

CITY OF LANDER



CITY COUNCIL WORK SESSION MEETING

Tuesday, February 25, 2025

Immediately Following the Special Regular Council Meeting at 6:00 PM

City Council Chambers, 240 Lincoln Street

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/82231408674?pwd=bAOTWswrDiMKzswCTasqrVagvhdZ6I.1>

Meeting ID: 822 3140 8674

Passcode: 448448

1. NEW BUSINESS (NON-ACTION ITEMS)

- A. LOR Foundation Update Ami Vincent
- B. Discussion of Table Mountain Path forward
- C. Police Department Update

2. ADJOURNMENT

Upcoming Council Meetings:

Special Meetings: 6:00 PM Tuesday, March 18, 2025 City Council Chambers

Regular Meetings:

6:00 PM Tuesday, March 11, 2025 City Council Chambers

6:00 PM Tuesday, April 8, 2025 City Council Chambers

Work Sessions:

6:00 PM Tuesday, March 25, 2025 City Council Chambers

6:00 PM Tuesday, April 22, 2025 City Council Chambers

All meetings are subject to cancellation or change.

TMLC Path Forward

\$267,000 redirected to a like cause in Fremont County in April in accordance with the WYCF agreement

\$231,747.84 MOVE Housing Authority Award in City account. \$84,000 returned to donor per donation agreement. An additional \$10,000 to be returned by donation agreement to a single donor in April. Although these funds have been cleared and closed out from MOVE, they are tied to Economic Development.

Feasibility Study and Market analysis is 2022 data. Current update on Westward Heights

- 14 applicants turned away from SNF because the only qualified for Assisted Living
- 16 applicants turned away from SNF because the needed heightened Memory Care
- Westward Heights 85% Occupancy rate in 2024
- Westward Heights payer mix is 18% Medicare, 55% Medicaid, and 27% self-pay
- Payer mix for TMLC was 25% Medicare, 25% Medicaid and 50% self-pay.

City still under contract with Erdman for construction award and construction Management

The land lease with the Housing Authority is terminated.

If Council is willing to have a City-owned facility the following funding information is crucial

- City must terminate WBC BRC grant agreement for \$889,000
- 2024 construction costs \$17.5M
- Paid design and plat fees were covered by City ARPA Grant \$1.19M.
- ARPA grant will pay for \$553,000 of infrastructure improvements past the hospital and to the TMLC proposed site.
- SLIB has de-obligated the remainder of the ARPA funds and they have been redistributed to other State awards.
- 2025-27 operational and start up costs estimated at \$3.55M
- BIL funding for Health and Human services is no longer a high priority and Lander must compete on a National level
- Economic Development Authority (EDA) funds will help fund operational cost with job creation but cannot be used for Capital Construction
- SLIB/State ARPA funding for Health and Human services is fully obligated with no projected new pot of funding being considered
- If Erdman is not construction manager going forward a plan fee needs to be negotiated and additional firms must be solicited at additional costs
- New market study will need to be done at additional costs
- A third-party operator must be solicited and contracted by the City (costs built into \$3.55M operational budget listed above)
- Revenue Bonds are a potential funding source and requires a ballot initiative and public vote
- Special Purpose Tax is a funding source requiring a ballot initiative and approval
- A Building Authority can be formed under State Statutes to own the facility (City would lease to own). A Building Authority can issue revenue bonds without a vote of the public.