Urban Renewal Authority Meeting

February 5, 2026

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

Members' Absent: none

City Staff Present: Charles Bloom, Planning and Development Director; Morgan Dennis, Planner 1; and John Brodie, City Attorney

1. **CALL TO ORDER**
   Called to order by Vice President Graham at 10:12 a.m.

2. **ROLL CALL**
   Completed by staff member Charles Bloom, there was a quorum

3. **DISCLOSURES**
   No disclosures

4. **ELECTION OF OFFICERS**
   Election of officers took place. It was suggested that everyone remain in their current positions. Dugas made the slate nomination as follows:
   - President: Katey Ames
   - Vice President: Rob Graham
   - Secretary: Chet Halverson
   - Treasurer: Ryan Whitehead

   and it was seconded by Graham. The motion carried unanimously,

5. **APPROVAL OF MINUTES**
   Motion to postpone approval of September 4, 2025, was made by Whitehead; seconded by Dugas. The motion passed unanimously.

6. **CITY WIDE BLIGHT DESIGNATION:**
   Bloom presented to the Board the current conditions of blight throughout the City. He referred to a discussion held at a previous meeting regarding the blight designation for parcels to be annexed into the City as part of the Governing Body's County pockets annexation initiative. There was a concern as to whether the blight designation could be placed on land that is planned for annexation into the city. After consideration, it was

determined that the designation could not be applied to the land until it is completely annexed into the city, at which point it can be added to the blight conditions through an amendment. He elaborated that the City-wide blight designation would open the urban renewal toolbox to developers throughout the city. This includes the potential to develop additional TIF (Tax Increment Financing) districts once a financial burden has been demonstrated by the developers.

Bloom showed the Board the current areas with a blight designation. He walked the Board was walked through a few of the existing designations and the blight conditions that allowed for these areas to be designated as blight noting that conditions that had previously been identified and have subsequently been eliminated were not reflected in the update.

Bloom also introduced new areas that have been designated as blight by the City, along with examples of these conditions.

John Brodie, City Attorney, spoke to the Board and noted that he considers this to be a novel use of the Urban Renewal Authority. He advised the Board to be specific about the thresholds met for blight as illustrated within the study for the motion.

For the motion, Bloom recommended referencing the County pockets undergoing annexation and ensuring the study illustrates conditions of blight as outlined by Wyoming Statute. He noted this would be forwarded upon completion of that annexation process.

Motion: *I move to recommend to approve an updated blight study to apply to the entire city limit noting any expansion of city limits in the future will require an amendment to the study and I also want to make reference to the county pockets that are currently going through the annexation process and that all conditions of blight need to be notated in the blight study*. (36:49)

The motion was seconded by Dugas (37:24). The motion was approved unanimously (37:32).

7. OTHER BUSINESS

Bloom gave an update on the redevelopment of the Bell Building. Access for the Bell Building has been a challenge for the developer. He informed the board that the proposed 'pigeonhole' parking garage concept was denied by the Wyoming Department of Transportation based on ingress and egress into the parking area and this has caused the developers to pivot to a previous concept of maintaining the integrity of the building and adding residential and retail units to the building.

Bloom gave an update on the TIF payment to the lender regarding the Hitching Post development agreement. The district is beginning to generate increments. He further noted that the increment is performing behind schedule and based on collectable property tax and future development plans in the area, the debt will likely be settled.

Bloom provided and update on the multifamily unit developments at Jolly Roger and 19th St and O'Neil Ave. He stated that both the projects continue to move forward as planned.

Dugas asked about expected completion dates for these projects.

Bloom answered and said that West End Flats was believed to be scheduled for completion in August or September, instead of the initial March estimate. He noted that he believed The Air was on the same tie frame as West End Flats.

8. ADJOURN

Motion to adjourn was made by Whitehead, seconded by Ames.

Meeting adjourned at 11:47 a.m.