



Date: July 7, 2026
Department: Administration
Presenter: Riley Hovorka
Subject: Resolution Confirming Melvin Brewing's Exercise of Purchase Option for the Property Located at 624 County Road 101

Purpose:

Staff requests that Council consider approving Resolution No. 2026-031, confirming Melvin Brewing's exercise of its purchase option for the property located at 624 County Road 101 and authorizing the Town to proceed in accordance with the existing agreements.

Background:

Melvin Brewing operates its production facility and taproom on property located at 624 County Road 101, Alpine, Wyoming. The facility was originally constructed with the assistance of Wyoming Business Council (WBC) funds awarded through the Town of Alpine, as the WBC requires state grants to be channeled through public entities rather than directly to private businesses. As an in-kind contribution for the project, the land beneath the Melvin Brewing facility was conveyed to the Town of Alpine to serve as the required local match for the WBC funds.

Melvin Brewing has provided written notice exercising its option to purchase the property pursuant to the existing Lease Agreement with Option to Purchase. Melvin has also indicated its intent to sell the property to an interested buyer and enter into a leaseback agreement to ensure the uninterrupted operation of the brewery and taproom.

The purpose of this resolution is to confirm Council's understanding that Melvin Brewing has followed the applicable requirements to exercise its purchase option and to authorize the Town to proceed in accordance with the existing agreements, subject to final payoff, payment of outstanding amounts owed to the Town, Town Attorney review, and applicable Wyoming Business Council requirements.

This action does not approve any future development of the property and does not constitute land use approval for any subsequent owner or project.



Alternatives:

Option A — Approve the resolution, confirming Melvin Brewing’s exercise of its purchase option for the property located at 624 County Road 101 and authorizing the Town to proceed in accordance with the existing agreements.

Option B — Table the resolution pending additional legal, financial, or Wyoming Business Council review.

Fiscal Impact:

The Town acknowledged receipt of Melvin Brewing Company’s notice exercising its purchase option by letter dated January 27, 2026. In that letter, the Town identified the remaining recapture balance as \$1,659,159.26 and noted that all outstanding accounts receivable balances owed to the Town must be paid in full prior to or concurrent with closing.

As of the date of that letter, the outstanding accounts receivable balances totaled \$287,983.43, separate from and in addition to the recapture amount. The identified balances included Account #1, Sludge Account #45, and Taxes Account #46.

The payoff amounts stated above were calculated as of January 27, 2026 and will need to be updated at the time of closing to reflect any additional amounts due, payments received, closing costs, or other applicable adjustments. Proceeds from the transaction will be reviewed and accounted for in accordance with Town financial procedures. Staff can work with Council to discuss the use of any available proceeds at a future meeting.

Strategic or Community Impact:

Melvin Brewing has been, and continues to be, a valuable community asset. Melvin has indicated that it intends to lease back the property from the interested buyer and that operations at the brewery and taproom are not expected to change as a result of the contemplated transaction.

This action is limited to confirmation of Melvin Brewing’s exercise of its contractual purchase option. It does not approve any future development, land use application, subdivision, zoning action, building permit, or other regulatory approval that may be required for the property.

Key Questions:

1. Does Council wish to confirm Melvin Brewing’s exercise of its purchase option for the property located at 624 County Road 101 and authorize the Town to proceed in accordance with the existing agreements?



Suggested Motion:

I move to approve Resolution No. 2026-031, confirming Melvin Brewing's exercise of its purchase option for the property located at 624 County Road 101 and authorizing the Town to proceed in accordance with the existing agreements, subject to final payoff, payment of all outstanding amounts owed to the Town, final review and approval by the Town Attorney, and applicable Wyoming Business Council requirements.