

Urban Renewal Authority Meeting

November 2, 2023

Called to order at 10:00 a.m.

Present: Katye Ames (President), Ryan Whitehead, Ken Dugas, Chet Halverson

Not Present: Rob Graham (Vice President)

Non-Committee members present: Lonnie Olson, John Brodie, Valerie Pickard, Charles Bloom, Sophia Maes, Renee Smith, Robert Chamberlin, Chris Lovas, Linda Weppner, Mellissa Burke, Stephanie White

Minutes from last meeting approved: The minutes from the October 5th, 2023 meeting were approved, with Katye Ames moving and Chet Halverson seconding.

New Business:

- a) **URA-22-00003: Paul Smith Way TIF:** Mr. Olson and Mr. Bloom gave a staff report on the Tax Increment Financing application for Paul Smith Way. Katye Ames asked about staffs concerns with the stability of the LLCs and if staff has seen internal operating documents? R. Bloom said that staff has not investigated the internal operating documents other than information on the Secretary of States website. Ryan Whitehead commented that he is employed by a bank that the applicant approached, and they were not interested in supporting the loan and did refer the party to the Wyoming Business Council and that he acted on behalf of the bank and not the board. Mr. Olson told the board the staff recommended motion *“Move to rescind the January 5, 2023, and December 2, 2021, TIF awards for the construction of Paul Smith Way and associated utilities with the following stipulations: The developer shall request final inspection by the City within 30-days and the City shall inspect said improvements within a timely manner and The City and applicant shall enter into an agreement to allow TIF repayment of any installed eligible public improvements provided such improvements are accepted by the City.”* Katye Ames made the staff recommended motion with Ryan Whitehead seconding. Chet Halverson asked staff if this motion is approved that the City will take over the construction of Paul Smith Way? Mr. Bloom responded that is correct and the City would go out to bid for the remainder of the project. Chet Halverson asked if the funding would be taken over by the City? Mr. Bloom said that the City would take over the funding and use the 1% funding dollars for public improvements and that a reimbursement would be placed on all parcels in the Cheyenne Ice and Events Center, 4th filing as that was the plat that created the road. Ken Dugas asked about how the future TIF will be allocated and affected by this project. Mr. Bloom responded that this would allow for future TIF collection upon development of the area. The increment collected will be used for the two development agreements in place and monies that are left over could be used by other interested parties. Ken Dugas followed up on if the reimbursement filled on the properties would be TIF eligible expenses. Mr. Bloom said that those would be eligible expenses and that the City looked into bonding and using the TIF to pay that back. That was found to not be the most economical use of City funds. Chet Halverson asked on an estimated timeline for the road if the City would take over. Mr. Bloom answered that this would be anticipated to be completed by the fall of 2024. Chair

opened the meeting up to public comment. Robert Chamberlin spoke about the current conditions of the area, grading of Paul Smith Way is within a 10th and water and sewer mains have been replaced. The remaining thing that is needed is installing the stormwater infrastructure prior to paving the road, plans for the stormwater infrastructure were turned into the City Engineer's office in the spring and have been delayed to make adjustments for the City's new Gymnastic Center, due to that they have held off paving. Robert talked about their various meeting with potential banks and the troubles that they have had securing a letter of commitment. Robert said that they were on board with having the City take over the project as getting the street done is the best for everyone involved. Robert asked staff about how the reimbursement applied to the lots would be divided. Mr. Bloom responded that it would ultimately come down to the City Engineer. Robert addressed staffs concerns on the LLCs and said that they transferred over the LLCs to their attorney's office and the annual reports were not filed but that has been resolved. Katie Ames asked if Robert was the sole owner of the LLCs. Robert said that he is the sole owner of Swagger Construction but there are other owners within 1600 Hitching Post. Chris Lovas spoke about how he has been working on the stormwater conveyances with the applicant and the City. The City has hired him to work on adding the new gymnastics facility into the stormwater design. Katie Ames asked about the applicants position on having the award rescinded. Mr. Chamberlin said that there are some unknowns that need to be ironed out but he is not opposed to the proposed motion. Chet Halverson said that he is happy to hear that the applicant is willing to work with the City on this. Chet asked staff about the delays with the stormwater drainage. Mr. Bloom answered that he knows of some talks about this but hasn't been involved so he is not comfortable giving a full response to this. Ryan Whitehead asked if Swagger Construction would be able to bid on the project would be send out for bids by the City. Mr. Bloom answered that any qualified contractor would be able to apply. Chris Lovas said that if the transition happens and the existing improvements would be accepted that BOPU improvements would have issues as as-builts need to be submitted for the final acceptance which will not be submitted until the manholes are installed after paving. Katie Ames asked if they are still actively working on the project. Chris answered that they are still working on the design of the project but would differ to Robert on the status of construction. Robert said that they are waiting for the final design and then will get rolling. Ken Dugas asked about the impact that postponing would have on the project. Mr. Bloom said that it would not impact any projects directly, it would affect some time aspects but that could allow staff and the applicant to further discuss this. Katie Ames withdrew her motion and made a new motion to table this item until the December URA meeting, seconded by Chet Halverson. Motion passed unanimously.

Other Business: Mr. Olson notified the board that the Ridge and Holland Blight Study is before City Council. It will be heard at Public Service Committee on November 7th at noon and be up for final consideration on November 13th at 6 pm. Mr. Bloom notified the board that the mil-levy for the Downtown Development Authority passed a couple weeks ago.

Katie Ames made a motion to adjourn. Ryan Whitehead seconded. All in favor. Meeting adjourned at 10:44 a.m.

Minutes respectfully submitted:

Lonnie Olson, Planner I, Planning & Development Department