

**Greeley Downtown Development Authority  
Minutes – Board of Directors Meeting – December 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; Justin Ghofrani, The Kress Cinema & Lounge; Robb Casseday, City Council; Rochelle Galindo, City Council; Matt Anderson, Ancon Construction

*Ex-Officio Board Members in Attendance:* Travis Gillmore, Phelps Tointon

*Additional Attendees:* Steve Moreno, Weld County Commissioners; Andrew Wronkoski, Greeley Police Department; Cathy Magdaleno; Smart Rides

*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 7:34am and wished everyone a Merry Christmas from Zoe's.

**Minutes:**

Phil Grizzle referenced the November DDA Minutes. Mary Roberts moved to approve, Linda Winter seconded, motion carried.

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

Ken Schultz reported that there is not much to report outside the normal. The financials are showing a net loss for the year but that will be covered out of TIF dollars to cover event expenses.

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

Andrew Wronkoski introduced himself and reported that he will be taking Mark Forgue's place and is excited to be back downtown. He also reported that it has been pretty quiet downtown in the last month with only a few issues that needed to be handled.

**Weld County Update from Steve Moreno:**

Steve Moreno reported that construction on the county plaza continues, and everything is moving forward.

**City Updates from Robb Casseday and Rochelle Galindo:**

Pam Bricker and Robb Casseday welcomed Rochelle Galindo to the board. She will be taking Sandi Elder's spot on the board, we are glad to have her, and she will be a great addition. Robb and Rochelle reported that there is not a whole lot to update since things are pretty quiet until everyone gets through the holidays. Updates include the fact that construction progress continues, there are new faces on the Council and everyone is working to build relationships, the City is partnering with Windsor and CSU to bring regional transportation to the area in hopes of relieving some of the traffic on 34, and a study is being done that will hopefully result in funding to help send more of our firefighters out to help with wildfires. Pam applauded the City for its focus on 10th Street and Mary Roberts added that the City's Imagine Greeley Capital Facilities group is working on a wish list for the City for the future.

**Public Realm Report & Budget discussion from Mike Ketterling:**

Mike Ketterling reported that during the Public Realm meeting this month, the committee put together a budget for 2018. The budget is in the board packet for everyone to look at and it includes information from past years as well as what is already committed for 2018. The suggestion made to the Committee was to do a consent agenda on items that were within the approved budgeted amounts except for art projects and Façade Grants exceeding \$7,500.00. Such projects will be sent to the Economic Development Committee for review and then presented to the Board. Mike Ketterling moved to approve the presented Public Realm Budget with the provision that all items would be put in a consent agenda where items could be pulled out and discussed as necessary, Ken Schultz seconded, motion carried.

<b>2018 PROPOSED Public Realm Budget</b>	<b>Amount</b>
Planters	\$20,000
Murals & Public Art	\$40,000
Street Furniture	\$2,000
Façade Grant Program	\$40,000
Lighting & Maintenance	\$30,000
Camera	\$500
Holiday Mini Grants	\$1,000
Cleaning (Bill & Alley Powerwashing)	\$30,000
<b>TOTAL</b>	<b>\$163,500</b>

**Façade Grant Requests that still need to be approved because they were brought to the Public Realm Committee before the new guidelines were approved:**

- Lincoln Park Emporium wants to do a new sign for a total cost of \$736.00 and their Façade Grant request was for \$368.00. The Public Realm Committee recommends approval of the Grant. Mary Roberts recused herself from the vote at the Public Realm meeting and during the Board meeting. Tom Grant moved to approve a Façade Grant in the amount of \$368.00, Ken Schultz seconded, motion carried.
- Luna's Taco's & Tequilas at 806 9th Street will be renovating the building and the total cost to of the project is \$177,000. The Public Realm Committee recommended approving a 10% Façade Incentive Grant up to \$60,000 for this project and voted to bring it to the Board for approval. Tom Grant had to leave but gave Mike Ketterling his proxy for the vote. Mike Ketterling moved to approve a 10% Façade Incentive Grant up to \$60,000, Matt Andersen seconded, motion carried.

Mike Ketterling also reported that there are some outstanding Façade Grants that need to be paid out and we can expect to see something soon from Syntax Spirits and possibly the old former Greeley Office Equipment.

**Tree Lighting –**

Committee has requested a couple proposals from Blazen to see about just lighting the branches of the trees and possibly adding some spotlights on the trees

**8th Street Main Street –**

Are in the process of designing plaques for the buildings on 8th Street since it was the original Main Street

**Alley Walkthrough -**

Eckstein has started working on the lighting in the alley walkthrough. The gooseneck lights are done on the side of Bear's Country Saloon and they have started replacing bulbs. They are also working with the artist who will be doing the walkthrough mural project

**Experience Report from Alison Hamling:**

**Parade –** Saturday after Thanksgiving - Incredible success

**Holiday Open House –** Also a huge success with a record number of people

**Working on the DGPA recertification process for Friday Fests**

**Compiling list of New Year's Eve activities –** It will be hopping

**Met with intern who will start in the Spring –** Blarney on the Block which falls on St. Patrick's day this year will be her major project

**Alison out for a week in January due to foot surgery**

**GDA Report from Linda Winter:**

Linda Winter complimented the DDA Staff on the good year that Downtown Greeley had because the events do bring lots of people downtown. She also added that we need to think "Shop Small Business" year round and thanked everyone who has shopped downtown. There will be no GDA meeting this month because everyone is working hard to help all the Christmas Shoppers that have been coming downtown.

**Executive Director Report from Pam Bricker:**

**Commercial & Retail**

**For Sale:**

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

**807 17th Street –** \$2,974,000, 20252 sf

**601 10th Street – Trinidad Bean –** \$779,500

**700 11th Street –** \$150,000 – mixed use – 1677sf + loft

**Sold:**

**805 16th Street – Apartments –** \$1,025,000 – SixZLTD

**609 13th Street – Russel Furniture – Mark Ferguson – \$110,000**

**Pending Sales:**

**709 10th Street – Frank’s Seed – Paul Sacco**

**911 8th Avenue – Salzman’s Shoe Repair – Richmark – Paul from Award Alliance prepared a Plaque for Sally Salzman that was presented to her last Friday in recognition of her time downtown**

**Highlighted for Lease:**

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

**808 8th Street – great retail – 3000sf/ \$2200/mo. – (Joy Girl never opened)**

**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**

**931 16th Street (Former Farmer’s Pantry)**

**710 11th Avenue – Greeley Building spaces open**

**824 9th Street – Retail, office space & apartment space**

**603 8th Street – 6534 sf warehouse space – 8.32 sf**

**Now Open:**

**Blush Boutique – 805 8th Street**

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

**Greeley/Evans D6 Family Center – 1113 10th Avenue – Next to new Fire Station (Old GAP location)**

**Doug’s Diner – 801 9th Street**

**In the Works:**

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

**Tower 56 Distillery – 825 9th Street, Unit B**

**Luna’s Tacos & Tequila – 806 9th Street**

**Greeley Chophouse – new ownership 1/1**

**Closed:**

**Immigration & Refugee Center – 917 10th Avenue**

**Farmer’s Pantry - 931 16th Street – Great location. Rochelle Galindo asked if there were any thoughts on a new Grocery Store and Pam reported that there is not enough residential in the District yet to garner Grocery Store interest.**

**In the News**

Sampling of news stories attached

**Creative District**

Do Tell - November 16th - big success - sold out

Visit from Washington State - starting Creative Districts

Lots of meetings about May CCI Conference – Thursday night of the conference will be our chance to showcase downtown

**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

**8th Street Business Group**

Have been meeting with these businesses about branding their identity - Historic 8th Street - Main Street

**Entertainment and Fun**

Holiday Open House/Greeley Lights the Night Parade & Park Lighting – well attended

Holiday Lighting Contest

Menorah Lighting

**Homeless Coalition**

Cold Weather shelter has been located in south Greeley in the old Mazda building through end of December - ??? What happens after 1/1

**Residential Development**

Working on new agreement with City & Richmark

**Other**

Guest on KFKA program

Potential office improvements

Meeting today at hotel with David Kennedy

Completed Employee reviews

Bianca and Pam met with Will Jones from the City regarding parking and transportation

**Board Planning January 18th!**

Will meet at the Doubletree by Hilton Greeley Rockies’ Room and breakfast will be served - 7:30-10am

**Additional Comments:**

Matt Andersen wanted to let everyone know that Greeley Auto Spa will be moving into his old gas station at 531 8th Street. Construction will take the building back to its historic look and they have found lot of interesting stuff while tearing out the old floor.

Meeting was adjourned at 8:31am