



**Cheyenne Downtown Development Authority/Main Street  
March Board of Directors Meeting Minutes**

Friday, June 25, 2018

8:30 am, The Egg & I (meeting room), 2300 Carey Avenue

The meeting was called to order at 8:30 am.

**Present:** Bruce Heimbeck, President  
Alane West, Secretary  
Astrid  
Dan Holbrook (non-voting until 7/1/18)

Jonathan Savelle  
Jeff White, City Liaison  
Steve Borin

**Absent:** Del Lummis  
Linda Heath, Ex-Officio Laramie Co.  
Robert Briggs, Ex-Officio City of Cheyenne

**Staff Present:** Vicki Dugger, Desirée Brothe, Fatma Inal-Falls

**Guests:** Glen Garrett, Crissy Suttles, Chuck West, Anja Bendel, and Councilor Pete Laybourn .

1. Bruce stated the purpose of the meeting was for the Board to discuss the Hynds Development Plan in preparation for the upcoming Planning Commission meeting on Monday. Bruce stated that the Board would allow commentary from the public and any Board member who wished to, for no more than three minutes at a time. Additionally, Bruce introduced the newest Board member, Dan Holbrook, to the team.
2. Alane moved to approve the Hynds Development Plan as written, and to open for Board discussion. Jeff seconded the motion. Bruce called for public discussion on the motion.

Chuck began by commenting on a few questions he had received, stating that we have no notion of what responses to expect until the process begins. He also stated that he attended a recent Developer's conference with Alane and Vicki, where they learned much about development in this region, and obtained a contact list which will greatly assist in this project. Chuck also stated that he has begun to receive a few phone calls of individuals expressing interest in this project and he is confident in the number and type of proposals we will receive.

Glen asked if there were any differences between the plan with the Board at this meeting, versus what was presented at the recent Board meeting. There are none. He later states that he is in favor of a potential residential component to this project and sees similar support for this in other downtown development projects.

Board discussion on the motion is initiated: Steve detailed that he has had contact from a developer in Denver who was a former part of the RFP process on our Depot and has led many successful projects in Denver. Steve continues to facilitate this relationship for the Hynds project.

Astrid stated that she hopes we can keep the developer and their needed process in mind as we go through our process. She is interested in the variety of proposals that may come forward, especially concerning residential, but also has concerns about the City's portion and how the option relates to Mr. Hatch.

Steve agreed with similar concerns and commented on lowering the monthly amount the DDA would be paying on the option from \$10,000 to \$5,000. Bruce notes that the Board has already approved Vicki's negotiations on the option and has asked her to work on more favorable terms, if possible, and that we have moved on from this point. Dan asked about the cost of the option on the Hynds, with the response of \$10,000/month for the first three months (additional notes not included in meeting conversation: with an option to renew up to nine additional months on one-month increments in the amount of \$9,214.58/month).

Chuck goes on to explain the process for the option, that it is a one-year option and below market. He also comments that this is one of the only ways that the option may be procured in this case.

Bruce called for any final commentary from the Board. Steve asked on the specific use of the City funds, to which Vicki responded that she has been working with a real estate economist who has suggested that the Board needs to be as flexible as possible while allowing for changes down the line. The City funds must engender a public benefit as well, be it an increase in the tax base, parking, or whatever fits with the project. Jeff concurs, adding that most of Council is in favor of this proposal, and that a specific statement will be written into the resolution, noting that the City will have the opportunity to review the selected RFP. The newest version of the resolution will be sent to the Board when it is complete.

Bruce calls for the question. The final vote for approving the Hynds Development Plan is 5-1 in favor, with Astrid voting 'no'.

Board attendance was requested in support of Vicki at the July 2nd Planning Commission meeting where the Development Plan will have a public hearing, and at the Council on July 9<sup>th</sup> where it will be heard.

3. Update of Actions taken at June 25<sup>th</sup> Council meeting: Jeff White stated that the DDA budget had passed at the most recent Council meeting.

Bruce adjourned the meeting at 9:03 am.