

Casper Christian School – Property Partnership Proposal

Date: 10/9/2025

To: City of Mills Council

From: Casper Christian School Board of Trustees

Introduction

Casper Christian School (CCS) is seeking to negotiate the use of Mills Elementary School for our school. The property at 420 Second Street represents a strategic opportunity for both the City of Mills and CCS.

We believe that with the right structure, this can be a true win-win: providing CCS with a stable home base while ensuring that the City receives fair value and increased community benefit through educational, economic, and civic engagement.

Exploring Three Options

1. Lease

- Goal: Secure the facility through a lease agreement while CCS continues to grow enrollment and financial capacity.
- Term: 3–5 years with renewal options.
- Benefits:
 - Predictable costs for CCS.
 - Reliable revenue stream for the City.
 - Active community use of a key property.

2. Lease-to-Own

- Goal: Develop a structure in which a portion of each monthly lease payment applies toward a future purchase.
- Benefits:
 - Provides a pathway to ownership while ensuring the City receives regular income.
 - Allows CCS to invest in the property long-term.
 - Encourages mutual commitment and partnership.

3. Purchase

CCS is interested in exploring a fair purchase structure, but before discussing specific pricing or terms for any of the three options, CCS respectfully requests clarification regarding utilities, insurance, and other operational responsibilities under each structure.

Specifically, we would like to understand:

- Which utilities (water, sewer, gas, electric, waste) are currently provided or billed by the City, and what responsibilities CCS would assume under a lease, lease-to-own, or purchase arrangement.
- The existing insurance coverage on the property and the insurance requirements CCS would need to meet under each option.
- Any additional maintenance, compliance, or shared service obligations associated with the property.

Clarifying these details will ensure both parties have a clear understanding of total operating costs and responsibilities before negotiating rates or purchase terms.

Community Impact

- Educational Anchor: CCS is the only accredited private Christian 6–12 school in the state, currently serving 110 students from 31 area churches.
- Economic Activity: Students and staff regularly support Mills businesses during the school day, boosting local commerce.
- Shared Use: CCS intends to make the facility available for community events, athletics, and service activities, increasing community engagement and pride.

Next Steps

We respectfully request the opportunity to meet with the City of Mills to:

1. Review lease, lease-to-own, and purchase options.
2. Clarify utility and insurance responsibilities.
3. Explore mutually beneficial terms that position both the City and CCS for long-term success.

Contact:

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