



## **Cheyenne Downtown Development Authority**

### **Special Meeting of the Board of Directors**

10:00 a.m. Thursday, August 8, 2024

Room 118, City of Cheyenne Municipal Building  
2101 O'Neil Avenue, Cheyenne, WY 82001

I. Call to Order

II. Roll Call – by Staff

Scott Roybal, President

Janelle Rose

Wendy Volk, Vice President

Brian Bau

Dave Teubner

Lorrell Walter - Zoom

Amber Nuse - Absent

John Karajanis – Zoom

Danica Mrozinsky

Buck Holmes – Absent

Jamie Winters

Staff Present: Kylie Dorr, DDA Administrator; Irene Parsons, DDA

Charles Bloom, City of Cheyenne Planning and Development, via Zoom

III. Disclosures – Dave Teubner is owner of one of the properties considered and a petitioner, so legal counsel recommended he not vote; Teubner recused himself from voting

IV. New Business

A. Bloom via Zoom – Consideration on expansion of DDA boundary, in accordance with State Statute 15.9.223. DDA property owners in that expansion area sign petition to request to be included in the district. This would allow for them to benefit from DDA Special District resources such as CIG and other grant resources. Required to pay 20 mill Mill Levy for non-residential buildings; residential properties do not pay into the Mill Levy. DDA received a request from a nearby property owner who is not adjacent to the DDA District, but who was interested in becoming part of the DDA District. HCH Holdings LLC who acquired the Mead Lumber building and lay down yard. He worked with City Planning and DDA staff to include the Mead triangle west of the Mead Lumber structure and the area commonly known as the Can Man. This created contiguity for the HCH Holdings property. Once the DDA received request from HCH Holdings and authorization from the Governing Body to proceed with petitioning for inclusion into the DDA District, the DDA sent notice to property owners adjacent to those properties joining the District. DDA received responses from 3 other property owners to join the district. Those properties include north side of 23 St., East of Snyder owned by Board Member; immediately south of Mead Lumber, east of Can Man; St. Mary's church for their facility and parking area. If the DDA Board elects to add these properties to the District, this is a recommendation; the final decision is made by the Governing Body in the form of an ordinance. Amend Municipal Code to redescribe the DDA District. St. Mary's is a tax exempt property and the City property would not be included in paying into the Mill Levy. The benefits for these properties to be included in the District would be to market their events or seek to enhance the District utilizing funds that strengthen the core of this area. We are seeking with this amendment to include all adjacent rights-of-way. Presently the DDA District

described is a lot and block description, so on the south side and along Snyder, the adjacent rights-of-way are not included in the District. So any improvements to those rights-of-way areas, such as trees or curb/gutter are not eligible for District funds. With this, the DDA Staff is recommending the Board recommend approval of this item to the Governing Body, and request the Governing Body consider an ordinance expanding the DDA District as noted in the staff report.

Dorr: The schedule for the Governing Body would have 3 readings and a referral to Committee, Financial or Public Services Committee. Beginning August 12 Governing Body introduction, second reading August 26, and final reading on September 9.

Roybal: If this approved, when do the Mill Levy funds start for the new property owners?

Dorr: The County Assessor stated that it will go into effect January 2025.

Steve Fotiades, Owner of HCH Holdings: Showed the Board renderings of their planned improved building; wants to be a part of the DDA and feel it's a great thing for the community. Some grumblings that their business has not paid into the DDA yet, but he intends to be in the community for a very long time and pay it back in perpetuity. Construction business in the front of the building; back  $\frac{3}{4}$  of building as an event space with commercial kitchen, benefit to downtown area and the possible Reed Ave project.

Volk: Motion to approve staff recommendation of expanding the DDA District boundary as presented; Second by Walter. Motion passes unanimously.

#### V. Other Business

A. Dorr: Plan of Development Work Session for Property and Business Owners reminder

B. Dorr: Screen on the Green reminder for support and volunteers to clean up afterwards

C. Dorr: Email to President, Vice-President and Charles. We are scheduled to have our regular board meeting next Thursday, but there are no agenda items other than minutes and financial reports. How does the Board feel about cancelling that meeting.

Roybal: If there are no other agenda items we can cancel that meeting.

Dorr: We will meet in September for our next regular board meeting.

Meeting adjourned by President Roybal.