

MEETING MINUTES
KBJ ECONOMIC DEVELOPMENT JOINT POWERS BOARD
Bomber Mountain Civic Center - Buffalo, WY
September 09, 2020 @ 8:00 A.M.

Members present:

Rick Myers, Chair
Zac Smith, Vice Chair
Bill Novotny, Chair JCC (called in)
Scott Madsen, City Council
Staff Present: Claudia Todd

Members absent:

Shann Edwards, Secretary
Rich Griffith
Crosby Taylor
Josh Keegan

Guests: Jill Smith, Realtor; Scott Madsen, City Council; Steve Dow, Buffalo Bulletin.

- I. **CALL TO ORDER AND INSTRUCTIONS:** Chair Myers called the meeting to order at 8:09 A.M. Chair Myers welcomed the guests. Gonzalo Garcia arrived at 8:20am.
- II. **REVIEW/ACCEPT MEETING MINUTES:**
August 09, 2020 meeting minutes (Recorded by Claudia Todd) were presented. Vice Chair Smith moved to approve the August 09, 2020 meeting minutes. Commissioner Novotny second. No discussion. Motion carried.
- III. **FINANCIALS:**
Treasurer's report on financials – No financial report was presented. Chair Myers mentioned that the building is operating with low expenses. A written report will be presented at the next board meeting.
- IV. **Staff Report:** A written staff report was reviewed with the board by Claudia. Todd explained the important of the Rocky Mountain International (RMI) 2020 annual report, informing about the overseas offices focusing on their marketing efforts, Covid-19 updates and trends regarding traveling to our region.
Todd furthermore explained the collaboration efforts with the Kaycee Chamber and Hoofprints of the Past museum. A follow up meeting is planned for end September in Kaycee to discuss self- guided tours. With the goal of creating a KC pamphlet.
Todd contacted the tenants that occupied space in the 1909 and 1949 edition of the BMCC building which one of them is the Arts & Humanities. AHC has decided to move out by the end of August. The Yoga Studio was still thinking about moving downstairs into the West Wing. Beau Fowler with 307 Thought Lab stated that he wishes to stay put. Vanessa with the Department of Agriculture will be moving down into the West Wing of the building by end of September.
- V. **PUBLIC COMMENT PERIOD:** Todd invited Gonzalo Garcia with Alizent, a commercial IT CEO to talk about the economic impact that he created by staying in the Buffalo area for approx. two and a half months. Highlights of the conversation were that he spent approx. \$15,000 staying at several different Airbnb's in Johnson County, attending a Cattle drive for a week, horseback riding trips with a local outfitter, buying groceries and fuel and spending money at the local restaurants and attending our local events such as music in the Square, the Oktoberfest etc.
Professionals like him are able to work from anywhere and choosing our area to work. Garcia praised the friendly environment and suggested to optimize internet connections and a computer friendly work

station at these Airbnb's. When he returns to his office in Houston November 1st, Garcia spent about three months in our area. Myers pointed out the this is an excellent story of economic development for Buffalo and it is exactly what the current JOCO marketing initiative hopes to target.

VI. **NEW BUSINESS:**

A. Facility Strategy – Myers advised the group that per last month's board conversation, the existing tenants in the 1909 and 1949 editions had been contacted regarding moving them to the West wing at the end of September in an attempt to conserve on heating and electrical costs. The older editions make up approximately ½ of the total square feet of the building; by shutting down this portion of the building there will be significant cost savings.

Myers also contacted a contractor to see about completely winterizing or mothballing that side of the building approx. (30,000sqft). The bid for winterizing came in with a wide range of numbers. The cost could be between \$11,000 and \$55,000. One reason for that is the fact that the lines are hard to locate and it is unknown where the lines end up being. He is projecting a saving of about \$20,000 to \$30,000 per year. The second option would to simply turn the heat down to 50 degrees to minimize the use. The group agreed that the concept is logical should be implemented.

B. Demo Numbers/Operation Cost projections – Myers discussed another of the options the board is exploring; demolition of a portion or all of the building. Preliminary cost projections indicate that removing part of the building would be approx. \$700,000 to \$800,000 while removing the entire building be in the \$500,000 - \$600,000 range. The reason for the higher cost for removing only part of the building is due a few reasons: 1) placement of the heating / cooling system, 2) construction cost to patch the building after a portion is removed and 3) the cost to move the electrical panel.

A lengthy conversation was held regarding the new information and options. No decisions have been made regarding demolition. Myers also clarified that in order to make qualified decisions more research in the near future has to be completed regarding cost and impact.

VII. **OTHER BUSINESS:**

a. **Next Regular Meeting Date October 14, 2020 at 8:00 A.M.**

AJOURN: Meeting adjourned at 09:21 A.M.

Contact Information: KBJ Economic Development (307) 620-1123


Rick Myers, Chair

10/14/20
Date


Attested by: Board Member

10/14/20
Date