

City agrees to Whitney land swap

By Pat Blair

Senior Staff reporter

The city will grant Whitney Benefits a parcel of land in the Brewery Subdivision between Smith and Alger streets and a separate parcel adjacent to Avoca Avenue in exchange for properties at 229 N. Jefferson St. and 235 Smith St. plus \$100,000 in cash.

The land exchange was approved at Monday's Council meeting following a public hearing that lasted only about a minute with no speakers from either the Council or the audience.

Patrick Henderson, executive director of Whitney Benefits, said this morning Whitney asked for the exchange after discovering that part of the land believed to have been included in the sale of property to Whitney Benefits last year had earlier been included in land the city gave to Sheridan Senior Citizens Center.

The land is the former site of the Sheridan Brewing Co., which the city bought in the early 1990s and which the Council decided last year to sell.

The city subdivided the property into two parcels, gave one to the Senior Center and put the other up for sale to the highest bidder.

Whitney Benefits received the land.

Henderson said this morning the land involved in Monday's exchange was included in the sale price Whitney Benefits paid, but then Whitney and the city discovered the property already had been given to the Senior Citizens Center.

The Whitney board of directors at that time decided to offer an exchange of the Jefferson and Smith Street properties for the other parcel on the brewing company site. The Smith Street property is next to the Senior Center, and the Jefferson property adjoins the Smith Street land, Henderson said this morning.

The Avoca property, adjacent to Coffeen Elementary School, was included in the exchange "to even things out," he added.

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City Clerk/Budget Officer Art Elkins said the Avoca Avenue property is land created by the realignment of Avoca Avenue as part of the South Sheridan Avenue Extension Project.

The land was given to the city by the Wyoming Department of Transportation.

Henderson said the Brewery Subdivision land will be incorporated into Whitney Benefits' plans to

develop its share of the site as a community park.

He said Whitney's board has not decided how to use the Avoca site.

Sheridan Mayor Jim Wilson could not be reached for comment this morning.

The property Whitney Benefits is receiving from the city has been appraised at \$82,500.

The city receives land appraised at \$40,000, in addition to the \$100,000 cash payment from Whitney.