

Wild Horse Place

Employee Housing Project



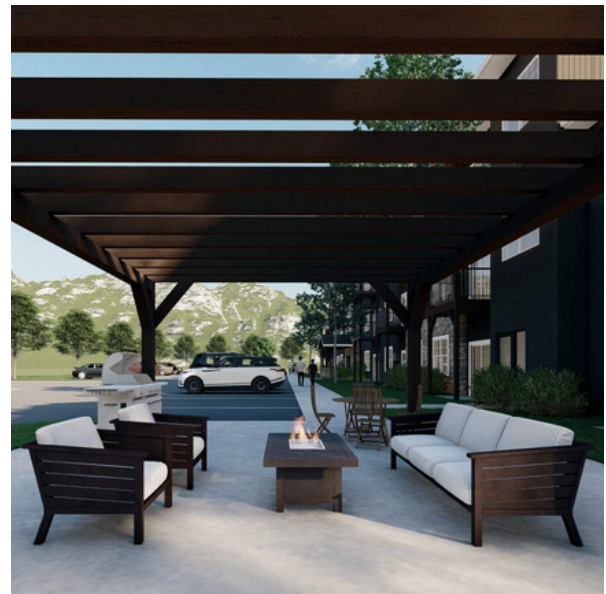
Theodore Roosevelt
MEDORA FOUNDATION



Proposed site highlighted in purple



Rendering: North Elevation



Rendering: Gazebo Area



1ST FLOOR

1BD = 3
2BD = 9
3BD = 0
TOTAL = 12



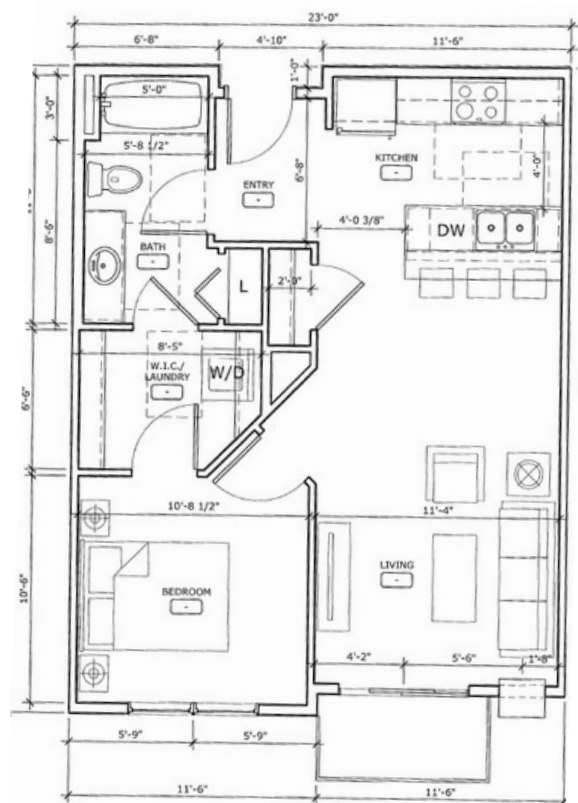
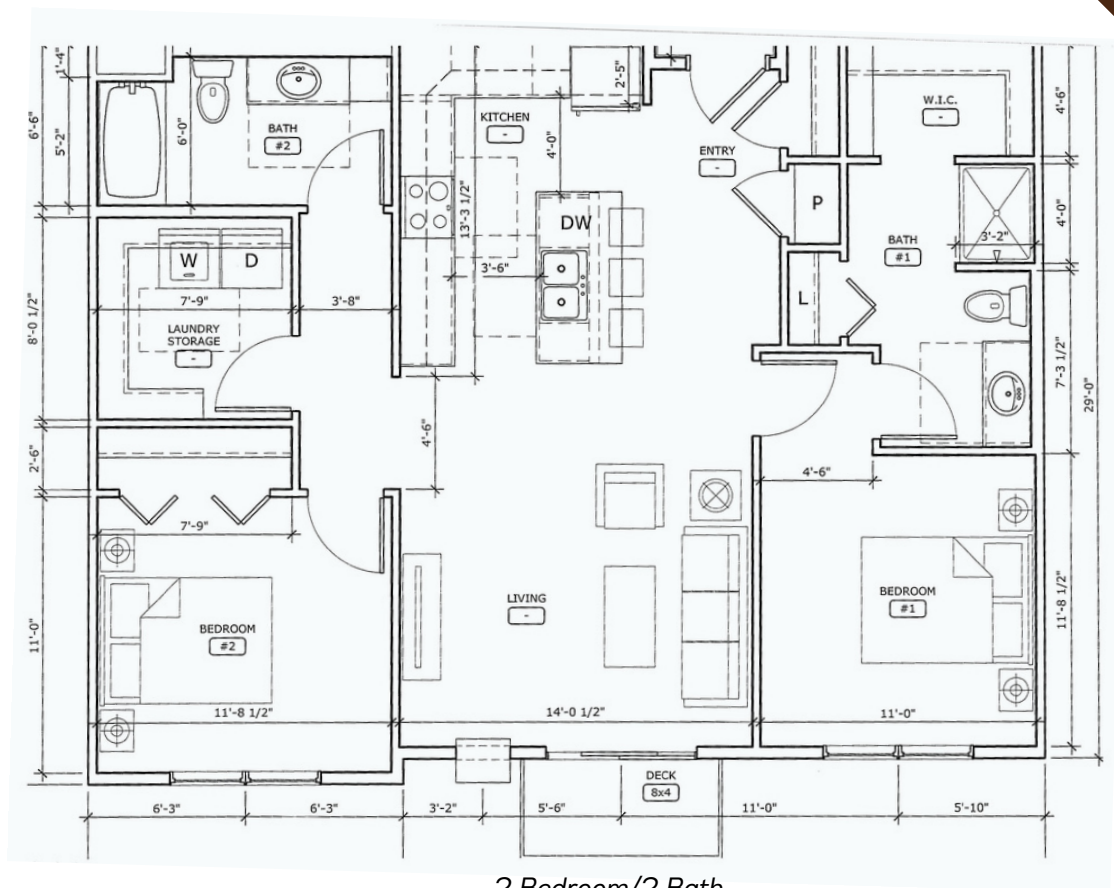
2ND FLOOR

1BD = 3
2BD = 7
3BD = 2
TOTAL = 12



3RD FLOOR

1BD = 3
2BD = 3
3BD = 2
TOTAL = 8



The Project

- Permanent housing for year-round employees in Medora, ND.
- The community is desperately lacking in this critical area. Medora is growing; it will be the home of the Theodore Roosevelt Presidential Library.
- In November 2021, the Theodore Roosevelt Medora Foundation (TRMF) Board of Directors approved a housing project for the Medora labor force.

The Scope

Wild Horse Place (a name in progress) will be a three-story 32-unit multi-family apartment building. It will total nearly 50,000 square feet with 9 one-bedroom units, 19 two-bedroom units, and 4 three-bedroom units. The project is estimated to cost approximately \$7.2 million. TRMF is seeking to secure funding commitments for the most important naming opportunities in the facility.

Medora is a North Dakota treasure. Competition for labor in the hospitality industry is fierce. Wild Horse Place is essential for Medora's future and is the conclusion to a \$25 million "campus" plan that began in 2008, which includes:

- Spirit of Work Lodge - \$1.4 million – Housing for volunteers
- Life Skills Center - \$7 million – Offices, training & educational facility for full-time & seasonal workers and volunteers
- Elkhorn Quarters - \$10 million – Housing for seasonal workers and guest lodging



The Reason

In April 2016, TRMF moved into the Life Skills Center (LSC) next to the Spirit of Work Lodge in Medora, North Dakota. The LSC is the center of operations for our full-time employees, as well as a training and educational center for 325+ summer seasonal employees and over 600 volunteers. It has made a tremendous impact on our ability to accomplish the TRMF mission – and is part of an overall campus plan that centralizes employee training and education, employee dining, fitness and recreation spaces, Medora Musical rehearsal space, and provides significant parking to relieve pressure in the downtown area of Medora. **This campus plan improves operational efficiency and productivity and enables the focus of the downtown area of historic Medora to be on the guest experience.**


The heart of the Wild Horse Place project in 2022 is to address much needed living space designed for year-round residency to help our employees maintain a safe, quality lifestyle. Wild Horse Place will serve a need for the community and the Presidential Library, and will positively change TRMF's ability to deliver even more outstanding service to visitors to Medora.



Gift Request

We are grateful to be able to ask you to consider a gift for the Wild Horse Place housing project. This housing project will be a game-changing gift for the TR Medora Foundation and the community of Medora.

If you choose to fund this request, we would like to work with you to find the best way to recognize your amazing support.





Project Estimate

Uses

Design, Construction, and Professional Fees	\$7,200,000
Sustaining Endowment	\$640,000
	\$7,840,000

Sources

Cash Reserves	\$1,500,000
Debt	\$2,500,000
Contributions - Construction	\$3,200,000
Contributions - Endowment	\$640,000
	\$7,840,000

Background

The Theodore Roosevelt Medora Foundation has the responsibility of caring for and presenting many of the activities in Medora, North Dakota. Medora has earned a reputation for quality family entertainment in one of the state's most beautiful areas.

Quietly, but well-known to thousands of young people who have spent summers working here, Medora has been an important part of their practical and formal education.

The Theodore Roosevelt Medora Foundation has a long tradition of educating young people. This commitment began in 1965 with Harold Schafer and the Gold Seal Company creating the Medora Musical and other attractions for summer visitors to Medora. It has continued by TRMF after the Foundation was created to take over the Medora operations in 1986. Since we began, thousands of young people have received practical training skills in customer sales & service, food preparation, lodging operations, maintenance & grounds, theater production, museums, animal care, agronomy, information technology, and other related jobs.

Medora employees who distinguish themselves as outstanding employees through their job performance, social interactions, and leadership opportunities during their summer experience are often considered for full-time positions with TRMF. In 2021, despite the worldwide labor shortage, we were able to hire 17 of our seasonal workers to stay in Medora as full time employees. With the Theodore Roosevelt Presidential Library on track to open by 2026, TRMF is in full swing to ready Medora for all that encompasses, including a growing workforce.

We at TRMF are always looking for ways to improve and expand experiences for our employees. Some options we continue to explore include: college credit for summer work experiences, expanding summer learning opportunities related to the lives and legacies of Theodore Roosevelt and Harold Schafer and the history of Medora, and encouragement of additional interactions among staff that promote life-long learning experiences. **The community, TRMF and its employees need additional housing.**



Who We Are

The Theodore Roosevelt Medora Foundation is a 501(c)(3) non-profit public foundation founded by businessman Harold Schafer to preserve the experience of the North Dakota Badlands, the historic character of Medora and the Heritage of Theodore Roosevelt while ranching in North Dakota. Harold determined that the historic little Badlands town needed saving, or it would be lost forever. Harold and his wife, Sheila, committed all of their personal time, resources and energy to Medora for the last third of their lives. They are the model of great philanthropy in North Dakota.

Medora is North Dakota's number-one travel destination. We provide entertainment, dining, lodging, gift shops and world class golfing at the Bully Pulpit Golf Course. The Medora Musical, our economic engine, will begin its 58th season in 2022. It is an amazing production in an outdoor amphitheatre under the stars in the Badlands. Over 4 million people have enjoyed an Evening at the Medora Musical. The town of Medora has 125 full time residents, yet more than 500,000 pass through the town each summer season. Approximately 120,000 guests see the Medora Musical each summer.



Generous donors and contributors have followed Harold Schafer's lead and made his vision for Medora even grander. Today, Medora is the planned location for a presidential library for Theodore Roosevelt.



The Foundation has 80 full time employees, and hires about 325 seasonal employees for the summer visitor season. These employees come from about 25 states and 25 countries. In addition, we recruit 650 volunteers who provide numerous types of volunteer labor for a week or more at a time.

Geographic Area Served

The Theodore Roosevelt Medora Foundation and Medora have been “adopted” by the larger North Dakota community that it serves. Our visitation is 60% North Dakotan; 8-10% from Minnesota; 6% from Montana, 4% from South Dakota, and the remainder from every state in the country.

Our Vision

We connect people to historic Medora for positive, life-changing experiences.

Our Mission

- We **Preserve** the experience of the Badlands, the historic character of Medora and the values and heritage of Theodore Roosevelt and Harold Schafer;
- We **Present** opportunities for our guests to be educated and inspired through interpretive programs, museums and attractions that focus on the Old West, our patriotic heritage, and the life of Theodore Roosevelt in the Badlands;
- We **Serve** the traveling public, providing for their comfort while visiting historic Medora, the Badlands and Theodore Roosevelt National Park.

Our Values

Have **fun**.

Show **respect** for people and place.

Live life with an **ownership** mindset.

Always be **grateful**.

Promote **sales**.





Theodore Roosevelt[™]
MEDORA FOUNDATION