

**Greeley Downtown Development Authority**  
**Minutes – Board of Directors Meeting – December 15, 2016**

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

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

*Additional Attendees:* Steve Moreno, Weld County Commissioners; Dennis Lobato, Greeley Police Department; Rebecca Ries, Greeley Police Department; Jim Sereff, Warm Hugs Mixes & Gifts; 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 7:34am.

**Minutes:**

Phil Grizzle referenced the November DDA Minutes. Mary Roberts moved to approve, Tom Grant seconded, motion carried unanimously.

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

Ken Schultz reported that there were several things of interest this month. One is the Guaranty Bank line of credit which Travis reported was paid off this month. The second is the AgriCULTURE Fest & Feast which Pam stated did not affect our bottom line since we were just using our account for a while until the Creative District got their own. The money collected went into our account, we paid the bills and sent a check to the Creative District for the profit made on the event. This will not be an issue next year because the Creative District now has their own checking account. The final thing is the fact that there will be a decrease in the amount of TIF and MIL Levy due to the properties that have come off the tax roll. The rest of the income statement is related to payroll.

Pam Bricker let everyone know that she will be meeting with Travis Gillmore and Jen Schute next week to go over year-end adjustments so the statement you see next month will look quite different than what you see today.

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

Officer Ries reported that there was a shooting in front of the Penalty Box on Thanksgiving. The suspect shot a gun in air and was arrested. On November 19th, a female suspect was arrested for disorderly conduct at 10th Avenue & 10th Street for harassing Utility workers. The Downtown Subway burglarized on December 2nd and the furniture store was burglarized on November 20th. Pictures of the suspects were passed around for all to look at.

Sergeant Lobato added that the GLTN Parade was a good event, they are still being pro-active with Roasty's, Mark Fogue will be out for a couple of months due to knee replacement surgery, Officer Byrd is rotating out of the NAT, and the new officers hired are just starting their 6 weeks of in-house training.

Janine Reid reported that they are seeing a lot more homeless activity at the Library lately with the cold weather shelter not being so far away and Mary Roberts reported that they have had several of the homeless people sleeping in the Lincoln Park Emporium foyer.

**Weld County Update from Steve Moreno:**

Steve Moreno reported that the move-in is taking place now. 138 employees of the Child Welfare Division are moving into the annex and there will be an Open House tomorrow from 4-5:30pm to let everyone see the building and welcome the new employees.

There have been a few adjustments with the move, especially with parking and the fact that employees have to walk a little farther than they do now.

**Board Votes from Phil Grizzle:  
Bylaws Update & Vote**

Phil turned the discussion over to Pam Bricker. Both Pam and the City Attorney have looked over the bylaws line by line and what they really did was to put the bylaws under the law that we work under. Meaning, they took what we were already doing and made sure our bylaws matched how we operate while following the law and statutes that are in place. They added language in regards to open meetings and records and changed board appointments to three 4-year terms. Mike Ketterling moved to approve the Bylaw revisions, Mary Roberts seconded, motion carried unanimously.

**Annexation Request**

Phil turned the discussion over to Pam Bricker who noted that she has had several interesting meetings and discussions with John Shaw from Roma's. He originally opted out of the annexation, but now he is instrumental in helping to organize the 16th Street Businesses and feels that he made a mistake in opting out. The DDA looked at the process and, since he is contiguous to the District, we need to vote on it and send it to City Council for approval. Drew Notestine moved to accept the request for Parcel #:096108302028 to be annexed into the Greeley Downtown Development Authority District and to send that request to the Greeley City Council for further action. The property meets all requirements for annexation as set forth in the Colorado Revised Statutes (Part 8 of Article 25 of Title 3). Janine Reid seconded. Motion carried unanimously.

**Hotel Update from Pam Bricker:**

Pam first reported that the new Fire Station is making great progress and then said that on Monday she had the pleasure of taking a hard hat tour of the hotel. She added that it is amazing what is going on inside. The second floor is plumbed, electricity is in and the studs are up. The tour also took them up to the 6th floor where the view is stunning and the windows are huge. They also got to see the inside of the conference center to feel the scope of the size it will be and found out they have tented that portion of the building because they are ready to start the brick work. The builders are still very confident of their scheduled completion date. Bob Tointon added that the owners would be getting a briefing this morning on such things as the restaurant. We will make sure to e-mail Ann Marie's contact number to board members because they are already booking events.

**Public Realm Report from Bianca Fisher:**

Bianca reported that there was no Public Realm meeting this month but she gave an update on the completed Façade Grants for KBN Engineers and Warm Hugs Mixes & Gifts Boutique. Pictures of the completed projects are in the packet. She is excited to say that there will be a façade grant coming in in January for Roasty's who is working with Brandon Gossert to help them come up with a concept for their buildings. She also reported that there is breakdown of where TIF funds have been spent and allocated as of yesterday in the board packet. By looking at the breakdown, you can get a sense of where we are for the year. This year, for the first time, we did some mini grants for holiday lighting and decorations to encourage people to decorate for the holidays and we had 5 businesses take advantage of these grants. She finished with a reminder that the Portland Loo is closed during cold weather on a case by case basis depending on temperatures and encourage all to check out the new lighting on 8th Avenue since it is all working thanks to Jon Anaya with parks and his help at figuring out and correcting the issue at the 8th and 8th intersection.

**Experience Report from Alison Hamling:**

Alison reported that her new computer is installed and working great  
Holiday Open House & Parade – Great success and the businesses and winners were thrilled. Thanks to all shoppers and businesses and an estimate for the Downtown Parade crowd is 5,000 to 6,000 people  
Dazzle Downtown – Winners have been posted and traveling plaques have been delivered to Sassy Bagz, Joe Molina Gallery & Studios, ArtWerks, Batter Up Cakes and Pro Realty.  
Cranford Cove's 3-year anniversary party was last Friday and a lot of people attended  
Brix Taphouse & Brewery hosted an extremely successful Toys for Tots Event – the Burroughs played, \$2,000 was collected and they coordinated 14 collection boxes  
The Promotional Association held their annual wrap up meeting – When all outstanding invoices are paid, there will be an \$8,000 surplus even after paying off sound system and float money to the DDA. They also talked about the schedule and starting it with a Cinco de Mayo kickoff on May 5th and the fact that the season attendance is approximately 37,000. The top nights were the Greeley Blues Jam kickoff, Greeley Unexpected kickoff, Block Party, Greeley Stampede kickoff, Arts Picnic kickoff and MayPlay.  
Alison attended a gathering at the UNC School of Journalism and PR and was part of the portfolio review team which gave her a connection to another area of UNC and additional students.

Blarney on the Block – Have already booked the band  
Events at Glance for 2017 – Is updated and on the website  
Had a great meeting with Distortions regarding a Monster Day on August 26th – Visit Greeley and the City of Greeley will also be a part of this event.  
AgriCULTURE Fest & Feast – September 9th – Daytime activities will be incorporated with the Farmers' Market and the dinner will be at Zoe's  
In 2017 – Will be checking out Google Analytics, evaluating Newsletters (including a possible switch to MailChimp), working on Annual Report and watching Facebook Analytics

### **GDA Report from Linda Winter:**

Linda reported that the GDA will not meet in December but did comment that Small Business Saturday is something that is starting to continue year-round. She also reported that Jim Sereff will be taking over as chairman of the GDA and that the GPO will once again be hosting their New Year's Eve celebration so plan to eat, play, enjoy music and have some champagne in Downtown.

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

Pam reported that

#### **Commercial & Retail**

##### **For Sale:**

**708 8th Street (next to Greeley History Museum) - \$145,000, 910 SF**

**Greeley Inn (721 13th Street) – \$1.3 million, not actively listed**

**Campus Music (907 16th Street) - trying to approach about sale**

**\*Allnutt Funeral Home (702 13th Street) - \$995,000; 1 acre (\*not in district boundaries)**

**\*Adamsons Funeral Home (827 5th Street) - \$499,000; 8,930 SF + parking lot (\*not in district boundaries)**

##### **Sold:**

Closing pending - **Greeley Office Equipment (808 9th Street) –** to Engineering firm from Lakewood

Closing pending – Dutch will be selling his building to the Gentry's – Tom Grant reports that the contract is in the works

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

**The Kitchen (905 16th Street) –** Pam is not getting the owner to return her calls.

**Former Nelson's Building (805 8th Street) –** 1,750 SF Main; 1,525 SF Second Floor – lease pending

**Properties in Jessie's building -**      Former Mary's Mountain Cookies/Dave Young location  
    Former Coffee shop location - potential interested party (Moroccan goods)  
    Former Warm Hugs location on the corner

**818 8th Street -** Matt Revitte – does not plan to do extensive remodeling for a year.

**800 8th Avenue -** retail and office space under construction - new law firm rental and potential coffee shop (lease is close to being completed)

**710 11th Avenue, Ste 105 -** Baseline Engineering moving out in January

##### **Now Open or Opening Soon**

**Yolk (801 9th Street) -** breakfast & lunch spot, operated by Tim Veldhuizen

**Colorado Escape (807 17th Street) –** second escape room in downtown!

**Pupuseria Y Restaurante Salvadoreno (1029 9th Street) -** former Hope Mexican Restaurant

##### **Closed:**

**Buyer's Paradise (1515 8th Avenue)**

**El Centro Motel (1521 8th Avenue)**

**Greeley Wellness Center (1642 8th Avenue)**

**Mile High Fashionz (1646 8th Avenue)**

**Jon's Custom Creations Tattoo (1654 8th Avenue)**

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

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

**D6 School of Innovation –** looking at several properties – K-8 with very open concept.

**Coffee shop** negotiating lease for corner of 8th & 8th Building as well as potential tenant for 805 8th Street

#### **In the News**

Sampling of news stories attached

Travis Gillmore also mentioned that there was a great article today on Michael Mathews and his parishioners donating money to Shawsheen elementary school

#### **Creative District**

Do Tell was a big success and well attended. There is a wrap up meeting this afternoon and planning for 2017.

Will participate in our extended hour annual planning in January.

Working on finding locations for the D6 Student Art show First Friday on March 3rd.

### **University District**

Pam has a meeting with Jon Shaw to talk about business group and events for the 16th Street area.

### **Parking**

On-going concern and some businesses reporting issues, especially since a lot of parking in the F lot has been displaced due construction work.

All 8th Street Businesses on the north side have been asked to post signs at their entries warning customers not to park in the county lot during the day.

### **Homeless Coalition**

Cold weather shelter is reaching capacity and have met with Faith community to discuss issues. Pam is serving on the facility committee to search for options for day center/cold weather shelter for the future. Looking at some locations closer to the services needed and are pushing for a program called Housing First. United way has done a great job of reaching out to all the entities and making sure they are all on the same page about what is happening.

### **GGG**

Is launching a new Kindness-Pass It On initiative on January 25th at 4pm. Invitations will be sent.

### **Staff Changes**

Pam plans to cut back to a 4-day weekday for 2017 and will usually take Mondays off. This is the beginning of a 3-year phase out for her eventual retirement.

### **County Courthouse 100th Anniversary**

Alison and Pam are involved in planning meetings for the event and Pam will be attending a meeting at noon today where she hopes to find out if they have settled on the last Friday in June to hold the event.

### **Other**

Roasty's will be closed for 9 days for remodeling and they would like to change their image to a restaurant that has a bar instead of the other way around

Bianca and Pam met with the Ft. Collins DDA, the Longmont DDA, and several others were on the phone to discuss proposed legislation by Colorado Counties Inc. on DDAs. They have arranged a meeting on January 6th in Denver to address concerns.

Met with Fred Crocci about a proposed Ice House project. He is representing Dana Scheidecker of Padgett Business Services who plans to purchase the building.

Bianca and Pam attended the No. Co. Regional Leadership meeting and No. Co. Leadership class kickoff lunch.

Pam attended the Quarterly update meeting of Chief Garner's advisory group - auto theft and burglary crimes are up

The DDA staff prepared 130 welcome packets for the new County employees and we will be helping with the Ribbon Cutting at 4pm tomorrow.

The DDA Staff took a tour of the Longmont DDA on Monday and had a great exchange of ideas.

Pam is working with the Cinco de Mayo group and planning their kick off in Downtown Greeley on Friday, May 5th

Pam will be attending a meeting at the Southard House at 10am today. She will be joining Brad Segal who is doing a study for them on what type of activity/business could use this facility.

The DDA Staff delivered fruit baskets to Immigrant businesses and organizations and thanked them for doing business in the district on Wednesday.

Brad Segal and Pam will be working on details for our January board meeting.

The DDA office will be closed on December 23rd and 26th (to replace Christmas Eve and Christmas holidays) as well as December 30th and January 2nd for the New Year's holidays.

### **Additional Comments:**

Grand Lakes 16th Street Tavern 1st Anniversary is this Friday and Saturday

The T & T Christmas party is tonight and all board members are invited

Alison's daughter, Kristen, will be playing at the Cranford Cove Tea Tavern on Friday from 7-10pm

Meeting was adjourned at 9:13am