

Janine Jordan

From: Brett Glass [brett@lariat.net]
Sent: Thursday, August 23, 2012 7:26 AM
To: Council
Subject: LEDC

Members of Council:

I was extremely disappointed, but (alas) not terribly surprised, to see Council endorse a government grant to an unsavory, unethical organization which intends to compete unfairly with my local business.

I intend to continue to fight this project -- which will waste public money, harm our viewsheds (I was astonished by the absurd claim that a business park on the ridge could possibly be sightly!), and harm my employees and customers on every level and in every way possible. I intend to point out, to the State Attorney General, the way in which LEDC attempts to bribe City officials by offering them valuable seats on its board of directors. I will also urge my customers, in particular those who depend upon me to obtain reliable broadband service, to oppose any candidate or any initiative that supports it at the voting booth this November.

--Brett Glass (307)761-2895

Janine Jordan

From: Brett Glass [brett@lariat.net]
Sent: Thursday, August 23, 2012 12:07 PM
To: Erik Molvar_Gmail
Cc: Council
Subject: Re: LEDC

At 11:44 AM 8/23/2012, Erik Molvar wrote:

>Dear Mr. Glass,

>

> From the information we have so far, it seems likely that, of the
> potential multiple companies that could be sited in the Cirrus Sky
> facility, it is far from clear that any would compete with you for
> local business.

Actually, competitors would likely move in. I worked hard to plow this rocky ground for my own business; this would subsidize them.

Equally great is the concern that would-be clients of my data center project would move there instead of renting space in my data center.

>As for the ridgeline, I view the Cirrus Sky project as the best
>opportunity to protect the ridgeline itself,

Let's be serious. Putting lipstick on a pig does not change the fact that it is a pig. An industrial park on top of the ridgeline will, inescapably, look like an industrial park -- with the large amount of parking and other unsightly things required by the UDC, plus heavy duty power lines and lighting which would cause light pollution. Residences would be a far more attractive and less dense use for the area.

You, Erik, balked at the notion of one antenna on top of a building, but are now proposing that the entire ridgeline be blighted.

--Brett Glass

Comments from the 8/23/12 - Cirrus Sky -
open house

Do not like this meeting format.
- No chance to hear questions
from others

- Concerned about:
1. Water + Sewer develop^{men}
 2. Traffic on All 3 Streets
Leading into + out of Area
 3. Run off from Area down
onto house below.
 4. Blasting effect of
housing below the
development

In many ways I think this is a good idea. However, I think public input and info is too late. Major changes after applying for a grant are politically disastrous. I have concerns over traffic, emergency access, drainage etc. Also need to examine the underlying premise that growth in this way will actually benefit Laramie.

We're concerned about this project hurting our property values as well as our quality of life. Our house is in an R-1 zone off Beaufort between 22nd and 15th and the increased traffic on 22nd is a major concern. We live in a nice place, and the best thing to do with a nice area is to leave it alone. The area at the top of the ridge should be zoned R-1.

Concerned about this making 22nd street a
major throughfare - has anyone considered the
effect it would have on 22nd / Reginald &
School traffic

Has this city ever had a rational, viable long term planning process that can be pointed to after a successful program? We have 4 commercial industrial parks/incubators now - none have a success story & all "just had to be built." So now we have another - full of promises & problems - most of the problems are very serious - and ^{now} there is the attempt to put an industrial park on a very visible ridge right next to where this city is growing.

You guys have a very long process to convince many of us -

Do not do this, Enough is Enough.
There has been planning at all. All of city
Council, men-women, have ~~not~~ ^{never} taken
a tour of what they are doing. In this
town. The P.I.A's have not been thought
thru at all. They have wrecked neighborhoods in
the process. All of the city Council's m-w have
never listen to the ~~city~~ people.

Why did Build on Willet, called Grove
this is on the Aquafike, This was cease and
decease for ~~_____~~ to tens. This was struck
thru, with the President of UW - City Council.
no more ~~no more~~ ^{no more} ~~handy~~ MASSIVELY, the P.I.A's have
can not been thought out.

The ~~Public~~ public, needs to be listen to,
It's we the people, not we the city
Council.

D&D
P&K P&K

22nd street extension is a concern. During construction it will be noisy and dangerous for any small children who live and/or walk along 22nd. Suggestion - confine large construction trucks and equipment to 30th street (as occurs now). Use 22nd for automobiles and small trucks. A traffic light at 22nd and Reynolds will be a must. Actually it is needed now. That intersection is frustrating and dangerous now. Don't make it worse.

I WOULD LIKE TO SEE A MOTION
OF RECONSIDERATION FOR THE RESOLUTION
WHICH COUNCIL PASSED ON WEDNESDAY,
AUGUST 23RD. THE VOTE WAS HELD BEFORE
INFORMATION WAS RELEASED TO THE PUBLIC
ABOUT THE ENORMITY OF THIS PROJECT AND
THE HARM IT COULD DO. THE PUBLIC
SHOULD HAVE A CHANCE TO VOICE ITS
CONCERNS BEFORE THIS PROJECT IS SENT
TO THE BUSINESS COUNCIL, ~~THE~~

-BRETT GUSS
307-761-2895

Main Concerns:

Traffic flow and increase especially on 22nd

Consider more Stop lights rather than Stop Signs

Residential area on 22nd with many young children. Consider reduced speed for safety.

Consider alternate back route from Hwy 287

22nd Street has major traffic with many exceeding the 30 mph speed limit, especially in the evenings - more patrol presence.

would like to have had a different format - I would like to have heard other people's ?? and your answers to them - Hope this group can somehow provide a summary

- Concerned about traffic

- 22nd

- 30th

- 45th Will this finally be extended to Grand?

① It's too hot in here... we need ambient air ☺

② Pave Asphalt Rd ~~to~~ to absorb increased traffic. Beauport will turn into a main thru-way to the park.

Narina Nunez - My major concern is the traffic through 22nd and 30th both during construction and when the park is complete. I propose Asphalt Lane (parking) be moved to Phase I ~~so~~ + all construction and heavy traffic be moved through Asphalt Lane. Truck traffic needs to be limited on 22nd and 30th narina@uwyo.edu

Ⓜ I would like to see more consideration for park space (not just the ridge)

① Recommendation - Switched Comm 1 Office Plot (on the ridgeline just east of 30th), with the community park.

The park should be directly on the bike path from Redgeline Park.

The Comm 1 office 49 acre plot should be north of the park to join with the Comm 1 Office 13 acre plot.

② Recommendation - To relieve the heavy construction traffic on 22nd and 30th (both are close to schools), include Asplatt Lane into Phase One, rather than Phase Three.

He would like a response.

NORA + PATRICK IVERS

noraivers@juno.com

Please put asphalt lane in phase one - and
make it the major artery in + out of
the park to decrease construction traffic
on 22nd + 30th St.

Part of traffic control on 50th At Indian Point
Build underpass bridge for foot traffic of kids

1. An access from the west ^{on the north side} needs to be part of phase I.
 - not just from the south on 22nd & 30th
 - but 22nd & 30th have schools on them and the traffic is a problem in the morning now without adding people going to work.
2. The idea of a trail on the ridge is an excellent idea and should be developed even if the grant is not approved.

1. Large public meeting with questions and answers - so the entire crowd hears the question and response - that will lead to further questions and their responses.

2. If there is substantial questioning of connecting 22nd St. to the "park," then don't have the street going through. Instead, in phase I, complete 30th street and have access via 9th or 15th.

3. Since phase I is for infrastructure (can you read my scribbles?), include the ridge greenbelt at the outset - don't have it be a promise for the future.

4. This is the most important point - make phase I complete with suggestions 1-3 and let the public aware of the "real" cost. Sell the plan well and put it on the ballot for public vote. If it passes you know you have the support of the community. To do this you must go and have discussions available.

5. I haven't been told on the idea that high tech companies will "come." If you have concrete information about this you must "sell" the probability of such companies actually coming to Loremie and building in the park.

AT THE PRESENT TIME 22nd STREET NORTH OF REYNOLDS HAS A LOT OF CARS TRAVELING NOT ONLY FROM HOUSES ON 22nd STREET BUT ALSO CARS COMING OFF OF BEAUFONT. THE SPEED LIMIT IS 30 MPH, BUT CARS ARE TRAVELING MUCH FASTER.

THE PLAN IS FOR 22nd STREET TO COLLECT CARS AND TRUCKS FROM THE NEW DEVELOPMENT - I THINK THIS NEEDS TO BE RE-EVALUATED. FIFTEENTH STREET IS A WIDER STREET AND WOULD BE A BETTER CHOICE.

ALSO, WHAT ABOUT MAKING A NEW ROAD OUT TO ROGERS CANYON ROAD?

WE ALSO NEED A STOP LIGHT AT 22nd AND ~~BEAUFONT~~ REYNOLDS AND 30th AND REYNOLDS.

Concern about 22nd street being a main entry/exit
to area - many homes & young families in this
area. 15th is a larger street that can handle
additional traffic. 9th has been designed for trucks
& heavy traffic.

Also concerned because both ~~15th~~^{22nd} + 30th
run by public schools. 15th presently runs
by the track & football field of the present LHS
not as big of a problem.

Need for street lights also a major concern presently
at 30th + 22nd.

Like the green belt & walking trails
on the ridge to preserve that area. To the
East we already have too much development
on the top of the ridge. This should have been
taken care of before building was allowed there.
Like the thought and work that has
gone into the plans so far. Need to get information
to larger segment of our community.
We need clean industry in Laramie.

CONCERNS:

- TRAFFIC OFF OF Reynolds
- SPECIFICALLY increased traffic at 22nd & 30th St. We have residential area w/ 2 schools currently there are no traffic lights. When school is in session it is impossible to cross 22ND + Reynolds. from 7:30-8:15 AM + again at 2:30-3:30

Is this going to be addressed?

22ND should not be a ^{when} connecting street as proposed etc. It is too residential w/ many school age & younger children

- What about erosion of the bench during construction you have multiple high dollar homes below ridge how will you prevent mudflow from occurring during construction?

CB

- I feel that this is a great business opportunity & development for Carole. However, I would strongly urge the City to finish 45th Street and Asphalt Lane out to 9th to 287. I think 22nd to 30th were not built or designed for such heavy traffic.

- Also, I see the greenbelt plans on the drawing. I would strongly hope the redline is protected with the greenbelt proposed.

Hello:

AT This stage I do NOT agree with nor see the value of this project. As I understand, the city has already funded development of several "industrial" sites which have remained largely under utilized. This is a costly venture which should be put on the ballot for the next general election so Laramie residents can decide by voting yes or no.

I'm not against economic development; I am just concerned about potential traffic in and out of the park. In particular 22nd street seems like a poor choice for a major entrance / exit. The traffic has already increased on Beaufort street in recent years because of all the new residential development.

I also don't buy the argument that this site is unique because of nearby power availability. Developers can run power for miles to other sites that are not so close to current schools, future potential schools, and expanding residential development.

Public questions & answers session
or Q & A section of ~~the~~ website

Why is the corner of 30th on the E side of the rim
zoned commercial? What business needs that viewing
prospect? Seems like a waste of a prime site.
It would be better to put the park "tract north
of this site" on the rim.

Comments

1. Has the Route From the proposed ^{area} VTO the airport and down town been studied? There appears to be some issues that need to be given full consideration as opposed to directing Traffic from the proposed Sight down to the South which would be through developed areas.
2. The estimated increase in traffic as proposed would probably cause some street up grading. What is this cost as compared to directing traffic to the west.

Chet Conard

2052 N. 22nd St

Jaramie

Janine Jordan

From: Brett Glass [brett@lariat.net]
Sent: Friday, August 24, 2012 11:10 AM
To: Erik Molvar_Gmail
Cc: Council
Subject: Re: LEDC

Erik:

I've checked the records, and it turns out that the researchers at UW (Beauvais et al) never put out traps for the Preble's mouse here. Fortunately, their records show both successful AND unsuccessful traps, so one can see that they didn't cover the area. I find this interesting. Why didn't they check the Laramie Valley? Perhaps it was because they didn't want to find it. The University owns land in the area, and more will be left to it after some early homesteaders' last heirs pass away.

The fact is that the slopes leading down to the river are the mouse's ideal habitat and it does live in the Platte River watershed. (The Laramie River is a tributary of the Platte.) I and others have seen long-tailed mice that jump when startled. This summer, a mouse meeting that description jumped up and ran away when I was walking in the yard of a home close to the proposed development, preparing to install an antenna on the roof. Of course, I didn't catch the mouse to examine it closely (not only were my hands full, but I wouldn't have wanted to harm it or contract any disease it might be carrying), so it is important to do a proper study. Council should make this a condition of approving the project.

The Wyoming Toad also likely lived in the area by the river before it went (as far as we know) completely extinct in the wild.

--Brett Glass

At 09:34 AM 8/24/2012, Erik Molvar wrote:

Brett,

Preble's does not inhabit the Laramie Basin. We have the western meadow jumping mouse here, which is neither rare nor imperiled.

Erik

On Thu, Aug 23, 2012 at 4:23 PM, Brett Glass <brett@lariat.net> wrote:

Erik:

I might also note that your own organization, Biodiversity Conservation Alliance, recently sued (see documents at

http://www.defenders.org/publications/complaint_in_the_prebles_jumping_mouse_case.pdf

for details) to prevent the delisting of the Preble's Meadow Jumping Mouse, which inhabits the area proposed for the business park. (I have seen them up there.) I find it interesting that you're advocating development on 120 acres of the sensitive habitat of an endangered species. This alone should warrant bringing the resolution up for reconsideration at the next meeting.

--Brett Glass

Janine Jordan

From: Brett Glass [brett@lariat.net]
Sent: Friday, August 24, 2012 11:28 AM
To: Council
Subject: Reconsideration

Members of Council:

I would like to respectfully request that the resolution approving the LEDC business park project be brought back to the table for reconsideration at the next Council meeting.

The primary reason for this is that LEDC (intentionally?) did not fully inform the public about the details project until the day after the vote.

As you know, Council voted on the item on August 22, after a hearing where there were few speakers and no homeowners from the area. Only the day after was there a public presentation, at the Indian Paintbrush Elementary School, at which detailed maps and descriptions of the proposal were readily available to members of the public who were likely to have concerns about the project. I, personally, had to make a substantial effort to find out what I did know about it, and still had not seen many of the materials that were presented the following day.

Many of those attending the presentation on the 23rd expressed surprise, saying that they had not been previously informed about:

- * The size and scope of the project;
- * The potential water runoff problems that would be caused by parking lots and other construction on the ridge;
- * The potential for light pollution;
- * The likelihood of traffic issues on Reynolds, 22nd Street, and 30th Street;
- * Noise concerns;
- * Problems with litter and trespassing caused by trails running directly beside people's property;
- * Wildlife concerns, including impacts on sensitive species;
- * Environmental concerns, including oil and antifreeze from vehicles on the ridge; and

* Concerns about tax revenue. (It had not previously been well known, in particular, that the University would occupy parts of the property, removing them from the tax base.)

The general public was simply unequipped to comment on the project prior to the vote, and were denied any opportunity to ask that the Council either vote down the resolution or condition it upon mitigating some or all of the impacts mentioned above.

Since all members of Council were present at the August 22 meeting, and only one initially voted against the measure, any of the remaining 8 can bring the resolution back to the table. In the interest of good government, I would like to ask that this be done so that the public -- now better informed about the project -- can provide input.

--Brett Glass



From: Rebecca S Riley [<mailto:BeckyR@uwyo.edu>]
Sent: Thursday, August 30, 2012 10:16 AM
To: Randy Hunt
Cc: Janine Jordan
Subject: Re: September 10, 2012 LPC Meeting

Randy,

Just so I am sure, the meeting on September 10, 2012, of the Planning Commission for The Coughlin request for annexation, zoning change, and amendment to the Comprehensive Plan all relate to the grant proposal for the CTP. And, no matter what happens with the grant, if approved these changes go to City Council for approval and if approved by Council will be valid until Mr. Coughlin puts forth other requests for change.

Do the County Commissioners have to approve the proposed annexation?

Is the budget for the grant ready for review?

Is there a copy of the agreement with UW available for review, and is it in the grant proposal?

I would like to get some information out to those who have expressed interest in keeping up with the process today.

Thank you for your time. I know, with the holiday coming this will be a busy day.

Becky Riley

Derek Teini

From: Randy Hunt
Sent: Thursday, August 30, 2012 3:51 PM
To: Rebecca S Riley
Cc: Derek Teini
Subject: RE: September 10, 2012 LPC Meeting

Becky,

I realized I overlooked part of your first question in my earlier answer. Yes, the Sep. 10 Planning Commission hearing and the notices we sent to the neighbors are all directly related to the Cirrus Sky Tech Park project – specifically to Mr. Coughlin's property for the most part.

I should note that the annexation and zoning items also include two additional smaller properties: one is a 15-acre property owned by the School District at the north dead-end of 15th St., and the other is a triangular area owned by Rawstone Development (Greaser family) northeast of the intersection of Beaufort St. and 22nd St. The Rawstone piece is actually part of the subdivision they have been building between 22nd St. and 30th St. near IPE School, but for some puzzling reason it was left out of that annexation years ago. We have to annex both of these pieces if we annex Coughlin, because Wyoming Statutes don't allow us to leave "donut holes" of unincorporated County area surrounded by the City.

The Greasers have plans (and room) for no more than 3 or 4 houses in their piece, I believe. However, that is a strategic property because it holds the key to any eastward continuation of Beaufort St. You may be aware that Beaufort has been planned for a long time to continue east to 45th St. If Cirrus Sky happens, that will not be possible. If Cirrus Sky does NOT happen, I still have no idea how anyone would build Beaufort up the ridge... it would be expensive, difficult, and ugly. I expect our Urban Systems Advisory Committee will meet this fall and discuss removing that east leg of Beaufort from the plans. I'd be glad to hear your thoughts and your neighbors' thoughts on Beaufort's future.

As for the 15-acre ACSD1 property, my understanding is the School District has no plans to use it and in fact would consider selling it. (It would be a nice open-space park, in my opinion.)

I hope this helps. Please let me know if you have questions or concerns.

Thanks,
RAH

Randy Hunt, AICP
Director, Community Development Dept.
City of Laramie, Wyoming
PO Box C
Laramie, WY 82073-0830
• direct phone: 307-721-5288
• fax: 307-721-5248
• TDD: 307-721-5295
Email: rhunt@cityoflaramie.org

Janine Jordan

From: Shane Michael Murphy [Shane.Murphy@uwyo.edu]
Sent: Thursday, September 13, 2012 10:01 AM
To: Sue Morris-Jones; Scott Mullner; Erik Molvar; Karl McCracken; Joe Shumway; Klaus Hanson; Dave Paulekas; Lee Kempert; Joe Vitale; Roger McKinley; Council
Cc: Clerk's Office; Karen Wawrousek; Robert A Field
Subject: Cirrus Sky "Data Park"

Dear City Council, Zoning Commission, and Whom it May Concern,

I attempted to send an e-mail to CirrusSky@cityoflaramie.org. Which was advertised on the city website here: <https://wy-laramie.civicplus.com/CivicAlerts.aspx?AID=75> My e-mail (and several other peoples') have bounced. Apparently there is something wrong with this e-mail address. It would be very good to fix this given the rapidly growing attention on this matter. My original e-mail is below

Dear City Council, Zoning Commission, and Whom it May Concern,

The Cirrus Sky Park proposal aims to put data centers 100 feet from peoples' houses (100 feet proposed setback in the plan). I find it hard to see a way in which this is not a horrible idea. I also find it hard to find a way in which this would not destroy neighborhoods and decimate property values on Beaufort Street, 22nd street, 15th street and others. These houses would go from houses near open space on residential streets to houses next to warehouses where the noise from backup generators is loud and the traffic is bad. There seems to be broad misunderstanding of what a data center is. To be clear, they are large, windowless warehouses with full perimeter fencing (~ 10 feet tall) and heavy security. If you don't believe me you can Google "Data Center Security" and there is a very informative video from Google themselves.

A good plan would purchase the proposed 149 acre parcel and make most/all of it into a buffer zone and then fill up everything north of Asphalt road with tech businesses. Even a few hundred yards might be a sufficient buffer, but 100 feet is no where close to enough buffer. In their own proposal, the LEDC states that data centers want a 0.5 to 1 mile buffer from residences, yet they are proposing a 100 foot buffer, that is off by a factor of 50. A bigger buffer would make everyone happy: neighbors, businesses, etc. Everyone enjoys green space but 100 foot setback is not, by anyones standard, green space, it's a large sidewalk at best. This point is possibly best expressed by the Microsoft Executive whose e-mail has been posted to the city website. In an e-mail to Gaye Stockman, President LEDC, Mr. Kevin Williams of Microsoft writes that Laramie needs to, **"take a look at the master plan to see if there are ways to keep less compatible uses away from the industrial parcels (move schools and residential as far away as possible)"**

That being said, another major issue I have with all of this is the order of operations. The LEDC wrote a grant, submitted it, then asked the people that live right next door what they thought. To most people this process seems backwards. Because of the inverted order of operations you now have a neighborhood where, from what I can tell, every single person is opposed to this project. The grant that was handed out at the zoning meeting was long, vague, and confusing. One thing I found very striking about the grant was it stated that it is not appropriate to have data centers close to residences and that is why the Turner Tract is not a possibility. Apparently if you live on Beaufort, 22nd, 15th etc. your residences don't count.

To finish, I'll be honest that this entire plan makes me very angry. To move in then 6 months later have people attempting to shove big warehouses a few hundred feet from your house is not pleasant. We just bought our first house and now it seems the LEDC is determined our neighborhood. I always thought the goal of government and development councils was to make people happier...I hope you will either dramatically change or cancel this proposal.

Sincerely,
Dr. Shane Murphy
Resident 1720 Beaufort

Randy Hunt

From: Yulong Zhang [yulong.zhangyi@gmail.com]
Sent: Wednesday, September 19, 2012 3:38 PM
To: Cirrus Sky
Subject: location

I am concerned of the location chosen. A data center should be a mile away from the residence homes.

--

Yulong Zhang

Janine Jordan

From: Jim Larsen [Jim.Larsen@KJV.COM.AU]
Sent: Sunday, September 23, 2012 11:46 PM
To: Cirrus Sky
Subject: Note of Interest

Team,

I am a Laramie resident, living on 3410 Hayford Avenue and fully support this opportunity. However I am currently assigned as a Contracts Manager to the single largest LNG project in the world. This means living in Perth Australia at the present.

Whilst I am limited to electronic comms, I would love to be a part of this. It is a long time coming and critical to the successful growth of Laramie.

My background includes time as the SBA Regulatory Fairness Advisory Board Regional Ombudsman for South Dakota and Chair for Region VIII so I know my way around the fed side of the business world.

I am highly experienced in extremely challenging construction projects on an international scale. This includes the restoration of the Iraqi Oil Infrastructure, the first Liquefied Natural Gas plant in Yemen and now the Gorgon Project here in Western Australia. In short, I've fought some of the toughest contracting fights one can have, including arbitration support from Paris for arbitration in Geneva and have managed to success from the premise of early and successful management began with detailed planning.

Let me know how I can help!

James Larsen

Marine Contracts Manager

Kellogg Joint Venture-Gorgon (KJVG)

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Janine Jordan

From: Jennifer A Bonini [bonini@bresnan.net]
Sent: Thursday, September 27, 2012 11:54 PM
To: Cirrus Sky
Subject: feedback

Greetings:

Thanks for the informational meeting tonight.

I wanted to express concern over a couple aspects of the project. As a parent who moved to this end of town to be on the edge of town the idea of intensified traffic and the pollution potential concern me in terms of quality of life raising kids.

I know there was a good focus on the traffic concerns around the schools both during construction and after but I hope the effort to work for the safety of kids - kids who love to walk and bike to school - is maintained.

Secondly, I think I understood that the codes concerning the new T0 zoning for pollution standards are still being developed. I would hope those would be well communicated once developed and done with extreme consideration for the families and kids attending school so near to the site. Clean air is one of the best aspects of our quality of life here and maintaining that aspect of living in Laramie is important.

Last, please do not overlook the importance of controlling light pollution. We greatly value the night sky, and upwards facing or bright lights on the ridge line will be highly negative outcomes. Please ensure that sound zoning stipulations enforce downward-facing lights that are of relatively low intensity.

Thank you for the thoughtful presentation and welcoming attitude toward concerns and questions.

Best,

Jen Bonini

Jen Bonini
bonini@bresnan.net

Janine Jordan

From: Brett Glass [brett@lariat.net]
Sent: Wednesday, October 03, 2012 6:05 AM
To: Council
Subject: UW and Business Park

Members of Council:

As I mentioned at last night's meeting, I remain concerned that Council is not considering the motivations of both UW and LEDC with regard to the proposed business park project, and therefore is not adequately protecting the public interest.

In UW's case, it is important to recognize that VP of Research Bill Gern's primary motivation for involving the University in a business park project is not to advance the public interest but to maximize the amount of Baye-Dole royalties the University can extract from businesses it "incubates." To maximize the amounts that those businesses are able to pay it, it is in the University's interest to use every mechanism available to it to reduce those companies' other expenses. Every dollar it can save them -- in particular, by using its tax exempt status to shield them from sales and property taxes -- is another dollar they can afford to pay into UW's coffers.

This is why Bill's claim that he intends only to "flip" land in the proposed business park, without fully developing it, does not ring true.

Getting into the real estate business does not benefit the University -- and, in particular, does not benefit his portion of it -- unless it can profit from its unique status as a tax exempt entity. This is the reason why I pressed the matter at last night's Council meeting, and urged Council to guard against such tactics. Unless they are prohibited by a written agreement or by the Legislature, we have no reason to trust the University not to engage in them -- any more than we can trust it ever to re-open Flint Street (which it appears to intend to commandeer forever, despite its earlier claims to the contrary).

LEDC's selfish motives are even more transparent, and the fact that both Council and Staff are completely disregarding them and their negative impacts is also deeply troubling.

--Brett Glass

Janine Jordan

From: Brett Glass [brett@lariat.net]
Sent: Wednesday, October 03, 2012 3:12 PM
To: Council
Subject: Postscript from earlier message

Members of Council:

I made two small mistakes in the message I sent earlier today, and wanted to correct them. Firstly, I misspelled "Bayh-Dole," the name of the law which allowed universities to extract profits from patents they have obtained via federally funded research projects.

This law, described at

[http://en.wikipedia.org/wiki/Bayh%E2%80%93Dole Act](http://en.wikipedia.org/wiki/Bayh%E2%80%93Dole_Act), is controversial because it allows institutions to engage in profiteering from work that was funded by taxpayers. Universities, including UW, have often tried to stimulate the formation of companies whose products are based on Bayh-Dole patents. These companies contribute little to local economies, and often are not financially healthy, because they are stripped of most or all of their profits by the university.

Secondly, I wrote "Flint Street" when I meant to write "Lewis Street." Those of us who live west of the UW campus have been endlessly inconvenienced by the University's attempts to commandeer a necessary street without compensation and without approval of the public or of Council.

Again, I and many other observers are dismayed by the cozy three-way relationship between the City, UW, and LEDC, and fear that the public has lost control of our government and the fate of our City. I am at least thankful that the public will have some opportunity to correct this at the ballot box next month.

--Brett Glass

Janine Jordan

From: Chris Howe [chowe991@gmail.com]
Sent: Wednesday, October 31, 2012 4:47 PM
To: Cirrus Sky
Subject: Questions

To whom this may concern -

I have a few questions about this development project north of Laramie.

- Is this ever going to happen? If so, when will groundbreaking be?
- What kind of companies will this complex attract? Will it just provide a central location for all current technological companies already in town (TriHydro, Handel, Medicine Bow Technologies, Coffee Engineering, etc), or will it attract new ones?
- How big will this structure be?
- When is the projected finishing date?

If you could at least answer the first question, I would greatly appreciate it. I might stay here after graduation in hope of getting a job here.

Thank you,

Chris Howe

Janine Jordan

From: Thomas Johnson [thomas.johnson@wyo.gov]
Sent: Monday, December 10, 2012 2:16 PM
To: Jodi C. Guerin; Janine Jordan
Cc: Gaye Stockman
Subject: Fwd: Cirrus Sky Technology Park
Attachments: Cirrus Technology Plan - A Bad Plan for Laramie.pdf

Janine, Jodi, Gaye:

Here is some more public input from Neil Harrison. I thought I'd pass this along as you are the applicant representing the local public body.

Unfortunately, he sent me this at 12:45pm. The board had already considered the grants by that time; further my phone was turned off.

Tom

----- Forwarded message -----

From: Neil Harrison <harrison@sustainable-business.com>
Date: Thu, Dec 6, 2012 at 12:45 PM
Subject: Cirrus Sky Technology Park
To: Tom Johnson <tom.johnson@wybusiness.org>
Cc: Gary Negich <gary.negich@fib.com>

Tom:

As you requested, I finally found a couple of hours to get my thoughts together on this grant application. I attach a Word document that summarizes them. Please give this to the WBC members as soon as possible, preferably before this afternoon's meeting,

Cheers,

Neil
Neil E. Harrison
Chief Executive
Sustainable Business LLC
"Doing Good by Doing Well"

PO Box 423
Laramie, WY 82073
USA

Phone/Fax: +1 307 745 9088

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Thomas C. Johnson
Southeast Regional Director
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Laramie, WY 82072
Wyoming Business Council
1-307-766-5357
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A Bad Plan for High-Tech Development in Laramie

Why the Cirrus Sky Tech Park Plan Will *Prevent* Development of a Technology Cluster in Laramie

Neil E. Harrison, PhD, MA, B.Sc (Hons), CPA, FCA

Tom Johnson, Southeast Regional Director of the Wyoming Business Council comments in his letter supporting the Cirrus Sky Tech Park (CSTP) grant application that "leveraging the University's world-class research with the economic development goals of the City of Laramie and LEDC (and the state) makes as much sense as any project the WBC has considered in its entire history." He then writes that "the question really becomes not if this is a good project in which to put BRC dollars. That's hardly debatable." Unfortunately, it is.

In this brief paper I outline some of the most glaring defects in the CSTP plan.

Ill-Defined Purpose

Throughout the grant application the term "technology" is used to indicate something to with computers. This, however, is "information technology." Technology generally is the application of knowledge to solve problems in the production of material objects and services necessary to support society and its culture. Thus, there are many other types of technology. Any development strategy for a community such as Laramie should consider its ability to support and nurture firms within a range of technologies.

Unintelligent Development

The primary stated goals of the plan are to "Create a business environment in north Laramie that is suitable and attractive to: Data Centers; High Tech Businesses; Research & Development Institutions; and other compatible uses."¹ By business environment the Plan is only considering the physical environment.

More sophisticated development strategies seek to build an effective business ecosystem within which technology firms may thrive. Through the Innovation Corp Sites Program (I-Corps Sites) NSF is funding the development of "formal, active, local innovation ecosystems that contribute to a larger, national network of mentors, researchers, entrepreneurs and

¹ Presentation of Progress Report on Concept Plan dated June 25, 2012.

investors.” Real estate development need be no part of this as there is sufficient real estate available in Laramie to accommodate small, fast-growing technology businesses.

The Same Old Mistakes

Einstein defined madness as repeating the same behavior over and over again while expecting a different result. The CSTP grant application is more of the same. As with past applications for state funding, the plan is to develop a large swath of land and rent it out as cheaply as possible.

A study by the tax foundation ranks Wyoming as having the best tax environment for business.² In addition, land costs are low and energy is cheap. Despite these advantages, between 2008 and 2011 Wyoming was among the slowest growing states and came dead last in economic growth in 2011.³ In the same period some states with among the highest operating costs and taxes grew much faster.

Why is economic growth and business formation so slow in Wyoming when operational costs and taxes are among the lowest in the country? The reasons are many and include the state’s concentration in primary industries and its remoteness. However, other factors may be restraining economic growth (some possible restraints are discussed below). These should be investigated and remediated before resorting to developing raw land and giving it to businesses who are adept at playing states and municipalities against each other for their gain.

The CSTP Development Plan raised this concern without proposing a solution or demonstrating that the proposed plan solved the problem.

Lack of Synergy

The current position of Laramie as a technology hub “provides a natural economic development focus on technology, including data centers, in a willing community.” This seemingly innocuous statement succinctly states the *essential error* that falsifies all the claims of synergy in the grant application. *There is **no necessary synergy** between data centers and a successful technology park.*

² Reported in “Taxes: Best and Worst States,” CNN Money. Accessed on October 15, 2012 at <http://money.cnn.com/gallery/smallbusiness/2012/10/15/state-taxes/index.html>. Original report available at:

http://taxfoundation.org/sites/taxfoundation.org/files/docs/2013_Index.pdf.

³ See http://www.bea.gov/newsreleases/regional/gdp_state/gsp_newsrelease.htm.

Although the grant has been written to promote a supposed synergy between the goals of all the participants, in reality the CSTP plan is two plans with no necessary connection between them. These disparate plans have been thrust together to justify state funding and initiate a massive industrial and residential development of more than two thousand acres. In addition, the grant application offers justifications for this development that might justify funding infrastructure for a data center but do not support a science or technology park.

- Data centers do not require an ecosystem. Indeed, data center operators generally prefer a location that is remote from other structures.
- Small high-tech businesses need an ecosystem and would not want to locate to a wind-swept mesa next to a massive blockhouse structure.

This is a problem of cold versus cool. Data centers need cold weather; technology clusters emerge in a 'cool' location within an attractive environment.

Ridgeline Irony

It is ironic that the CSTP plans to destroy what is perhaps one of the more powerful attractors for tech entrepreneurs. The area slated for annexation, re-zoning, and development under Phase 1 of the CSTP is a unique environmental area. It is a close-in, wild recreational area with almost 360 degree views of the city, mountains and valley. It is likely that tech entrepreneurs who are progressive and environmentally aware would want to use this area for recreation rather than as an industrial park. Consider Boulder's purchase of its mountain parkland, a close in recreation area that attracts much use from tech company employees looking for high quality lifestyle. Albany County already has industrial parks at the airport, in West Laramie and on the Turner Tract. The area slated to be destroyed in Phase 1 is a unique area that cannot be replicated and could be used to demonstrate to tech entrepreneurs that Laramie protects the things important to them.

Aquifer Protection

Technology entrepreneurs and other creative professionals are likely to be attracted to a city that thinks long-term about protection of its environment.⁴ These are sentiments with which they would agree and characteristics of cities that they would want to live in. It is no surprise that

⁴ Richard Florida, "The Rise of the Creative Class: And How It's Transforming Work, Leisure, Community and Everyday Life," (New York: Basic Books, 2004).

Fort Collins, for example, has both an entrepreneurial culture, is environmentally active, and has a thriving sustainability industry.

In contrast, the large technology companies that build and operate data centers are less concerned about protecting the environment and groundwater and they have no need for a 'cool' environment. They are seeking to save costs, not the planet. Their location in the CSTP is likely to discourage rather than attract technology entrepreneurs to Laramie.

A Grant Will Buy Few Jobs

Data centers, "the primary focus" of CSTP, have vast space and few workers.⁵ In addition, those employees are generally only technicians. Finally, the grant application, based on the Development Plan, uses incorrect data to estimate taxation and employment gains. For example, data centers are included in the RIMS II industry category under "Professional, Scientific, and Technical Services." Therefore, the Development Plan uses the final demand multiplier for this sector to estimate the economic impact of CSTP. However, data centers are far less labor intensive and use lower-skilled workers than most firms in that category. Therefore, the economic impact will be less than projected in the Development Plan.

LEDC, the City, and the County have already demonstrated through their mismanagement of several grants from the Wyoming Business Council that their projections are consistently inaccurate, overstating the economic benefits from the proposed development. Fool me twice . . .

Few Opportunities for Data Centers

City of Laramie planning staff summarize the Development Plan as follows: "If we build it [and that requires planning it], they will come – and we know for a fact they are looking."⁶

It is generally assumed that the rapid growth of cloud computing will require a massive build out of new data centers. This may not happen. Because most current data centers are very inefficient (5-10% usage), there are many opportunities to increase the efficiency of current centers to handle to increased throughput by using creative software to route data more intelligently. As that would be the lowest cost route, we may assume that profit-seeking business will choose that option first.

⁵ CSTP Development Plan, August 13, 2012, 52.

⁶ City of Laramie, Community Development Department, Staff Report CPA-12-02 Cirrus Sky Comprehensive Plan Amendment prepared for the September 10, 2012 meeting of the Planning Commission.

Nevertheless, the City apparently expects to snag several data centers. Tom Johnson explains in his letter that “[a]fter discussions with a national data center site selector, it appears as if the park would be fully absorbed in about 10-11 years and would results [sic] in a Net Present Value of benefits of over \$5 million,” less than the grant requested.⁷ Thus, the objective is not to build one or two data centers but many and for Laramie to become a data center hub. With the current state of the industry there is little support for this prediction.

Defects in Democracy

The process that the LEDC and the City used to ram through this development is decidedly undemocratic. It should not be rewarded. At the very least the City should withdraw the grant application while the LEDC and City seek proper consultations with the people of Laramie on a development strategy and the design of any technology park.

The Laramie City Council approval of a provision with the grant application by which the City donates the purchased land to the LEDC should be rescinded. Governments should be held directly responsible for spending the tax dollars that they collect. The members of the Laramie City Council should bear the responsibility, on behalf of the people who elected them, for ensuring that tax dollars are not wasted and are spent wisely. Similarly, the City should own any land acquired for the Cirrus Sky Technology Park (the Park) with funds from the proposed Wyoming Business Council grant. LEDC is a private corporation managed by a board (comprised of local business men and women with no representatives from the citizenry) that is not answerable to the people of Laramie for its choices, its successes or failures.

Decisions on development that affect the people of Laramie should not be contracted out to a private corporation. If a technology park were to be built, LEDC might be tasked with managing it for the City. However, the City should retain ownership and the City Council should ultimately be held responsible to the people for its success or failure of any development efforts.

It is important to return Laramie to “government of the people, by the people, for the people.” The Wyoming Business Council (WBC) nor the State Lands Investment Board (SLIB) should support this blatant power grab from

⁷ Net present value depends on several factors and assumption, not least of which is the discount rate. Basing the discount rate on the very low and unsustainable current interest rates distorts decision-making and may be used to justify very bad projects.

a somnolent Council by a private corporation. The people of Laramie have already rejected the sales tax financing for the LEDC. WBC and SLIB should recognize the people's concern and send the grant application back to the City pending full consultation with the citizens of Laramie.

Government is not the answer to every problem.

UW in the Land Development Business

The promoters of the CSTP plan—many of whom lead development, construction and associated businesses—are trumpeting the participation of the University of Wyoming in the CSTP plan. UW proposes to purchase land within the park to sell to research companies. As discussed below, there are many much better locations closer to the University for research offices and high-tech development stage businesses. Dr. Gern is quoted in the Laramie Boomerang as saying that tech companies will want to own the buildings they operate in and UW can only lease land that it owns. This is a red herring and misconception. Fast growing entrepreneurial business do not need to own property. Indeed, property ownership is likely to reduce their ability to grow. Not only can they not, as Dr. Gern expects, use their building to raise loans to finance operations, the constraints of owned property normally reduces their growth rate and the consequent benefit to the City until such time as their business matures, is purchased or becomes a public company.

UW should stick to education, the business it knows.

Defects of Implementation

Ridgeline protection. This has been a goal of the city for decades but the current plan offers barely a path to protect this unique environmental area that all Laramie residents can enjoy. At the very least it would need to be an environmental easement for the first several hundred yards back (not just 100 feet) from the ridgeline. There would also need to be a strict height limit on buildings within the park, at less than the currently approved 40 feet. A 40 foot building will be visible towering over the ridgeline from much of Laramie. Ridgeline protection has been part of the City plan for decades.

The re-zoning requires a major modification to the Comprehensive Plan for the City that was only adopted in 2007. LEDC has been active in changing the zoning requirements anticipated in the Comprehensive Plan and has successfully omitted any reference to ridgeline protection from the zoning regulations. Again, this is contravention of the long public process that produced the plan and is designed to make it easier for construction and allied businesses to profit in Laramie.

A Better Way

First, split CSTP into two objectives: attracting a data center and building a technology ecosystem. As noted, they are not synergistic and may even be in contention.

Enabling an Ecosystem

It is now well understood that technology generally emerge and grow within a nurturing business ecosystem that is compatible. Technology firms:

- Emerge in a complex social system. Bresnahan and Gambardella warn that municipalities hoping to copy the emergence of high-tech clusters like those seen in Silicon Valley need to be aware of “the role of chance and the unpredictable as key mechanisms behind the location of new clusters. . . [and] careful consideration of the importance of forces far beyond the control of firms, regional governments, or national and regional innovation systems.”⁸ The forces in Laramie that are beyond the control of governments include an insufficiency of venture capital financing; a culture that opposes rapid growth, as partly indicated by the failure of the ¼ cent sales tax in November 2012; and a proven failure of LEDC and the City to create an effective development strategy.
- From a production perspective, high-tech firms want to locate near a university or research center *connected with modern infrastructure* to the rest of the world and where an appropriately *skilled workforce* can be found.⁹ Laramie has some of these requirements but lacks an essential component: high-speed internet throughout the city. Employees in technology firms expect to have rapid connections to the World Wide Web both at home and at work. Laramie also lacks a skilled workforce. While the presence of UW and Laramie County Community College (LCCC) helps there is a noted deficiency of skilled financial personnel such as bookkeepers, controllers, and higher level finance personnel. This has been the case for decades. UW and LCCC need to rectify these and similar absences of skilled administrators and management level personnel by modifying their coursework and making student education more directly applicable to work opportunities in the County.
- From a consumption perspective, technology firms seek a pleasant environment with cultural amenities and an absence of congestion.

⁸ Timothy Bresnahan and Alfonso Gambardella (eds), *Building High-Tech Clusters: Silicon Valley and Beyond* (Cambridge: Cambridge University Press, 2004): 6.

⁹ Mario A. Maggioni, *Clustering Dynamics and the Location of High-Tech-Firms* (Physica-Verlag: Berlin 2002): 20.

Laramie has an absence of congestion but it deficient in cultural amenities (and a culture) that is attractive to, and welcoming of, the creative classes. Its housing stock, while much improved in the last decade or so, continues to

Technology ecosystem are not created; they emerge when the conditions are ripe. "Chance or historical accident" may play a part, though technology clusters *may* emerge from a "planned structure of local incentives."¹⁰ Construction of a technology park on a greenfield site does not constitute an effective structure of incentives.

There is no "recipe" for creating an effective cluster. Opportunity plays a greater role "than government contracts, university advocacy, or sunny weather, the opportunity defined the creative response."¹¹ Rather than a single cause, the emergence of Silicon Valley is a story of incremental learning. This is always the case. Technology ecosystems evolve, they are not made. A certain effective intervention by a Dean of Engineering, a brilliant inventor who needed to be by his mother, scientists learning to be managers, and angel investors looking to profit from new businesses.

If Laramie wants to become a center for entrepreneurial technological innovation, it would be better served by investing state money in other ways.

Creating Cool

Governments are not adept at developing the intangibles necessary for growing effective technology clusters and business ecosystems. The best land in Laramie that would be most conducive to entrepreneurial firms is on land close to the University:

- The land immediately East of the Stadium is an obvious candidate. It is close to the University and to shopping and restaurants, and to the Hilton and its conference center. It is on bus routes downtown and is currently in use as parking for the occasional sports events.
- Next is the Central Business District. It is no coincidence that several tech companies have already selected this area in preference to the concrete industrial parks already available. They include Falcon Computers and Firehole Technologies. It is within walking distance of UW; it has a large number of eating and drinking establishments in which tech entrepreneurs can congregate and interact; and it is the nearest place to 'cool' in Laramie.

¹⁰ Ibid, 21

¹¹ Ibid, 8.

Risk Finance

Entrepreneurs need money. A primary way for localities to attract technology entrepreneurs is offer the support of an incubator and a risk financing through venture capital funds and angel investors.

Laramie already has the Wyoming Technology Business Center but what Wyoming desperately needs is private funding for entrepreneurial businesses. This could be enabled by the State seeding private venture capital funds that would then be free of political influence to invest in those ventures that professional venture capitalists expect to be most likely to succeed. The State would expect to reap a return on its investment just as other investors in venture funds do. A privately managed VC fund seeded by the State should attract investments from wealthy individuals across the state. Local and regional banks may also invest in the state VC fund.

Finance Industry

The state lacks investment banks, lawyers, accountants, and other parts of the financial system that support fast-growing, capital-hungry technology companies. It is not likely that this could be established locally any time soon. However, the State may be able to arrange for regional and national firms to provide increased support to state businesses. The investment of the State's savings may be useful leverage.

Risk-Taking Culture

University faculty are by their nature generally not attuned to risk-taking or business operations. Their employment is a sinecure and in Laramie they are effective state employees. Therefore, faculty cannot be relied on to develop entrepreneurial technologically innovative firms in the local area.

Local politicians need to provide better support for local development. This means supporting an entrepreneurial culture in the county rather than pouring money into University swimming pools.

Janine Jordan

From: Shane Michael Murphy [Shane.Murphy@uwyo.edu]
Sent: Tuesday, January 08, 2013 2:44 PM
To: Janine Jordan
Cc: Gaye Stockman; Jon Allen Gardzelewski
Subject: Re: Specific Questions about CSTP

P.S.

In the CSTP grant (<http://www.cityoflaramie.org/DocumentCenter/View/2309>) it says data center buffer requirements are between 1 mile and 0.5 miles from a residential neighborhood or school. The grant then says this site is alright because there's a ridge. UNFORTUNATELY the LEDC made this justification up, it's not from a company that would build a data center. All data center companies will tell you a ridge and a couple hundred feet is not enough. Why don't you go ask a few of them before you waste 5 million dollars of the states money on this project. YOU ARE ABOUT TO PURCHASE THE WRONG PARCEL OF LAND, this is really obvious if you think about it. The land behind CSTP is where this all needs to be happening. There is no reasonable reason not to go for the land behind CSTP. The one rationale I've ever heard is that it's too expensive. Given the grand nature of these plans, that's ridiculous.

Sincerely,
Shane Murphy
Resident who is seriously annoyed by people ignoring the facts.

On Jan 8, 2013, at 2:27 PM, Shane Murphy wrote:

Dear Janine,

Very kind of you to answer my questions. I have a BIG PROBLEM though. I am very concerned that the land being proposed to purchase is not appropriate for data centers. In response to my question: "Can you give me a real life example of a "medium sized" data center similar to the ones you hope to attract in phase 1 of CSTP?". You site the Microsoft data center to be medium sized. However, Microsoft clearly stated in a letter to the LEDC that the current CSTP property being proposed was too close to residences for them. They said two things to the LEDC. First they said they wanted a shovel ready site then SECOND THEY SAID, "take a look at the master plan to see if there are ways to keep less compatible uses away from the industrial parcels (move schools and residential as far away as possible)". The full e-mail can be found on your CSTP website and is attached to this e-mail. Therefore, Microsoft doesn't seem to be a viable example for the currently proposed CSTP because Microsoft itself said it was too close to schools and houses. Next you site the Facebook data center in Oregon. I'm assuming you mean the data center in Prineville which will be 147,000 feet, are we calling that "medium sized" now? If that's it, I've attached a pdf to this e-mail showing that site. There again, there are no residences anywhere near this site and I'm guessing if you actually talked to Facebook or Apple (who is there too) they'd tell you the property your about to purchase is no good because its too close to schools and houses.

I REALLY DON'T UNDERSTAND WHY THE CITY REFUSES TO RECOGNIZE THAT THEY ARE ABOUT TO WASTE 5 OR 6 MILLION ON LAND THAT IS IN THE WRONG PLACE FOR DATA CENTERS. THE RIGHT PARCEL OF LAND FOR A DATA CENTER IS BEHIND ASPHALT ROAD. THAT'S WHY VERIZON THOUGHT ABOUT GOING THERE AND THATS WHERE EVERY OTHER DATA CENTER WANTS TO BE. THERE IS ABSOLUTELY NO EVIDENCE THAT THERE ARE DATA CENTERS WILLING TO BE A COUPLE HUNDRED FEET FROM HOUSES. RESIDENTIAL AND DATA CENTERS ARE INCOMPATIBLE, THERE'S PLENTY OF EVIDENCE TO SHOW THIS INCLUDING WHAT I'VE ATTACHED TO THIS EMAIL. YOU NEED TO THINK THIS THROUGH AND NOT WASTE 5 MILLION DOLLARS. I WOULD LOVE TO HEAR A FACT BASED ANSWER TO THIS CRITICISM AND A PICTURE OF A DATA CENTER OF THIS SIZE THIS CLOSE TO RESIDENTIAL AREAS. I SERIOUSLY DOUBT THERE IS A DATA CENTER THIS CLOSE TO RESIDENCES BECAUSE IN 6 MONTHS OF ASKING THIS QUESTION THE LEDC AND CITY HAVEN'T SHOWN ME ONE YET.

BY THE WAY, A GOOD INVESTMENT WOULD BE TO MAKE THE AREA BEHIND ASPHALT ROAD SHOVEL READY AND TO TURN ALL OR PART OF THE CURRENTLY PROPOSED CSTP INTO A BUFFER OPEN SPACE. I DON'T KNOW WHY YOU HAVEN'T THOUGHT OF THIS. IT WOULD REQUIRE AN ADDITIONAL 1 MILLION DOLLARS BUT THAT'S REALLY NOT MUCH WHEN YOU CONSIDER THE SCOPE OF THIS PLAN, ESPECIALLY IF YOU BELIEVE ALL THE ECONOMIC DEVELOPMENT NUMBERS PUT OUT BY LEDC.

On Jan 8, 2013, at 1:46 PM, Janine Jordan wrote:
Mr. Murphy:

The attached documents provide answers to your questions stated below.

Janine Jordan MPA
City Manager
P.O. Box C, Laramie, Wyoming 82073
Ph: 307.721.5226 | Cell: 307.760.2749 | FAX: 307.721.5211 | TDD 307.721.5295
www.cityoflaramie.org

-----Original Message-----

From: Shane Michael Murphy [mailto:Shane.Murphy@uwyo.edu]
Sent: Friday, December 14, 2012 4:38 PM
To: Cirrus Sky
Subject: Specific Questions about CSTP

Here are some specific questions I would love to have answered.

- 1.) Is there a single company interested in locating to CSTP or are they all either "under non-disclosure agreements" or just chomping at the bit but haven't identified themselves yet?
- 2.) Can you give me a real life example of a "medium sized" data center similar to the ones you hope to attract in phase 1 of CSTP?
- 3.) Is it constitutional for a government to "give" land and funds to a private company (LEDC) without a competitive bid process? I am shocked if it is.
- 4.) Are the covenances that have been repeatedly promised ever going to materialize?
- 5.) Can someone give me a concrete number on the sound abatement from the ridge itself?
- 6.) Can someone provide a detailed map of the property that UW has agreed to purchase? This has never been made clear.

I have repeatedly asked these basic questions but have never received answers.

Sincerely,
Shane Murphy

1720 Beaufort Street<CSTP Q A - Murphy.pdf>

<prineville-data-center.pdf><microsoftemail.pdf>

1.) Is there a single company interested in locating to CSTP or are they all either "under non-disclosure agreements" or just chomping at the bit but haven't identified themselves yet?

Laramie Economic Development Corporation is a 501(c) 6 not-for profit corporation. With a not-for-profit status, LEDC is able to maintain strict confidentiality agreements with our clients. We take that responsibility serious and hold their proposed business plans private.

A business is like any growing and thriving entity. If they need assistance in planning for their next steps (be it, marketing, financing, employment issues, relocation or expansion), public discussion of their plans before they are ready to fully disclose them, has the opportunity to be extremely harmful to that business. If the business exists in another community and they are in discussions with us, it could cause irreparable damage to that business. Their employees could become worried about their employment status and find other employment, their clients could assume that they will lose the source of their services, or their vendors could find other businesses to service. The same scenario exists for local existing businesses.

A main priority for LEDC is to "do no harm" to any business seeking our assistance. While LEDC services are gratis, we thoroughly research all advice that we may offer to them. Not unlike a doctor treating a patient, patients do not want people talking about their issues on the streets and neither to private businesses.

Public "assumptions" can be devastating to a business seeking assistance.

While we have visited with several businesses about the opportunities available within the Cirrus Sky Technology Park, they are not in a position to disclose either the nature of their interest or their business plans. LEDC will not provide speculation or promises of committed businesses until a client is ready to disclose their intent.

One thing we can acknowledge is without the CSTP infrastructure in place, no businesses will consider the location for their future growth plans. – Gaye Stockman, LEDC

2.) Can you give me a real life example of a "medium sized" data center similar to the ones you hope to attract in phase 1 of CSTP?

Excerpt from the CSTP Development Plan (also available at <http://www.cityoflaramie.org/index.aspx?NID=546>):

Of course, Microsoft is just one company that wants to build new data centers. Any similarly sized data center could generate these economic impacts in Laramie if one chooses to locate there. In fact, the "medium" size is the most typical kind of data center that would be attracted to Laramie, and so it is quite possible that at least two medium sized data centers will choose to locate in the Cirrus Sky Tech Park. Indeed, the ultimate goal of this plan is to secure such projects, along with several other related developments.

A small data center (like one that was recently built in Oregon by Facebook), would also have a big impact on the local economy. The table below demonstrates the total impact of a small data center, if one were to be built in Laramie.

Small Data Center (like Facebook)			
Construction Phase	Multipliers	Base Cost	Total Impact
Total Employment	13.7213	\$15,000,000	206
Total Earnings	0.5150	\$15,000,000	\$7,725,000
Total Output	1.4477	\$15,000,000	\$21,715,500
Local Sales Tax Generated	1.826%	\$15,000,000	\$141,043
State Tax Generated	0.888%	\$15,000,000	\$68,616
Business Operations	Multipliers	Base Demand	Annual Impact
Total Employment	17.1439	35	51
Total Earnings	0.6502	\$2,952,275	\$1,919,569
Total Output	1.4866	\$2,952,275	\$4,388,851
Local Sales Tax Generated	1.826%	\$2,952,275	\$35,047
State Tax Generated	0.888%	\$2,952,275	\$17,050
Property Tax Generated	0.6555	\$15,000,000	\$98,325
Total Annual Tax Impacts			\$190,423

Using the same RIMS II model for analysis, the \$15 million small data center would create an initial economic impact of \$21.7 million dollars, employ 206 workers, and produce a construction payroll of \$7.7 million. That payroll, in turn, would generate \$141,043 in local sales tax, and \$68,616 in state tax.

3.) Is it constitutional for a government to "give" land and funds to a private company (LEDC) without a competitive bid process? I am shocked if it is.

The statute which controls the disposal of municipal property is Wyoming Statute § 15-1-112. Subsection b provides in relevant part, "any city, upon terms the governing body thereof determines, without advertising the sale or calling for bids, and after a public hearing, may sell any property to any person acquiring the property for a use which the governing body determines will benefit the economic development of the municipality. – City of Laramie

4.) Are the covenances that have been repeatedly promised ever going to materialize?

The City and LEDC agree that covenants will be applied to the information technology park – in addition to standards within the City's Unified Development code. If UW purchases property they will have their own additional standards, probably including qualities parallel to those in the University's Long-Range Development Plan (See UW website at <http://www.uwyo.edu/facilitiesplanning/lrdp/>). All commercial development in Laramie requires approval under Design Review. International Building Code and International Fire Code requirements also apply. Specific information on site designs is always available by contacting the City planning staff.

5.) Can someone give me a concrete number on the sound abatement from the ridge itself?

*At present the City relies upon the Laramie Municipal Code's noise ordinance maximum limits, which should more than adequately address the issue. Here is a link to the subsection:
http://library.municode.com/HTML/15042/level3/TIT8HESA_CH8.40NO_ARTINOPOEN.html*

Briefly, the maximum for residential areas (e.g., Beaufort St. and vicinity) would be 55 decibels during the day and 50 at night. There are higher limits for commercial or industrial areas, but the ordinance limits would be measured at the "receiving" end - residential, in this case. We can and will ensure through the design-review process that architectural controls on noise-creating facilities, such as auxiliary diesel generators, are part of the development process. Examples would be solid walls around any generator area(s).

The City's professional Engineering judgment is that the presence of the "ridgeline" [escarpment] between any Cirrus Sky facilities and the nearby neighborhoods will indeed serve as an effective sound-attenuating feature. In other words, the ridgeline S edge will partially if not completely block sound coming from the ridgeline. This can be confirmed by the City Engineer (P.E.) if desired. – City of Laramie

6.) Can someone provide a detailed map of the property that UW has agreed to purchase? This has never been made clear.

The University Option describes the property as follows:

"Approximately 23.13 acres in the south-west corner of the full Cirrus Sky property more clearly defined and denoted by the attached Exhibit "B" and generally known as:

The south-west twenty-three and thirteen-hundredths acres of undeveloped real property to be potentially owned by the City which lays in Section 23, Township 16N, Range 73W, Albany County, Wyoming, West of an extension of 30th Street and East of an extension of 15th Street, Laramie, Wyoming, one of which is commonly known as "W" Hill, the south boundary of which shall be the north boundary of the envisioned greenspace property to be owned and operated by the City of Laramie."