

Final Budget

Cheyenne Downtown Development Authority									
Budget Hearing Information <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: 1px solid black; padding: 2px;">2101 O'Neil Ave. Room 202</td> <td style="width: 50%; border: none; padding: 2px;">Location: 2101 O'Neil Avenue</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">Cheyenne, WY 82001</td> <td style="border: none; padding: 2px;">Date: 4/23/2026</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">307-433-9730</td> <td style="border: none; padding: 2px;">Time: 10:00 a.m.</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">Laramie County</td> <td style="border: none; padding: 2px;">Budget Prepared by: Sophia Maes</td> </tr> </table>		2101 O'Neil Ave. Room 202	Location: 2101 O'Neil Avenue	Cheyenne, WY 82001	Date: 4/23/2026	307-433-9730	Time: 10:00 a.m.	Laramie County	Budget Prepared by: Sophia Maes
2101 O'Neil Ave. Room 202	Location: 2101 O'Neil Avenue								
Cheyenne, WY 82001	Date: 4/23/2026								
307-433-9730	Time: 10:00 a.m.								
Laramie County	Budget Prepared by: Sophia Maes								

S-A	BUDGET MESSAGE	W.S. 16-12-403 (c)
The Cheyenne Downtown Development Authority (DDA) submitted its proposed budget to the City of Cheyenne on April 28, 2026. The proposed budget was presented to the Governing body at Finance Committee on May 5, 2026. Final approval of the proposed budget by the City was on May 11, 2026. The DDA Board voted to adopt the proposed budget on April 23, 2026. Mill levy funding from the Laramie County Government is included in the FY27 budget. An agreement is in process of being re-executed in June of 2026 between the DDA and the City of Cheyenne that, in lieu of annual allocations to the DDA, the City will provide professional and administrative services to the DDA Board for the administration of the DDA for redevelopment programs and efforts. DDA staff (under the City Planning and Development Department) has resumed all responsibilities.		
S-B	RESERVE DESCRIPTION	
As of 6/30/2026 (end of FY2026), the DDA has \$1,098,606.29 in designated reserves that are presently invested in the Wyoming Government Investment Fund (WGIF).		

S-C			
Names of Board Members	Date of End of Term	Phone no.	Email:
Barbara Sandick	6/30/30	307-286-1069	bsandick@icloud.com
Bria Hammock	6/30/30	860-919-1885	bria.hammock@gmail.com
Stan Hartzheim	6/30/27	702-883-8452	stan@dblhloans.com
Janelle Rose	6/30/27	307-399-4629	Janelle.rose.photography@gmail.com
Brian Bau	6/30/27	970-460-4646	brian@archcoholdings.com
Lorrell Belloti	6/30/28	(315) 427-5612	lbellotti@wvista.com
Candice Wisdom	6/30/28	(970) 571-2846	candicewisdom@gmail.com
David Teubner	6/30/28	(307) 214-4651	dave@warehouse21.com
Wendy Volk	6/30/29	(307) 630-5263	wendyvolk@cheyennehomes.com
Jeff White	12/31/27	307-640-6338	jwhite@cheyennecity.org
Linda Heath, Ex-Officio Member		307 - 633-4260	

Does the district have regular office hours exceeding 20 hours per week?

Yes

W.S. 16-12-303(a) requires special districts to maintain copies of records. Please enter the physical address, phone number, and hours open below.

Address of office:	2101 O'Neil Ave Room 202
City, State, Zip:	Cheyenne, WY 82001
Phone Number:	307-433-9730
Hours Open:	M-F 8:00AM to 5:00PM

Where are the minutes of your board meeting available for public review?

<https://www.cheyennecity.org/Your-Government/Departments/Planning-and-Development-Department/Downtown-Development-Authority/Meeti>

How and where are the notices of meeting posted for the public?

Meeting agendas and minutes are posted at: <https://www.cheyennecity.org/Your-Government/Departments/Planning-and-Development-Departm>

Where are the public meetings held?

1920 Thomas Ave, Western Vista Conference Room, Cheyenne, WY, 82001 (alternative in City Council Chambers, City Municipal Building, 210

FINAL BUDGET SUMMARY

OVERVIEW		2024-2025 Actual	2025-2026 Estimated	2026-2027 Proposed	Final Approval
S-1	Total Budgeted Expenditures	\$445,806	\$516,262	\$1,022,800	\$1,022,800
S-2	Total Principal to Pay on Debt	\$0	\$0	\$0	\$0
S-3	Total Change to Restricted Funds	\$0	\$0	\$0	\$0
S-4	Total General Fund and Forecasted Revenues Available	\$2,100,097	\$2,067,008	\$2,382,262	\$2,382,262
S-5	Amount requested from County Commissioners	\$479,335	\$473,795	\$511,610	\$511,610
S-6	Additional Funding Needed :			\$0	\$0
	Projected Surplus:			\$1,359,462	\$1,359,462

REVENUE SUMMARY		2024-2025 Actual	2025-2026 Estimated	2026-2027 Proposed	Final Approval
S-7	Operating Revenues	\$197	\$0	\$0	\$0
S-8	Tax levy (From the County Treasurer)	\$474,335	\$463,795	\$501,610	\$501,610
S-9	Government Support	\$45,000	\$30,000	\$30,000	\$30,000
S-10	Grants	\$0	\$0	\$0	\$0
S-11	Other County Support (Not from Co. Treas.)	\$5,000	\$10,000	\$10,000	\$10,000
S-12	Miscellaneous	\$52,739	\$40,388	\$47,000	\$47,000
S-13	Other Forecasted Revenue	\$0	\$0	\$434,190	\$434,190

S-14	Total Revenue	\$577,271	\$544,182	\$1,022,800	\$1,022,800
FY 7/1/26-6/30/27 Cheyenne Downtown Development Authority					

EXPENDITURE SUMMARY		2024-2025 Actual	2025-2026 Estimated	2026-2027 Proposed	Final Approval
S-15	Capital Outlay	\$2,514	\$2,408	\$23,000	\$23,000
S-16	Interest and Fees On Debt	\$0	\$0	\$0	\$0
S-17	Administration	\$31,943	\$36,643	\$94,600	\$94,600
S-18	Operations	\$411,349	\$477,211	\$905,200	\$905,200
S-19	Indirect Costs	\$0	\$0	\$0	\$0
S-20R	Expenditures paid by Reserves	\$0	\$0	\$0	\$0
S-20	Total Expenditures	\$445,806	\$516,262	\$1,022,800	\$1,022,800

DEBT SUMMARY		2024-2025 Actual	2025-2026 Estimated	2026-2027 Proposed	Final Approval
S-21	Principal Paid on Debt	\$0	\$0	\$0	\$0

CASH AND INVESTMENTS		2024-2025 Actual	2025-2026 Estimated	2026-2027 Proposed	Final Approval
S-22	TOTAL GENERAL FUNDS	\$1,522,826	\$1,522,826	\$1,359,462	\$1,359,462

Summary of Reserve Funds

S-23	Beginning Balance in Reserve Accounts				
S-24	a. Sinking and Debt Service Funds	\$0	\$0	\$0	\$0
S-25	b. Reserves	\$1,423,380	\$1,423,380	\$1,423,380	\$1,423,380
S-26	c. Bond Funds	\$0	\$0	\$0	\$0
	Total Reserves (a+b+c)	\$1,423,380	\$1,423,380	\$1,423,380	\$1,423,380
S-27	Amount to be added				
S-28	a. Sinking and Debt Service Funds	\$0	\$0	\$0	\$0
S-29	b. Reserves	\$0	\$0	\$0	\$0
S-30	c. Bond Funds	\$0	\$0	\$0	\$0
	Total to be added (a+b+c)	\$0	\$0	\$0	\$0
S-31	Subtotal	\$1,423,380	\$1,423,380	\$1,423,380	\$1,423,380
S-32	Less Total to be spent	\$0	\$0	\$0	\$0
S-33	TOTAL RESERVES AT END OF FISCAL YEAR	\$1,423,380	\$1,423,380	\$1,423,380	\$1,423,380

End of Summary

Budget Officer / District Official (if not same as "Submitted by") _____

Date adopted by Special District 4/23/2026

DISTRICT ADDRESS: 2101 O'Neil Ave. Room 202
Cheyenne, WY 82001

PREPARED BY: Sophia Maes

DISTRICT PHONE: 307-433-9730

Final Budget

Cheyenne Downtown Development Authority

FYE 6/30/2027

NAME OF DISTRICT/BOARD

PROPERTY TAXES AND ASSESSMENTS

	DOA Chart of Accounts	2024-2025 Actual	2025-2026 Estimated	2026-2027 Proposed	Final Approval
R-1 Property Taxes and Assessments Received					
R-1.1 Tax Levy (From the County Treasurer)	4001	\$474,335	\$463,795	\$501,610	\$501,610
R-1.2 Other County Support (see note on the right)	4005	\$5,000	\$10,000	\$10,000	\$10,000

FORECASTED REVENUE

	DOA Chart of Accounts	2024-2025 Actual	2025-2026 Estimated	2026-2027 Proposed	Final Approval
R-2 Revenues from Other Governments					
R-2.1 State Aid	4211				
R-2.2 Additional County Aid (non-treasurer)	4237				
R-2.3 City (or Town) Aid	4237	\$25,000			
R-2.4 Other (Specify)	4237	\$20,000	\$30,000	\$30,000	\$30,000
R-2.5 Total Government Support		\$45,000	\$30,000	\$30,000	\$30,000
R-3 Operating Revenues					
R-3.1 Customer Charges	4300				
R-3.2 Sales of Goods or Services	4300	\$197			
R-3.3 Other Assessments	4503				
R-3.4 Total Operating Revenues		\$197	\$0	\$0	\$0
R-4 Grants					
R-4.1 Direct Federal Grants	4201				
R-4.2 Federal Grants thru State Agencies	4201				
R-4.3 Grants from State Agencies	4211				
R-4.4 Total Grants		\$0	\$0	\$0	\$0
R-5 Miscellaneous Revenue					
R-5.1 Interest	4501	\$52,739	\$40,388	\$47,000	\$47,000
R-5.2 Other: Specify _____	4500				
R-5.3 Other: Additional _____					
R-5.4 Total Miscellaneous		\$52,739	\$40,388	\$47,000	\$47,000
R-5.5 Total Forecasted Revenue		\$97,935	\$70,388	\$77,000	\$77,000
R-6 Other Forecasted Revenue					
R-6.1 a. Other past due as estimated by Co. Treas.	4004				
R-6.2 b. Other forecasted revenue (specify):					
R-6.3 Revenue from Reserves	4500			\$434,190	\$434,190
R-6.4 _____	4500				
R-6.5 _____					
R-6.6 Total Other Forecasted Revenue (a+b)		\$0	\$0	\$434,190	\$434,190

Final Budget

Cheyenne Downtown Development Authority

FYE 6/30/2027

NAME OF DISTRICT/BOARD

CAPITAL OUTLAY BUDGET

	DOA Chart of Accounts	2024-2025 Actual	2025-2026 Estimated	2026-2027 Proposed	Final Approval
E-1 Capital Outlay					
E-1.1 Real Property	6201				
E-1.2 Vehicles	6210				
E-1.3 Office Equipment	6211			\$20,000	\$20,000
E-1.4 Other (Specify)					
E-1.5 Computer Hardware & Software	6200	\$2,514	\$2,408	\$3,000	\$3,000
E-1.6	6200				
E-1.7					
E-1.8 TOTAL CAPITAL OUTLAY		\$2,514	\$2,408	\$23,000	\$23,000

ADMINISTRATION BUDGET

	DOA Chart of Accounts	2024-2025 Actual	2025-2026 Estimated	2026-2027 Proposed	Final Approval
E-2 Personnel Services					
E-2.1 Administrator	7002				
E-2.2 Secretary	7003				
E-2.3 Clerical	7004				
E-2.4 Other (Specify)					
E-2.5	7005				
E-2.6	7005				
E-2.7					
E-3 Board Expenses					
E-3.1 Travel	7011				
E-3.2 Mileage	7012				
E-3.3 Other (Specify)					
E-3.4	7013				
E-3.5	7013				
E-3.6					
E-4 Contractual Services					
E-4.1 Legal	7021				
E-4.2 Accounting/Auditing	7022	\$20,225	\$23,509	\$27,500	\$27,500
E-4.3 Other (Specify)					
E-4.4 Website	7023	\$1,277	\$1,209	\$1,800	\$1,800
E-4.5	7023				
E-4.6					
E-5 Other Administrative Expenses					
E-5.1 Office Supplies	7031	\$719	\$363		
E-5.2 Office equipment, rent & repair	7032				
E-5.3 Education	7033	\$8,538	\$10,640	\$15,000	\$15,000
E-5.4 Registrations	7034				
E-5.5 Other (Specify)					
E-5.6 Rent & Utilities	7035			\$30,000	\$30,000
E-5.7 Postage/Credit Card Fees	7035	\$184	\$72	\$2,700	\$2,700
E-5.8 see additional details		\$1,000	\$850	\$17,600	\$17,600
E-6 TOTAL ADMINISTRATION		\$31,943	\$36,643	\$94,600	\$94,600

Final Budget

Cheyenne Downtown Development Authority

FYE 6/30/2027

OPERATIONS BUDGET

E-7 Personnel Services

- E-7.1 Wages--Operations
- E-7.2 Service Contracts
- E-7.3 Other (Specify)

E-7.4 _____

E-7.5 _____

E-7.6 _____

E-8 Travel

- E-8.1 Mileage
- E-8.2 Other (Specify)

E-8.3 _____

E-8.4 _____

E-8.5 _____

E-9 Operating supplies (List)

- E-9.1 _____
- E-9.2 _____
- E-9.3 _____
- E-9.4 _____
- E-9.5 _____

E-10 Program Services (List)

- E-10.1 Grants to Businesses
 - E-10.2 Sponsorships
 - E-10.3 Downtown Mural/Arts District Program
 - E-10.4 Community Events & Event Management
- E-10.5 _____

E-11 Contractual Arrangements (List)

- E-11.1 Downtown Planters Program
 - E-11.2 Downtown Banner Initiative
 - E-11.3 Market Research
 - E-11.4 Downtown Gift Card Program
- E-11.5 _____

E-12 Other operations (Specify)

- E-12.1 Professional Services
- E-12.2 Advertising and Marketing
- E-12.3 Memberships & Subscriptions
- E-12.4 Printing
- E-12.5 see additional details

E-13 TOTAL OPERATIONS

DOA Chart of Accounts	2024-2025 Actual	2025-2026 Estimated	2026-2027 Proposed	Final Approval
7202				
7203		\$130,000		
7204				
7204				
7211				
7212				
7212				
7220				
7220				
7220				
7220				
7230	\$201,439	\$106,458	\$400,000	\$400,000
7230	\$55,007	\$74,773	\$75,000	\$75,000
7230				
7230	\$46,230	\$32,250	\$125,000	\$125,000
7400	\$43,344	\$57,297	\$87,000	\$87,000
7400		\$9,357	\$7,000	\$7,000
7400			\$3,000	\$3,000
7400			\$10,000	\$10,000
7450	\$54,481			
7450	\$2,815	\$656	\$60,000	\$60,000
7450	\$3,032	\$277	\$7,200	\$7,200
7450		\$623	\$1,000	\$1,000
	\$5,000	\$65,520	\$130,000	\$130,000
	\$411,349	\$477,211	\$905,200	\$905,200

Final Budget

Cheyenne Downtown Development Authority

FYE 6/30/2027

INDIRECT COSTS BUDGET

	DOA Chart of Accounts	2024-2025 Actual	2025-2026 Estimated	2026-2027 Proposed	Final Approval
E-14 Insurance					
E-14.1 Liability	7502				
E-14.2 Buildings and vehicles	7503				
E-14.3 Equipment	7504				
E-14.4 Other (Specify)					
E-14.5	7505				
E-14.6	7505				
E-14.7					
E-15 Indirect payroll costs:					
E-15.1 FICA (Social Security) taxes	7511				
E-15.2 Workers Compensation	7512				
E-15.3 Unemployment Taxes	7513				
E-15.4 Retirement	7514				
E-15.5 Health Insurance	7515				
E-15.6 Other (Specify)					
E-15.7	7516				
E-15.8	7516				
E-15.9					
E-17 TOTAL INDIRECT COSTS		\$0	\$0	\$0	\$0

DEBT SERVICE BUDGET

	DOA Chart of Accounts	2024-2025 Actual	2025-2026 Estimated	2026-2027 Proposed	Final Approval
D-1 Debt Service					
D-1.1 Principal	6401				
D-1.2 Interest	6410				
D-1.3 Fees	6420				
D-2 TOTAL DEBT SERVICE		\$0	\$0	\$0	\$0

Final Budget

Cheyenne Downtown Development Authority

FYE 6/30/2027

NAME OF DISTRICT/BOARD

GENERAL FUNDS

		End of Year	Beginning	Beginning	
		2024-2025	2025-2026	2026-2027	Final Approval
DOA Chart		Actual	Estimated	Proposed	
of Accounts					
C-1	Balances at Beginning of Fiscal Year				
C-1.1	General Fund Checking	1010	\$316,477	\$316,477	\$113,195
C-1.2	Savings and Investments	1040	\$1,206,349	\$1,206,349	\$1,246,266
C-1.3	General Fund CD Balance	1050		\$0	
C-1.4	All Other Funds	1020		\$0	
C-1.5	Reserves (From Below)		\$1,423,380	\$1,423,380	\$1,423,380
C-1.6	Total Estimated Cash and Investments on Hand		\$2,946,206	\$2,946,206	\$2,782,842
C-2	General Fund Reductions:				
C-2.1	a. Unpaid bills at FYE	2010			
C-2.2	b. Reserves		\$1,423,380	\$1,423,380	\$1,423,380
C-2.3	Total Deductions (a+b)		\$1,423,380	\$1,423,380	\$1,423,380
C-2.4	Estimated Non-Restricted Funds Available		\$1,522,826	\$1,522,826	\$1,359,462

DOA Chart	
of Accounts	
SINKING & DEBT SERVICE FUNDS	1070

		2024-2025	2025-2026	2026-2027	Final Approval
		Actual	Estimated	Proposed	
C-3					
C-3.1	Beginning Balance in Reserve Account (end of previous year)		\$0	\$0	
C-3.2	Date of Reserve Approval in Minutes:				
C-3.3	Amount to be added to the reserve				
C-3.4	Date of Reserve Approval in Minutes:				
C-3.5	SUB-TOTAL	\$0	\$0	\$0	\$0
C-3.6	Identify the amount and project to be spent				
C-3.7	a.				
C-3.8	b.				
C-3.9	c.				
C-3.10	Date of Reserve Approval in Minutes:				
C-3.11	TOTAL CAPITAL OUTLAY (a+b+c)	\$0	\$0	\$0	\$0
C-3.12	Balance to be retained	\$0	\$0	\$0	\$0

RESERVES	1090
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		2024-2025	2025-2026	2026-2027	Final Approval
		Actual	Estimated	Proposed	
C-4					
C-4.1	Beginning Balance in Reserve Account (end of previous year)	\$1,423,380	\$1,423,380	\$1,423,380	\$1,423,380
C-4.2	Date of Reserve Approval in Minutes:				
C-4.3	Amount to be added to the reserve				
C-4.4	Date of Reserve Approval in Minutes:				
C-4.5	SUB-TOTAL	\$1,423,380	\$1,423,380	\$1,423,380	\$1,423,380
C-4.6	Identify the amount and project to be spent				
C-4.7	a.				
C-4.8	b.				
C-4.9	c.				
C-4.10	Date of Reserve Approval in Minutes:				
C-4.11	TOTAL OTHER RESERVE OUTLAY (a+b+c)	\$0	\$0	\$0	\$0
C-4.12	Balance to be retained	\$1,423,380	\$1,423,380	\$1,423,380	\$1,423,380

BOND FUNDS	1060
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		2024-2025	2025-2026	2026-2027	Final Approval
		Actual	Estimated	Proposed	
C-5					
C-5.1	Beginning Balance in Reserve Account (end of previous year)		\$0	\$0	
C-5.2	Date of Reserve Approval in Minutes:				
C-5.3	Amount to be added to the reserve				
C-5.4	Date of Reserve Approval in Minutes:				
C-5.5	SUB-TOTAL	\$0	\$0	\$0	\$0
C-5.6	Identify the amount and project to be spent				
C-5.7	Date of Reserve Approval in Minutes:				
C-5.8	Balance to be retained	\$0	\$0	\$0	\$0
C-5.9	TOTAL TO BE SPENT	\$0	\$0	\$0	\$0