



CHEYENNE DOWNTOWN DEVELOPMENT AUTHORITY

 2101 O'Neil Ave., Room 202
Cheyenne, WY 82001
 (307) 433-9730
 cheyennecity.org/dda

BOARD MEETING MINUTES

Thursday, January 15th, 2026
Room 118, City of Cheyenne Municipal Building
2101 O'Neil Avenue, Cheyenne, WY 82001

I. CALL TO ORDER

Meeting called to order at 10:00 AM

II. ROLL CALL

Members Present: David Teubner (President); Wendy Volk (Vice President); Brian Bau (Secretary); Candice Wisdom **On Zoom:** Jeff White (Council Appointee); Amber Nuse; Lorrell Bellotti (Treasurer), Linda Heath, LCC

Members Absent: Janelle Rose; Jamie Winters; Stan Hartzheim.

Staff Present: Sophia Maes, DDA Executive Director; Miya Debusk, DDA Social Media Assistant; Cass Raffa, DDA Operations & Project Coordinator.

Members of the Public Present: Larry Wolfe, Council member; Georgia Rowswell, Open Door Studio; Charles Bloom, Director of Planning and Development, City of Cheyenne; Paul Bellotti, City Project Manager; Glenn Garrett, Architect. **On Zoom:** Julie Tucker, City Council of Disabilities; Erin Fagan, Planning and Development; Amber Conwell, Historic Preservation Board Representative; Rahul Dhami, Snyder Food and Gas.

III. DISCLOSURES / ANNOUNCEMENTS

None.

IV. MINUTES

A. November 20, 2025 Regular Board Meeting Minutes

Volk motioned to approve the November 20, 2025 Meeting Minutes. Candice seconded. Motion passed.



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B. December 18, 2025 Work Session Minutes

Volk motioned to approve the December 18, 2025 Meeting Minutes. Candice seconded. Motion passed.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

A. November 2025 Financial Report

Maes stated the total assets, net income, mill levy payment, days of operating expenditures, and grants and sponsorship commitments from the November 2025 Financial Report.

Volk motioned to approve the November 2025 Financial Report. Wisdom seconded. Motion passed.

B. December 2025 Financial Report

Maes stated the total assets, net income, mill levy payment, days of operating expenditures, grants, and sponsorship commitments from the December 2025 Financial Report. Maes stated that at the last board meeting there were concerns about using the COVID Rental Assistance Grant Program funds before they expire in June 2026, and that two grants were dispersed in December, and two more applications are currently being reviewed. She mentioned that one sidewalk was repaired on 18th and Capitol adjacent to Elevated Insurance, and the DDA staff has started a campaign to push the sidewalk grant program.

Volk motioned to approve the December 2025 Financial Report. Bau seconded. Motion passed.

C. DDAC-9: 1609 Central Avenue, Open Door Studio

Maes introduced the CIG application for 1609 Central Avenue. Georgia Rowswell, owner of Open Door Studio, applied for a grant to fund an awning replacement. The total estimated cost of the project is \$3,300.61, and the applicant requested up to \$1,655, representing 50% of the project cost. The application is intended to replace a torn awning with new branding and color for the new art gallery. Neimann & Sons Music will remain located in the basement, and their sign will remain in place, while the new awning will represent Open Door Studio.



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Maes explained that the project complies with DDA state statute and the DDA Plan of Development guidelines. Volk stated that she was pleased the DDA is able to assist with this project and noted that this is exactly what the DDA grant program is intended to support.

Volk moved to approve the CIG grant application for Open Door Studio. Bau seconded the motion.

Rowswell, owner of Open Door Studio, spoke about her background and the business, stating that she has been an artist in Cheyenne for 17 years and founded Art Walk 15 years ago. She shared that she is proud of the space, which has undergone many renovations, but emphasized that the studio needs the new awning due to damage and that it will help direct the public to their current location.

Motion passed.

D. DDA District Expansion Petition: 2100 Snyder Avenue

Maes explained that on November 18, the DDA received a petition from Rahul Dhami, owner of 2100 Snyder Avenue, requesting that the property be included in the Downtown Development District. The proposed expansion would include all adjacent rights-of-way associated with the property, and the property would be subject to the DDA mill levy. Expanding the District to include this property complies with the DDA's statutory purpose to prevent blight and support property values within the downtown area and supports other DDA initiatives related to development and redevelopment. If approved by the DDA Board, the request will be forwarded to the governing body for consideration and resolution, in accordance with statutory procedures.

Dhami, participating via Zoom on behalf of the property owners (his parents), stated that his family has operated Snyder Food and Gas for the past 30 years and has made significant investments in the community. He expressed that inclusion of the property in the District aligns with the DDA's mission of long-term investment, revitalization, and sustainable growth. He noted their commitment to continued investment in the property and further development in the surrounding area and emphasized his belief that small businesses are the backbone of local economies.

Teubner commented that Snyder Food and Gas is a great business and noted that one of its unique features is the inclusion of a small grocery store within the facility.

Volk made a motion to approve the DDA District expansion petition. Bau seconded the motion.

Councilman White stated that he frequents the business and had been curious as to why the owners were seeking inclusion in the district at this time. He noted that, based on Dhami's



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explanation, it demonstrates that the efforts related to the West Edge revitalization are having a positive impact.

Bau asked DDA staff whether the yellow grid line on the DDA boundary map indicated that the boundary extends across the street or only to the sidewalk. Maes confirmed that the boundary includes all rights-of-way, including streets, which allows the property to be included because it is contiguous to the right-of-way of the current boundary.

Bau asked whether this single property was the only one being considered for this potential expansion, or whether other commercial properties along Snyder Avenue might also be considered if there is interest from those property owners. Teubner stated that he was also curious about that and noted that there may be additional interested businesses in the area. Volk commented that when the boundary expanded to the north the previous year, property owners were required to petition to be included in the Downtown District boundary and agree to pay into the mill levy.

Bau asked Councilman White whether staff should be asked to poll other nearby businesses to gauge interest. White stated that he was not aware of other businesses near Snyder Food and Gas, aside from the Ava Maria thrift store, that would qualify for this expansion. He added that he would not want to delay Dhimi's petition by taking additional time to reach out to other property owners.

Motion passed.

E. Bank Deposit Resolution Report

Maes explained that Wyoming statute requires municipalities, political subdivisions, and special districts to deposit funds only in qualified national and state banks, including credit unions. The DDA is required to solicit bank resolutions from eligible local financial institutions in order to designate approved depositories. Letters were sent to a pre-existing list in November 2025, with a submission deadline of December 16, 2025.

Applications were received from Jonah Bank Wyoming, First Interstate Bank, Platte Valley Bank, Pinnacle Bank Wyoming, First National Bank of Omaha, and Wells Fargo Bank National Association. These resolutions designate approved depositories for a one-year period. Upon Board approval, these institutions will be designated as DDA depositories effective January 16, 2026, for a period of one year. The DDA may only deposit funds in these designated institutions and may also place investments in instruments authorized under Wyoming Statute 9-4-831.

Maes noted that DDA funds are currently held at Jonah Bank of Wyoming and invested in the Wyoming Government Investment Fund. No changes will occur as a result of this action; however,



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approval provides flexibility should changes be needed in the future. Board action is required to change the location of any deposits or investments.

Volk moved to accept the applications and designate the listed institutions as depositories of DDA funds upon delivery of required security for the protection of funds. Bau seconded the motion.

Heath encouraged the Board to consider conducting additional due diligence with financial institutions to better understand fund protection and potential rates of return, noting similar discussions at a recent Fire District Board meeting. She suggested it would be prudent to evaluate options to determine the best opportunities for investment.

Wisdom continued the discussion regarding deposit insurance thresholds and institutional policies. Bellotti noted that the standard insurance threshold is \$250,000 regardless of the institution and pointed out that no credit unions were included on the list, despite Western Vista Credit Union being located within the District. Bellotti disclosed a conflict of interest but suggested Western Vista could be considered as a potential depository. Maes stated that utilizing Western Vista as a depository would not pose a conflict issue as long as Bellotti abstains from any related votes.

Maes explained that while this item is not time-sensitive, the current resolutions were nearing expiration and needed to be approved to remain in compliance. She stated that Western Vista Credit Union could submit a resolution for future Board consideration and that additional institutions could be added through a separate Board action.

Motion passed.

F. 1600 Block Alley Improvements Memo (Presentation at Meeting, see attachment)

Maes presented an update on the 1600 Block Alley Improvements, a DDA catalyst project priority. She provided background on the project, including historical context, prior cost estimates, current status, and clarification on how this project differs from the City of Cheyenne's Engineering 4-Alley Project.

Teubner stated that the goals of the project are to promote walkability and safety and to improve connections between the parking garage and the parking lot on Warren Avenue. He noted that updated cost estimates are needed to provide current information and assess project feasibility.

Board members discussed opportunities to coordinate with the City's ongoing alley and drainage projects in order to leverage existing construction and reduce costs. Wisdom inquired about the City's timeline, potential coordination with waste management improvements, and whether discussions had occurred with Black Hills Energy regarding burying utility lines. Maes stated that



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no recent coordination with Black Hills Energy had occurred and that beautification on the two alleys on the 1600 block are not currently City priorities.

Bau asked about the City's design firm for alley projects. Councilman White stated he would follow up with City staff regarding timelines and design information. Bau suggested potentially funding a development or concept plan to better visualize improvements and recommended considering new technologies to address grease and waste issues from restaurant operations.

Volk emphasized the importance of aligning closely with City Engineering and suggested that the DDA's role may be best focused on funding and beautification efforts rather than infrastructure and planning. Charles Bloom, City Planner, noted that the alley improvement concept has been discussed for at least a decade and originated in the Downtown Core Plan. He stated there may be opportunities to coordinate or "piggyback" on City projects through collaboration with the City Engineer.

Discussion followed regarding the origins and ownership of the project, with clarification that the concept originated from a City plan and was later adopted by the DDA as a catalyst project. Councilman White confirmed this history and agreed that coordinating with City projects would be the most cost-effective approach. He also noted particular interest in the alley behind Sanford's as a potential pilot project and suggested that completing one alley could help position future improvements for potential 6th Penny funding.

Additional discussion addressed waste management improvements, including dumpsters and enclosure options. Glenn Garrett, architect and downtown stakeholder, encouraged extending drainage work and beautification from just the two 1600 alleys to all three proposed in the plan, to avoid public confusion, and recommended modern approaches to transformers and dumpsters, including creative or unique design elements to enhance downtown character.

Board members generally agreed that the DDA should focus on beautification and placemaking elements, such as murals, dumpster enclosures, and aesthetic upgrades, rather than major utility or infrastructure work. Several members emphasized avoiding duplicative studies and instead coordinating with existing City projects where possible.

Teubner recommended moving further discussion of the 1600 Block Alley Improvements to a future work session for more in-depth planning and direction.

G. Reed Rail Corridor Discussion & 6th Penny Letter of Support

Councilman White reported that the Reed Rail Corridor project has been discussed extensively in recent City Council meetings. He noted that at the prior evening's meeting, Councilmember Aldrich proposed an amendment to include Reed Rail on the ballot and remove funding allocated



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to Downtown Improvements. The amendment failed on a 5–4 vote. White stated that both the Council and the Mayor continue to strongly support the Reed Rail project and are exploring alternative funding options to maintain project momentum.

Councilman Wolfe also addressed the Board, reaffirming support for Reed Rail and noting that the Council was holding a goal-setting session that evening, during which funding for Reed Rail would be discussed. Wolfe expressed support for retaining the Downtown Improvements funding under the 6th Penny, noting that it includes critical needs such as curb and gutter repairs, renovation of the Depot Museum, and relocation of containers currently housed in downtown public areas. He stated he is hopeful the Council will make a firm commitment to the Reed Avenue Project.

Teubner recommended clearly communicating how Downtown Improvements funds will be used in the downtown area to ensure transparency and understanding.

Bau asked whether it would be appropriate for the DDA to send a Letter of Support to the Mayor for Reed Rail, given that it is no longer part of the 6th Penny proposal. Teubner suggested that instead of tying a letter to the 6th Penny, the Board could consider sending a broader letter of support for the Reed Rail project overall and for related street closures to help maintain momentum. Maes noted that it may be helpful to first gain a clearer understanding of the City's and Mayor's plans for the project before sending a letter.

Teubner thanked Ward One representatives on the Council for their attention and commitment to the downtown, stating that he has not previously seen this level of focus and determination, and it is exciting for the future of the downtown.

H. DDA Bookkeeper Services Approval

Maes explained that in Summer 2025, she requested Board consideration to hire a contract bookkeeper to assist with DDA financial reporting and management, specifically someone qualified to handle government accounting requirements. DDA staff contacted several qualified bookkeepers, and one proposal was received from Ascent Accounting. The proposed services would include support with financial matters, including journal entries, which are currently a responsibility handled by the City Treasurer.

Maes noted that when the City-DDA Memorandum of Understanding (MOU) was approved in 2025, the City Treasurer's role shifted from performing DDA financial work to primarily reviewing it. Since that time, Maes has been responsible for financial reporting and management. She stated that hiring a qualified bookkeeper would allow her to focus more on higher-level strategic and project-based work. A budget amendment will be required to fund the accounting services. She also noted that a formal RFP process would be conducted for the next fiscal year if the DDA chooses to continue these services.



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Volk moved to approve hiring a contract bookkeeper to assist with DDA financial reporting and management. Bau seconded the motion.

Bau stated that he believes this is an effective use of funds, as it allows staff to focus on their core responsibilities rather than bookkeeping. He noted that this will free up staff time and capacity to build relationships and advance the DDA's mission.

Motion passed.

I. DDA Cost- Benefit Analysis & Location Verbal Update

Maes reported that the Cost-Benefit Task Force last met in October 2025 and has been primarily evaluating DDA location options and the relationship with City staff. She noted that recent outreach and feedback have highlighted a need for increased communication with the general public, particularly when initiating projects and clarifying the DDA's strategy.

Several potential location and organizational structure options were discussed, including co-locating with LEADS to focus more on economic development and mentorship, remaining in the Municipal Building to stay closely aligned with City projects, or relocating to an independent office. Maes stated that, in her opinion, remaining as City staff is important for HR and payroll functions, as the DDA is not currently positioned to manage those responsibilities independently.

Maes also shared that Public Works has begun design work for the Municipal Building remodel and has asked whether the DDA would like to be included in the new plans. A key question identified was whether the DDA's effectiveness is more dependent on physical location or on staffing capacity and operational structure. She noted that in prior discussions, some stakeholders expressed a desire for DDA staff to be located within the downtown core, citing accessibility and perceptions of conflict of interest. Maes emphasized that while there are pros and cons to all options, minimizing disruption is important, particularly while staff training and operational stabilization is still ongoing.

Maes stated that the February work session will focus on updating the DDA's strategic plan, including the fact that the DDA is no longer operating as a Main Street Organization. She noted that this will be an important opportunity to realign staff and Board members around the DDA's mission and direction.

Teubner asked about scheduling the next Cost-Benefit Task Force meeting and recommended that broader public discussion wait until the task force has completed its analysis and provided recommendations. Maes stated that a meeting has not yet been scheduled due to competing priorities and indicated she would prefer to convene the task force after the February strategic planning work session.



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Discussion also addressed timing in relation to Municipal Building and Depot renovations, as well as the upcoming MOU renewal. Maes noted that the current MOU expires in June 2026 and that a work session with City Council is scheduled for March 20, 2026 to provide updates and discuss DDA strategy. She stated it would be beneficial to have clearer direction on the MOU and Cost-Benefit Analysis by that time, though some decisions depend on actions out of the DDA's control.

Teubner expressed a desire for the task force to meet prior to the February work session and acknowledged the concerns raised by passionate stakeholders. He also referenced a discussion with the Mayor, indicating that the DDA's placement within the City may have been intended as a temporary stabilization measure and not necessarily a permanent arrangement, though remaining with the City remains a viable option.

Wisdom asked whether the DDA could remain City staff while being temporarily or permanently located outside the Municipal Building during renovations and noted this option could be incorporated into the Cost-Benefit Task Force analysis. Maes stated that physical location is not a requirement for being City staff and that the City plans to temporarily relocate all departments out of the building during construction.

VII. PLAN OF DEVELOPMENT PROJECT UPDATES

A. 15th Street Experience

Maes stated that there are not many updates at this time. The DDA has been considering how we can develop more funding options to activate that space, such as landscaping, lighting or a business plan for the tenants going into the railcar.

B. Pump House Park

Maes stated that Director Sanchez was potentially looking into taking the Pump House, renovating it, and turning it into headquarters for Clean & Safe, as well as storage.

C. Streetscaping: 2026 Planter Program

Maes stated that there have been two proposals submitted for the RFP, and the deadline is tomorrow. She feels confident that either vendor would be good for the position. She stated that Cass Raffa, the DDA Operations and Project Coordinator, is going to reach out to the Review Committee either the following day or the next week. She stated that eight (8) new water-friendly EarthPlanters were purchased for a pilot program on 17th Street and Capitol. Maes feels confident that they will enhance the environment and experience of downtown and are set to deliver next Tuesday. 17th and Capitol was chosen because of its high-traffic and location in the Historic core.



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D. Transportation: Sidewalk Improvement Program

Maes stated that the DDA staff launched a campaign for the 50/50 Sidewalk Improvement Program. A fair amount of negative comments have been received on social media about it, but four (4) applications have been submitted so far. The Mayor also discussed it on his radio show, and the staff will hand out postcards downtown. With this campaign, the DDA is trying to get as many actual repairs done in the spring and then reallocate any remaining funds to a patching program.

Teubner mentioned that curb and gutter repair is included in the Downtown Improvement line item on the 6th Penny, and staff should connect with Jason Sanchez about what is earmarked for that to see if that could be a potential way to eliminate the match and get some sidewalks done across the District.

VIII. OTHER BUSINESS/ STAFF ANNOUNCEMENTS

A. Downtown 250th Events Verbal Update

Maes provided an update from the most recent 250th Birthday Committee meeting, noting this is not a DDA initiative. Planned activities include a performance of the concert version of *1776* at the Civic Center, a July 4 parade featuring a strong military presence and all three high school marching bands, and additional performances and entertainment throughout the day. Other planned elements include fundraising for bronze memorials, potentially a downtown fireworks show, and educational activities involving local school districts. Maes stated that she will continue to attend committee meetings and provide updates to the Board.

Teubner noted that he has received questions from downtown stakeholders regarding how the City plans to activate downtown spaces, including the Plaza, during the celebration. Wisdom agreed and emphasized the importance of communicating event details to downtown organizations and businesses, including opportunities for participation and information on anticipated street closures.

B. DDA Council Work Session March 20th, 2026

Maes stated that she has scheduled a work session with the City Council to speak about what the DDA has done in the last year and the strategic direction for the future. She mentioned that the agenda for this board meeting had said the work session would be March 3rd, but that was a typo and it is scheduled for March 20th. It is a work session so there is no public comment, and she invited board members to attend.



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C. Next Meeting: Strategic Planning Work Session- February 19, 10:00 AM, Western Vista Conference Room

Maes announced that the next meeting will be a strategic planning work session focused on long-term strategy, communication strategy, and preparation for the next fiscal year. She encouraged all Board members to attend if possible. She also noted that the Council and Coffee open house event is scheduled for February 7 at the Youth Activity Center.

Teubner asked whether DDA Board members should attend the event. Maes stated that Board attendance would be helpful but cautioned that care should be taken to avoid inadvertently forming a quorum.

Teubner and Volk expressed appreciation for Maes and DDA staff for their work on DDA initiatives. They commended her efforts and dedication, with Teubner noting that the scope and time commitment of the role is often underestimated. Volk thanked City Council for its continued support of downtown. Wisdom also commended staff for their sidewalk grant communications campaign.

IX. ADJOURNMENT

Meeting adjourned at 11:58 AM

DocuSigned by:

Wendy Volk

3/25/2026

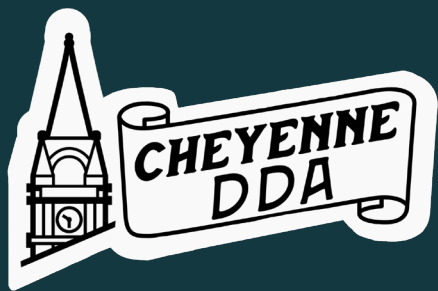
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Signed by:

Lorrell Bellotti

3/25/2026

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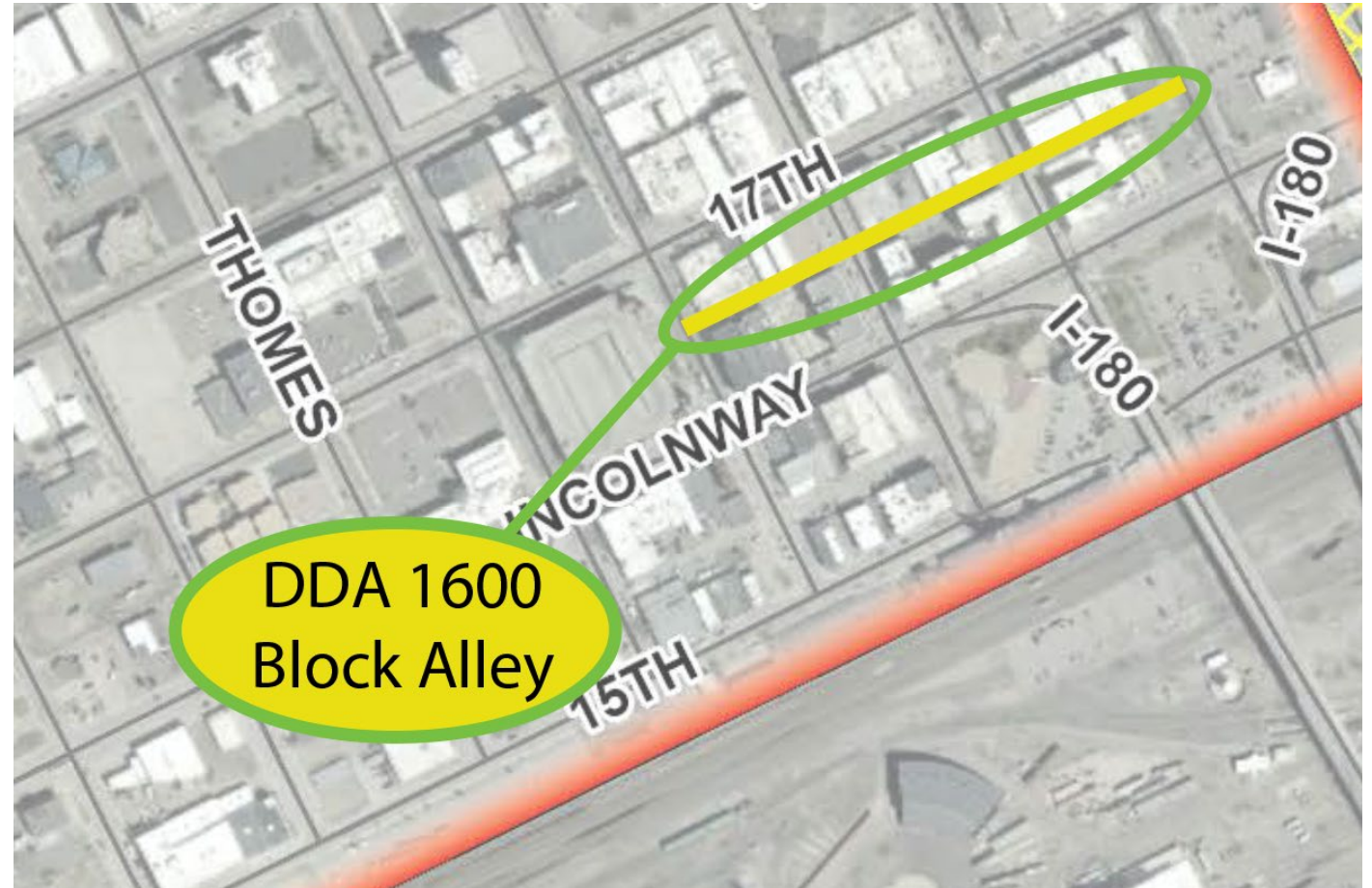
1600 BLOCK ALLEY ENHANCEMENTS OVERVIEW & STATUS

January 2026



PROJECT BACKGROUND

- The Downtown Alley Improvement Project originated with a Downtown Alley Feasibility Study completed in 2017 and updated in 2021.
- The study examined three downtown alleys between Carey Avenue and Warren Avenue (between 17th Street and Lincolnway):
 - Alley behind The Hynds
 - Alley behind The Paramount
 - Alley behind The Lincoln
- Core Goal: Transform underutilized service alleys into safer, more attractive, and more functional pedestrian-oriented spaces while maintaining access for deliveries, utilities, and waste service.
- The project aligns with the DDA's long-standing mission to improve the downtown experience, support economic vitality, and enhance placemaking.



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- LED Pedestrian Lights with Fixed Hanging Baskets
- Cable Vine Trellis w/ building attachment
- Decorative string lights w/ building attachment
- Concrete Header
- Stone bench to match Depot Plaza
- Potential Murals
- Irrigated Planter Pots
- Concrete Pavers

2021 UPDATED COST ESTIMATES

PROJECT NAME	Alley Carey - Capitol	Alley Capitol-Central	Alley Central-Warren	Total
Construction	\$32,480	\$32,480	\$32,480	\$97,440
Demolition	\$24,511	\$23,600	\$20,082	\$68,193
Utilities	\$405,855	\$405,855	\$405,855	\$1,217,565
Earthwork	\$5,220	\$5,220	\$5,220	\$15,660
Site Lighting And Electrical	\$106,082	\$89,900	\$82,273	\$278,255
Site Work	\$185,243	\$183,358	\$185,888	\$554,489
Site Furnishings	\$63,365	\$27,057	\$27,057	\$117,479
Landscape	\$5,382	\$5,382	\$5,382	\$16,147
Irrigation	\$40,600	\$40,600	\$40,600	\$121,800
SUBTOTAL	\$868,739	\$813,453	\$804,837	\$2,487,028
BHE	\$167,385	\$167,385	\$167,385	\$502,155
CENTURY LINK	\$116,670	\$116,670	\$116,670	\$350,010
TOTAL	\$1,152,794	\$1,097,508	\$1,088,892	\$3,339,193

WHY THE PROJECT MATTERS

- Creates safer, more inviting pedestrian connections through the downtown core.
 - Support for these enhancements from CPD for safety
- Activates alleys as assets rather than back-of-house spaces.
- Supports downtown businesses by improving aesthetics, lighting, and wayfinding.
- Reinforces broader downtown investment in streetscapes, parking, and public spaces.



Existing utilities

KEY OBSTACLES

- Cost:
 - 2021 planning-level estimates put each alley at appx \$1.1–\$1.2 million (mostly burying utilities).
 - New estimates necessary in regard to inflation
- Utility coordination:
 - Extensive coordination required with Black Hills Energy, CenturyLink, the City, and other providers.
- Private property impacts:
 - Undergrounding electrical service may trigger building code compliance upgrades, creating significant cost and disruption for property owners.
- Time and complexity:
 - Long construction timelines and high coordination demands for businesses and utilities. May disrupt businesses for longer in already challenging time.

POLICY & OPERATIONAL CHALLENGES

- Current City code requires each building to pay for solid waste services, assessed on a per dumpster and per pickup basis.
 - “Each residence or building shall subscribe to and pay for city solid waste services. For buildings in which one or more businesses operate, city solid waste services shall be assessed on a per dumpster and per pickup basis. Each of these buildings shall be assessed a charge based on the number of dumpsters and the number of pickups utilized, regardless of how many businesses are operating within the building.” *City of Cheyenne Municipal Code 8.44.010 (D)*
- The project assumes shared, consolidated trash enclosures, which would require:
 - New cooperative agreements among property owners and tenants
 - Would potentially need City policy changes to incentivize shared waste service
- No clear framework has been established for long-term maintenance and operations.

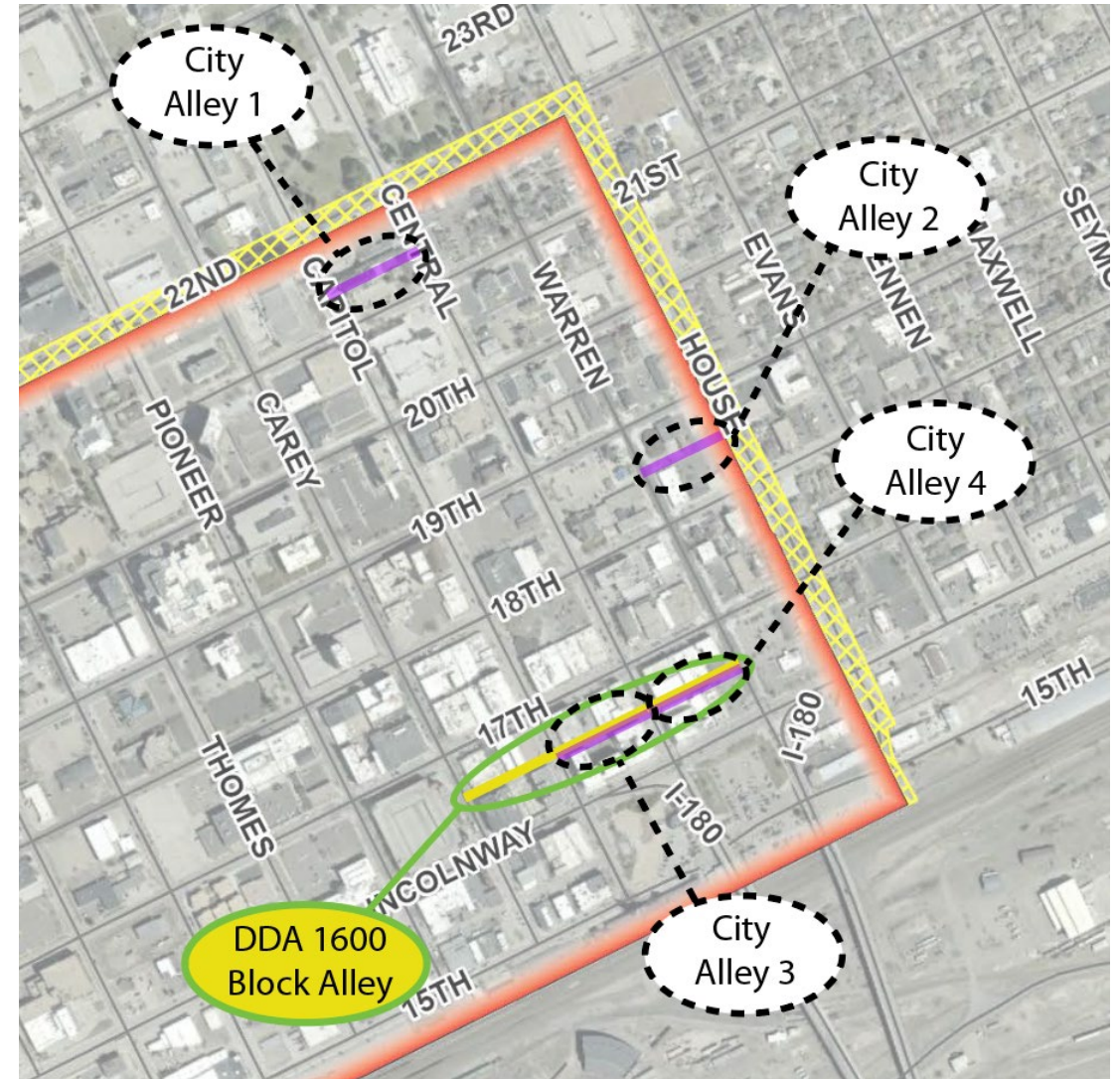
WHY THE PROJECT HAS STALLED

- No dedicated or identified funding source for the full scope.
 - As of January 2026, the DDA only has approximately \$1.5M in assets TOTAL
- Unresolved questions around:
 - Who pays for utility upgrades
 - How property owner costs would be handled
 - How code compliance would be addressed
 - Who will maintain/manage the improvements and if there is capacity
- The scope is all-or-nothing for each alley, with limited exploration of phased, scaled, or surface-level alternatives.
- The project has not been revisited in depth with the context of more recent City infrastructure work.

CURRENT OPPORTUNITIES

CITY ENGINEERING 4-ALLEY PROJECT

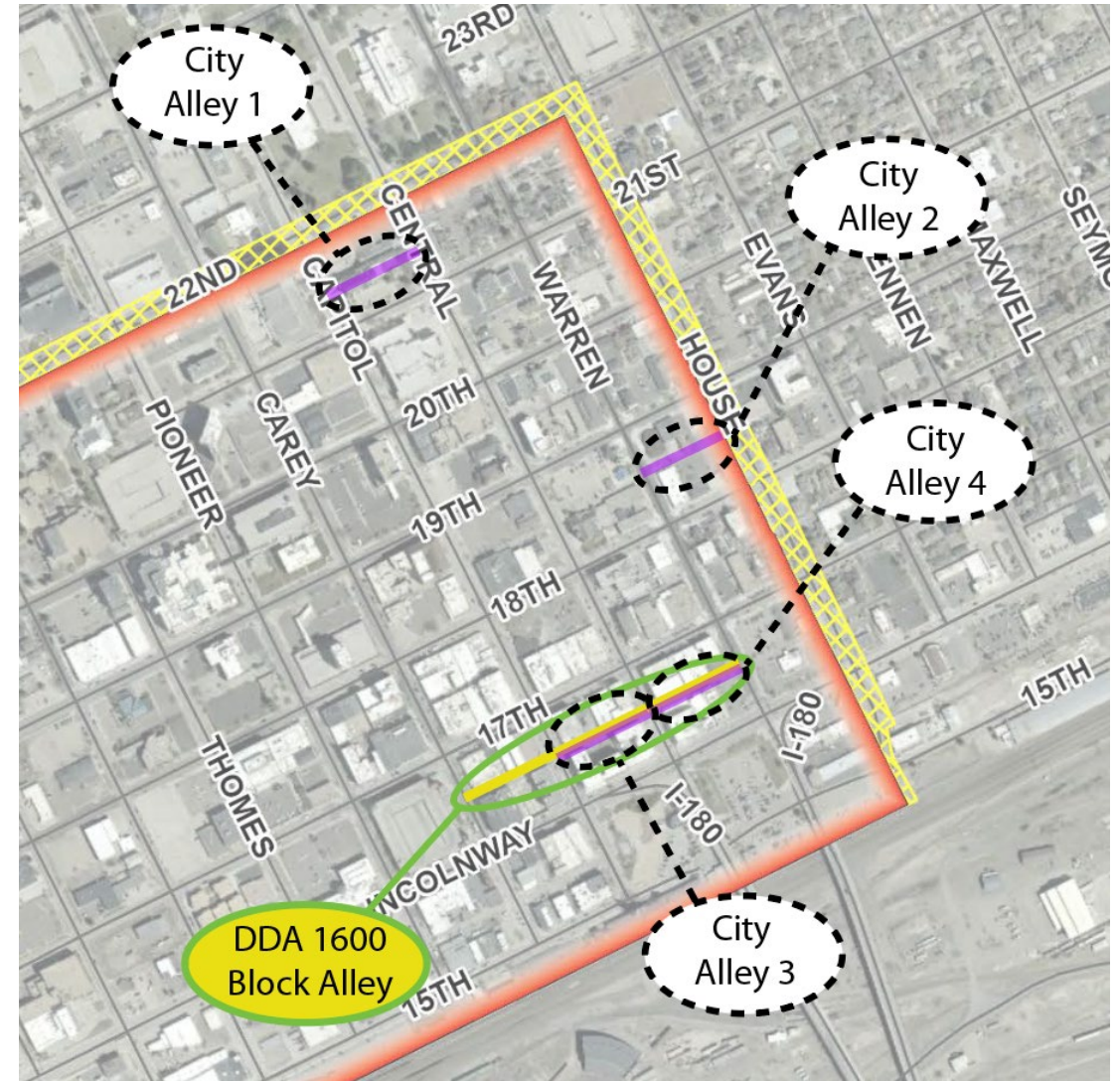
- The City is already planning alley drainage work in parts of the downtown.
- Utilizing the 6th Penny Fund (2021) for design
- Purpose: **Alley Rehabilitation** (per the 2024 Professional Service Agreement)
 - **Drainage**
 - **Surfacing maintenance**
 - **Reconstruction improvements as required to increase serviceability and decrease future maintenance costs**
- All alleys in this project are within DDA District
 - Alley 1- north of 21st Street from Capitol Ave to Central Ave (St Mary's Alley)
 - Alley 2 – north of 18th Street from Warren Ave to House Ave (Wallick and Volk Alley)
 - Alley 3 – north of 16th Street from Central Ave to Capitol Ave (The Lincoln Alley)
 - Alley 4 – north of 16th Street from Central Ave to Warren Ave (Sanford's Alley – added to scope October 2024)



CURRENT OPPORTUNITIES

CITY ENGINEERING 4-ALLEY PROJECT

- There may be opportunities to:
 - Piggyback on City work
 - Avoid duplicating infrastructure already planned or completed
 - Focus DDA resources on placemaking and surface-level enhancements and simply make the alleys better rather than full reconstruction



POTENTIAL DDA NEXT STEPS

- Clarify what work the City is already planning or funding in the project alleys.
 - Identify which elements of the original scope are:
 - Already covered
 - No longer necessary
 - Candidates for deferral or removal
 - Explore a scaled or phased approach, such as:
 - A pilot alley with limited scope
 - Surface improvements only (lighting, murals, planters, seating)
 - Temporary or low-cost interventions to test activation
 - Update cost estimates based on current conditions and revised scope.
- **What role should the DDA have vs the City going forward?**
 - **Should focus be on incremental improvements rather than a full alley rebuild, given cost barriers?**
 - **What level of investment is realistic and strategic for the DDA?**
 - **What other funding mechanisms could be tapped into?**