

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – August 17, 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; Janine Reid, Lincoln Park Library; Tom Grant, Grant & Hoffman, P.C.; Robb Casseday, City Council; Sandi Elder, City Council

Additional Attendees: Steve Moreno, Weld County Commissioners; Mark Fogue, Greeley Police Department; Dennis Lobato, Greeley Police Department; Michael Mathews, St. Patrick Presbyterian Church

DDA Staff in Attendance: Pam Bricker, Executive Director; Bianca Fisher, Associate Director; Karen Baumgartner, Administrative Assistant

Meeting Called to Order:

Phil Grizzle called the meeting to order at 7:37am

Minutes:

Phil Grizzle referenced the July DDA Minutes. Robb Casseday moved to approve, Tom Grant 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. We have a positive net income for the month and the year to date. The MIL Levy is right on target and TIF is a little behind budget but it is not that far off.

Safety Report from the Greeley Police Department:

Mark Fogue reported on some recent incidents that have occurred Downtown noting that several of them were related to trespass calls on the homeless. He added that there have been a lot of car prowls happening lately and reminded people to keep things (such as your garage door opener) out of sight. He also reported on upcoming events including the Moonlight Bike Ride on August 19th, Operation Safe Stay on August 31st and the Citizen's Police Academy newest class beginning September 14th.

Sgt. Lobato added that the GPD is managing the homeless population as well as they can while protecting the community from unacceptable behavior. They are especially trying to manage gatherings on private/abandoned property before it becomes an issue so please call if you see anything. He also thanked the DDA for their help on the Cops and Cruisers Car Show to benefit Santa Cops and mentioned that the GPD is working on developing a relationship with the new hotel and strengthening relationships with the Greeley Rec Center, the Oasis, etc. to get people used to what the new normal is now that there will be a big hotel Downtown.

Weld County Update from Steve Moreno:

Steve Moreno reported that the County gave approval for Monster Day to use the Plaza by the Chase Building, concrete work has begun at the Centennial Plaza which will hopefully be completed by the end of the year and design work has been completed for the first floor of the Chase Building meaning construction work should begin the first part of September. He added that the County has spoken to employees who were taking advantage of the two-hour parking in front of businesses which should stop that practice and let the board know that the group attending the Northern Colorado Alliance Group Luncheon was amazed at all that is going on in Northern Colorado which highlighted the need for better marketing of what is available.

Board Opening from Phil Grizzle:

Phil Grizzle reported that this is Janine Reid's last meeting with us and thanked her for her 6 years of service to the board. Janine responded that she will miss the enthusiasm and excitement of this board and wanted to let all know that the Library Board conveyed their thanks and appreciation for the letter and support in finding a space Downtown. Tony Brewer will be the acting Library Director while the board uses an Executive Search Firm to find a permanent replacement.

Phil added that the Executive Team had met and suggested Miquel Quintana as a possible board replacement due to his connection to the 16th Street Corridor and the diversity that he can bring to board; as well as, his experience in small business ownership and banking. He did remind everyone that board appointments are an open process and please contact Pam Bricker if you have any suggestions to fill the spot. The DDA will contact the City regarding their timeline and will let the board know when the process is open.

Hotel/City Updates from Pam Bricker:

Pam Bricker reported updates for Becky Safarik

Hotel: September 1st is still the target date for the Hotel opening. There will be a Grand Opening for invited guests on September 15th and an Open House for the public on September 16th. September 16th.

Fire Station: Grand opening Friday from 4-5:30pm

Parking Garage: One proposal came in from a local group and one group from out of state asked for a 30-day extension. Those two groups have merged and are now working on a combined proposal.

Public Realm Report from Mike Ketterling:

No Public Realm Committee meeting in August. No report.

Experience Report from Bianca Fisher:

Bianca Fisher reported for Alison Hamling on the numerous events that have been completed or are coming up

Party for The Poudre on the Plaza:

- Is now the Party for The Poudre at the River and will take place at the Bunkhouse at Island Grove on August 30th – Tickets \$35 per person and you can let Tom Grant know if you are interested in sponsoring the event

Friday Fest:

- Only 6 left – Have had great weather and great attendance
- One Sponsorship opportunity left for September 1st – all other dates are filled

Monster Day – August 26th:

- On 8th and 9th Street Plaza from 4-9pm
- Lots of activities will be taking place and the event is getting lots of exposure from all over
- Collaborating with the Don't Be a Monster Anti-Bullying Campaign

AgriCULTURE Fest & Feast – September 16th:

- Fest at the Farmers Market and Feast at Zoe's
- Tickets on-sale soon
- New chefs have been added
- Amount of tickets available has been bumped up

OktoBREWfest – September 29th-30th:

- Securing and finalizing sponsors and it is good to note that new ones have come on
- Waiting to hear from Roche Sponsorship for Fencing

16th Street:

- Still working with that group and looking for ideas to move that area ahead
- Had a great meeting with UNC Athletics who wants to connect to downtown and we can benefit from volunteer opportunities. They will be coming to the GDA meeting tomorrow to discuss how they can connect with Business Owners

GDA Report from Bianca Fisher:

Bianca Fisher reported that the next GDA meeting will be tomorrow at Accessories With A Flair!...and Hair at 8am. All are welcome to attend

Executive Director Report from Pam Bricker:

Pam Bricker reported

Commercial & Retail**For Sale:**

1020 9th Street - LAM Ministries - \$3,800,000, .26 acres, 2 buildings, 24 residential, 14 office spaces – off the market

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

Also noticed that the **Trinidad Bean Building** is on the market

Highlighted for Lease:

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

805 8th Street (Former Nelson's Building) - 1,750 sf Main; 1,525 sf Second Floor

800 8th Avenue - great retail and office space

603 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)

Now Open:

717 6th Street – D6 School of Innovation – Fully occupied with a waiting list (126 kiddos)

In the Works:

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

Green Earth Brewing Co. - 725 10th Street

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

In the News

Sampling of news stories attached

Creative District

Working on 2 events - AgriCULTURE Fest/Feast - September 16th and Do Tell November 16th – If you know of someone who has a good story and would be willing to tell it, let the Creative District know

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

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

Pam attended a Graduate Student Orientation this week and provided brochures and information –

Everyone was excited to collect information about Greeley and Downtown

UNC Athletic Department approached the DDA about participating in Friday Fest and other events

Entertainment and Fun

DDA is directing Monster Day Activities for August 26th for all ages

New Multi-Cultural Event on October 7th in Lincoln Park - UNC departments/cultural centers involved -

DDA sponsoring and UNC is working on the entertainment

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

Arts Picnic - Huge success due to Rhonda Welch - Alison and Pam both helped out over the weekend

Farmers Market - Celebrated 25th Anniversary - big turnout

Homeless Coalition

Looking for option for a Cold Weather shelter for Fall of 2017 - preferably lease for a year because not ready for a permanent location at this time – let them know if you have any leads on available space

Communications committee planning awareness campaign for month of November which will include information on the best way to give to give to the homeless which will create the most help

Bianca and Pam attended a Downtown Colorado Inc. workshop on Homeless issues state-wide

Housing First Breakfast Speaker – Coming in September

Residential Development

Maddie Corridor – There have been many meetings regarding potential redevelopment of this area (8th Avenue Corridor). Much more to come regarding this project. Internal conversations at this point

Other

County Assessor - Met to discuss TIF potential and also when Hotel TIF/Mil will be received - will have preliminary valuation by August 25th

Greeley Unexpected – Pam attended planning meeting for 2018 campaign

Comprehensive Plan – Pam attended meeting to share update on proposed new plan for Greeley

Bohemian Foundation - Opening up music grants to non-profits in Weld and Larimer County - there will be a meeting at Zoe's on August 29th at 4pm

Downtown Fire Department - Grand opening Friday from 4-5:30pm

Meeting was adjourned at 8:56am