



Date: October 20, 2026
Department: Administration
Presenter: Riley Hovorka and Monica Chenault
Subject: Revenue Recapture Funds from Sale of Melvin Brewing

Purpose:

Staff requests that Council provide high-level direction regarding how Wyoming Business Council (WBC) revenue recapture funds from the sale of Melvin Brewing.

Background:

Pursuant to Attachment A to the Business Ready Community Grant and Loan Program Grant Agreement between the Wyoming Business Council and the Town of Alpine:

“Recaptured funds will be used for public infrastructure improvements that support economic development, a revolving loan fund, façade improvements, downtown development, beautification, marketing, matching funds for future grants, economic development studies, and plans and support of the local economic development commission.”

Staff request that Council provide general direction on how proceeds should be allocated. Once general direction is established, staff will research specific options and provide a recommendation. Some high-level options include:

- Re-pay loan/capital lease for existing wastewater infrastructure, a public infrastructure improvement that supported economic development
 - Invest in new businesses/economic development via revolving loans, matching funds for future WBC grants, etc.
 - Fund future infrastructure expansions/improvements which will serve to support future economic development opportunities
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Alternatives:

Option A — Re-pay loan/capital lease for existing wastewater infrastructure

- Benefits Include: Accelerating principal payments reduces annual expenses within the Wastewater Fund. The Town budgeted to spend \$279,000 on Wastewater Fund debt payments in FY27.
- Challenges Include:

Option B — Invest in new businesses/economic development

- Benefits Include: Investing in new business activity is aligned with Master Plan goals to “promote retail diversity, small businesses, and entrepreneurship through technical assistance and marketing support,” (EV Action 1.1B) and “encourage businesses that provide daily needs and services for the growing year-round population” (EV Action 1.3 B).
- Challenges Include:

Option C — Fund future infrastructure expansions/improvements

- Benefits Include: Investing in infrastructure expansion/improvement is aligned with Master Plan goals to “ensure to right-size future infrastructure expansions for planned growth” (TSI Action 2.1.B) and improving walkability through downtown (T Action 1.1.E and 1.1.F).
- Challenges Include:

Fiscal Impact:

The Town received \$1,569,756.85 in revenue recapture funds from the October 9, 2026 sale of the Melvin Brewing property. Pursuant to Resolution No. 2025-028, these proceeds will be deposited into GL Account No. 01-22-109, the Town of Alpine Recapture Restricted Fund, along with recapture revenue previously collected. The funds may only be spent for purposes authorized by the applicable Wyoming Business Council grant agreements and Revenue Recapture Plan.

Strategic or Community Impact:

WBC recapture revenues are intended to support communities by creating new or expanding existing business ventures, which in turn create a stable tax base and employment opportunities. This also helps the Town to achieve many of its goals expressed in the new Master Plan, like expanding dining options or creating a more walkable downtown.

Key Questions:

1. Does Council wish to prioritize existing infrastructure, new community development opportunities, or future infrastructure expansions/improvements?

Suggested Motion:

I move to _____.