**

1. Tax Collection Q1 (July 1, 2023 – September 30, 2023)	\$164,017
2. Funds Returned from Previous Grants	0
3. Carryover Funds from Prior Quarter	<u>136,506</u>
4. Total Funds Available this Quarter	\$300,523
5. LEDA Recommendation for the Quarter	<u>76,096</u>
6. Carryover Funds Available for Next Quarter	<u>\$224,427</u>

**Summary of Actions and Recommendations**

1. LIFT Committee received 7 applications requesting \$428,130. Three applications totaling \$239,534 were determined to be ineligible or cancelled.
2. Three of the eligible applications attended a Pitch Night with the opportunity to present their grant request and answer questions from LIFT Committee members.
3. All four eligible applications were then scored by the LIFT Committee and those scores were presented to the LEDA board.
4. The LEDA board reviewed each applicant and developed its recommendation for funding to the City of Lander.

***LEDA recommends the following awards for applications in the current quarter.***

***Below is a summary each applicant's request for the quarter.***

**Radiant Wellness Lander**

- A. Requested Funds - \$10,096
- B. Project Description-Radiant Wellness with Liana Velasquez, LLC will bring unique and quality wellness services provided by a skilled Occupational Therapist, Liana Velasquez. Liana intends to provide a variety of treatment services to address mental and physical wellbeing to individuals of all ages with a variety of diagnoses. The Fascial Counterstrain services will be the main treatment approach available to Wyoming communities, which at this time is believed to be the only known practitioner in the state providing such treatments.
- C. LIFT Application Score – 46
- D. LEDA Recommended Funding - \$10,096

**State Gymnastics**

- A. Requested Funds - \$28,500
- B. New Cutting Edge Equipment- Rising Stars Gymnastics has been asked to host State. This includes 500+ athletes who will be competing over a 2 possible 3-day event. In order to have the proper set up I have to rent equipment, order awards, decorations, coaches and judges' room, Senior recognition, paid medical on site, program software and iPad to allow the scoring to be used for the USA Regional office.
- C. LIFT Application Score – 59
- D. LEDA Recommended Funding - \$28,500

## **Historic Lander High School Building Restoration**

- A. Requested Funds - \$50,000
- B. Project Description-The Lander High School (569 Garfield Street, Lander, Wyoming) was built between 1910-1912. Architect William Redding of Denver designed the school, along with many other significant buildings that are still in use today. For nearly three decades, the building was a haven for learning. Then, in 1938, a new developer purchased the building with the intention of renovating it for apartments, however, that business venture failed and the FreeMasons took ownership of the building. In May of 2023, Schultejan Properties, LLC purchased the historic building with a goal of restoration, while preserving the historical integrity of the premises. Dan and Alex have been Lander locals for many years where they ran a successful business and now engage in several philanthropic movements. One of which is a non-profit called Woodland Conservation Fund. The Schultejan's have big plans for the organization in Lander, including hiring employees and operating the headquarters out of the historic high school building.

The beautiful and unique high school property has been part of Lander for over a century, and it has become a landmark known to all locals. The Schultejan's, along with support and partnership from the Wyoming Department of Environmental Quality, intend to repurpose the building to meet community needs and bring economic stimulus into Lander. Providing a first and foremost safe and healthy space, followed by an experience back into yesteryear, is of utmost priority to the grantees. Therefore, one of the opportunities for renovation is a community meeting space, which can be used by many small groups for public and private events. Additional uses for the space are also under review, such as office spaces for local businesses, which includes Woodland Conservation Fund.

As the building is under evaluation by the Department of Environmental Quality for contaminants like asbestos and lead-based paint, ensuring that the building can be maintained, especially through the winter, is the first step. The building owners have sought bids to transition the heating from an outdated and inefficient boiler system to a new and improved HVAC. Boiler systems are problematic as they can freeze during power outages, causing costly damage to a building, especially with old construction. Additionally, mold can grow within ducts, causing an array of health issues. A modern duct system will be installed throughout the building, and it will also be air conditioned to ensure comfortability of patrons in the summer. Insulation will also be updated to be more economical. Due to the materials used during initial construction, and the consideration for historical preservation, updating the HVAC is one of the most costly, but necessary, steps to the rebirth of the historic Lander High School. Additionally, the building's electrical services are well past their prime, and will also need to be part of the Phase I portion of the project. The LIFT grant would allow for work to proactively begin for what will be a one day showcased community building restored by several partnerships.

- C. LIFT Application Score – 57
- D. LEDA Recommended Funding - \$37,500

**Onsite Laundry & Showers**

- A. Requested Funds - \$100,000
- B. Project Description-We are proposing a Laundromat and Shower facility in our existing building at 680 Main Street, Lander. This will consist of an interior remodel including plumbing, electrical, flooring, drywall, and painting. The major cost is the purchase of the actual laundry equipment which will be 8 washer/dryer stackable units and 2 oversize washers and dryers. In addition, we will be adding a dry cleaning service.
- C. LIFT Application Score – 43
- D. LEDA Recommended Funding - \$0