

**Greeley Downtown Development Authority  
Minutes – Board of Directors Meeting – September 21, 2017**

*Board Members in Attendance:* Phil Grizzle, Chair & Zoe's Café; Drew Notestine, Vice Chair/Secretary & Thomas & Tyler LLC; Ken Schultz, Treasurer & NCMC; Mike Ketterling, KBN Engineers; Tom Grant, Grant & Hoffman, P.C.; Mary Roberts, Lincoln Park Emporium; Linda Winter, Accessories With A Flair!...and Hair; Logan Richardson, Mineral Resources, Inc.

*Additional Attendees:* Steve Moreno, Weld County Commissioners; Mark Forgue, Greeley Police Department; Dennis Lobato, Greeley Police Department; Jim Sereff, Warm Hugs Mixes & Gifts

*DDA Staff in Attendance:* Pam Bricker, Executive Director; Bianca Fisher, Associate Director; Alison Hamling, Director Of Downtown Experience; Karen Baumgartner, Administrative Assistant

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**Meeting Called to Order:**

Phil Grizzle called the meeting to order at 7:35am

**Minutes:**

Phil Grizzle referenced the August DDA Minutes. Mary Roberts moved to approve, Ken Schultz seconded, motion carried.

**Treasurer's Report from Ken Schultz:**

Ken Schultz reported that balance sheet is pretty much in line with where we were last year. Net income numbers are a little shallow year to date but that will change when TIF money is moved into the correct category.

**Safety Report from the Greeley Police Department:**

Mark Forgue reported on some recent incidents that have occurred Downtown.

Dennis Lobato added that they are aware of the Church of the Homeless in Lincoln Park but are not sure who is leading this group. They had a BBQ by the fountain which you can't do and problems were also created by conflict within the homeless groups. The GPD is trying to identify the organizers and will educate those in charge of the event on what they can and can't do. The City is also trying to develop protocol for people who want to use the park. He also stated that we are getting a lot of new people coming into town which is following the current trend and the GPD is trying to reach out to those people and they have been working with the new hotel staff to ensure that no issues arise.

Pam Bricker let Dennis know that she has heard more from 16th Street businesses regarding the homeless and Alison Hamling pointed out that we are getting more complaints about dog feces.

**Weld County Update from Steve Moreno:**

Steve Moreno reported that the parking situation continues. There are still employees taking advantage of 2-hour parking spots and they will discuss this issue with their Downtown employees. Pam Bricker let Steve and the Board know that she will be approaching Chief Garner regarding new enforcement equipment for the parking guards. He also reported that the building glass replacement will take place in October, the Centennial Center project will be completed in January and the Elections space in the Chase building is also slated for completion in January.

**Board Opening from Phil Grizzle:**

Phil Grizzle reported that we had reached out to Miquel from the Bar-Ber-Shop but he decided not to apply so we still have an opening on the board. There is still an interest to have representation from the south end of the district. Pam Bricker asked for suggestions because even though the City Council does the interviews, they are open to suggestions from us.

**Hotel/City Updates from Pam Bricker:**

Pam Bricker reported updates for Becky Safarik

**Hotel:** Hotel is open and the grand opening last Friday was one heck of a party

**City Hall:** Project is moving forward

**Parking Garage:** There is a group working with city now to put the project together. Will update as needed.

**Public Realm Report from Mike Ketterling:**

Mike Ketterling reported that Public Realm committee met on September 6th

**Façade Grant Requests:**

- The Ice House wants to replace the 16 windows on side of building for a total cost of \$21,000 and their Façade Grant request was for \$7,500. The Public Realm Committee recommends approval of the Grant. Tom Grant moved to approve, Linda Winter seconded, motion carried.
- Green Earth Brewing want to replace their sign and bracket for a total cost of \$951 so the Façade Grant would be \$476. The Public Realm Committee recommends approval of the Grant. Mary Roberts moved to approve, Ken Schultz seconded, motion carried.
- There is one outstanding grant for the Macy Jones Collective and the Public Realm Committee expects to have some new grants to present next month.

**Art Projects:**

- There has been a mural proposed for the Warm Hugs building that the Art Commission and the owner has approved. The cost of the mural is \$25,000 and the Art Commission is asking if the DDA would pay \$10,000 of that cost. The Public Realm Committee recommends approval of the request. Tom Grant had to leave the meeting but gave Mike Ketterling his proxy to vote. Phil Grizzle moved to approve, Mary Roberts seconded, motion carried.
- The Art Commission wants to purchase two of the Sculpture on Loan pieces. The two pieces are the buffalo at the Greeley Chamber of Commerce and the Dog by Bear's Country Saloon. This request was made after the Public Realm Committee meeting so it was brought directly to the Board. Our portion to help with the purchase would be \$3,500 and even though it would be City owned, we would have a chance to help decide where the dog will be placed at Downtown. Ken Schultz moved to approve, Tom Grant seconded, motioned carried
- Frank Garza is submitted a proposal to produce artwork for the 7 arches in the walk through. Cost would be \$5,000 a piece for a total of \$35,000 and the Art Commissions is requesting that the DDA pitch in ½ of the project cost. Other issues with the walk through at this time including the lighting (in the walk through itself and at the start of the walk through) and we are getting a bid from Eckstein Electric to address that issue. The Public Realm Committee recommended approval of the project but it was decided that we would table the issue for a month to get final numbers for the complete project including lighting, trees, etc.

**8th Street :**

- Working on Building Plaques for 8th Street Businesses

**Bear Block:**

- The City is working on plans for the this area and the board will be updated as the plans progress

**Experience Report from Alison:****Monster Day – August 22nd**

- Hugely successful event
- Plans already in the works for next year

**AgriCULTURE Fest & Feast – September 16th**

- Fest at the Farmers Market and Feast at Zoe's
- It was a cold morning and it was good to move it to Zoe's whose staff was helpful and incredible to work with
- Jessi Howell with Creative District did wonderful things for the event including the silent auction

**Friday Fest – Winding up this Friday night with the Block Party**

- Funding is getting really tight with the increased insurance fee so we will be scrambling and doing more creative funding searches to help pay for the price increases

**OktoBREWfest – September 29th-30th**

- Handed around a sign up sheet
- Craft area gone but have added some new attractions
- Great year soliciting sponsors – did lose Roche but Hensel Phelps help to find Steel Lock who will sponsor ½ of fence and Pepsi is also a new sponsor
- VIP tickets on sale and there are 325 available this year
- We have 11 beer vendors and 10 food vendors

**Multicultural Event – October 7th**

- In Lincoln Park

**GDA Report from Jim Sereff:**

Jim Sereff reported that the GDA had a good meeting last Thursday at CMRM and next Thursday is Shop Around The Block

## **Executive Director Report from Pam Bricker:**

Pam Bricker reported

### **Commercial & Retail**

#### **For Sale:**

**1010 11th Street - Goodwill Building** - \$675,000, 7084 sf

**807 17th Street** - \$3,249,000, 20252 sf

**725 10th Street** - \$449,900 - brewery on main level, offices upstairs, basement apartment

**601 10th Street – Trinidad Bean** - \$1,300,00

**906-08 10th Street** - \$190,000

#### **Highlighted for Lease:**

**808 8th Street (Former Bridal Shop)** - great space; \$12sf

**800 8th Avenue** - Great retail and office space - 9-13 sf office, 15-17sf retail NNN

**608 8th Street (Former Copy Right Printing)** - 6534 sf @ 8.32/sf

**900 9th Avenue (Former Warm Hugs Location)** - \$3000/mo; 2500 sf

**805 7th Street (Part of the Academy of Natural Therapy)** - 4500 sf; \$2000/mo

**813 8th Avenue (Upstairs Kress)**

**808 9th Street (Former Greeley Office Equipment)** - \$3500/mo; 3200 sf.

**1320 8th Avenue (Former Deals on Wheels)** - brewery/restaurant space

#### **Now Open:**

**Traegan Industries Architectural Salvage** - 601 10th Street (Trinidad Bean)

#### **In the Works:**

**Masonic Lodge** - 2 doctors received historic grant - lots of work in progress

**Green Earth Brewing Co.** - 725 10th Street

**Blush Boutique** - 805 8th Street

#### **In the News**

Sampling of news stories attached

#### **Creative District**

**AgriCULTURE Fest/Feast** - September 16th - moved to Zoe's/Belair - great event

**Do Tell** - November 16th - 7 outstanding presenters - Hensel Phelps Theater at 7 pm

Hosted staff of Colorado Creative Industries for hotel tour and planning for May conference

**Bohemian Foundation** - grant opportunities for non-profits

Hosted tour for Sterling downtown folks - how to start a Creative District

#### **University District**

City considering hiring architect to design 16th Street corridor amenities including lighting, bulb out corners, sidewalks, etc. - study would be jointly funded by DDA, City, UNC

Bear Block businesses organizing and have presented list of things they would like in their area

#### **Entertainment and Fun**

**Monster Day Activities** -- August 26th exceeded all expectations and family friendly!

**New Multi-Cultural Event** - October 7th in Lincoln Park - UNC departments involved - DDA sponsoring

"Passport to Fun" on the 4th Thursday of each month from 5-8pm

#### **Homeless Coalition**

Looking for option for a Cold Weather shelter for Fall of 2017!!!! In desperation mode now to find space to lease but are having problems finding. Let them know if you have any ideas who they can approach

Communications committee planning awareness campaign for month of November

Lots of reports of issues in 16th Street area and Lincoln Park (Church of the Homeless)

#### **Residential Development**

**Maddie Corridor** – There have been many meetings regarding potential redevelopment of this area -

Scheduling an Executive Committee meeting to discuss these projects before the next board meeting

#### **Other**

Helped plan the agenda/program for the Colorado Forum that will be in town Oct. 5th and 6th

Met with the new Ice House owners regarding phase 1 renovations

Met with Will Jones regarding bus transportation for OktoBREWfest

Have had several meetings with the "8th Street- Main Street" businesses

Attended Chief Garner's advisory council meeting

#### **Final Comments:**

Mike Ketterling mentioned that the Masonic Lodge is going to be great and Phil Grizzle let everyone know that Zoe's has Launched food truck

Meeting was adjourned at 9:11am