

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – March 16, 2017**

Board Members in Attendance: Phil Grizzle, Chair & Zoe's Café; Drew Notestine, Vice Chair/Secretary & Thomas & Tyler LLC; Ken Schultz, Treasurer & NCMC; Robb Casseday, City Council; Sandi Elder, City Council; Mary Roberts, Lincoln Park Emporium; Mike Ketterling, KBN Engineers; Tom Grant, Grant, Hoffman & Kamada, P.C.; Matt Anderson, Ancon Construction

Additional Attendees: Becky Safarik, City Of Greeley; Steve Moreno, Weld County Commissioners; Michael Mathews, St. Patrick Presbyterian Church; Dennis Lobato, Greeley Police Department; Mark Fogue, Greeley Police Department; Mike Kelley, SmartRides/Property Technica; Jim Sereff, Warm Hugs Mixes & Gifts

DDA Staff in Attendance: Pam Bricker, Executive Director; Bianca Fisher, Associate Director; Alison Hamling, Director Of Downtown Experience; Karen Baumgartner, Administrative Assistant

Meeting Called to Order:

Phil Grizzle called the meeting to order at 7:35am

Minutes:

Phil Grizzle referenced the February DDA Minutes. Robb Casseday moved to approve, Tom Grant seconded, motion carried.

Treasurer's Report from Ken Schultz:

Ken Schultz reported that there are not many changes from last month since we are still early in year. We are behind budget to date but right where we were last year.

Safety Report from Greeley Police Department:

Mark Fogue reported some police incidents that had recently happened in the Downtown area.. Dennis Lobato added that the GPD, in conjunction with the Street Department, will be conducting bridge sweeps this morning. He also passed around bulletins on two women who are in need services help and let everyone know that we will see new officers downtown around May and will most likely see more bike officers. He added that they will be monitoring Lincoln Park more assertively which means that they don't want to target any particular group but want to make the park enjoyable for everyone.

Weld County Update from Steve Moreno:

Steve Moreno reported that the Chase Building is at 94% occupancy. There are still some struggles with parking and some employees that are still utilizing 2-hour parking spots which the County is looking in to. They will be laying the asphalt on the parking lot where the old Trinity Building was in April. He also reminded everyone that the 100-year celebration of the Courthouse is coming up on June 30th.

Review of the 800 on 8th Avenue Façade Request and Vote from Bianca Fisher:

Bianca Fisher reported that we have received the Façade Reimbursement Request and supporting documentation from Jim Mokler for 800 on 8th Avenue. In April, the board approved a Façade Grant up to \$85,000 on an \$850,000 job estimate. At that time, Bianca spelled out what expenses were eligible and what were non-eligible. The actual cost of the work was \$978,000.01 with the inclusion of the HVAC and tenant improvements. Tom Grant moved to approve the payment of \$85,000, Mary Roberts seconded, motion carried.

City Hall Updates from Becky Safarik:

Becky Safarik presented a power point presentation which included the history of prior city halls and the plans for the new City Center. She also gave updates on the Fire Station, the hotel, and the work that is being done and has been done to prepare for the Phase 1 groundbreaking on March 31st. Updated information on hotel and municipal campus projects, can be found at www.greeleygov.com

Public Realm Report from Mike Ketterling:

Mike Ketterling reported that the Public Realm Committee met on March 1st.

Façade Grants Requests

- The Shaw Building wants to replace the awnings on the building. They are requesting \$3,702 to help with the project which has an estimated total of \$7,405.16. The Public Realm Committee

recommended approval of a Façade Grant request. Drew Notestine recused himself from the vote on this Façade Grant. Mary Roberts moved to approve a Façade Grant in the amount of \$3,702, Tom Grant seconded, motion carried.

- Also discussed the reimbursement for the Bar.Ber.Shop which was just under \$2,000 and has been paid
- There is one outstanding payment due to Blue Mug and they have just submitted their reimbursement request and supporting documents for the Patio work

Murals

- Armando/Wes Sam Bruce mural at 719 7th Street has been approved by the Arts Commission. The landlord paid \$1,000 to help with the cost of the mural. The Arts Commission will pay 1/2 of the cost and the Public realm committee supports paying for 1/2 with a cap of \$9,100. Drew Notestine moved to approve paying for 1/2 of the mural with a cap of \$9,100 and contingent to donations and fundraising, Robb Casseday seconded, motion carried. Bianca will e-mail out the image of the mural.
- There are two or three more walls in the alley that we will be putting murals on but we are getting close to end of the Art Alley project.

Other Updates

- The City Parks Department will be putting in a new playground in Lincoln Park
- Blazen will complete light maintenance in April. Maintenance will take place every 3 years approximately at a cost of \$19,000
- Happy Life will be planting and taking care of the planters again this year and the only change will be the additional cost of 8 new art tree planters
- The Committee recommended that we look at permanent options instead of rotating sculptures for the Sculpture on Loan Art Pedestals with the caveat that we get to help choose the art. Board agreed that that was acceptable
- Also discussed gum removal, concrete breakdown and additional cameras

Experience Report from Alison Hamling:

Blarney On The Block – had a great turnout. Day was a huge hit and lots of people were downtown (approximate 2000)

May Play Festival – April 29th – Next outdoor event

Friday Fest – starts June 2nd with Greeley Unexpected Kickoff. Funkiphino, Hazel Miller and The Elders have been confirmed. Alison continues to work on the remainder of the schedule

First Friday Featuring The District 6 & Friends Arts Walk – Also a great turnout. There were families everywhere Downtown

GDA Report from Jim Sereff:

Jim Sereff reported that members of the GDA are working on a Passport to Fun retail event for the 4th Thursday of every month from 5-8pm starting April 27th and reminded everyone that the next GDA meeting will be tomorrow at the Bean Plant Studio located at 701 7th Street at 8am.

Executive Director Report from Pam Bricker:

Commercial & Retail

For Sale:

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

***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)

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

710 11th Avenue, Ste 105 (Former Baseline Engineering Location)

808 8th Street (Tamarack Consulting) - small shared office space

Now Open or Opening Soon:

Aunt Helen's Coffee House - 800 8th Avenue

Free Leaf - Jessie's Building

Fader Skateboard Shop - Jessie's corner

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 - formal

Approval from D6 and plan to open in August

Sold

Pam handed out a list of what has been sold this year

In the News

Sampling of news stories attached

Creative District

Pam will be attending Colorado Creative Industries Summit in Breckenridge May 3rd-5th

A Cacophony of Creatives Event - Wednesday, March 22nd at 4:30pm at the Atlas Theater

D6 & Friends First Friday Arts walk was a huge success

Becky and Pam will be submitting a proposal to host the Spring CCI State Meeting

University District

Working with Erin Dattteri-Saboski on event for 25 incoming students - LaUNCH into the Arts.

Students will be attending Friday Fest and exploring art Downtown July 13th-16th.

Participating in new student orientation piece with City of Greeley and Chamber for Summer distribution.

There is a meeting with Deb Romero next week about a proposed Faculty Lunch 'n Learn - about Greeley offerings.

Parking

Discussed forming a parking management committee with Becky Safarik that meets on a quarterly basis

Residential Housing

Reaching out to developers about housing projects - including Joe Molina and the Richardsons

Potential to host Developer forum with Urban Land Institute

Entertainment and Fun

In discussion with PVA department about connecting student entertainment in venues along 16th Street

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

Looking for arts entertainment on Saturdays on the 8th Street Plaza

Discussing proposed new Cultural Event

"Passport to Fun" on Thursday nights with GDA members.

Homeless Coalition

Continues to be a challenge - Looking for option for a Cold Weather shelter for fall of 2017 as well as a future day center.

County Courthouse 100th Anniversary

Lots of plans under way - Friday June 30th will be an afternoon of tours and into the evening

Will tie Friday Fest into the event and have a marching band for early part of the evening

Other

At this point, we have not seen the legislation that CCI plans to introduce but the lobbyist is working behind the scenes. If a bill is introduced some proposed language might be suggested from DDAs.

Jim Liggett of Studio Insite – was involved in the first "charrette" of the hotel – is having lunch in Greeley with Pam to see progress we have made

Chamber Annual Meeting - Alison, Bianca and Karen attended - hotel investors were honored

Hotel Walk Through – Pam went on a construction walk thru with Becky and Joel Hemesath on Monday - amazing progress is being made!

Bianca and Pam met with Happy Life Gardens to plan plantings in May

Bianca met with City planning and Joe Molina to discuss building issues. He is installing a sprinkler system in the gallery and may join that building with the building he owns across the alley to the east. He will make some modifications to the Trinidad Bean building in order to open it up for community.

Pam had a marvelous vacation to Cuba and the DDA's exceptional staff handled everything in her absence. YOU (as well as me) are so fortunate to have them.

Meeting was adjourned at 8:44am and the board was invited to head over for a tour of the 800 on 8th building