

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – July 21st, 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

Additional Attendees: Becky Safarik, City of Greeley; Steve Moreno, Weld County Commissioners; Mark Forgue, Greeley Police Department

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 7:34am and welcomed Linda Winter to her first meeting as an official board member.

Minutes:

Phil Grizzle referenced the June DDA Minutes. Mary Roberts moved to approve the minutes as presented, Ken Schultz seconded, motion carried.

Treasurer's Report from Ken Schultz:

Ken reported that the City has taken the 1.5 million committed to the hotel parking project from the TIF fund and that has come off the books. The TIF Account has just over \$633,000 but there are some approved projects that haven't been paid for yet. We also received Mil Levy income and the \$10,000 contribution from Banner Health. There was Net Income in the amount of \$4,798.80 for the month.

Safety Report from Mark Forgue:

Mark reported that since the last meeting a gentleman passed away in the bathroom of the Chase Building, there was robbery outside of Roasty's, assaults outside Patrick's and Penalty Box, a theft at the DDA, several Pokemon Go calls, and a disorderly conduct at Friday Fest. Mark passed around a photo of Delford Lee Ritter who was involved in the disorderly conduct. A lot of the Homeless issues have moved to Kiwanis Park and around Cornerstone Church & the Meeker Home. Bike police are once again out in force.

Weld County Update from Steve Moreno:

Steve reported that things are moving forward with the Chase Building renovations and are progressing along on schedule. The County is still working on some parking issues with the city including the placement of some barriers in the parking lot behind the Chase Building. The County is also hoping to start work on the parking lot at the Trinity Building this year. Pam Bricker suggested to Steve that the County look into putting locking doors on the bathrooms on the first floor of the Chase Building and she also let him know that there is a concern about blocking off access to the alley in the parking lot behind the Chase Building. Steve said blocking off the access to the alley is not happening.

Economic Development Report from Becky Safarik:

Becky reported that the City has negotiated lease with the owners of the old KIA lot for use by construction workers and they are continuing to use the Greeley Tribune parking lot for County workers. There will be a new parking map for daytime parking that shows the on-street parking at 2 hours and lot parking at 3 hours. It will also show that the City has deregulated a lot of the fringe parking. Everything is on schedule with hotel construction and the Lincoln Park annex is scheduled to come down soon. The hotel group will be setting up a hotel room mock up and office in the old Community Printers building next to the DDA.

The City will be applying for a Healthy Living Grant from Kaiser to help loop Downtown and the Poudre Trail

Party for The Poudre On The Plaza was a success

Public Realm Report from Bianca Fisher:

The Public Realm committee met a couple weeks ago. Bianca is giving the report for Mike since he was out of town.

Façade Grant Request:

The Blue Mug on 17th Street is installing a new patio railing with some shade, re-painting of the concrete and lighting to spotlight signage in the amount of 12,275.15. They also asked for two small garage door style windows and the Committee recommended a larger style. The Committee recommended approval of a Façade Grant in the amount of \$6,137.58. Mike Ketterling moved to approve the Façade Grant in the amount of \$6,137.58, Mary Roberts seconded, motion carried.

The Committee expects to see more Façade Grant requests coming in including ones from Miss Mary's Kitchen and Mike Ketterling.

Bianca passed around a picture of the Park Place Interior project completion. We have not received a reimbursement form for their Façade Grant as of yet but it will be coming in.

Lighting

Lights for the 8th Avenue mediums are on back order and the install will likely be in September. The Lighting on the trees has become constrictive and maintenance will be done beginning March 2017. The Committee will probably not pursue additional lighting past the work on 8th Avenue and Drew Notestine suggested looking a less expensive alternative to the tree lighting if a need arises.

Play Area

The Committee decided to hold off on a play area at this time so that funds can be dedicated to the needed tree maintenance.

Experience Report from Pam Bricker:

Pam reported that the number of wristbands distributed to date at Friday Fest is up 18% from last year and this does not include kids or non-drinkers.

This Friday at Friday Fest we are partnering with Tigre KGRE and next Friday is the Arts Picnic Kickoff. The music starts at 7pm for the Arts Picnic Kickoff and we will also have a group of students from Moriya visiting Friday Fest who will be introduced to the crowd around 6:45pm.

There will be a Mariachi Festival on Saturday at UNC.

There will be a Broncos in Your Park Event in Lincoln Park on August 6th from Noon-2pm.

The AgriCULTURE Fest & Feast fundraiser for the Greeley Creative District will be August 27th at the Depot.

OktoBREWfest is September 23rd-24th at Lincoln Park.

GDA Report from Linda Winter:

The GDA met at Syntax Spirits Distillery last Friday. The group is trying to get a sidewalk sale going during the Arts Picnic which will let the merchants be seen and promote the fact that downtown is a destination.

Executive Director Report from Pam Bricker:

Pam referenced the Pokemon Go phenomenon and the fact that there are lots of sites downtown including art, museum, parks, etc. This is bringing lots of people downtown and the hope is that the positive outweighs the negative.

Pam would also like to get the Economic Development Committee back together because there are some big projects coming up including the 8th & 8th Building and the Richardson's plans for 8th Avenue. We need to determine what kind of incentives we can offer.

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:

1521 8th Avenue - El Centro Motel - \$165,000 - 2713 sf
1515-1519 8th Avenue - Buyer's Paradise area - \$377,000
1509-1513 8th Avenue - Ken's Camera area
1535 8th Avenue - Healing Way Ministry- \$372,500- 6935 sf
1008-1014 8th Avenue - Stevens Automotive
1624 8th Avenue - Speed Wash - \$321,500 - 5000 sf

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
Former Coffee shop location open

Businesses Closed:

Parole office has moved out of 8th & 8th Building

Opening Soon:

Moss Rose Bridal Shop at 808 8th Street (former Smokeless Vapors) - opening
September
Artmando Studio & Keynote Coffee - 802 9th Street - under DDA office
La Petite French Bakery - 919 16th Street
Cowgirl Confidence Yoga - at ArtWerx Studio - 924 8th Avenue – In September

In the Works:

806 9th Street (C & C Community Printers) - offices for hotel operator - model hotel
room
800 8th Street – Jim Mokler – 2 million dollar remodel started
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. Let Pam know if
anyone interested in a location with a kitchen

In the News

Sampling of news stories attached

Creative District

Busy planning both the Ag Fest (August 27th) and Do Tell (November 17th)
Completing data collection for State report

Homeless Coalition

Blue Ribbon plan completed and is available to the Public. Lot of emphasis on Housing First.
Public input on 7/25 at 4pm at Zoe's. Committee meeting next week regarding housing during
the cold winter months.

Success Ride

D6 Success Foundation planning bike ride morning of OktoBREWfest again

Other

Met with Executive Committee to discuss agenda, bylaws and committees. Bylaws are attached
to back of packet and they are full of inconsistencies that need to be corrected. Please look them
over and let Pam know if you have any input on changes/etc. that need to be made.
Moriya Sister City - 12 students will be visiting Greeley from July 28th through August 2nd. Will
be hosting them at the Train museum for a pizza party before being greeted at Friday Fest at 6:45
during Arts Picnic Kickoff.
The Steam Train coming through Greeley today at 10:30am!!! It will also be going through at
8:30am & 6:30pm on Saturday and 2:30pm on Sunday

Additional Attendee Comments:

Matt Anderson let the board know that he had a meeting with the owners of the Greeley Elevator who
want to remodel for mixed use. Becky Safarik offered to call them and offer them a charrette.

Becky Safarik added that last Friday's G Town Tour was an ethnic market tour featuring 5 different stops,
3 of which were downtown. The Tour helped share some of the new things available and there have

been several requests to do this tour again. She also invited everyone to City Hall on August 3rd from 4-6 to see the Elevations and Model of the new Fire Station. They are hoping for a September groundbreaking for this project

Pam Bricker mentioned that the new location for the Downtown Library is delightful and offers a nice meeting room for approximately 40 with media available. She also mentioned that she and Becky had attended a presentation Lutheran Family Services regarding refugee updates which was very informative. The refugees are Somalian and Burmese and everyone who comes to Greeley has to have a connection in Greeley. There are no plans that include bringing Syrian refugees to Greeley. Most refugees have jobs within first 3 months and the numbers of refugees are not increasing rapidly. Steve Moreno was also in that meeting and feels that there still needs to be more communication between federal, state, county, and city.

The meeting was adjourned at 9:01am