

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – May 19th, 2016**

Board Members in Attendance: Bob Tointon, Chair & Phelps Tointon; Travis Gillmore, Treasurer & Phelps Tointon; Drew Notestine, Thomas & Tyler LLC; Mary Roberts, Lincoln Park Emporium; Janine Reid, Lincoln Park Library; Sandi Elder, City Council; Tom Grant, Grant, Hoffman & Kamada, P.C.; Mike Ketterling, KBN Engineers; Ken Schultz, NCMC

Additional Attendees: Linda Winter, Accessories With A Flair!...And Hair; Steve Moreno, Weld County Commissioners; Dennis Lobato, Greeley Police Department; Ty Notestine

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

Meeting Called to Order:

Bob Tointon called the meeting to order at 7:34am.

Minutes:

Bob Tointon referenced the April DDA Minutes. Steve Moreno moved to approve the minutes as presented, Sandi Elder seconded, motion carried.

Treasurer's Report from Travis Gillmore:

Travis Gillmore started by wishing Bob and Bianca a happy birthday. We owe the City for the March TIF collected and we haven't received this month's deposit due to problem with checking account number so the City will owe us for the MIL Levy. For the remainder of year, all money will go to the City and they will write us a check for the MIL Levy. For next year, we can certify to have those payments made to separate accounts. The TIF account shows 2 million in but that will go down by 1.5 million for the payment that we agreed to for the hotel. The line of credit has been change to a \$100,000 unsecured line of credit which will be paid down quarterly. April collections received in May were good and we will have another payment coming in July for June collections. We are up \$4,000 for the month which puts us down \$9,000 for year.

Donor/Sponsor Report from Bianca Fisher:

Bianca Fisher shared that we had received the donation from NCMC, Inc. All new donations received have an asterisk next to them to make the spreadsheet easier to read. We are still expecting a donation from Banner Health and Ken reports that he has talked to Gene Haffner and no problems with that donation were indicated.

Safety Report from Dennis Lobato:

- There were 6 check for well beings reported but nothing major came out of those checks except to give the Greeley Police a lawful reason to talk to those folks
- There were 6 Disturbance calls, 5 of which were bar related, but there was nothing of consequence.
- Other calls included problem tenants at 813 9th Street and a stolen laptop at the Moxi Theater
- Have identified two out of city suspects in the Molina Art Gallery broken door/windows case. Those suspects came in yesterday and were charged
- Haven't seen increase in problems with homeless transients due to construction but they have more officers watching the construction equipment to make sure there are no problems
- School resources officers will be downtown on bikes starting next week and extra officers will be downtown on Wednesday, Fridays and Saturdays
- Citizen Police Academy graduation is next Thursday at the Greeley Police Department

Sandi Elder reported that May is Police Appreciation Month. City Council will be honoring Chief Garner and the Greeley Police Department at the next Council meeting. Steve Moreno reported that the Weld County Fallen Officers Memorial Ceremony is tonight at Bittersweet Park.

Weld County Update from Steve Moreno:

Steve Moreno shared that the County is still moving forward with the renovations of the Chase Building and Annex. If all goes well, 125 employees will transfer downtown in January but he does not have a timeframe for when the County will start using the parking spots in the lot at 8th Avenue and 7th Street.

Economic Development Report from Pam Bricker:

Becky Safarik sent a report to Pam. Becky reports that all is on schedule with hotel including the sewer line so hopefully the streets will be opening up soon. The Portland Loo is in and is waiting to be hooked up. Have been working on some big parking changes and they have accepted recommendation from the GDA to make street parking 2 hour with 3 hour parking in the parking lots at the Ice Haus and at 10th Street & 8th Avenue. The amount of timed street parking will also be shrinking which should free up some all day parking for employees. Parking maps are available that have been updated several times and as soon as everything is settled, the DDA will come up with brochures for businesses. The Greeley Police department is planning to acquire automated parking equipment that will help monitor the parking. Municipal Court should be in the modular next Monday, the plans for the new Fire Station will be presented at next Tuesday's Council Work Session, and the Library, Goodwill & NAT will meet to discuss the impact of the Library's move.

Public Realm Report from Mike Ketterling:

The Public Realm Committee met May 5th

Façade Grants Requests

- Park Place Interiors at 1109 8th Avenue will be doing renovations to the brick, slate and lighting on the front of their building in the amount of just over \$20,000. The Public Realm Committee recommended approval of a Façade Grant in the amount of \$7,500. Tom Grant moved to approve a Façade Grant in the amount of \$7,500, Mary Roberts seconded, motion carried.
- Sew Downtown at 824 9th Street requested a Façade Grant to help with recovering of their awnings at a cost of \$2,120.27. They only received one bid because Pedersen would not bid the project. The Public Realm Committee recommended approval of a Façade Grant in the amount of \$1,060. Ken Schulz move to approve a Façade Grant in the amount of \$1,060, Tom Grant seconded, motion carried.
- The Committee was approached regarding an amendment to the existing Façade Grant that was awarded to the Academy of Natural Therapy. The existing grant is for \$4,500 for the stained glass which is in process. The finally got bid to replace cornice around building in the amount of \$14,828 for the labor. The Public Realm Committee recommended that the current Façade Grant be amended to \$7,500 which will give them an additional \$3,000 towards the Cornice Project. Mary Roberts moved to amend their Façade Grant to \$7,500, Travis Gillmore seconded, motion carried.

9th Street Playful Art Area and Extended Lighting Projects – There is a layout of the proposed 9th Street Playful Art Area in the packet for everyone to look at. The cost is expected to range between \$15,000-\$20,000 depending on what is chosen to be included. The cost to extend the lighting ranges from \$25,000-\$41,000 but the first priority would be the 8th Avenue mediums from 7th Street to 10th Street (15 trees) where electrical already exists at approximately \$24,800. The TIF Budget has also been included in the packet so that everyone can see what expenses we have for TIF to date. The Public Realm Committee would like a recommendation from the board regarding whether we want to move forward with one of both of these projects. Tom Grant recommended that we split these issues and move to go ahead with the lighting and table the Playful Art Area project until we get more information such as feedback from other municipalities who have these areas and information regarding legal liability. Ken Schulz moved that we move forward with the lighting and table the playground issue for now until we get more information, Tom Grant seconded, motion carried.

Experience Report from Alison Hamling:

- Friday Fests are up and running. The MayPlay Festival had a good crowd and was a big success. Last Friday still had a good crowd despite the fact that it was cold. Tom Grant mentioned the fact that there was a wait at the restaurants and Alison pointed out that The Rio and Stuff have both re-configured their patios to accommodate more people.
- This Friday features Woodshed Red (bluegrass cover band), June 3rd is the Greeley Unexpected Kickoff and the Greeley Blues Jam Kickoff follows that.
- Please be sure to share newsletters and information

- AgriCULTURE Fest and Feast will be August 27th – Event has been moved to the Depot and the committee has met
- Intern Denise introduced herself – She is going into senior year at UNC and is interested in Non-Profit Event Planning
- Ended ornament sales and the DDA is now looking at Handle My Cup holders as a fundraiser for the DDA

GDA Report from Linda Winter:

Linda Winter reported that the GDA is meeting tomorrow at 8am at Warm Hugs new location. Pam will give parking update and it will be the GDA's job to get the information out. All are welcome to attend. New brochure coming out soon and the GDA wants to make downtown destination for shopping and tourists by supporting such events as Blues Jam and Stampede

Executive Director Report from Pam Bricker:

Commercial & Retail

For Sale:

1015 9th Avenue (next to Subway) – \$749,000 - 9,520 sf
1309 8th Avenue (south of Bratton's) – \$190,000 – 2,400 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 – Good area for someone who would like to make an investment in downtown.
806 9th Street (C & C Community Printers)

Sold:

Trinidad Bean- 601 10th Street - to Joe Molina (do not know price yet)

Pending Sales:

1120 6th Avenue (Greeley Ice House) - Trying to get price down due to appraisal that was done by his banks. Has not closed on building

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
806 9th Street (former Community Printers) – for lease or sale – 2850 main, 1500 upper apartment
Properties in Jessie's building - Warm Hugs corner at 910 9th Avenue

Now Open:

Warm Hugs at new location
Michelle's Closet – Upscale Women's Consignment Clothing – Jessie's bldg.
Ervin's Antique Store – Jessie's Bldg.

Opening Soon:

Royal Nepal Indian Restaurant- 908 8th Avenue
Bridal Shop at 808 8th Street (former Smokeless Vapors)

In the Works:

800 8th Street – Jim Mokler – potential 5 million rehab – Parole moving out soon- 1st floor rehab to start
Masonic Lodge – 2 doctors received historic grant – tavern with food planned (sold for \$100,000)
D6 School of Innovation - Exploring locations for Fall 2017

In the News - Sampling of news stories attached

Board Updates:

June is the month of appointments to the DDA Board. Travis Gillmore is term limited (at 10 years) and would accept an ex-officio position of the board. We need a 2/3 vote of the board to recommend this to City Council. No other board member terms are up this year. The nominating committee (Bob and Travis) have asked Linda Winter to apply for the board opening, welcoming another retailer and also president of the GDA. City Council makes the appointment. Pam plans to work on revisions to the bylaws to present to the board in the near future.

Creative District

Becky Safarik and Pam attended the Creative District convening and the Colorado Creative Industries state conference in Carbondale. Their part time staff person, Dondi Gesick, will be joining them June 1st. They will be repeating the Do Tell event November 17th as they decided to move it to a fall event.

GGG

Public meeting was held at FMS bank on Monday, April 25th — focus on City projects, Real Estate report, Small Business Week and the UNC Commons Project. They are planning a June 3rd, 4:30pm GGG meeting at the Ice Haus. It will be a preview of Greeley Unexpected and is an interactive meeting about “what is unexpected about your organization”.

UNC

The DDA, City of Greeley and Greeley Chamber are sharing cost of the brochure we do each year for incoming student summer orientations.

Homeless Coalition

Action plan almost finalized. The Cold Weather shelter group met to put together a plan for the immediate need to provide overflow arrangements starting in November.

Local Foods, Local Places

Serving on steering committee – UNC Community Outreach was awarded an EPA technical support grant for a community wide workshop that will be held June 13th & 14th. Focus is to increase local food access with a variety of outlets and educate the public about sources of local food and the health benefits.

Parking Update

Gave report already under Economic Development

Other

Fort Collins DDA visiting us Friday, June 3rd, to see what is happening here, our mural projects and they mentioned wanting to see a brewery in the district.

Mandi Huston is graduating from D.U. law school this Saturday.

New website in the works and Bianca is working very hard to make this happen!

Meeting was adjourned at 9:00am