

Town of
Star Valley Ranch, Wyoming
Plan of Development
BLM 40 Acres

The plan is to develop the maintenance building and recreational area within a 5-year period, commencing with the approval of the applied for lease. Prior to the end of the 5-year lease period, construction will be completed and purchase of the BLM lands will be requested. The proposed timetable for development will approximate the following:

First Year (2008-2009):

Filing Fee	\$100.00
Legal and Administrative Fees for Annexation	\$5,000.00
Annual Rental for BLM land, 5.4 acres @ \$2.00 per acre for Public Purpose	\$10.40
Annual Rental for BLM land, 34.6 acres @ \$0.00 per acre for Recreational	N/C
Approximately 1/2 of the Equipment Storage Shed Building	\$95,000.00
1/2 Shed Area Parking (grade, crushed gravel, compacted & dust guarded)	\$10,000.00
Infrastructure - Roads, Electricity, Water and Septic Systems	\$55,000.00
less State SLIB Consensus Grant (Awarded)	-\$108,000.00
Annual Estimated Total:	\$57,110.40

Second Year (2009-2010):

Annual Rental for BLM land, 5.4 acres @ \$2.00 per acre for Public Purpose	\$10.40
Annual Rental for BLM land, 34.6 acres @ \$0.00 per acre for Recreational	N/C
6000 Square foot Maintenance and Offices Building	\$600,000.00
less State SLIB Consensus Grant (Applied)	-\$450,000.00
Main Parking Lot (grade, crushed gravel, compacted & dust guarded)	\$7,500.00
10 Ft. Pathways (grade, crushed gravel, compacted & dust guarded)	
Approximately 1/3 of the Pathways or 2,500 feet @ \$30.00/foot	\$75,000.00
less Recreation Grant (anticipated)	-\$50,000.00
Annual Estimated Total:	\$182,510.40

Third Year (2010-2011):

Annual Rental for BLM land, 5.4 acres @ \$2.00 per acre for Public Purpose	\$10.40
Annual Rental for BLM land, 34.6 acres @ \$0.00 per acre for Recreational	N/C
Rehab of former parking area in Northeast most corner of the 40 acres	\$10,000.00
Rec Area Parking (grade, crushed gravel, compacted & dust guarded)	\$7,500.00
Health and Fitness Stations	\$10,000.00
Four Shelter/Picnic Table 4 @ \$3,750.00	\$15,000.00

10 Ft. Pathways (grade, crushed gravel, compacted & dust guarded)	
Approximately 1/3 of the Pathways or 2,500 feet @ \$30.00/foot	\$75,000.00
less Recreation Grant (anticipated)	-\$50,000.00
Annual Estimated Total:	\$67,510.40

Fourth Year (2011-2012):

Annual Rental for BLM land, 5.4 acres @ \$2.00 per acre for Public Purpose	\$10.40
Annual Rental for BLM land, 34.6 acres @ \$0.00 per acre for Recreational	N/C
Balance of Equipment Storage Shed Building	\$123,500.00
less State SLIB Consensus Grant (anticipated)	-\$98,800.00
1/2 Shed Area Parking (grade, crushed gravel, compacted & dust guarded)	\$10,000.00
10 Ft. Pathways (grade, crushed gravel, compacted & dust guarded)	
Approximately 1/3 of the Pathways or 2,500 feet @ \$30.00/foot	\$75,000.00
less Recreation. Grant (anticipated)	-\$50,000.00
Annual Estimated Total:	\$59,710.40

Fifth Year (2012-2013):

Annual Rental for BLM land, 5.4 acres @ \$2.00 per acre for Public Purpose	\$10.40
Annual Rental for BLM land, 34.6 acres @ \$0.00 per acre for Recreational	N/C
Miscellaneous, wrap-up and contingency funding 20%	\$80,000.00
Annual Estimated Total:	\$80,010.40

Sixth Year (2013-2014):

Conveyance Fee for BLM land, 5.4 acres @ \$10.00/acre for Public Purpose	\$54.00
Conveyance Fee for BLM land, 34.6 acres @ \$0.00/acre for Recreational	N/C
Annual Estimated Total:	\$54.00

Town's Estimated Cost: \$446,906.00