

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – August 18, 2016**

Board Members in Attendance: Phil Grizzle, Chair & Zoe's Café; Drew Notestine, Vice Chair/Secretary & Thomas & Tyler LLC; Ken Schultz, Treasurer & NCMC; Mary Roberts, Lincoln Park Emporium; Janine Reid, Lincoln Park Library; Mike Ketterling, KBN Engineers; Linda Winter, Accessories With A Flair!...and Hair; Matt Anderson, Ancon Construction; Robb Casseday, City Council; Sandi Elder, City Council; Tom Grant, Grant, Hoffman & Kamada, P.C.

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

Additional Attendees: Becky Safarik, City of Greeley; Sean Conway, Weld County Commissioners; Mark Forgue, Greeley Police Department; Dennis Lobato, Greeley Police Department

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

Meeting Called to Order:

Phil Grizzle called the meeting to order at 7:32am.

Minutes:

Phil Grizzle referenced the July DDA Minutes. Mary Roberts moved to approve the minutes as presented, Sandi Elder seconded, motion carried.

Treasurer's Report from Ken Schultz:

Not much has changed since the June report. Revenue came from Mil Levy and we are on budget for revenue that is to be received at this point. Expenses are in line with what was budgeted. Net gain for the year of \$25,000.

Safety Report from Mark Forgue:

Mark reported that there was a vandalism in which 5 cars and 3 buildings were spray painted that resulted in an arrest and he passed around a bulletin on the suspect. There have been few issues with the homeless in the park but more issues are occurring at the Meeker Home Museum.

Dennis Lobato added that the Citizen's Police Academy is coming up on September 8th and they would like to see a representative in the class from this area. He also reported that the School Resource Officers are back in school so NAT will be taking over some of the duties that they performed this summer and other patrol functions will fill in when they can.

Robb Casseday brought up that in Ft. Collins they have put a non-smoking ordinance in Jefferson Park that helped move the Homeless out of the park. He was wondering if that was something that maybe our board could bring to council. Dennis pointed out that the ordinance would give them one more tool but it's definitely not a catch all and Pam Bricker added that it becomes the same issue as usual because we are just shuffling the homeless somewhere else. Sean Conway reported that the Commissioners, as a board, will be focusing on the mental health issue associated with the Homeless population.

Weld County Update from Sean Conway:

Sean Conway reported:

The Chase Building is 95% leased through 2020 or 2021 compared to the 65 percent that was leased when the County acquired the building. If you know of anyone who is looking for some small office space, call the management company.

Construction on the Annex is on track to be completed between October and November and they will then start moving employees downtown.

The Realtors have moved out of the building on 11th Street and the board approved the demolition contract on Monday for that area. Within the next 60 days the hole will be filled, the fence will come down and the area will be black topped for parking.

The Board had a meeting with Toby regarding doors on the bathrooms on the first floor of the Chase Building. The problem is with the code and who is responsible for it since Chase uses the bathrooms for clients so there are still discussions on that. Sean suggested that we all work together to come up with ideas on how this can be handled.

Sean also gave a Bright Futures update and reported that 1,320 students took advantage of the program. 80% chose schools in Colorado with 45% in Greeley. The largest recipient was Aims Community College

Bylaw Review:

Pam Bricker reported that the Bylaws are woefully out of date and out of compliance so the painful time has come to update them. There was not a vote on any changes but there was a discussion and review of the suggested changes. Attorney Doug Merrick will also look them over to make sure we are good to go. Please be sure to review because we would like to adopt the changes pending attorney approval at the next meeting. Send Pam any comments, approvals or questions.

Executive Director Report from Pam Bricker:

Commercial & Retail

For Sale:

1015 9th Avenue (next to Subway) – \$749,000 - 9,520 sf

721 13th Street (Greeley Inn) – 1.3 million

***Allnutt Funeral Home - 702 13th Street - 1.2 million - 1 acre (not in district boundaries)**

***Adamsons Funeral Home - 827 5th Street - \$369,000 – 8,930 sf + parking lot (not in district boundaries)**

??Greeley Office Equipment - 808 9th Street - Have not decided whether to lease or sell

Sold:

1014, 1018, 1020 9th Street – Lincoln Plaza purchased by Loved-Ones Against Meth- \$812,000

Highlighted for Lease:

805 8th Street (former Nelson's Building) – 1,750 SF Main; 1,525 SF Second Floor– remodeling to split upper floor for office, main floor retail - \$12 sf

930 8th Avenue - coffee shop/café space in Molina Gallery

Properties in Jessie's building-

Warm Hugs corner at 910 9th Avenue

Mary's Mountain Cookies location- currently Dave Young space

Former Coffee shop location open

818 8th Street - Matt Revitte- remodel under way

800 8th Avenue - retail and office

Now Open:

Artmando Studio & Keynote Coffee - 802 9th Street - under DDA office

Opening Soon:

Moss Rose Bridal Shop at 808 8th Street (former Smokeless Vapors) - opening September

La Petite French Bakery - 919 16th Street

Cowboy Confidence Yoga - at ArtWerx Studio - 924 8th Avenue

In the Works:

806 9th Street (C & C Community Printers) - offices for hotel operator - model hotel room

800 8th Street – Jim Mokler – \$2 million remodel started- will be applying for façade grant in September- Will also be eligible for TIF incentives for remodeling.

Masonic Lodge – 2 doctors received historic grant – tavern with food planned (sold for \$100,000)

D6 School of Innovation – negotiating lease for basement of 8th & 8th

Coffee/Breakfast Shop - 8th Street area

Discussions with “**The Kitchen**” owners about leasing out space

In the News

Sampling of news stories attached

Creative District

Busy planning both the Ag Fest & Feast (August 27th) and Do Tell (November 17th)

The OEDIT (Office of Economic Development & International Trade) will meet at Monfort College of Business in Greeley September 29th and we are making arrangements for lunch for this group.

Homeless Coalition

Blue Ribbon plan completed. Working on Cold Weather shelter solution

Parking

New maps out for both daytime and evening. We are distributing maps and letter to all core area businesses. – Discussed when going over items in the news

University District

Planning a September 15th event at 5:30 - walk about to area businesses followed by an input meeting at Atlas for area Residents, students, faculty, business owners to share ideas about the area.

Website

Kudos for Bianca for implementing changes to our website! Please check it out!

Other

Met with Executive Committee to discuss agenda, bylaws

Moriya Sister City - 12 students visited Greeley- hosted event at Train Museum and introduced at Arts Picnic Kickoff

The Gem Car has found a very good new home at the Island Grove Park with the City of Greeley
WeldWerks Brewing Co. received 2 architectural awards from the City of Greeley

Economic Development Report from Becky Safarik:

Becky reported that:

The Hotel is on track and on budget.

Parking has also been an issue for the city especially since there is lots of construction going on. The

City has added 105 parking spaces for permit parking.

The Council approved the certificate for Phase 1 of the City Center plan and the City received an Energy Assistance Grant from the state which will help make the move of the water department part of Phase 1.

The City has been doing lots of tours in and around downtown.

The GHOPE program offering incentives to purchase homes in the redevelopment district has resulted in 19 closings.

The city is now looking to take the work done on 8th Avenue and focusing to do that on 16th Street including the Canal, some of the pockets behind business, etc.

Experience Report from Alison:

Alison reported that:

We are busy with planning for AgFest and OktoBREWfest. Bianca and Alison secured sponsorships from Noble for these events as well as Friday Fest.

It is exciting to see activity from business owners on 16th Street.

We will have visitors from Ft. Collins at Friday Fest next week, we will nominate Friday Fest for the Governor's Visitors Tour award, and the Friday Fest Block Party has been moved to the last Friday in September.

GDA Report from Linda Winter:

Linda reported that:

The next GDA meeting is tomorrow at 8am at Joe Molina's Gallery & Studios.

Some of the GDA members piggybacked with the Arts Picnic for a sidewalk sales and other special offers and the GDA would like to make this a focus next year.

All merchants have an interest in the Homeless Issue and would like to discuss ideas.

Public Realm Report from Bianca Fisher:

Bianca reported that the Public Realm committee met earlier this month.

Holiday Lighting ideas

Developed the idea of doing mini grants and to offer design assistance to encourage businesses to get involved during the holidays. More details will be provided later.

Façade Grants Requests

- KBN Engineers on 8th Street wants to take off the front of their building to get back to the more historic feel of the building in the amount \$61,000. They are requesting \$7,500 to help with the project which has Historic Preservation approval. The Public Realm Committee recommended approval of a Façade Grant in the amount of \$7,500. Mike Ketterling and Matt Anderson recused themselves from the vote on this Façade Grant and left the board room during the vote. Tom Grant moved to approve a Façade Grant in the amount of \$7,500, Ken Schultz seconded, motion carried.
- We will have more grant requests coming in from Miss Mary's Kitchen, Warm Hugs and the 8th & 8th building.

Art Trees

The City has put out the call for the final 8 art trees so we should soon see that project come to completion.

Art Alley

Two new murals have been approved for Art Alley and you should see work start on those soon.

Alley Dumpsters

We are trying to keep on businesses to replace old dumpsters and to make sure dumpsters closed, locked, cleaned so as not to detract from the art in the alley. Ken was wondering if we could do our own trash pick up to help. Bianca suggested that might be too costly to purchase our own equipment but we could possibly look at subsidizing more pick-ups and Tom would be interested in consolidating his dumpster. There will be future discussion on dumpsters.

Sandi Elder reported on two events taking place downtown

September 16th – Global Refugee Center “Walk in Our Shoes”

September 27th – Jobs of Hope at Christ Community Church

Meeting was adjourned at 8:53am