

CHED Meeting Minutes

November 29, 2023

Those present for the virtual CHED meeting were President Philip Ellis, Vice President Christian Winger, board member Karen Guidice, Treasurer Holly Crowley, Ellen and Larry Welty, Merwyn Nilsen, Josh Hopkins, Max Minnick, and Mayor Carol Ash. Tiffany Duncan, guest.

President Ellis called the meeting to order at approximately 7:06 p.m.

Review Minutes and Approve Agenda: Minutes of the October 17, 2023 meeting were read and approved.

Treasurer's Report –

Treasurer Holly Crowley read the Treasurer's Report. There is \$9,581.23 in the checking account. We also have our CD at Platte Valley Bank at \$12,500 being pledged on the hotel purchase. The Foundation account has \$610.

Community and CHED project Reports:

- Town of Chugwater – Mayor Ash reported that the water study was approved through the water commission to study the water and granting the town \$200k . Also, Chugwater will receive the 1% and will be working toward improvements.
- Events Chugwater Roundup – no updates
- Country Western Museum – no updates
- PCED Report – no updates
- Real Estate Review – Discussion of a price reduction. The listing with Max Minnick has expired and the lots are currently not listed. We were at \$2.60/sq ft in 2020 and then 20% drop after 1 year to \$2.40/sq ft. The only other industrial land is in Wheatland at \$1.20/sq ft ... with an \$.81 / sq ft sold price. The recommendation is to be at \$1.20/sq ft or less to be competitive.

L1 – 35859
L4 – 60237
L2 – 74000
L3 – 82030

President Ellis proposes to drop to \$1/sq ft. Max will reach out to the interested party who is local.

Josh Hopkins proposes \$1000/acre . Total acres are about 7 acres.

With any offers on the property there is a need to have a real firm Economic Development plan to be strict on how it will be used. We would need to use these funds to go back into our Eco

Dev. CHED would need to talk about the benefits and still market it with a viable business plan and could consider any offer.

President Ellis made a motion to extend the listing and reduce to \$1/sq ft for the next year. Mer Nielsen second. Motion carried.

Old Business:

- Chugwater Hotel –Next Steps – CHED received a very thorough report back from Martin & Martin Engineering. One highlight of the report was the lack of evidence of any asbestos per the engineers. This report gives us what we need to effectively market the building. There is a partial basement under the cabins and there use to be a tunnel and passage to the hotel that is now caved in. Josh will provide the report to the Seales.
- Visitor Center – Tiffany joined the meeting and offered a follow up from the summer. She had some good communication with travelers. Travelors came from 35 state and 3 countries. One highlight for Wyoming is most travelers do not have to worry about a delayed entry in the State and National Parks. Tiffany was able to help do some booking for campsites, etc with travelers. She would direct to downtown businesses and would additionally share about other communities in the county. Had good response on the chili cookoff, nice compliments on the rest area. She has used the relocation guide through the Record Times.

It would be good to have something on our community website that we can share / direct travelers to.

Holly will work with President Ellis on a letter for member dues.

Next meeting will be Jan 16, 2024 virtual.

Respectfully submitted,

Holly Crowley
Interim Secretary