

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

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

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

*Additional Attendees:* Becky Safarik, City of Greeley; Steve Moreno, Weld County Commissioners; Chief Jerry Garner, Greeley Police Department; Mike Salazar, Greeley Police Department; Rebecca Ries, Greeley Police Department; Dennis Lobato, Greeley Police Department; Michael Matthews, St. Patrick's

*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 7:32am.

**Minutes:**

Phil Grizzle referenced the August DDA Minutes. Robb Casseday moved to approve, Mary Roberts seconded, motion carried.

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

Deposits to the TIFF account have slowed and there will be no more big amounts coming in this year. This was not a big month activity wise but expect to see that change in September due to OktoBREWfest. We are up \$12,800 for the year to date.

**Safety Report from Officer Rebecca Ries:**

Officer Ries reported that nothing of significance happened last month. There were three drug incidents, a couple of vandalisms and the man riding his horse downtown that happened yesterday. Sgt. Lobato added that NAT would be joining forces with the Greeley Fire Department at OktoBREWfest this year.

**Homeless Report from Chief Jerry Garner:**

There is a movement to repeal panhandling ordinances per the Supreme Court ruling that panhandling ordinances are unlawful. The ACLU hasn't targeted Greeley on this issue because the police department is not using the ordinance. There are ordinances on the books (disorderly conduct, harassment, etc.) that the police department can use so they are not backing off of the issue. They will also continue to use the traffic ordinance for those standing on street corners and stepping into traffic. He added that the Bicycle Cops were successful but they are now back in school and Mike Savage assured the board that they will continue to monitor the downtown area and the NAT presence will continue early in the morning and in the afternoon. They also run the DDACTS operation downtown so there is a significant presence of officers. Chief Garner concluded by saying that the GPD will be asking the City Council in October to authorize funds to help get more resources downtown so that the department doesn't have to finance them with overtime. The goal is to keep downtown safe and to up the perception of safety.

**Weld County Update from Steve Moreno:**

Steve Moreno reported that Mid-October is the target date for construction completion and the office space will be prepared October through December with the hopes of moving staff by the end of December into January. Once the employees move in, there will be a security person on staff to patrol the building. The County is now getting state permits to finish demolition near the old Trinity Building site so that they can start construction on the parking area

**800 On 8th Building Proposal From The Economic Development Committee:**

Pam Bricker reported that this was a large project that the Economic Development met about. Windows will be replaced, there will be a new sidewalk and work around the front and north side of the building

and there will be a complete remodel inside the building. Pam passed around a packet that included all the money that has and will be spent. The committee went through the breakout of dollars and took out items that we usually don't pay for. They ended up with a figure of \$850,000 with \$85,000 being 10% of the costs. Drew Notestine moved to allocate up to \$85,000 towards the façade improvements of renovating the 800 8th Avenue Building under the DDA façade initiative program with the following stipulations:

- Total cost of Phase 1 improvements that are eligible for fixed improvements on the interior and the facade equals a minimum of \$850,000
- The project is completed within 9 months of board approval (June 2017)
- All paid receipts for eligible expenses are submitted to the DDA at completion of Phase 1 before any payment is made
- If the project does not reach the minimum of \$850,000 of eligible improvements, the DDA Board will reconsider the request and adjust funding level.

Non-eligible expenses include: Art work, interior signage, advertising, security cameras and locks, taxes, utility costs during construction, exterior concrete and sidewalk repair

Eligible expenses include: Architectural, engineering plans, utility upgrades, construction related

Expenses, building permits

Mike Ketterling seconded and the motion carried.

### **Economic Development Report from Becky Safarik:**

Becky reported that there was a walk-through of the hotel development on Monday and the mock-up of the hotel room that will be set up on 9th Street should be finished soon. The Fire Station #1 ground breaking will be on September 22nd and August 2017 is the planned completion date. The City has completed all of property purchases needed for the City Center Complex and the hope is to break ground on Phase 1 of the project in February. She added that the City is working with faith based entities on the homeless issue and are trying to find a cold weather shelter and the University District is holding a walk, talk, taste and meet on 16th Street tonight. The plan is to take a tour of the area and a talk about plans for the 16th Street corridor.

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

Alison reported that:

- Friday Fests are winding down with My Favorite Bands taking place tomorrow and the Block Party on September 30th
- Trick Or Treat Street is October 28th from 4-6pm and we invite the county to have an involvement/presence
- OktoBREWfest is September 23rd-24th and Alison handed out a volunteer sign-up sheet and explained that event plans are all together now...English Morris Dancing will replace the old German Dancers, great bands, VIP Tasting Tent (8 breweries in general area who are providing beer and there will be food from Stuff & Mouco. Tickets on line have sold out last several years so get yours soon), contests and additional entertainment. We brought flyers and posters for the event so please take some..

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

Linda reported that the GDA will meet tomorrow at Brix, in November at Miss Mary's Kitchen and there will be no meeting December. The group is gearing up to help with OktoBREWfest, Trick or Treat Street and helping customers get the gist of the new parking rules.

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

Mike reported that the Public Realm Committee met earlier this month

#### **Façade Grants Requests**

- Warm Hugs on 10th Street wants to repaint, cover their awning, work on exterior lighting and the front door. The Committee recommended the approval of a Façade Grant up to \$7,500 to help with the project. Mary Roberts moved to approve a Façade Grant up to \$7,500, Tom Grant seconded, motion carried.

#### **8th Avenue Lighting**

- Our lighting is tied up in a dock as part of bankruptcy

#### **Art Alley**

- There will be two more murals starting in the alley

## **Art Trees**

- Additional trees will be installed this week and the last 7 trees will be chosen next week by Art Commission

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

Pam started by reiterating that we could sure use the board's help with OktoBREWfest and be sure to bring your friends and bring your family. She also mentioned that she has forwarded bylaw changes to Doug at the City so that he can look through them before any changes are ratified.

## **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** - has a contract from an interested party  
**The Kitchen- 905 16th Street** - listing with realtor - possible sale or lease  
**Campus Music - 907 16th Street** - trying to approach about sale

### **Sold:**

**1509-1513 8th Avenue** to Greeley Garage LLC for \$175,000  
**1209 7th Avenue** to Paint Spot Inc. for \$80,500  
**1011 11th Avenue** to City of Greeley for \$390,000

### **Highlighted for Lease:**

**805 8th Street (former Nelson's Building)** – 1,750 SF Main; 1,525 SF Second Floor- 2 interested parties looking at  
**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 - currently Dave Young space  
Former Coffee shop location  
**818 8th Street** - Matt Revitte - remodel under way  
**800 8th Avenue** - retail and office space under construction

### **Now Open:**

**Moss Rose Bridal Shop at 808 8th Street** (former Smokeless Vapors)  
**La Petite French Bakery - 919 16th Street**

### **In the Works:**

**806 9th Street (C & C Community Printers)** - offices for hotel operator - model hotel room  
**Masonic Lodge** – 2 doctors received historic grant – tavern with food planned (sold for \$100,000). Getting new roof now.  
**D6 School of Innovation** – looking at several properties. Meeting this week to discuss options

## **In the News**

Sampling of news stories attached

## **Creative District**

Ag Fest & Feast on August 27 - successful event - considering changes for 2017  
Do Tell on November 17th - have 8 outstanding stories - tickets on sale now  
OEDIT (Office of Economic Development & International Trade) will meet at Monfort College of Business in Greeley on September 29th and Becky is hosting lunch and tour of Creative District area  
2 new murals being painted in alley

## **Parking**

We are distributing maps and letters to all core area businesses

## **University District**

Participating in event tonight - 4pm walking tour followed at 5pm with informational meeting and idea gathering at the Atlas. Excited that we have businesses and owners who are excited about the area and want to work with us.  
New art trees and landscaping being installed along 8th Avenue. The 7 final selections of art trees will be made Monday and installed next Spring.

Jon Shaw of Roma's wants to annex into the DDA district. We will be approaching some other commercial operations who might want to annex as well.

**Other**

Participated in a panel for a UNC class on good citizenship

Attended a Cinco de Mayo meeting to see how downtown might participate – good meeting and great representation

Hotel project walk through this past Monday

Pam and Bianca Meeting Friday with City Finance department on new Food Truck/Vendor regulations

GGG leaders were guests of Greeley Young Professionals dinner (Becky, Chalice, Pam)

**Additional Comments:**

Mary Roberts stated that the collaboration going on to help at the 8th on 8th Building is an anomaly that needs to continue

Alison Hamling let everyone know that the Aaron & Sarah Wooten's (owners of Cranford Cove) son was hit by a car. He is going to be okay. Please keep them in your thoughts.

Meeting was adjourned at 8:41am