

Urban Renewal Authority Meeting

May 1, 2025

Members' Present: Katye Ames (President), Rob Graham (Vice President), Ken Dugas, Ryan Whitehead, Chet Halverson

Members' Absent: N/A

City Staff Present: Charles Bloom

Others' Present: N/A

CALL TO ORDER/ROLL CALL

Called to order at 10:03 a.m.

Roll call: Done by Charles Bloom, there was a quorum

ITEM 1: DISCLOSURES

No disclosures

ITEM 2: APPROVAL OF MINUTES

December 5, 2024 and April 3, 2025 Minutes will be presented at next meeting.

ITEM 3: DISCUSSION: URA ROLE – BLIGHT STUDY AND URA PLAN AND PROJECT OPPORTUNITIES (VERBAL DISCUSSION AT THE MEETING)

Staff updated the Board on the motion made at the last meeting, which was a Blight area expansion. The motion is scheduled to go before City Council.

Staff discussed current Blight designations in the city, and the history of the URA and Cheyenne's Urban Renewal Plan.

Staff mentioned other URA's throughout the state and provided examples of other Blight designations in other communities, inside and outside the state.

Staff provided current examples of projects using TIF (Tax Increment Financing) - Hitching Post, Jolly Roger.

Staff discussed the differences between Urban Renewal in Wyoming and other states and provided examples of Blight studies in other municipalities.

Staff discussed examples of new developments and improvements that could potentially be improved with TIF and identified other potential Blight areas in Cheyenne.

The board asked about tax freezing when an area is designated Blight and discussed the advantages of establishing a citywide Blight area.

Staff believed it would be relatively easy to get a citywide Blight designation approved by the governing body. Staff recommended involving the county commissioners in Blight discussions on the perimeter of the city.

The Board expressed concern with the proliferation of Urban Renewal plan in projects if a citywide Blight designation was established, and how TIF funding can be distributed. Staff explained that increments collected for plan in projects go into separate city fiduciary funds the URA can utilize in different areas, and that individual TIF developments are tied only to their parent parcel.

The Board asked staff about the process of receiving County approval for Blight designations, and how increment funds would be allocated.

The Board asked Staff when a work session could be scheduled. Staff tentatively scheduled a work session for the URA meeting in June.

The Board asked Staff about setbacks associated with communication/cooperation between the City and other entities. Staff discussed issues with keeping track of subdivided parcels in association with incremental funds.

ITEM 4: OTHER BUSINESS

Staff will put together the annual report which is due by May 31, 2025. Staff will present it to the Board at the June meeting. Staff will schedule a work session with the governing body for late June.

Item 6: ADJOURN

Meeting adjourned at 10:59 a.m.

Minutes recorded by Sam Gudmestad, Planner I