

ECONOMIC DEVELOPMENT RESOURCE PACKET

★ Kemmerer/Diamondville, WY



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Dear Business Prospect:

Thank you for considering Wyoming as a potential location for your business. As Wyoming's chief executive and someone who grew up in this incredible state, I am an advocate for creating a strong economic climate with access to education and quality jobs, similar to those you would create.

The Cowboy State is full of mountains, lakes, rivers, open spaces, and other outdoor amenities that enhance our quality of life. Our cities, towns and counties offer welcoming hospitality and show our commitment to economic development. Local leaders have been proactive in enhancing business opportunities. Not only have they encouraged a strong local economy through partnerships, but officials have also made infrastructure and service improvements to enhance each community's capability to attract and maintain businesses.

Additionally, Wyoming offers the Best Business Tax Climate (According to the Tax Foundation, 2021). We have offered the top business climate in the US for over a decade, as well as a state government committed to low regulation and business-friendly policies all around. Wyoming is well positioned for growth due to the work ethic and resiliency of its people. The state also offers access to policy makers and influential leaders in our tight-knit state so we can be more nimble than other states.

If you are interested in developing or growing your business, we look forward to visiting with you. The Wyoming Business Council is ready and willing to offer incentives, tailored to your needs. Existing programs, such as public infrastructure funding, large loan programs, workforce development, and educational support can be packaged together to benefit your company.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Gordon", is written over a light blue horizontal line.

Mark Gordon
Governor of Wyoming

MG:rm:kh

200 WEST 24TH STREET
CHEYENNE, WY 82002-0010

MARK GORDON
GOVERNOR OF WYOMING

307.777.7434 • GOVERNOR@WYO.GOV
[HTTP://GOVERNOR.WYO.GOV](http://GOVERNOR.WYO.GOV)



July 1, 2022

Dear Business Prospect:

It is our pleasure to present an unprecedented offer of support for Kemmerer and Diamondville, Wyoming. Under our direction as Kemmerer City Administrator, Diamondville Clerk Treasurer and Co-Directors of Invest Kemmerer Diamondville, the County, the Cities, as well as countless community, civic, and business leaders have come together to prepare this economic development resource packet. Included in this packet is an outline of a cost of operations analysis to highlight the cost advantages of Kemmerer and Diamondville, our brand-new light industrial park, accelerated approval of site plans and permits, and an in-depth look at what it means to do business in Kemmerer and Diamondville.

This economic development resource packet highlights the "Kemmerer and Diamondville Advantage" which includes the opportunity to site your manufacturing operation in the same community as the new \$4 billion TerraPower demonstration plant. Clustering near world-class energy research coupled with an average annual industrial electricity savings of over \$61,000 versus likely competitors will ensure your operation competitive advantages and access to unparalleled support for the energy industry. Commercial businesses save about \$1,400 in utilities. Living in our communities saves you about \$200 in residential utilities. We are committed to supporting your business and your household.

Just as importantly, this economic development resource packet presents the vision for Kemmerer and Diamondville – a vision suited for the needs of established businesses and entrepreneurs alike. Whether you are looking to relocate, expand, or start your business, our team is ready to support you every step of the way. Our team understands the importance of your company to our communities and the responsibility we have to continue to build our dynamic future together.

We know the selection for any business is a complex process. Hopefully, this resource packet provides information that simplifies some of that decision making process. Our communities provide you the opportunity to build a first-class facility in a predictable political environment with lower operating costs, while continuing to demonstrate its integrity and values in the region and national marketplace. We ask that you choose Kemmerer and Diamondville for your expansion and/or relocation plans, and we invite you to begin negotiations with us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tina Robinson".

Tina Robinson
 Clerk Treasurer
 Town of Diamondville
 P.O. Box 281
 Diamondville, WY 83116
 307-877-6676
tclerk@diamondvillewyo.com

A handwritten signature in blue ink, appearing to read "Brian Muir".

Brian Muir
 City Administrator
 City of Kemmerer
 220 State Highway 233
 Kemmerer, WY 83101
 307-828-4061
bmuir@kemmerer.org



Dear Business Prospect:

Thank you for considering the City of Kemmerer and Town of Diamondville as a potential location for your business. As Wyoming's elected officials, we are advocates for creating a strong economic climate with access to education and quality jobs, similar to those you would create in Kemmerer and Diamondville.

The City of Kemmerer and Town of Diamondville are located in beautiful Lincoln County, surrounded by mountains, lakes, fossil adventures, and other outdoor amenities. City leaders have been proactive in enhancing economic development in the area. Not only have they encouraged a strong local economy through partnerships, but leaders have also made infrastructure and service improvements to enhance each community's capability to attract and maintain businesses.

Additionally, Wyoming offers the nation's best combined tax rates as well as competitive utility costs, making it a strong option as you consider developing or growing your business. We believe you will find that Kemmerer and Diamondville's rural setting offers a lower cost of living yet high quality of life.

Wyoming is well-positioned for growth mainly due to the work ethic and resiliency of its people. Whether in the energy or light manufacturing sector, Kemmerer and Diamondville's certified work ready community is what will set your business apart from others.

Should you select the Kemmerer and Diamondville community to develop or grow your business, we look forward to visiting with you.

Sincerely,

Lincoln County's State Legislators

Dan Dockstader
President of Senate
Senate District 16
307-885-9705

Fred Baldwin
Senator
Senate District 14
307-977-3687

Scott D Heiner

Scott Heiner
Representative
House District 18
307-875-4516

Evan Simpson
Representative
House District 21
307-885-5588



Board of Lincoln County Commissioners

Robert E. King
Chairman
Thayne, Wyoming

Jerry T. Harmon
Vice-Chair
Afton, Wyoming

Jerry W. Hansen
Commissioner
Afton, Wyoming

925 Sage Avenue, Suite 302, Kemmerer, WY 83101 Phone: 307-877-2004
Email: commission@lcwy.org

Dear Potential Kemmerer or Diamondville Business,

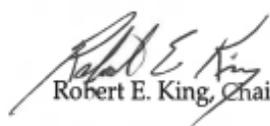
On behalf of Kemmerer and Diamondville, and all of Lincoln County, we appreciate your consideration of our communities in your search for the ideal location for your business. We welcome you to visit our communities and learn about all of the great benefits that Kemmerer and Diamondville can offer your operation.

Our philosophy towards economic development is anchored in the belief that robust and continued cooperation through public-private partnerships creates the best possible outcomes for all parties. Kemmerer and Diamondville will commit to your success by offering competitive incentive policies to positively impact your bottom line. By investing in Kemmerer and Diamondville, you will be investing in communities that are steadfastly committed to your long-term success.

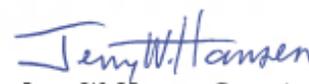
We understand very well that the best way for our cities to create quality jobs and economic opportunity for our people is to attract companies like yours to Kemmerer and Diamondville. We hope you will decide that Kemmerer and Diamondville are the best places for your company to do business!

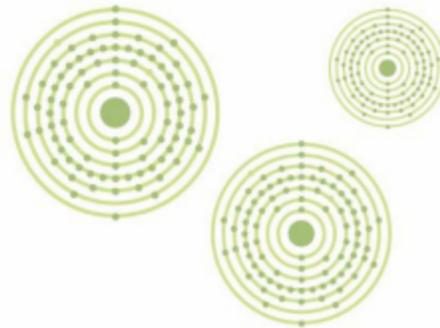
Sincerely,

LINCOLN COUNTY COMMISSIONERS


Robert E. King, Chairman


Jerry T. Harmon, Vice-Chair


Jerry W. Hansen, Commissioner



May 10, 2022

Dear Business Leaders,

TerraPower is excited to join the Kemmerer-Diamondville community in welcoming you to bring your families and work expertise to a place that is great for businesses and families to grow and thrive.

If you haven't already had a chance to visit this part of Wyoming, you will be pleasantly surprised at both the pristine beauty of the landscape and the warm welcome you will receive from the folks in Kemmerer and Diamondville. Wyoming is a great place to live and work and these communities exemplify the best of what the state offers in recreational opportunities and overall quality of life.

TerraPower is proud to add our advanced nuclear reactor technology to Wyoming and to the Kemmerer-Diamondville community's rich history of energy production. The availability of Wyoming's highly skilled workforce and the skilled workers at the nearby Naughton coal plant is one of the most exciting and valuable aspects of our decision to build TerraPower's Natrium project in southwest Wyoming.

TerraPower looks forward to joining with the Kemmerer-Diamondville community in welcoming you to Wyoming. If you haven't done so already, we highly encourage you to take time to visit the community and learn more about opportunities for your business and your family to prosper in this very special part of Wyoming.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Levesque".

Chris Levesque
President & CEO
TerraPower, LLC

15800 Northrup Way, Bellevue, WA 98008

www.TerraPower.com

P. +1 (425) 324-2888

F. +1 (425) 324-2889

EXECUTIVE SUMMARY

INTRODUCTION

On behalf of the entire Kemmerer and Diamondville community, we offer an unyielding commitment to attract new businesses to Southwest Lincoln County. We are excited to present you, not only with the ideal site and facilities for your manufacturing and warehousing operations, but also with the unique advantages that Kemmerer and Diamondville have to offer. We also encourage you to visit our [economic development website](#).

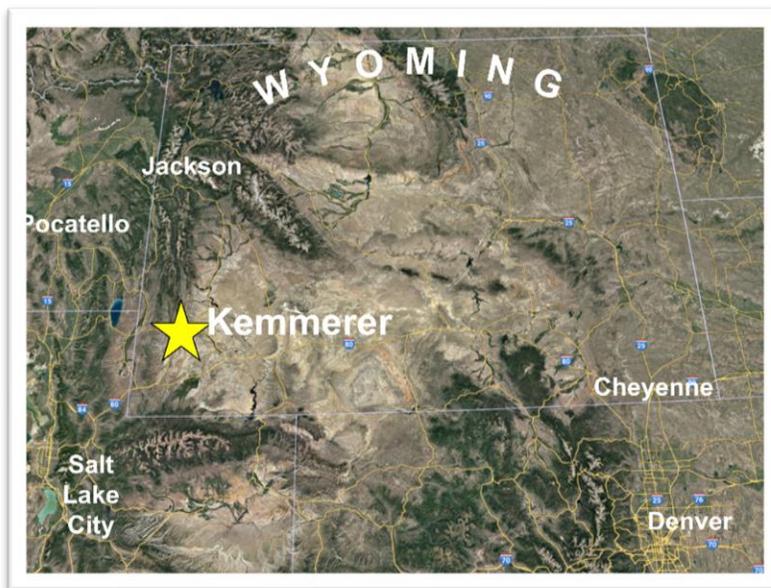
This proposal summarizes key actions dedicated to supporting your project. These actions include:

- Analyzing the advantage of Kemmerer & Diamondville vis-à-vis competing States
- Devising various development scenarios, highlighting transportation assets
- Highlighting the best assets within Kemmerer & Diamondville that cannot be quantified

There are many advantages to locating in Kemmerer & Diamondville, but in preparing this proposal, we as the leadership understand that no community is perfect. This proposal creates a comprehensive solution for location needs, including cost of doing business, availability of skilled workers, access to major markets, and high quality of life for employees.

The entire community exemplifies this resolve with the commitments, which sets the standard for community support and effort. Local partners include, The City of Kemmerer Wyoming, The Town of Diamondville, Lincoln County, Kemmerer Area Diversification Committee, South Lincoln County Economic Development Corporation, The Wyoming Business Council, Kemmerer Diamondville Community Area Chamber of Commerce, Quality Realty, Big Country Properties, Fossil Basin Promotion Board, and Fossil Basin.

We cordially ask for commitment in partnering with the community to help take the steps needed for a mutually prosperous and dynamic future. As we negotiate and consider other critical needs, we commit ourselves to maintaining an open dialogue with you and your core team.

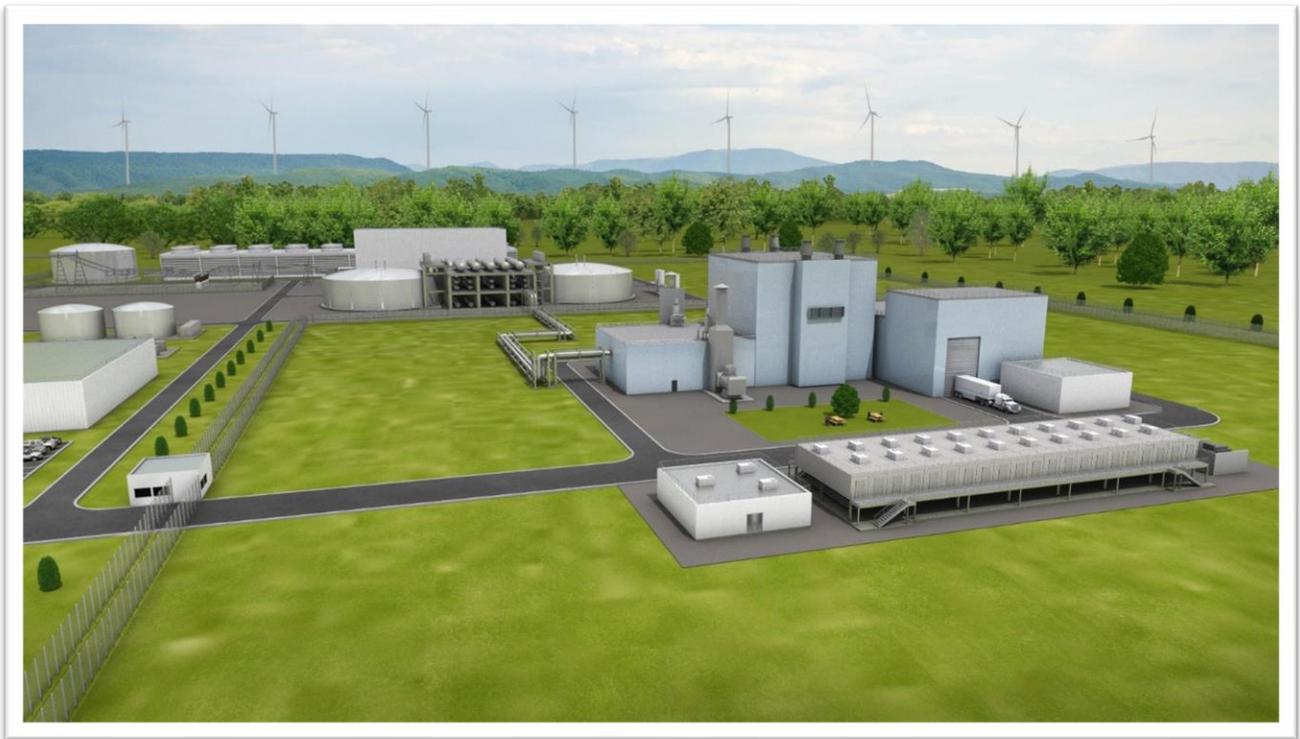


KEMMERER/DIAMONDVILLE

TERRAPOWER

Natrium™ Reactor

In November 2021, TerraPower announced that it had selected Kemmerer, Wyoming to be the future home of its Natrium™ reactor demonstration project. This project serves as the opportunity to transform the Kemmerer and Diamondville economies while still maintaining its rich history of being a leader in power generation. Initial engineering work has already begun, and construction is scheduled to begin in mid-2023. At the project's peak, roughly 2,000 workers will aid in the construction of the facility. Once operational, the facility will support roughly 250 jobs. To learn more about TerraPower, please [click here](#).



Natrium™ Reactor Demonstration Projection, Courtesy of TerraPower

KEMMERER/DIAMONDVILLE

INCENTIVES AVAILABLE

Kemmerer and Diamondville work closely with the Wyoming Business Council to ensure your business is well supported and incentivized in Wyoming.

WYOMING- THE OPPORTUNITY STATE:

- Wyoming combines the federal advantages from opportunity zones with its own unique state incentives to create a stable and reliable environment for business owners.

State Incentives:

- NO Personal or Corporate Income Tax
- Low Sales and Property Taxes
- One of the largest sovereign wealth funds in the nation

NEW MARKETS TAX CREDIT

- The New Markets Tax Credit is designed to increase the flow of private sector capital to businesses, nonprofits, community facilities, and other important projects in America's poorest communities. This program incentivizes the private sector to invest in community development organizations with a proven track record of impact in low-income communities. These organizations put that capital to work, financing everything from manufacturing expansions to health clinics and daycare centers

TAX INCREMENT FINANCING (TIF)

- Tax Increment Financing is a public financing method used as a subsidy for redevelopment, infrastructure, and other community-improvement projects. Using TIF, municipalities divert future property tax revenue increases from a defined area or district toward an economic development project or public improvement project in the community.

SPECIAL ASSESSMENT DISTRICTS

- In Wyoming, a special assessment is a fee that public authorities can assess against property for public projects. This fee is levied in a specific geographic area known as a Special Assessment District. A special assessment may only be levied against property which are identified as benefitting from the public project.

BONDING

- Revenue bonds are a class of municipal bonds issued to fund public projects which then repay investors from the income created by the project. For example, a toll road or utility can be financed with municipal bonds with creditors' interest and principal repaid from the tolls or fees collected.

KEMMERER/DIAMONDVILLE

RELEVANT LEGISLATIVE PROGRAMS

Wyoming Senate File 159 – Passed (2019)

An Act relating to public utilities; limiting the recovery costs for the retirement of coal fired electric generation facilities; providing a process for the sale of an otherwise retiring coal fired electric generation facility; exempting a person purchasing an otherwise retiring coal fired electric generation facility from regulation as a public utility; requiring purchase of electricity generated from purchased retiring coal fired electric generation facility as specified; and providing for an effective date. In essence, a utility must attempt to sell a facility before retiring said facility.

Wyoming House Bill 200 – Passed (2020)

An Act relating to public utilities; requiring the public service commission to establish electricity generation portfolio standards for public utilities; limiting the recovery of costs for the retirement of coal fired electric generation facilities; authorizing the public service commission to grant reasonable rate recovery for public utilities as specified; authorizing a surcharge; requiring reports; making conforming amendments; and providing for an effective date. This legislation leverages carbon capture, utilization, and storage (CCUS) technology to reduce carbon emissions and strengthen Wyoming's energy industry.

House Bill 166 – Passed (2021)

An Act relating to public utilities; creating a presumption against the retirement of electric generation facilities as specified; providing definitions related to the presumption; specifying how a public utility can rebut the presumption; limiting rate recovery for public utilities retiring electric generation facilities without rebutting the presumption as specified; requiring consideration of reliability before approving the retirement of an electric generation facility; requiring rulemaking; and providing for effective dates.

An electric generation facility cannot be retired unless the utility provider demonstrates that Wyoming customers will not be subject to energy shortages or disruptions, and they will not be subject to electricity cost burden increases.

45Q Tax Credits

This federal credit, section 45Q of the Internal Revenue Code provides tax credits for a metric ton of carbon that is captured and sequestered in qualifying facilities.

Each of these legislative initiatives demonstrate a commitment at the state and federal level to protect the energy industry in Wyoming. Additionally, each demonstrates a commitment to provide the ideal business conditions in Kemmerer and Diamondville by offering some of the best electricity rates in the country.

Existing Industry

KEMMERER/DIAMONDVILLE

EXISTING INDUSTRY

Kemmerer Operations

Coal has been mined in the area since the mid-1800s. Though originally an underground mine, it converted to strip mining in the mid-1900s. Westmoreland Coal Company acquired the mine in 2012. However, in 2019 ownership of the mine shifted to Kemmerer Operations, LLC. Customers include the Naughton Power Plant and variety of other industrial operations located in southwestern Wyoming. Coal is delivered to other industrial customers via both rail and truck.

Naughton Power Plant

The Naughton Power Plant is located three miles southwest of Kemmerer and immediately adjacent to the eastern border of the Kemmerer Mine.

- The plant is situated on approximately 1,120 acres of land.
- At the plant's peak, 3 units were operating on site to generate a total of ~700 MW.
- In 2019, Unit 3 was taken offline and has been converted into a natural gas peaking unit. According to PacifiCorp's 2019 Integrated Resource Plan, Units 1 and 2 will be taken offline at the end of 2025.



ExxonMobil

ExxonMobil currently has two primary operations near the Kemmerer area. The first facility, Black Canyon, is in Sublette County, 63 miles north of Kemmerer. The Shute Creek facility is located 25 miles northeast of Kemmerer.

Employment: Black Canyon (40-50 employees), Shute Creek (150 employees). Shute Creek Facility: Products include LNG, methane, helium, and CO₂. LNG and helium are trucked to customers, while methane and CO₂ are delivered via pipeline. Natural gas is delivered via pipeline from Black Canyon operations.

- Rail terminal onsite
- 100 MW of cogeneration onsite, but still pulls 30 MW off grid.
- ExxonMobil announced a \$400 MM expansion for carbon capture and storage with project completion targeted for 2025.



EXISTING INDUSTRY

Opal Hub

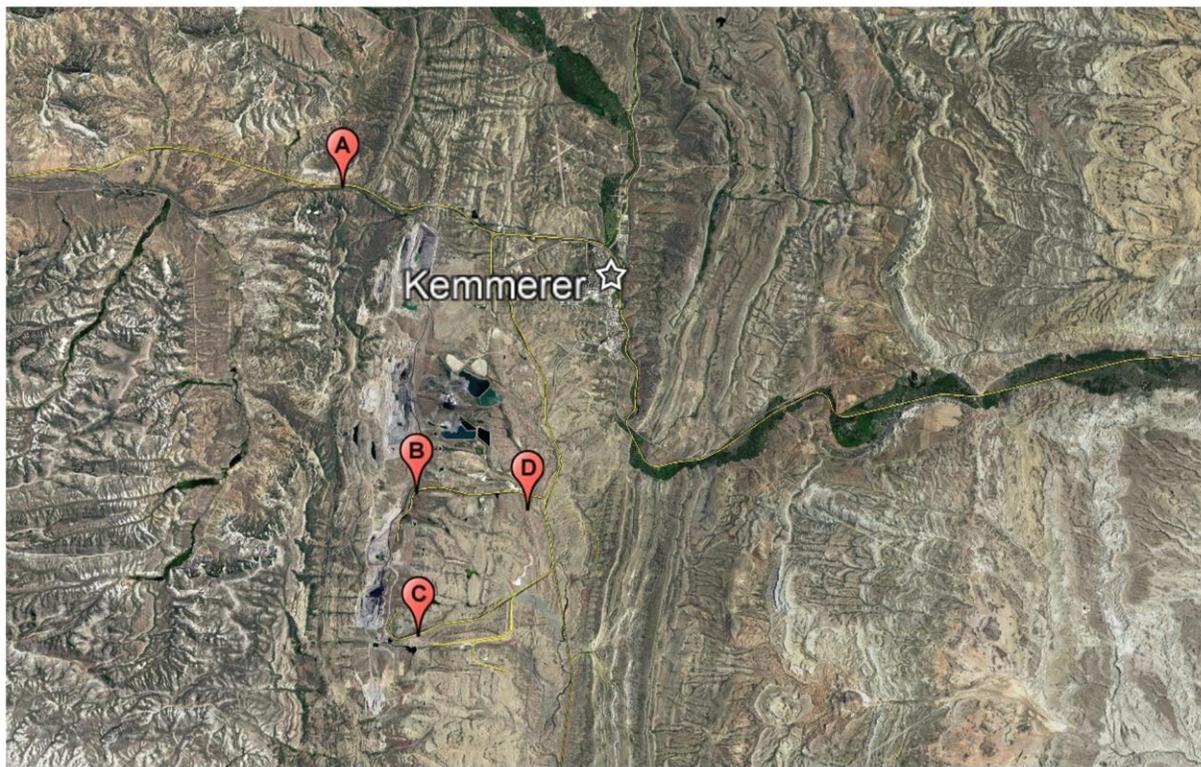
Opal Natural Gas Hub is major collection point for gas extracted and produced in Wyoming.

- Approximately 4-5 billion cubic feet per day moved.
- The hub entered service in 1999
- Williams connected its Northwest Gas Pipeline to hub in 2010.



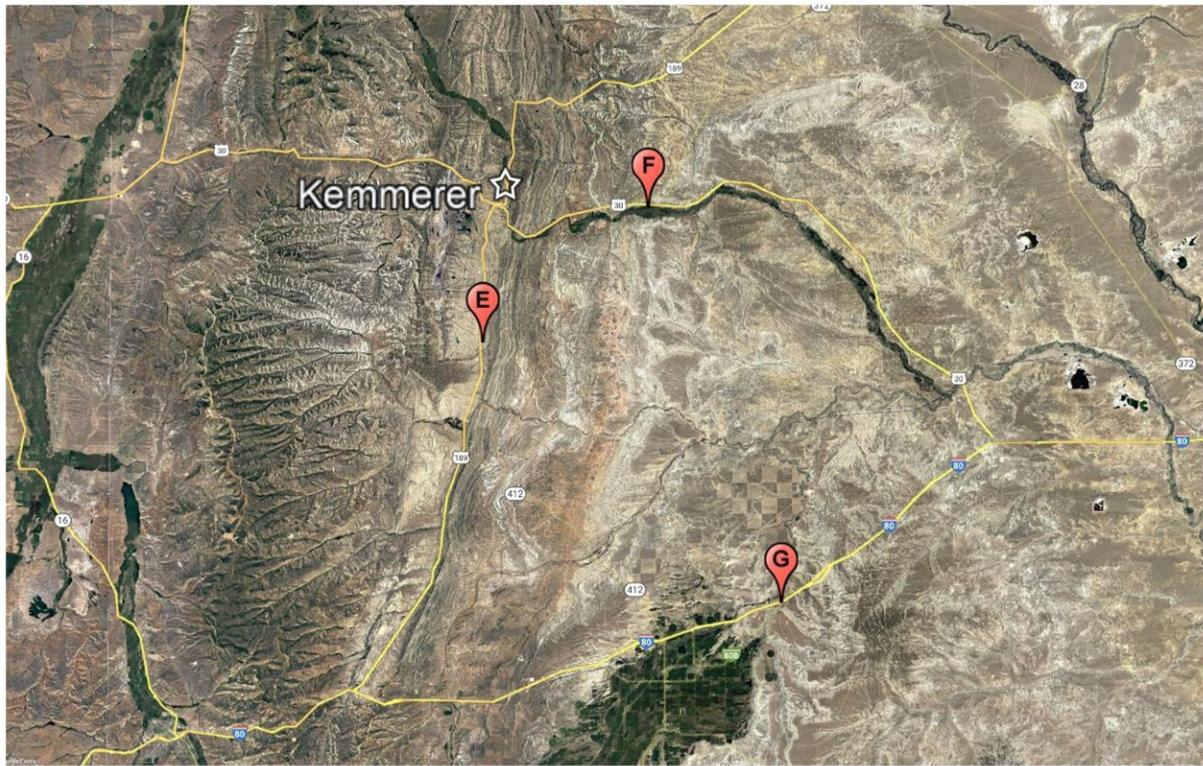
Transportation Assets

TRANSPORTATION ASSETS



Asset	Overview
<p>Rail</p>	<p>Union Pacific has a mainline running through the cities of Kemmerer and Diamondville (A). This line is responsible for all trains headed east from the Pacific Northwest. This line runs to the Town of Grainger, connecting with additional outbound freight coming from the Los Angeles area.</p> <p>The only rail activity in the area is ~150 cars per week being exported from the mine to Genesis Alkali Westvaco and small amount of sand being imported into Opal.</p> <p>Two spurs are currently being utilized by Kemmerer Operations, LLC (B & C). A smaller spur (D) is in place at the former FMC coke plant off the northern line entering the mine</p>

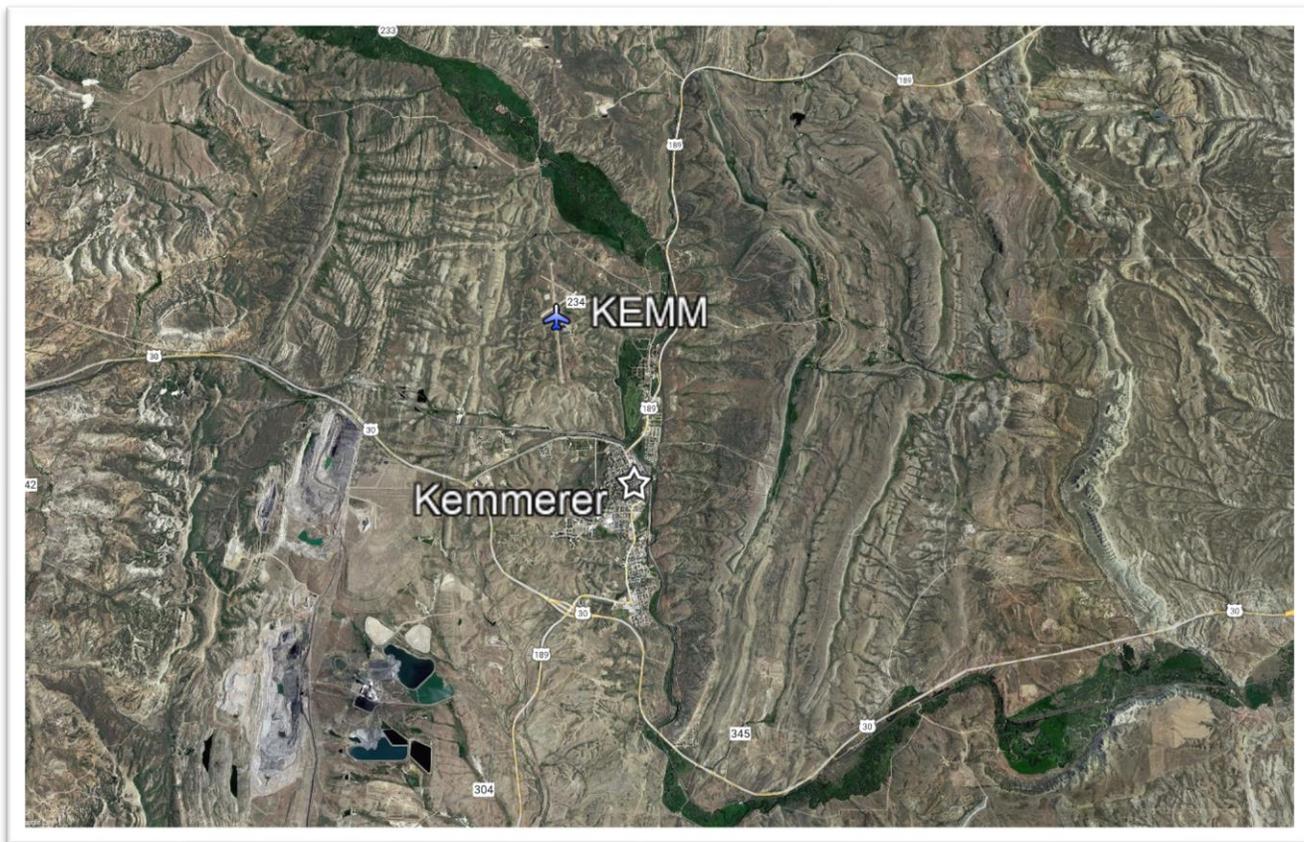
TRANSPORTATION ASSETS



Asset	Overview
<p>Highway</p>	<p>Highway 189 (E) travels north from I-80 through the center of Kemmerer and continues to the northeast. It eventually turns northwest and runs toward Jackson, WY. Highway 30 (F) travels east to west through Kemmerer. It connects to I-80 in the southeast. Highway 30 continues to the northwest into Idaho where it connects with I-15 Interstate 80 (G) is roughly 38 miles south of Kemmerer, WY. I-80 is an east-west transcontinental freeway in the United States that runs from San Francisco, California to New York City, New York. I-80 provides Kemmerer with a great logistical asset for industries to be able to ship and receive from coast to coast.</p>

AIRPORT PROXIMITY

Kemmerer also boasts its own regional airport (KEMM). It has three runways averaging 4,708ft and has around 300 flights a month.



Kemmerer is less than two hours away from Salt Lake City, one of the fastest growing metro areas in the country, and its international airport which also acts as the regional airport hub.

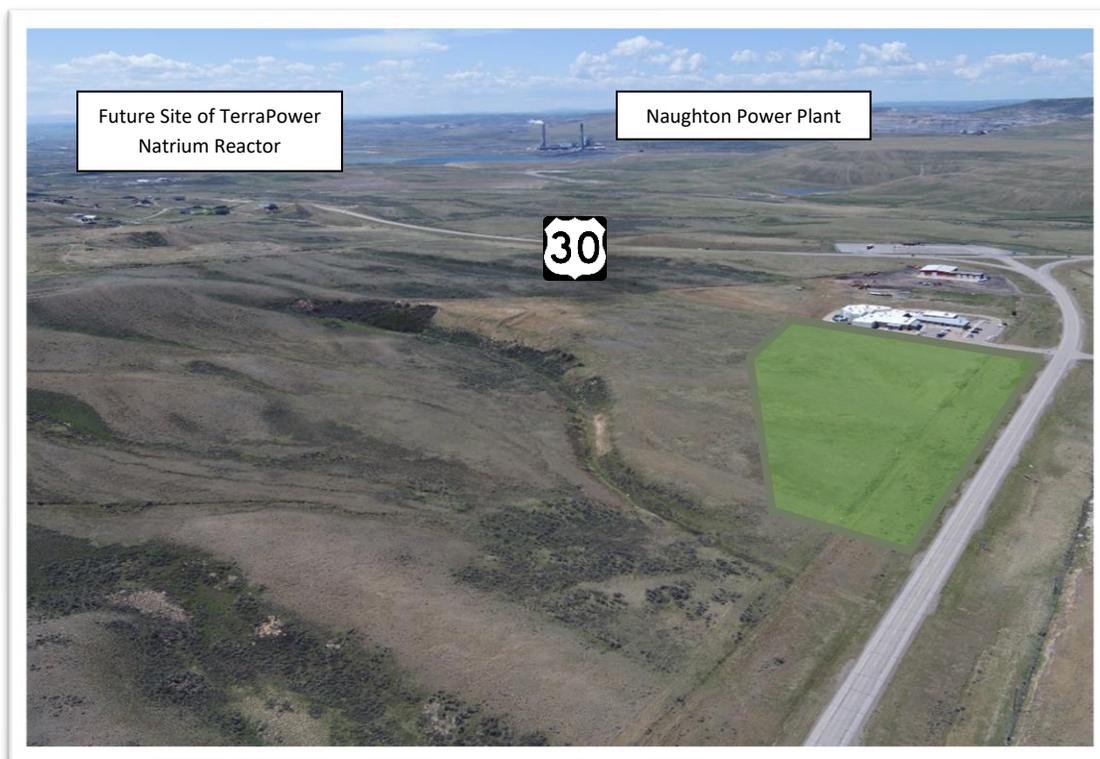


Existing Sites & Utilities

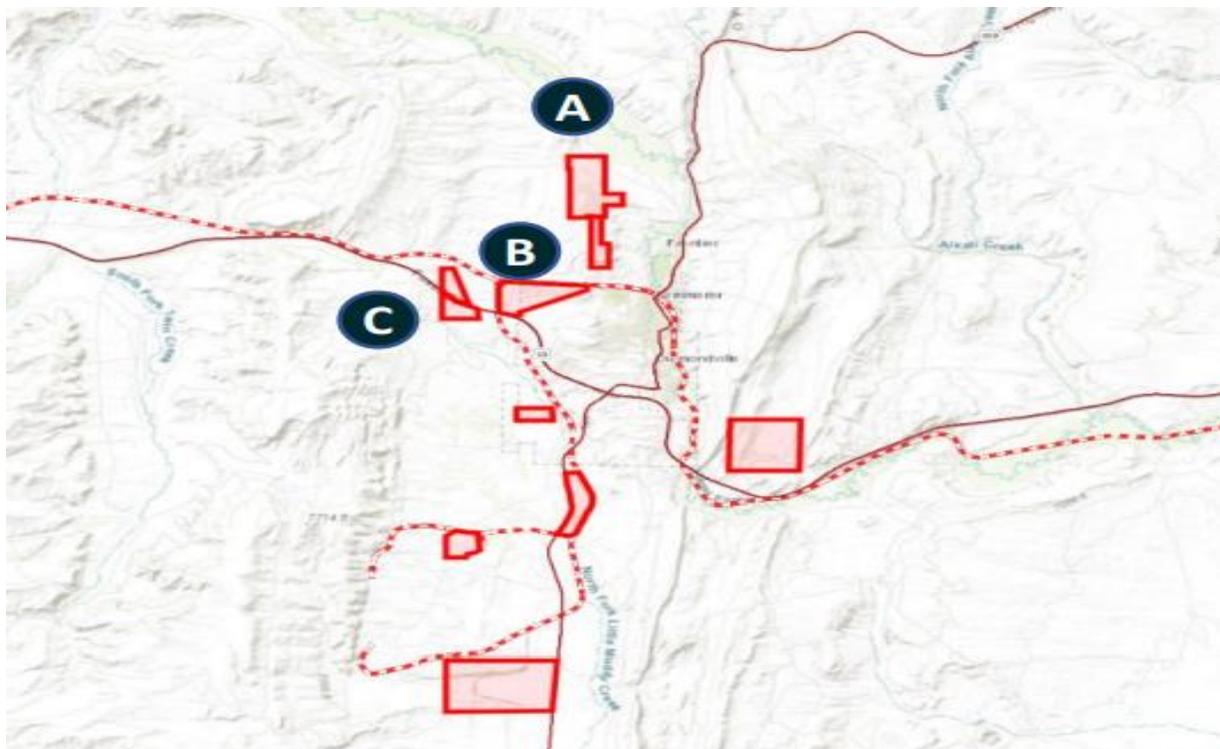
KEMMERER INDUSTRIAL PARK

The Kemmerer Industrial Park is the newest addition to the Kemmerer and Diamondville asset portfolio. The park is conveniently located at the intersection of US Highway 30 and US Highway 30 Alternate and next to the Port of Entry. It is well positioned to have products on Interstate 80 in under an hour or at the Kemmerer airport in under 10 minutes.

The park itself has over 60 acres of flat, utility-ready land, zoned for light industrial operations. Highlighted in green below, the site is ready to be fully-customized to fit your unique, light industrial needs.

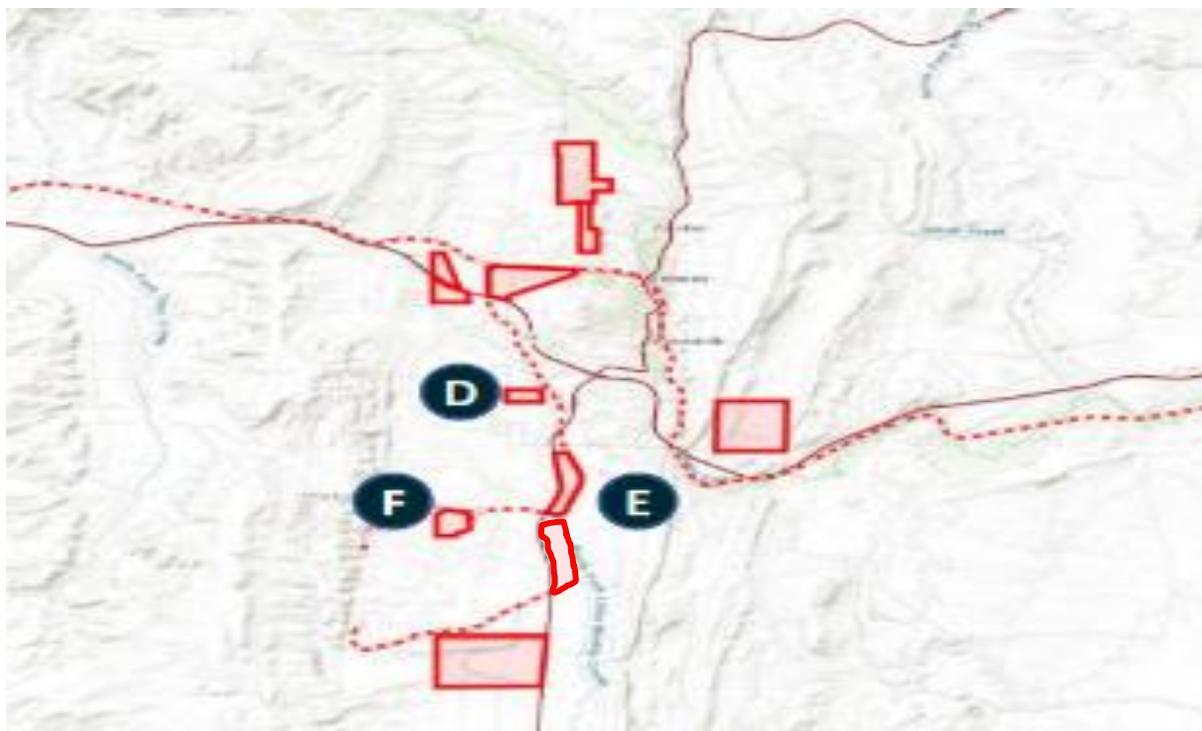


EXISTING SITES



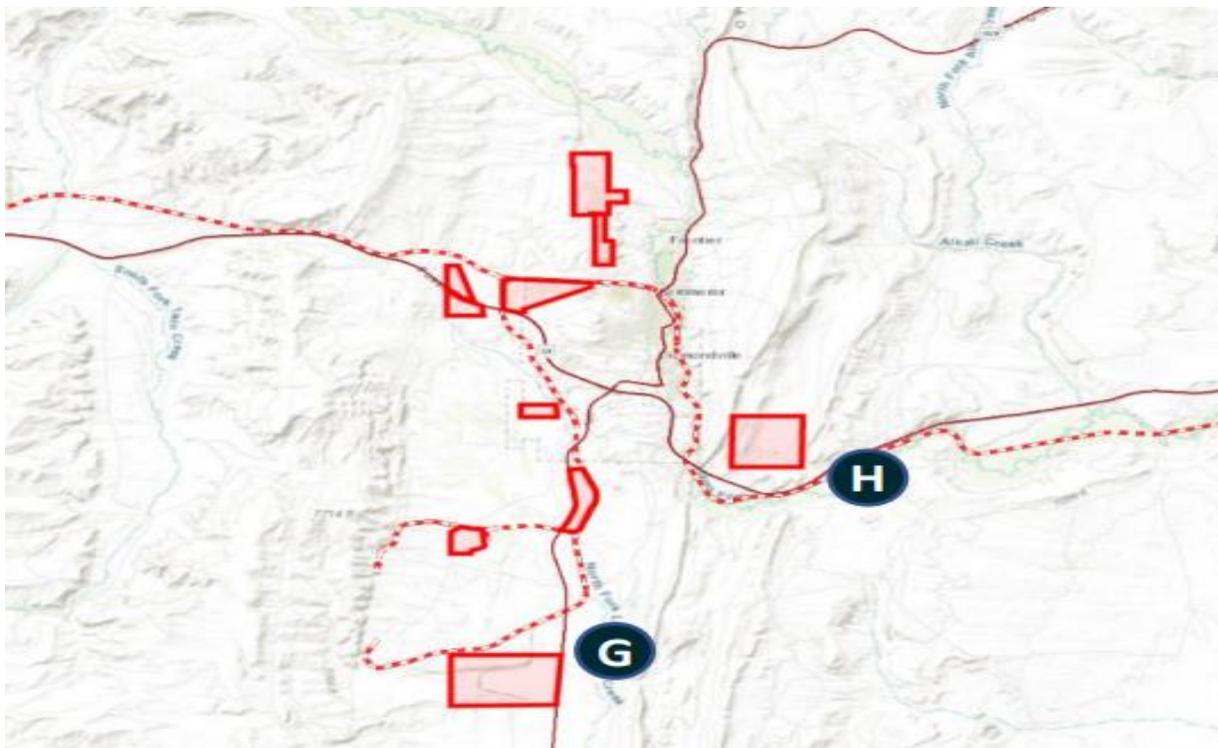
Site	Overview
A	<p>Size: Total of 595 acres with majority of site consisting of existing airport operations. Small parcels potentially available for development. Owned by the City of Kemmerer.</p> <p>Electric: Rocky Mountain Power would service the site. 1.5 miles to the nearest substation, single phase power on site. A 69 KV PacifiCorp transmission line is 0.25 miles to the east.</p> <p>Natural Gas: Dominion Energy would service the site. 1.4 miles southwest to the nearest NG pipeline. It is a 4" line with 25 psi pressure. Estimated capacity on the line is 15 MCFH.</p> <p>Water: Kemmerer & Diamondville JPB would service the site. Airport facility currently using onsite water well.</p> <p>Sewer: Kemmerer & Diamondville JPB would service the site. Airport currently using onsite septic.</p> <p>Rail: 0.35 miles from the southern border of site. Topography prevents rail line from being brought to the site</p>
B	<p>Size: 333 total acres, park consists of smaller parcels.</p> <p>Owned by Kemmerer Operations, LLC, and W & U M Thoman Ranches LLC. Small individual parcels with several owners throughout the park.</p> <p>Electric: Service provided by Rocky Mountain Power. One mile to the nearest substation, three phase on site. 0.54 miles to a PacifiCorp 69 KV transmission line.</p> <p>Natural Gas: Service provided by Dominion Power. Natural gas pipeline exists on the southwest corner of the site. It is a 2-4" line with 25 psi pressure. Estimated capacity on the line is 20 MCFH.</p> <p>Water: Service would be provided by Kemmerer and Diamondville JPB. Water lines onsite.</p> <p>Sewer: Service would be provided by Kemmerer and Diamondville JPB. Sewer is currently onsite.</p> <p>Rail: Union Pacific line borders the site to the west and north, but service not likely available onsite.</p>
C	<p>Size: 210 acres, 118- and 92-acre parcels that are developable and contiguous.</p> <p>Owned by Kemmerer Operations, LLC.</p> <p>Electric: Rocky Mountain Power would service the site. 1.5 miles to the nearest substation, 3 phase on site. 1.5 miles to a PacifiCorp 230 KV and 69 KV transmission lines.</p> <p>Natural Gas: Dominion Energy would service the site. A NG transmission line runs through the northern parcel. It is a 4" line with 25 psi pressure. Estimated capacity on the line is 20 MCFH.</p> <p>Water: Kemmerer and Diamondville JPB would service the site. 0.5 miles to the nearest water line.</p> <p>Sewer: Kemmerer and Diamondville JPB would service the site. 0.5 miles to the nearest sewer line.</p> <p>Rail: Union Pacific rail line 0.2 miles to the north. Currently unknown if rail can be expanded to site due to topography.</p>

EXISTING SITES



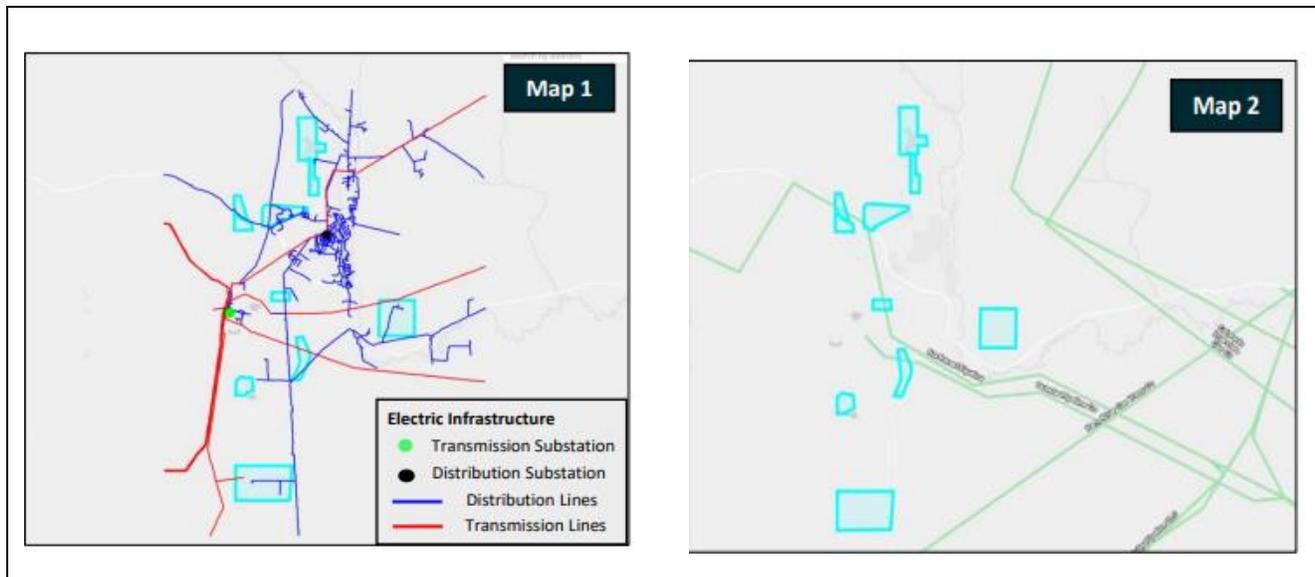
Site	Overview
D	<p>Size: 80 acres, 70 acres are developable and contiguous. 5 acres owned by South Lincoln Economic Development Board; 65 acres owned by Rocky Mountain Power. Electric: Rocky Mountain Power would service site. 1.5 miles to the nearest substation, 3 phase on site. A 69 KV PacifiCorp transmission line borders the northwest portion of the property. Natural Gas: Service provided by Dominion Power. Natural gas pipeline runs through the center of the site. It is a 1 1/4" line with 25 psi pressure. Estimated capacity on the line is 10 MCFH. Water: Service would be provided by Kemmerer and Diamondville JBP. Water line is 0.25 miles away. Sewer: Service would be provided by Kemmerer and Diamondville JBP. Sewer is currently 2 miles away. Rail: Union Pacific rail line is 0.11 miles to the east.</p>
E	<p>Two Parcels Northern Parcel Size: 212 acres, Southern Parcel Size: 181 acres Northern parcel owned by Kemmerer Operations, LLC. & BLM, Southern parcel owned by BLM Electric: Rocky Mountain Power provide service. A 230 KV PacifiCorp transmission line is located on northern half of the site. Natural Gas: Service provided by Dominion Power. Natural gas pipeline is located about 1 mile from the site. It is a 4"-6" line with 25 psi pressure. Estimated capacity on the line is 40 MCFH. Water: Service would be provided by Kemmerer and Diamondville JBP. Water line is 1.25 miles away. Sewer: Service would be provided by Kemmerer and Diamondville JBP. Sewer is currently 2 miles away. Rail: Union Pacific rail line borders the site to the east with ample space for a spur.</p>
F	<p>Size: 136 acres Owned by Lincoln County. Electric: Rocky Mountain Power provide service. 2 miles to the nearest substation, 3-phase on site. Several PacifiCorp transmission lines are 0.5 miles to the west. Natural Gas: Service provided by Dominion Power. NG pipeline is 2.5 miles to the northeast. It is a 4-6" line with 25 psi pressure. Estimated capacity on the line is 40 MCFH. Water: Service would be provided by Kemmerer and Diamondville JBP. Water line is 1.5 miles away. Sewer: Service would be provided by Kemmerer and Diamondville JBP. Sewer is currently 2 miles away. Rail: A Union Pacific rail line is adjacent to the northern border. A spur is in place to the shutdown facility to the east. The 'spur' at FMC, investigated by Railroad Specialties indicates significant topographical issues that make the site a non-starter from the time of this study</p>

EXISTING SITES



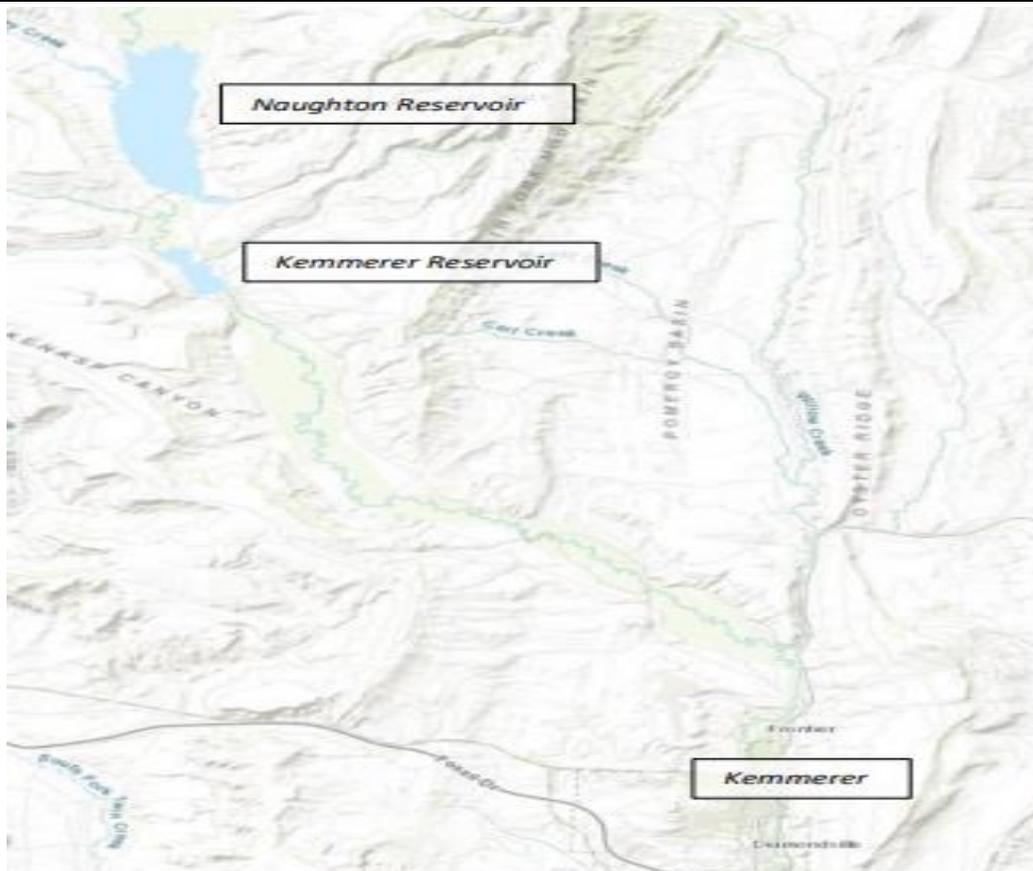
Site	Overview
G	<p>Size: 990 acres, 330 are contiguous and developable. Owned by Chevron, Ovintiv, and BLM. Electric: Rocky Mountain Power provide service. 5 miles to the nearest substation, 3 phase on site. Several PacifiCorp transmission lines are 1 mile to the northwest. Two 138 KV, 230 KV, and a 500 KV line. One 138 KV line runs within 0.4 mile of the western border of the site. Natural Gas: Service provided by Dominion Power. NG pipeline is roughly 7 miles. It is a 6" line with 25 psi pressure. Estimated capacity on the line is 40 MCFH. Water: Service would be provided by Kemmerer and Diamondville JBP. Water line is 7 miles away. Sewer: Service would be provided by Kemmerer and Diamondville JBP. Sewer is currently 9 miles away. Rail: Union Pacific has an active rail line 0.08 to the north. An old rail spur is in place to the site, currently inactive.</p>
H	<p>Size: 640 acres, 300 acres are developable and contiguous. Owned by Lincoln County. Electric: Rocky Mountain Power provide service. 5 miles to the nearest substation, 3 phase on site. Several PacifiCorp transmission lines are 1 mile to the northwest. Two PacifiCorp transmission lines cut through the northwest corner of the site. A 69 KV and a 230kv line. Natural Gas: Service provided by Dominion Power. Pipelines 3 miles from the site. It is a 6" line with 25 psi pressure. Estimated capacity on the line is 30 MCFH. Water: Service would be provided by Kemmerer and Diamondville JBP. Distance to water line is TBD. Sewer: Service would be provided by Kemmerer and Diamondville JBP. Sewer is currently 5 miles away. Rail: A Union Pacific rail line is 0.5 miles to the west of the site</p>

UTILITIES



Asset	Overview
<p>ELECTRIC (MAP 1)</p>	<p>Due to the Naughton Plant, the Kemmerer area has a robust network of numerous electric transmission lines extending from the plant. Multiple large transmission lines are near all proposed sites. Transmission infrastructure will remain in place after the scheduled shutdown of the plant and continue to provide sufficient electrical capacity and service to the area. The map is provided by Rocky Mountain Power. Distribution lines run throughout the City of Kemmerer and Diamondville and are located on or adjacent to all industrial properties provided.</p>
<p>NATURAL GAS (MAP 2)</p>	<p>Multiple natural gas transmission lines are located throughout the Kemmerer region. Several interstate pipelines intersect at the Opal Hub to create a major natural gas trading hub. Local distribution is provided by Dominion Energy. Entire local distribution system was upgraded approximately 10 years ago.</p>
<p>MUNICIPAL WATER</p>	<p>Water service is provided within the city limits of Kemmerer and Diamondville by the Joint Powers Board. Once outside of the main residential areas, water service becomes relatively limited. System has a total capacity of 4.6 MGD with an average utilization of 707,000 GPD and a peak utilization of 1.4 MGD. Use of water is mostly residential. Currently the largest user of the system averages 30,000 gallons per month. Existing water system was designed to account for a population of 10,000 people. Water is withdrawn from the Ham’s Fork River.</p>
<p>MUNICIPAL SEWER</p>	<p>Sewer is provided primarily to the main residential and commercial areas within the community. Service is limited on the outskirts of town. System has a total maximum capacity of 1.0 MGD with an average utilization of 0.5 MGD and a peak of 1.2 MGD. Effluent is treated and then discharged into the Hams Fork River.</p>

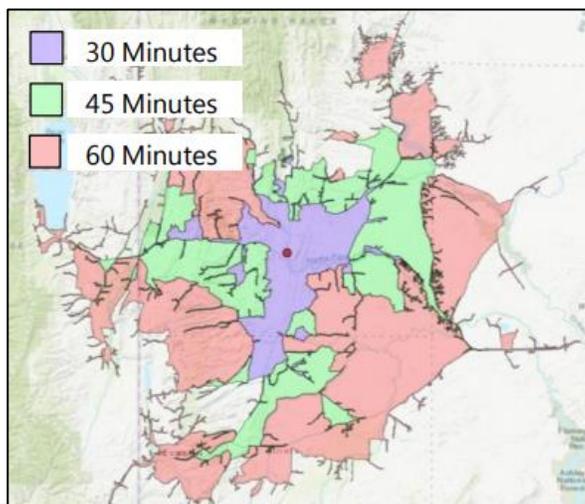
UTILITIES



Asset	Overview
NAUGHTON RESERVOIR	Naughton Reservoir is located 13 miles northwest of Kemmerer. Reservoir is dedicated asset for Naughton Power Plant’s cooling water needs. Water is moved from the reservoir to the power plant via the Hams Fork River.
KEMMERER RESERVOIR	Located downstream from the Naughton Reservoir Approximately 1,769 acre-feet of water rights associated with the Kemmerer Reservoir. Water for the town of Kemmerer used to be pumped from the Kemmerer Reservoir. City of Kemmerer is currently pursuing grants to ensure longevity of the Kemmerer Reservoir

Workforce Overview

WORKFORCE OVERVIEW



Workforce	30 Min	45 Min	60 Min
Labor Force	2,049	2,455	13,532
Labor Force Participation Rate	68%	65.4%	65.5%
Prime Age Labor Force Participation	1,261	1,515	8,109
Prime Age Labor Force Participation Rate	89.7%	88.1%	81.3%
Veterans Labor Force	117	119	575
Veterans Labor Force Participation Rate	89.3%	88.8%	79.1%
Median Age	37.9	36.9	35.7
Mean Commute Time	17.9	20.1	20.2
Annual Average Salary	\$46,290	\$ 45,399	\$ 41,743

Data	Overview
LABOR FORCE	Kemmerer, Wyoming has a small labor pool within the region. The labor force size within 30 and 45-minute drivetimes is only 2,049 and 2,455 people, respectively. Many individuals in Wyoming are willing to travel further to work than the average American, many times 60 minutes or more. This increase to a 60-minute drivetime increases the labor force size to 13,532. Wyoming only has a labor force size of 304,648 spread-out over 97,818 sq. miles. Both private sector and manufacturing union memberships are below the US averages within 30, 45, and 60-minute drivetime of Kemmerer.
EDUCATION	The general Kemmerer area has relatively high educational attainment for graduating students through high school, but individuals who have obtained post-secondary degrees is much lower than both the state and U.S. averages. At the 30-minute drivetime, only 35.7% of the population 25 years and older has completed a degree of some sort after high school. At the 60-minute drivetime this rate drops to 28.7%. These numbers are both below the US and WY averages (39.2% and 42%). Individuals receiving a bachelor's degree in the Kemmerer area is significantly lower than the state and US averages. Specifically, the 45 and 60-minute drives times you begin to see a significant decreases in the number of individuals who have completed higher education. The Kemmerer area also has a small K-12 student population, highlighted by the 32 students enrolled in 12th grade in a 30-minute drivetime.
COMMUTING PATTERNS	Lincoln County is a net exporter of workers. While the majority of workers both live and work in Lincoln County, 2,900 residents leave the county for work each day, and 1,700 workers come from other counties. 26.3% of Lincoln County residents work outside of Lincoln County. The export of workers who live in the county is heavily impacted by residents in northern Lincoln County who work in the National Parks (Jackson Hole, Yellowstone, etc.).

WORKFORCE OVERVIEW

DEEPER DIVE

Labor force numbers in the 30- and 45-minute drivetimes are directly reflected to the population in Kemmerer/Diamondville and the surrounding region. As the drivetime to Kemmerer/Diamondville increases, there is a significant increase in population and in the available workforce. In Lincoln County alone there are 19,274 people, and within 45 miles of the city, the number jumps to approximately 50,000. Within a 60-mile radius Kemmerer/Diamondville, there are more than 100,000 people.

The labor force participation rate in the surrounding Kemmerer/Diamondville area is on par to the average in the state of Wyoming. As the commute time to the area increases, there is a small drop. This can be attributed to the number of retired citizens in the area, and an increase in sample size. The Kemmerer/Diamondville area is friendly to the veteran workforce. Within 30- and 45-minute commute times, there is a labor force participation rate close to 90% among discharged servicemembers.

The median age in each drive time is on par or slightly lower than the Wyoming and United States. In other words, there is little concern for the future of the workforce.

Commute times are very nice as well. While the numbers are slightly higher than the Wyoming average, it can be attributed to the infrastructure in the area. With only 2 direct highway routes to Kemmerer/Diamondville, a road closure or construction to the roads without an alternate route could be detrimental to commute times.

Private Sector Union Membership in the immediate Kemmerer/Diamondville area is slightly higher than the Wyoming average but is lower than the United States average. However, Manufacturing Union Membership is lower in the Kemmerer/Diamondville area compared to both the Wyoming and United States averages.

Workforce	30 Min	45 Min	60 Min	WY	USA
Labor Force	2,049	2,455	13,532	304,648	162,248,196
Labor Force Participation Rate	68%	65.4%	65.50%	66.8%	63.2%
Prime Age Labor Force Participation	1,261	1,515	8,109	186,478	104,136,254
Prime Age Labor Force Participation Rate	89.7%	88.1%	81.30%	85.1%	81.8%
Veterans Labor Force	117	119	575	20,147	7,168,168
Veterans Labor Force Participation Rate	89.3%	88.8%	79%	81.8%	76.3%
Median Age	37.9	36.9	35.7	37.3	37.9
Mean Commute Time (Minutes)	17.9	20.1	20.2	17.8	26.6
Annual Average Salary	\$ 46,290	\$ 45,399	\$ 41,743	\$ 48,624	\$ 57,681
Labor Management	30 Min	45 Min	60 Min	WY	USA
Private Sector Union Membership	5.7%	5.5%	4.4%	4.4%	6.3%
Manufacturing Union Membership	4.6%	4.6%	4.3%	4.9%	8.6%

EDUCATIONAL ATTAINMENT

While the general Kemmerer area has a high concentration of high school graduates, the area has relatively low educational attainment for individuals obtaining bachelor's and Postgraduate Degrees. This can be attributed to multiple things. The most important being access to higher education. With the closest in state university being four hours away, it is likely not feasible for most families in the area. At the 30-minute drivetime, 35.7% of the population 25 years and older has earned a college degree (Associate's or above) which is just below Wyoming at 39.2%, At the 60-minute drivetime, the rate drops to 28.7%. Historically, the area has been centered on blue collar jobs. Since most labor centric employment opportunities do not require an education greater than a high school diploma, there was little to no need for higher education in the Kemmerer/Diamondville area. The Kemmerer area also has a small K-12 student population. This is a direct cause of the small population in the school district.

Educational Attainment	30 Min	45 Min	60 Min	WY	USA
Less than High School Graduate	4.9%	5.0%	5.9%	6.5%	11.2%
High School Graduate	29.2%	30.2%	38.3%	28.0%	25.8%
Some College, No Degree	30.3%	31.4%	27.1%	26.3%	21.0%
Associate degree	12.1%	11.7%	12.1%	12.0%	9.1%
Bachelor's Degree	17.1%	15.8%	11.3%	17.9%	20.8%
Postgraduate Degree	6.4%	6.0%	5.3%	9.3%	12.1%

Kemmerer and Diamondville are within easy driving distance of many colleges and universities. The Oyster Ridge BOCES Kemmerer Outreach provides higher education and skill set training in Diamondville as a satellite of Western Wyoming Community College. Western Wyoming Community College is under ninety miles away in Rock Springs, WY. Universities in greater Salt Lake City are within two and a half hours' drive, the University of Wyoming is easily accessible along I-80.

Educational Institution	Location	Distance from Kemmerer/Diamondville
BOCES	Diamondville, WY	0 miles
Western Wyoming Community College	Rock Springs, WY	88 miles
Utah State University	Logan, UT	92 miles
Weber State University	Ogden, UT	121 miles
University of Utah	Salt Lake City, UT	127 miles
Brigham Young University	Provo, UT	148 miles
University of Wyoming	Laramie, WY	292 miles

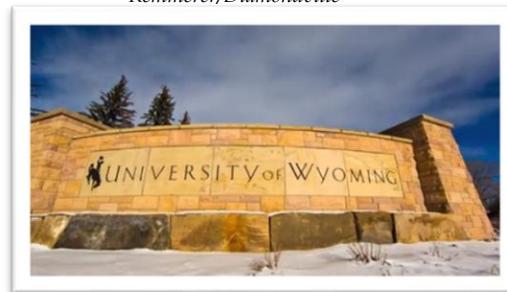
Kemmerer Jr-Sr High School



BOCES



The University of Wyoming is 292 miles from Kemmerer/Diamondville



The Wyoming Advantage

THE WYOMING ADVANTAGE

THE VALUE PROPOSITION

The “Wyoming Advantage” are the reasons why businesses choose the state of Wyoming for their operations. Buoyed by a history of entrepreneurship starting with J.C. Penney opening his first store here in 1902, businesses in Wyoming stretch \$100 about \$8 further than the average business in the US. Real estate is more affordable, and Wyoming has the most favorable tax climate in the country.

NO Personal income tax

NO Corporate income tax

NO Inventory taxes

NO Gross receipts tax

NO Franchise taxes

NO Burdensome regulations

NO Disclosure of shareholders

NO Business or “per-capita” tax

NO Excise taxes

Sales and property taxes are among the lowest in America



The “Wyoming Advantage” is evident in the business climate, high quality of life, low cost of living, proximity to outdoor amenities, low tax burden, competitive labor costs, and a historic business acumen. Moreover, Kemmerer/Diamondville offers comprehensive city services, such as a regional medical center, fire, security, and high-speed fiber service, among others.

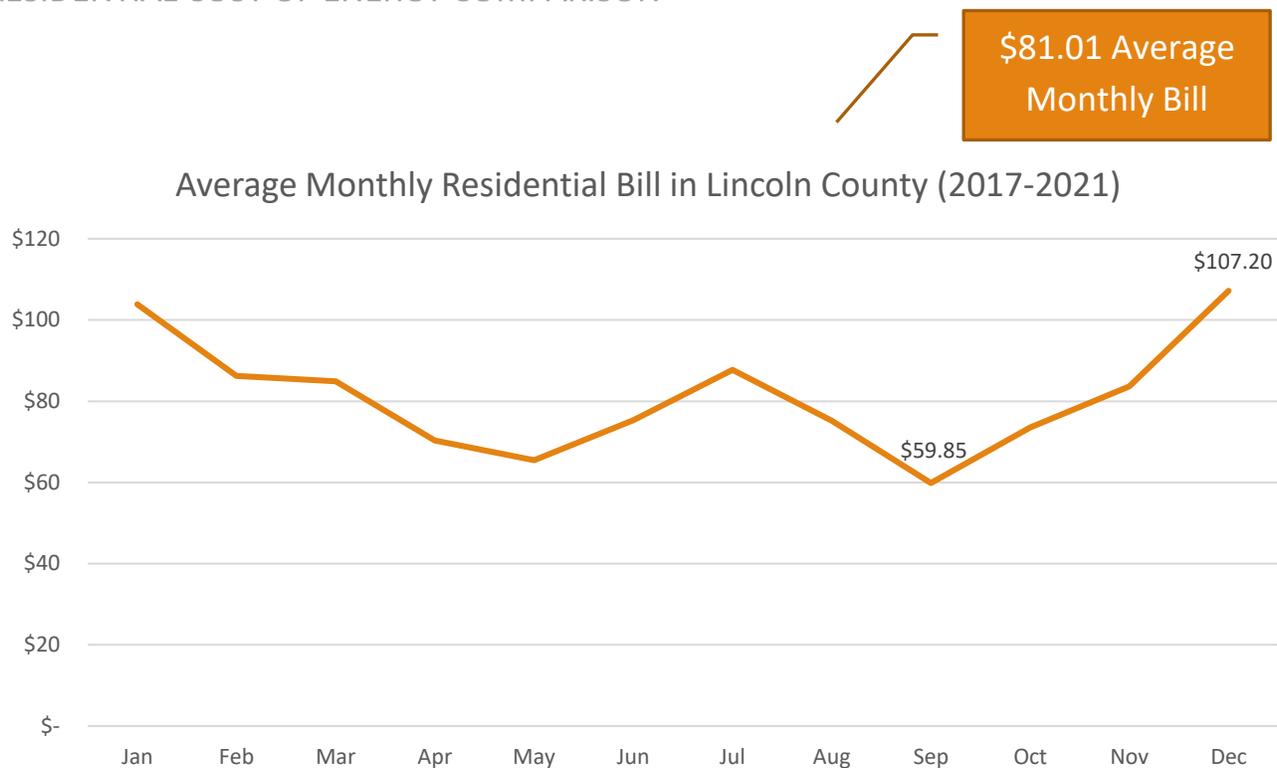
“The Kemmerer and Diamondville community really surprised me. From the friendly down to earth people to our business-friendly climate, whichever you are searching for, our community is the winning combination for you, your family, and your business.”

– Kemmerer Resident & Business Owner

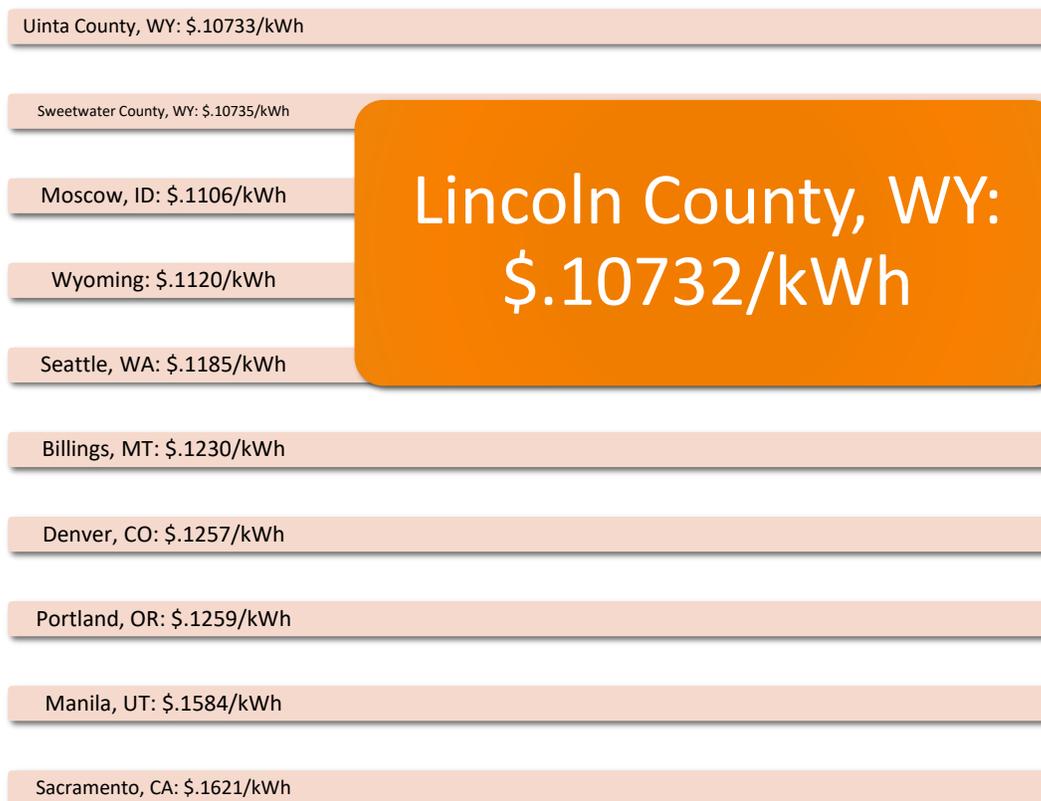
The “Wyoming Advantage” is also typified by the family-oriented nature of our community. As a small mountain town, Kemmerer/Diamondville offers a community that is warm and friendly, where the people exemplify the values that are consistent with a blue-collar work ethic. In other words, our people are hard-working, down-to-earth, and pragmatic. Additionally, Kemmerer/Diamondville offer an environmentally friendly location, as it minimizes commute times and the carbon footprint of the company and its employees.

Some aspects of our proposition cannot be quantified. By way of example, we know our quality of life in Kemmerer/Diamondville can compete with the best in the region. The cities of Kemmerer and Diamondville are great places to live, work, and raise a family, but you will have to see it to believe it.

RESIDENTIAL COST OF ENERGY COMPARISON



Local, Regional, and Western U.S. Residential Energy Cost Comparisons by kWh:



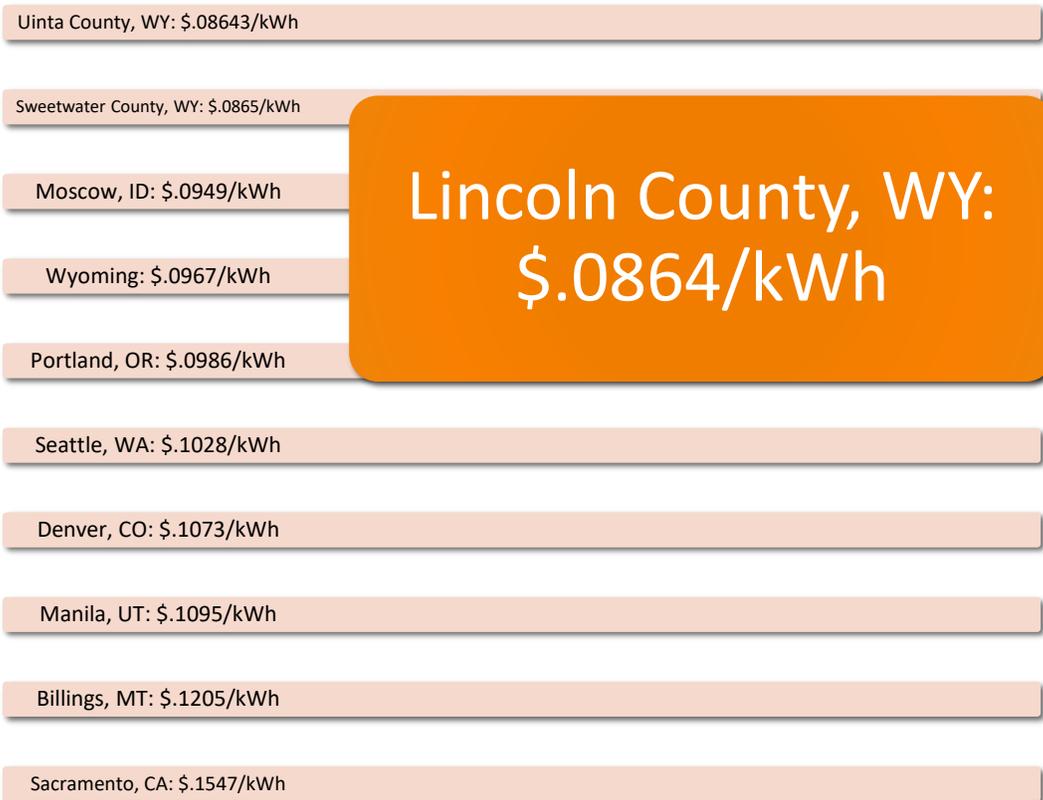
COMMERCIAL COST OF ENERGY COMPARISON

\$419.41 Average Monthly Bill

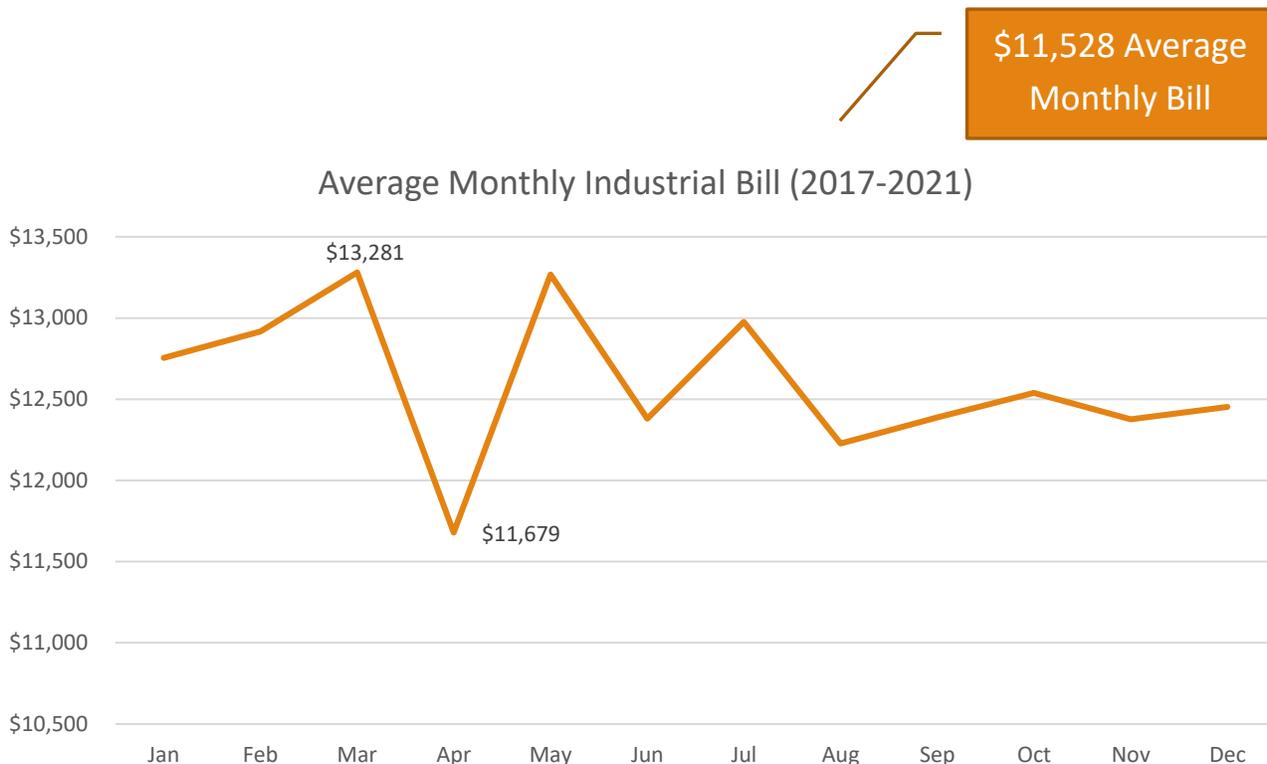
Average Monthly Commercial Bill in Lincoln County (2017-2021)



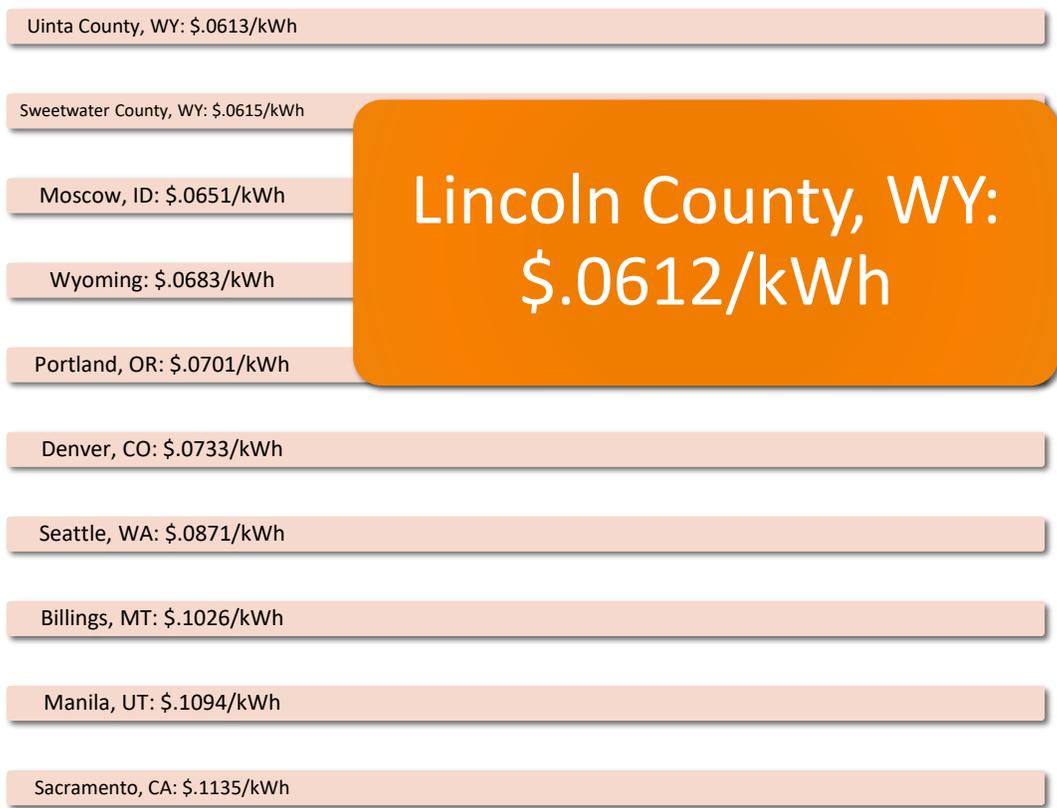
Local, Regional, and Western U.S. Commercial Energy Cost Comparison by kWh:



INDUSTRIAL COST OF ENERGY COMPARISON



Local, Regional, and Western U.S. Industrial Energy Cost Comparisons by kWh:



OTHER ADVANTAGES TO CONSIDERING WYOMING

Unlimited ability to issue stock

Most states set a limit on the number of shares that you are authorized to issue. In Wyoming, businesses may issue as many shares as you wish (without any additional costs or fees) by simply making the proper entries in your Articles of Incorporation. Unlimited shares may be of paramount importance to you if you ever contemplate taking your company public.

You can be everything in Wyoming

Some states require that you have more than one person to serve as the various officers and directors of your corporation. In Wyoming, however, one person can fill all the required corporate positions, giving you the ultimate in flexibility and control.

You have a right to privacy with a Wyoming Corporation

The more information about you that appears in the public record, the easier it is for you to become a target of a lawsuit. Wyoming has no requirement for the names of shareholders to be filed with the state.

Restrictions and corporate formalities are at an absolute minimum in Wyoming

If you would like less “red tape,” bureaucracy, and restrictions in your business life, Wyoming is the place for you!

Low annual fees

The annual fees in Wyoming are based solely on the value of corporate assets located within the state. The minimum is \$50 and a million dollars’ worth of assets within the state of Wyoming would cost you only \$200.

As an officer or director, you cannot be held responsible for the debts of the corporation

Wyoming law is quite strong in this respect and holds generally that if you did not intentionally break the law, you are protected from claims against the corporation.

No minimum capitalization is required in Wyoming

Fund your corporation with the amount of your choice. While there are sound business reasons for avoiding undercapitalization, the choice is yours and you enjoy the ultimate in flexibility.

Your directors’ and/or shareholders’ meetings may be held anywhere in the world

You are not required to hold meetings in Wyoming; indeed, you need never set foot within the state. Wyoming is rich in history and breathtaking scenery, but if your tastes run more to the Bahamas, Hawaii, or, for that matter, the French Riviera, the choice is yours.

Stock in your Wyoming corporation may be issued in exchange for “anything of value”

You may use cash, of course, but also property, services, or any valuable consideration at the total discretion of the board of directors which, you’ll remember, can be one person.

Lifetime proxy

John D. Rockefeller was the first individual to acquire a personal net worth of one billion dollars. When asked late in life how he accomplished such a feat, he is reported to have shared with a young interviewer that his simple secret was to “own nothing and control everything.” That is indeed wonderful advice for a host of reasons (consider, no one can take from you that which you do not own), but it is sometimes more easily said than done. By allowing another person or entity to own shares, you can use proxies to maintain complete control.

If you already have a corporation

Once again, Wyoming offers unparalleled flexibility. By filing a few simple forms (we will handle it for you from start to finish), your existing corporation can become a bona fide Wyoming corporation. Wait it gets even better! Your existing corporation can retain its original incorporation date after becoming a Wyoming corporation. Anyone examining the Wyoming public record will see a corporation dating back as far as your current corporation does. You can promptly become a Wyoming corporation without losing the many benefits of your firm’s longevity and continuity of operation.

Why Wyoming: WY Not

WHY WYOMING: WY NOT

DOING BUSINESS IN WYOMING

Wyoming is one of the best states in the country in terms of tax implications for doing business. In fact, Wyoming ranks first overall for four mature firm types and in the top three for all eight firm categories, due to its lack of a corporate income tax and low sales and property taxes. Specifically, it ranks first in the nation for the mature shared services center, technology center, distribution center, and corporate headquarters. The state focuses more on low statutory tax rates – or no tax at all – than targeted incentives, hence its particularly strong rankings for mature firms. But the state ranks competitively for new firms, too, among the top ten in five of the eight firm types.

Firm Type	Mature Firm Rank	Mature Firm Rate	New Firm Rank	New Firm Rate
Corporate Headquarters	1	6.80%	3	8.60%
R&D Firm	3	6.50%	18	11.80%
Technology Center	1	4.90%	8	10.30%
Data Center	2	1.90%	10	7.70%
Shared Services Center	1	12.00%	8	17.20%
Distribution Center	1	15.40%	6	20.90%
Capital-Intensive Manufacturer	2	5.80%	21	11.30%
Labor-Intensive Manufacturer	2	5.30%	16	8.60%

DOING BUSINESS IN KEMMERER

In addition to taking advantage of the business friendly climate that exists throughout Wyoming, Kemmerer and Lincoln County provide additional advantages compared to the US average.

Tax Type	Kemmerer	US Average
Sales Tax (inc. State, County, and City)	5.00%	6.20%
Income Tax	0.00%	4.60%

DOING BUSINESS IN WYOMING

Kemmerer, Lincoln County, and Wyoming provide a friendly corporate income tax climate. The tables below show the overall tax structure and highlight the tax advantages that exist for mature and new firms.

Firm Type	Corporate Annual Income	Wyoming State Mature Firm Income Rate	Wyoming State New Firm Income Rate	Wyoming State Annual License Tax	Lincoln County Corporate Income Tax Rate	Kemmerer City Corporate Income Tax Rate
Corporate Headquarters	\$1,000,000	6.80%	8.60%	0.02%	0%	0%
R&D Firm	\$1,000,000	6.50%	11.80%	0.02%	0%	0%
Technology Center	\$1,000,000	4.90%	10.30%	0.02%	0%	0%
Data Center	\$1,000,000	1.90%	7.70%	0.02%	0%	0%
Shared Services Center	\$1,000,000	12.00%	17.20%	0.02%	0%	0%
Distribution Center	\$1,000,000	15.40%	20.90%	0.02%	0%	0%
Capital-Intensive Manufacturer	\$1,000,000	5.80%	11.30%	0.02%	0%	0%
Labor-Intensive Manufacturer	\$1,000,000	5.30%	8.60%	0.02%	0%	0%

For Mature Firms

Firm Type	Corporate Annual Income	Wyoming State Corporate Income Tax	Wyoming State Corporate License Tax	Lincoln County Corporate Income Tax	Kemmerer City Corporate Income Tax	Total Annual Tax Payment
Corporate Headquarters	\$1,000,000	\$68,000	\$200	\$0	\$0	\$68,200
R&D Firm	\$1,000,000	\$65,000	\$200	\$0	\$0	\$65,200
Technology Center	\$1,000,000	\$49,000	\$200	\$0	\$0	\$49,200
Data Center	\$1,000,000	\$19,000	\$200	\$0	\$0	\$19,200
Shared Services Center	\$1,000,000	\$120,000	\$200	\$0	\$0	\$120,200
Distribution Center	\$1,000,000	\$154,000	\$200	\$0	\$0	\$154,200
Capital-Intensive Manufacturer	\$1,000,000	\$58,000	\$200	\$0	\$0	\$58,200
Labor-Intensive Manufacturer	\$1,000,000	\$53,000	\$200	\$0	\$0	\$53,200

For New Firms						
Firm Type	Corporate Annual Income	Wyoming State Corporate Income Tax	Wyoming State Corporate License Tax	Lincoln County Corporate Income Tax	Kemmerer City Corporate Income Tax	Total Annual Tax Payment
Corporate Headquarters	\$1,000,000	\$86,000	\$200	\$0	\$0	\$86,200
R&D Firm	\$1,000,000	\$118,000	\$200	\$0	\$0	\$118,200
Technology Center	\$1,000,000	\$103,000	\$200	\$0	\$0	\$103,200
Data Center	\$1,000,000	\$77,000	\$200	\$0	\$0	\$77,200
Shared Services Center	\$1,000,000	\$172,000	\$200	\$0	\$0	\$172,200
Distribution Center	\$1,000,000	\$209,000	\$200	\$0	\$0	\$209,200
Capital-Intensive Manufacturer	\$1,000,000	\$113,000	\$200	\$0	\$0	\$113,200
Labor-Intensive Manufacturer	\$1,000,000	\$86,000	\$200	\$0	\$0	\$86,200

NEVADA VS. WYOMING

Wyoming state fees are 92% less than Nevada's. You can pay \$1000 to form a Nevada LLC but be sure and include the Nevada "hidden" officer filing fees of \$125 that you learn about only after you start your company there. Then, Nevada will hit you a fee within 30 days after you start your company, and the \$150, or more, filing fee based upon how many shares you want to be able to issue and add to that the state business license fee of \$500 per year for a Nevada corporation.

Wyoming has no business license fees or officer filing fees. We can deliver a quality company package for much less than you would pay in Nevada. And, your Wyoming state renewal fee is \$60, in most cases, 92% less than what you will pay in Nevada. The nice thing about Wyoming is that is not the only reason to incorporate here. Wyoming is one of the most cost-effective states to incorporate in and to maintain in.

"Wyoming has the most business-friendly tax system of any state"

- *Tax Foundation's State Business Climate Index*

Other reasons why Wyoming is the best state to incorporate:

Nevada does not share information with the IRS.

Nevada makes the IRS mad. Wyoming does share information with the IRS, but only the information given by companies with real assets inside the state.

Nevada allows bearer shares.

Nevada's law did not say anything about bearer shares, but that law was changed in 2007 to disallow bearer shares. If you think you need bearer shares, you are most likely being misled. All states have outlawed bearer shares.

Nevada has no privacy.

Go to the Secretary of State of Nevada's website and type in a person's last name and/or the first name. You will see a list of all companies that person is a part of in Nevada. Go to the Secretary of State of Wyoming's website and you will find that the only way to search on a company is by company name. You cannot search using a person's name.

No taxes in Nevada.

No state income taxes on people or companies in Wyoming. Nevada has installed a corporate gross receipts tax (no deductions allowed), for some corporations. That will mean that some companies in Nevada will pay more in state taxes than they would in California. In fact, some Nevada companies will be paying one of the highest state taxes in the nation.

THE DELAWARE MYTH

More than 60% of Fortune 500 companies are incorporated in Delaware. If you own a Fortune 500 company, you should strongly consider incorporating in Delaware.

However, if you are a small- or medium-sized business that is more concerned with tax benefits, flexibility, privacy, and a minimum of bureaucracy and red tape, then Wyoming is the clear choice. Delaware has a corporate income tax, personal income tax, a state franchise tax, reporting requirements, and regulations compelling disclosure of substantial amounts of information resulting in far less privacy.

WYOMING VS. DELAWARE VS. NEVADA

The below table provides a handy reference for the benefits of relocating to or expanding your business to Wyoming.

Benefits	Wyoming	Delaware	Nevada
No State Corporate Income Tax	✓	✗	✗
No Public Listing of Names, Members, or Managers in an LLC	✓	✗	✗
No Franchise Tax	✓	✗	✓
Minimal Annual Fees	✓	✗	✗
A One-Person Corporation is Allowed	✓	✓	✓
Stockholders are not Revealed to the State	✓	✓	✓
No Annual Report is Required Until the Anniversary of the Incorporation Date	✓	✗	✗
Unlimited Stock is Allowed, of Any Par Value	✓	✓	✗
Share Certificates are not Required	✓	✗	✗
Minimal Initial Filing Fees	✓	✗	✗
No Minimum Capital Requirements	✓	✓	✓
Meetings May Be Held Anywhere	✓	✓	✓
Officers, Directors, Employees, and Agents are Statutorily Indemnified	✓	✗	✓
Continuance Procedure	✓	✗	✗

Source: Wyoming Corporate Services

Life in Kemmerer/ Diamondville

LIFE IN KEMMERER/DIAMONDDVILLE

Kemmerer and Diamondville afford you all the benefits of a small, quiet, mountain community with nearby access to major highways, an airport, and Salt Lake City in under two hours.

Education Friendly

Beyond being business-friendly, Kemmerer and Diamondville are family friendly. Your children will receive one-on-one attention, critical to their learning.

- 100% of schools exceed or meet statewide expectations
- Student-teacher ratio is 12.5:1

Safe And Healthy

Your children will receive their education in a safe and healthy setting. Kemmerer and Diamondville are amongst the **safest communities in Wyoming and the United States**. With the regional hospital center and local grocery store, the community can assure comfort and convenience.

- 90% safer than the average American community
- Safest communities in South Lincoln County

Recreation Friendly

Kemmerer and Diamondville provide you safety, healthcare, and fresh foods. Beyond that, the whole family can enjoy outdoor recreation, youth sports, and fresh mountain air.

- Miles of hiking, biking, and ATV trails
- Water recreation
- World-famous fossil dig sites



THE VERY BEST OF KEMMERER/DIAMONDVILLE

K-12 Schools

- ✓ Kemmerer/Diamondville are in Lincoln County School District #1. The schools included are, Kemmerer Elementary School, Canyon Elementary School, Kemmerer High School, and New Frontier High School and alternative school.
- ✓ Kemmerer High School ranges from grades 7-12 and has a 10:1 student faculty ratio
- ✓ The football and wrestling teams are prominent among Wyoming public schools

Higher Education

- ✓ 850 courses are offered at Western Wyoming Community College, from health and fitness to business training, to art and design, along with many more
- ✓ The Oyster Ridge BOCES Program helps individuals learn professional skill sets and allows high school students to earn college credits concurrent to their enrollment
- ✓ Fully funded scholarship to the University of Wyoming in the name of the John "Jay" Kemmerer, businessperson, and great-grandson of Mahlon Kemmerer.
- ✓ 40 Colleges and Universities are within a 4-hour drive

Entrepreneurship

- ✓ James Cash Penney, (also known as J.C Penney) founded the J.C Penney retail store in Kemmerer in 1902
- ✓ Jerry Buss, Owner of The Los Angeles Lakers, and prominent businessperson, grew up in Kemmerer
- ✓ The City Government has all significant resources available to help set up and starting a business

Philanthropy

- ✓ Community engagement in Kemmerer/Diamondville is a core value of many residents
- ✓ The Oyster Ridge Music Festival is free for the city

Healthcare

- ✓ South Lincoln Medical Center, located in Kemmerer, is the only hospital in the southwest region of Lincoln County.
- ✓ South Lincoln Medical Center is designated as a Critical Access Hospital by the Health Resources & Services Administration of the U.S. Department of Health & Human Services.

Affordability Cost of Living

- ✓ Kemmerer/Diamondville has a lower cost of living than the U.S. average in all spending categories; compared to the state average, Kemmerer/Diamondville ranks favorably in all categories save for health and transportation

Quality of Life

- ✓ Lincoln County boasts one of the lowest smoking rates in the state
- ✓ 55% of residents in Kemmerer and Diamondville are married, 5% more than the national average
- ✓ Kemmerer and Diamondville residents are getting more exercise, and gym owners are setting up shop to accommodate this trend
- ✓ Kemmerer and Diamondville fit comfortably in the moderate intake column with an average volume of drinkers, but low rates of overindulgence

Outdoor Amenities

- ✓ Pine Creek is within a half hour. The ski resort located down the road in Cokeville offers access to thirty ski runs of varying difficulty.
- ✓ Kemmerer plays host to several rich fishing areas and guided excursions. The area is home to several hunting grounds as well
- ✓ The Kemmerer town council puts on several festivals and community events throughout the summer in Herschler Park from musical performances to farmers markets.
- ✓ At Fossil Butte, experts in archeology will teach you how to extract and preserve fossils that are dug up.

Contact Information

CONTACT INFORMATION

For all information, please visit our website:
<https://www.investkemmererdiamondville.com/>

For additional information or requests, please contact:

Brian Muir
City of Kemmerer Administrator
Director of Invest Kemmerer Diamondville
Address: 220 State Highway 233, Kemmerer, WY 83101
Email: bmuir@kemmerer.org
Office: (307) 828-4061

Tina Robinson
Town of Diamondville Clerk Treasurer
Address: P.O. Box 281, Diamondville, WY 83116
Email: tclerk@diamondvillewyo.com
Office: (307) 877-6676

Dr. Matt Patton
Executive Vice President, [AngelouEconomics](#)
Email: mpatton@angeloueconomics.com

BILL THEK, MAYOR OF KEMMERER



As a youngster, right out of high school I traded my car for a motorcycle, packed my bedroll, rifle and a fishing pole and headed west...

I quickly landed a job with an oilfield exploration company. In my free time camping and fishing in the mountains I discovered LaBarge Meadows, and I was hooked on the Rocky Mountains. Having grown up in the Pocono Mountains, the country and freedom was my passion. I returned to Pennsylvania for a short time to convince my girlfriend she needed to see and experience the Rockies. Packing a 1963 Plymouth station wagon with our dog and all we owned, we were westward bound.

My girlfriend, now wife, and I moved to Wyoming 45 plus years ago...I landed my first job in Wyoming as a truck driver. Then we got to Kemmerer...I landed a position with UPRR

in the Pioneer Bar and Restaurant in Kemmerer within thirty minutes.

We changed employment to roughnecking in the local oilfield, then the gravel and concrete business, then the Wyoming Highway Patrol. The career with the Highway Patrol was the best job I'd ever had and was a lifelong dream of so many when we were kids. I then became a police officer with the Kemmerer Police Department until retirement in February 2020.

After a couple short months of retirement, I applied for an open position on the Kemmerer City Council. I was the successful candidate and would serve as Councilman till the general election in November of 2020 when I was elected to Mayor of Kemmerer taking Office January of 2021.

MARK LANGLEY, MAYOR OF DIAMONDVILLE



"We're here today with this invention (the Stinger V welding tool), this idea, this leap of faith because we were going through the process of patenting and manufacturing. I was looking to rent, and my wife said a place, now our home here in Diamondville is available. I said I'm not buying, but with the buildings as affordable as they were, I said OK. The space was here so we bought the property and developed the Stinger V welding tool. I would really like to have a few small manufacturers locally here that we could work together because I have a vision of starting my own foundry and manufacturing all our components in house and I already have a start on it. I have all the resources and connections to make the foundry happy. So, it would be nice to have more small businesses around here and we could work together and really, we could build an empire if we work together doing it.

I love the community and that's why I ended up running for mayor. The town's healthier than ever and I'm proud of that. Being mayor and the business, it's been a true blessing to us. It changed our lives, actually. It changed our lives significantly.

I hope you and your family find out just how much of a blessing Diamondville is, too.