

**Greeley Downtown Development Authority  
Minutes – Board of Directors Meeting – July 20, 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; Linda Winter, Accessories With A Flair!...and Hair; Janine Reid, Lincoln Park Library; Logan Richardson, Mineral Resources, Inc; Mary Roberts, Lincoln Park Emporium; Tom Grant, Grant & Hoffman, P.C.

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

*Additional Attendees:* Steve Moreno, Weld County Commissioners; Mark Forgue, Greeley Police Department; Dennis Lobato, Greeley Police Department; Jim Sereff, Warm Hugs Mixes & Gifts Boutique; Michael Mathews, St. Patrick Presbyterian Church;

*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 7:36am

**Minutes:**

Phil Grizzle referenced the June DDA Minutes. Janine Reid moved to approve, Mary Roberts seconded, motion carried.

**Treasurer's Report from Travis Gillmore:**

Travis Gillmore reported for Ken Schultz that we are up \$14,000 year to date and our revenue for the month was \$29,000. The biggest chunk of that revenue was the Mil Levy payment and we will receive one more large payment in July. We have received \$287,000 to date in Mil and TIF, have spent \$45,000 to date on TIF expenditures and should be tracking right where we thought we would be.

**Sponsor Update from Bianca Fisher:**

Bianca Fisher reported that we received the \$5,000 donation from Hensel Phelps but the Animal Health donation did not come through. For OktoBREWfest, we have a lot of in-kind sponsors that are not tracked on the sheet that is in the packet. Bianca noted that we might have some additional expenses this year that we haven't had in the past and Pam mentioned that we will most likely be losing the Banner Health sponsorship next year so everyone needs to be thinking of new people that we can contact. Please brainstorm on new people that we could send sponsor packets to and let Bianca know of any suggestions. Tom Grant suggested the Hotel Investor Group and Logan suggested we get hold of him to discuss.

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

Mark Forgue reported on some recent incidents that have occurred Downtown but noted that it had been pretty quiet overall. He did suggest that building owners should make sure that the outside outlets on their buildings be covered.

Dennis Lobato added that the GPD is doing what they can to manage the homeless/transient population and are integrating Action Lab resources when they can. They are also working with the Street and Parks Departments to develop a plan to deal with the property issue when items are being left unattended for a while. He reminded everyone that the Downtown businesses are their GPD's eyes and ears regarding issues that need to be taken care of and Alison mentioned that the homeless/transients are using an office ladder off of the alley to climb on the roof so she was asking for advice on that to tell the business owner.

**Weld County Update from Steve Moreno:**

Steve Moreno thanked everyone who helped with the 100th Anniversary of the courthouse. He also reported that the cement work at the Centennial Plaza was scheduled to begin on July 27th, election equipment will be moved over to the Chase Building as soon as the work downstairs is completed, the Ride and Revel will be taking place on Saturday, Upstate will be taking over the Bright Futures program and the Chase Building is at 91% capacity.

**Library Update & Letter from Pam Bricker:**

Janine Reid recused herself from the meeting for the duration of this discussion. Pam Bricker called everyone's attention to the letter that she has written to the High Plains Library District Board which was in the Board Packet. She explained that the new Library board is looking at not having a larger, full service

Library in the Downtown area even though studies have been done that indicate the need for one and the need to make it a signature building. The previous Library Board had also done a study on the old City Hall Building but the new board is not sure they want to do that and have suggested looking at other spaces including some that are not Downtown. The letter encourages them to keep full service library in Downtown and to support the use of the old City Hall Building although there may be other possibilities that we can look into. The consensus of the discussion was to take out the reference to the City Hall Building and just advocate for Downtown, making it less about the round building and more about helping them find a spot. Mary Roberts moved to support the concept of the letter with further updates, Tom Grant seconded. Drew moved to amend the motion to support sending the letter with mentioned changes and to allow Pam to send it after sharing the updated version via e-mail with the board, Tom Grant seconded, motion carried.

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

Pam Bricker reported for Becky Safarik that the hotel is right on track and all of the streets will be re-surfaced around the hotel, the Rec Center renovations have started to help make it a compliment to the hotel and the Fire Department is near completion

#### **Public Realm Report from Mike Ketterling:**

No Public Realm Committee meeting in July. No report.

#### **Experience Report from Alison Hamling:**

Alison reported on the numerous events that have been completed or are coming up

##### **Friday Fest:**

- Numbers are generally up over last year. Have been having really great crowds.
- July 14th – The Elders – Brought a whole new crowd and the chance to show off to a new audience

**Hip Hop Block Party - July 8th** on the 8th Street Plaza – we will suggest some changes that need to be made if they do again next year such as the street being closed all day and it didn't need to be

**Tobacco Free Weld Pact Mural Unveiling – July 14th** - On the corner of 8th Avenue and 7th Street on July 14th

**Lincoln Park Playground** is amazing

**Monster Day - August 26th** – Lots of Downtown Businesses are planning to participate with various events. Will be reaching out to retailers and restaurants. Collaborating with Don't Be a Bully Campaign.

**AgriCULTURE Fest & Feast – September 16th** – Fest at the Farmers Market and Feast at Zoe's

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

**Multi-Cultural Event – October 7th** in Lincoln Park

**Events on the 8th Street Plaza** - Mary Roberts asked what role are we playing in the events taking place on 8th Street. Pam Bricker reported that she has been in touch with Aunt Helen's and Right Coast and we will get more involved and pro-active with it. If anyone has any input or suggestions on this issue, let us know.

Alison also wanted to convey that there was lots of talk about the Downtown Family during Bill Gentry's funeral and a family is what we are.

#### **GDA Report from Jim Sereff:**

Jim Sereff reported that Shop Around the Block is next Thursday and is in its 4th month. The event is building but he expects attendance to increase as fall comes and the hotel opens. The next GDA meeting is tomorrow at 8am at the Farmers' Market

#### **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

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

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

##### **Sold:**

**621 13 Street** - 2500 sf house for \$265,000

**1029 8th Avenue – Rise & Grind plus upstairs office/apartment** - \$400,000 to Jayne Donoho

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

**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 Academy of Natural Therapy)** - 4500 sf; \$2000/mo

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

**808 9th Street (Former Greeley Office Equipment)**

**Closed Businesses:**

**809 9th Street (Melissa's Nail Deign)** - increase in rent

**In the Works:**

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

**D6 School of Innovation (former Right to Read building)** - 6th Street and 8th Avenue

**Northern Beef Products** - 1021 8th Avenue - upstairs

**Green Earth Brewing Co.** - 725 10th Street (old Greeley Hat Works Building)

**In the News**

Sampling of news stories attached

**Creative District**

Cacophony of Creatives - July 26th at 4:30 at the Atlas

CCI conference planning on Monday – Tour hotel and finalize arrangements

**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 involved - DDA sponsoring

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

Planning Ag Feast at Zoe's on September 16th

**Homeless Coalition**

Looking for option for a Cold Weather shelter for Fall of 2017

Communications committee coming up with strategy on reaching out to the community

**County Courthouse 100th Anniversary**

Celebration on Friday, June 30th - Great turn out for Courthouse tours, lunch and learns, and proclamation celebration

**Other**

**Colorado Forum** - Thanks to Bob Tointon, they will be hosting their annual meeting at The Hilton hotel on October 5th & 6th – Includes City tour

**DDA Legislation** – Pam attended a meeting in Denver with Gray McGinnis and CML Director Kevin Bommer regarding potential legislation for next year. The DDAs plan to stay more active and connected on a state-wide basis regarding future issues.

**Chris Helwick** – Pam and Bianca met with new Greeley Economic Development coordinator regarding small business development in downtown

**Children's Chorale** – Pam met with staff regarding potential office/rehearsal space in downtown

**Alzheimer's Association** – Pam met with state director and local director about how they can get More Involved with downtown

**Gruen & Gruen** - City has contracted them to consult on how best to support and sustain the momentum for some significant redevelopment in our Downtown Redevelopment District. Pam Met with them Wednesday

**Comprehensive Plan** - Bianca has been involved with Economic Development committee, Pam is attending a meeting on Thursday the 27th, and there is a public "Imagine Greeley" forum at 5pm on August 3rd at the Rodarte Center.

**Bohemian Foundation** - Opening up music grants to non-profits in Weld and Larimer County.

Contacted me about arranging a meeting space for the last week in August to explain their program.

**Thank you party for Gene Haffner and Dan Dennie** - Wednesday, August 2nd from 5-7pm at Wiley Roots

**Final Updates:**

Linda Winter reminded everyone that the Steam Engine is coming through Downtown Greeley today at 11am, Saturday and Sunday.

Meeting was adjourned at 8:53am