

# Urban Renewal Authority Meeting

June 1, 2023

**Called to order at 10:00 a.m.**

**Present:** Katy Ames (President), Rob Graham (Vice President), Ken Dugas, Ryan Whitehead, Chet Halverson

**Not Present:**

**Non-Committee members present:** Charles Bloom, Lonnie Olson, Stefanie Boster, Valerie Pickard, Robin Lockman, Dan Dorsch, Mark Christensen

**Minutes from last meeting approved:** The minutes from the May 4, 2023 meeting were approved, with Ken Dugas moving and Ryan Whitehead seconding.

**Audience Business:** none

**Old Business:** none

**New Business:**

- a) **Blight Study- Jolly Rogers and Expanded Downtown:** Rob Graham declared a conflict of interest for the Jolly Rogers blight study. Mr. Olson gave a staff report on the blight study for Jolly Rogers and the Expanded Downtown. Chet Halverson asked if there was any proposed projects or redevelopment for the Jolly Roger area. Mr. Olson answered that there have been preliminary talks about projects, but nothing officially has been submitted through the Planning and Development department. Ken Dugas asked about the property to the north of Jolly Rogers. Mr. Olson stated that the property to the north is in the County and the department is planning to reach out to the commissioners to get concurrence per Wyoming State Statute §15-9-103. Mr. Olson proceeded with the Expanded Downtown blight study. Katy Ames asked for questions. None. Ryan Whitehead made a motion to approve to move to the blight studies for Jolly Rogers and the Expanded Downtown to the Planning Commission. Chet Halverson seconded. Rob Graham asked if he could vote on the Expanded Downtown and not the Jolly Rogers. Katy Ames answered that the motion could be split. Ryan Whitehead revised his motion to be two motions, the first one to approve to move to the blight study for Jolly Rogers to the Planning Commission. Chet Halverson seconded. Katy Ames asked for comment from the board, none. Katy Ames asked for public comment. Dan Dorsch Executive Director of Habitat for Humanity of Laramie County spoke in favor of the blight study at Jolly Rogers and the Urban Renewal Authority in general, as it provides a tool for business and housing development. Katy Ames asked if Dan had a proposed project for the area. Dan responded that he did not have a project in the area. Katy Ames asked for a vote and the motion passed unanimously with Rob Graham refraining from the vote. Ryan Whitehead proposed a motion to approve to move to the blight study for the Expanded Downton to the Planning Commission. Chet Halverson seconded. Katy Ames asked for comment from the board, none. Katy Ames asked for public comment. Dan Dorsch Executive Director of Habitat for Humanity of Laramie County spoke in favor of the Expanded Downtown blight study for multiple reasons. For one the URA helps with economic

development and housing opportunities within the downtown area and the increasing of density helps reduce the cost of providing utilities. Second Dan is in favor of the blight study as Habitat Restore is located on 715 east 15<sup>th</sup> street and there are drainage issues on the corridor and flooding issues occur within the store and other businesses on the corridor. Motion passed unanimously.

**Other Business:** Mr. Olson notified the board that staff is working to reach out to the County Commissioners to get concurrence as stated in WS §15-9-103(a)(ii) to be able to declare areas blight in the county and thus utilize TIF. Staff's intentions would be to establish areas that are adjacent to the municipal limits and not reach out that far in the county. Staff anticipates bringing forward other blight studies that include parcels in the City and County after the resolution is executed with the County Commissioners. Katie Ames offered to attend the meeting with the County Commissioners when that happens. Chet Halverson asked if there has been any communication with the County Commissioners? Mr. Bloom answered that there has been conversation with Troy Thompson, and he said that having a meeting with the commissioners would be best before hearing the resolution. Mr. Bloom noted that staff is working to set up a meeting that would hopefully be concurrent with the scheduled City Council work session on July 7<sup>th</sup>. Ryan Whitehead asked about the piece to the north of Jolly Rogers that is currently a RV Park. Mr. Olson answered that staff is waiting to reach out until concurrence with the County Commissioners is obtained. Mr. Olson brought up the pro-forma that was distributed to the board to see if any members would like to discuss what they thought. Ken Dugas said that he found the reports very useful even without having the base information of the community it was prepared for. A study like that would be very useful when a project comes forward seeking Tax Increment Funding. Katie Ames concurred with Ken's statement.

**Katie Ames made a motion to adjourn. Chet Halverson seconded. All in favor. Meeting adjourned at 10:24 a.m.**

Minutes respectfully submitted:

Lonnie Olson, Planner I, Planning & Development Department