



Date: 7/2/18

RESOLUTION NO. 5942

ENTITLED: “A RESOLUTION SUPPORTING THE EXPEDIENT REDEVELOPMENT OF THE BUILDING LOCATED AT 1602 CAPITOL AVENUE, CHEYENNE, WYOMING, COMMONLY REFERRED TO AS THE HISTORIC HYNDS BUILDING, AND THE LOT ADJACENT TO AND WEST OF THE HYNDS BUILDING KNOWN AS THE HOLE.”

WHEREAS, on or about February 27, 2017, the Governing Body of the City of Cheyenne (City) adopted Resolution No. 5835, stating its commitment to spend up to Seven Hundred Fifty Thousand Dollars (\$750,000.00) toward the development of the Hole in order to provide parking for the Hynds Building located at 1602 Capitol Avenue, Cheyenne, Wyoming (the Hynds); and

WHEREAS, the Historic Hynds Building is located on a site previously owned by former Wyoming Governor, United States Senator, and accomplished businessman, Francis E. Warren, who conveyed the site to Harry P. Hynds in 1917; and

WHEREAS, the Hynds was constructed as a state-of-the-art office building in 1919 by the distinguished entrepreneur and philanthropist, Harry P. Hynds, and designed by the venerable Wyoming architect, William R. Dubois, to utilize the most then-modern structural and aesthetic elements of the era; and

WHEREAS, after Hynds and Dubois completed the building’s construction in 1922, the Hynds was utilized for various commercial purposes for approximately six (6) decades; since that time, however, the Hynds has remained unoccupied for more than three (3) decades, despite its landmark status, historic importance, premier location, and keystone value to the vitality of City of Cheyenne’s downtown core; and

WHEREAS, given that the redevelopment of the Hynds is an essential element in the revitalization of the City’s downtown core, the City, the Downtown Development Authority (DDA), the Downtown Development Foundation, and the Cheyenne-Laramie County Corporation for Economic Development (LEADS), altogether the Team, are mutually desirous of and committed to the redevelopment of the Hynds, and further acknowledge that to date, all purely private sector interest has been unfruitful absent sufficient public financial support; and

WHEREAS, the City is committed to working with its Team of economic development partners, and a prospective developer to be chosen from responses to a request for qualifications (RFQ) and subsequent request for proposals (RFP) prepared by the DDA, for undertaking the redevelopment of the Hynds and the Hole as one project (the Project), to overcome any remaining hurdles to the redevelopment, and thereby to ensure that the building becomes a beacon for further future economic development in the downtown core area; and

WHEREAS, to demonstrate the City’s support of the Project, the City is willing to reiterate and restate its prior commitment to contribute up to Seven Hundred Fifty Thousand Dollars (\$750,000.00) to the DDA, such monies to not be appropriated until the 2019 fiscal year and not be transferred until the DDA provides a plan consistent with all relevant legal requirements, and contracts with a developer to implement the plan; and

WHEREAS, on May 17, 2018, the DDA Board at its regular monthly meeting took the bold step to approve what has become known as the H2 Project involving, in part, the DDA acquiring assignable options to purchase on the Hynds and the Hole, preparing an RFQ/RFP, soliciting interest from developers on a national level, and then with the Team, moving forward to select the best developer and proposed proposal to proceed with the Project. The DDA conditioned the H2 project on the City’s commitment to this resolution; and

WHEREAS, such cooperative efforts by and through the City, its economic development partners, and the developer responsible for the H2 Project have the potential to restore the Hynds Building to its landmark status as a premier property in the downtown business core, thereby serving a keystone function for further economic and commercial development of the downtown business core area.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING, that the City is reaffirming its commitment to:

1. Contribute up to Seven Hundred Fifty Thousand Dollars (\$750,000.00) for the Project through the DDA, to be used in accordance with the statutory restrictions set forth in Title 15, Chapter 9, Article 2 of the Wyoming Statutes, and all other relevant provisions of Wyoming law; and

2. Provide the Seven Hundred Fifty Thousand Dollars (\$750,000.00) for the Project only upon Governing Body review and approval of the proposed development plan; and

3. Participate as required in such other negotiations as may be requested to ensure the use of the City's funds in achieving an appropriate economic development goal.

PRESENTED, READ, AND ADOPTED this 9th day of July, 2018.



Marlan J. Orr, Mayor

(SEAL)
Attest:



Carol Intlekofer, City Clerk