

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – October 20, 2016**

Board Members in Attendance: Phil Grizzle, Chair & Zoe's Café; Drew Notestine, Vice Chair/Secretary & Thomas & Tyler LLC; Ken Schultz, Treasurer & NCMC; Mike Ketterling, KBN Engineers; Linda Winter, Accessories With A Flair!...and Hair; Robb Casseday, City Council; Tom Grant, Grant, Hoffman & Kamada, P.C.

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

Additional Attendees: Becky Safarik, City of Greeley; Steve Moreno, Weld County Commissioners

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

Meeting Called to Order:

Phil Grizzle called the meeting to order at 7:34am.

Minutes:

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

Treasurer's Report from Ken Schultz:

Ken Schultz reported that OktoBREWfest is the big story of the month with a net of almost \$41,000 brought in this year compared to just over \$35,000 last year. There was a net income of just over 33,700 for the month.

Safety Report from Pam Bricker for Officer Rebecca Ries:

Officer Ries had to respond to a call but she dropped off a couple of bulletins that Pam passed around for the Board to look at. Bulletins included information on the suspect from the disturbance at Roasty's involving a man with a firearm and another regarding Diane Johnson. Pam pointed out that there have been numerous instances occurring in the alley behind Roasty's. Dennis Lobato has mentioned in the past that this is an area that they are concentrating on and Pam will meet with Dennis to discuss.

Weld County Update from Steve Moreno:

Steve Moreno reported that Mid-October is the target date for construction completion in the Chase Building/Annex and the office space will then be prepared for the employees to be moved down. Once the employees have moved in, there will be private security in place to help watch the property. The Fence is gone from courtyard and the construction trailer in the parking lot is targeted to be moved next week. The County is working with Chase Bank regarding the parking lot. They are looking to have arms put in that will be closed during the day but open at night. Pam mentioned that she has had several calls from businesses regarding the concrete barriers for the parking lot that have been discussed. The concerns center around trash pick-up and deliveries. Steve will relay those concerns. Work is also moving forward on the parking lot where the old Trinity Plaza building was. It will be a gravel lot for right now and asphalt will be added in the Spring. There will be 78 spots in that lot which will be allocated to County employees. The 100-year anniversary of courthouse is coming up in July and they will be doing some work to spruce things up but it doesn't look like replacing concrete in courtyard will be done by that time because they had to send the project out for re-bid.

Economic Development Report from Becky Safarik:

Becky reported that phenomenal progress is being made on the hotel and you can now see the magnitude of what the conference area will look like. The goal at this point is to top off the building and close it in for winter. Utility work is also being done on the site which you don't see. 9th Avenue has had to be closed off and on for this work but most of that work should be done now but 7th Street will have some closures towards the end of the month for utility work. The mock room is open next to the DDA office now and the Fire Department Block project is well under way. The work on this project should be done about same time as hotel. There will also be some remodeling of the Recreation Center meeting

rooms so that they will complement the meeting space in the hotel. Details on that remodeling should be worked out in the next couple of months. Becky also mentioned that those who have parking lots should watch for overnight camping by the homeless. The City is looking at putting up signage saying no overnight parking and if you own your own lot, you might think of adding signage to your lot also. The hope is to catch those staying in their cars, not those who need to leave their cars overnight.

Public Realm Report from Mike Ketterling:

Mike Ketterling reported that the Public Realm Committee did not meet this month but mentioned some updates on projects in the works

8th Avenue Lighting

- The Blazen Electric folks have been out working on lights on 8th Avenue but have come across some power issues in the median just south of the 8th & 8th intersection. Bianca will get in touch with the parks department regarding this issue and will also be searching for contacts for boring companies in case one is needed. We are looking to find the most cost effective solution to this issue.

Façade Grants

- Mike suggested that everyone check out the work on his building because it is in progress

Experience Report from Alison:

Alison introduced Bailey Scharff who is doing some volunteer work for us and had her give some background on herself and the fact that she wants to get some more hands-on event experience. Alison then reported that:

- Trick Or Treat Street is on October 28th from 4-6 pm. We are still looking for sponsors so that we can focus on games for the little ones including pumpkin decorating, coloring, etc.
- Alison attended a marketing meeting for 100-year anniversary of the Courthouse. They are looking at the possibility of tying into Friday Fest the week before the celebration to advertise the upcoming event
- Once the wind that blew the fence down at OktoBREWfest was over, the weather was wonderful for the remainder of the weekend. Huge kudos to the staff for all their hard work and we can't say enough about our volunteers, sponsors and Travis. This event has really moved into more of a craft beer event with a German feel and we need to expand on that. Robb Casseday added that he thought this was the best yet.

GDA Report from Linda Winter:

Linda reported that the GDA will meet tomorrow at Cranford Cove and there will be a presentation from United Way and Pam regarding homeless issues. She suggests that you get 1,000 pieces of candy if you are planning to participate in Trick Or Treat Street and now is the time to start gearing up for the Holliday Open House and the Greeley Lights The Night Parade.

Executive Director Report from Pam Bricker:

Pam started by reiterating about the great job the wonderful staff did at OktoBREWfest and the fact that this staff of 4 couldn't do it without great volunteers including Travis. She also noted that we have found a great balance between beer and family activities.

Commercial & Retail

For Sale:

1015 9th Avenue (next to Subway) – \$749,000 - 9,520 sf

721 13th Street (Greeley Inn) – 1.3 million (we have had an inquiry on this property)

***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 – two contracts have been presented to owner

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

Highlighted for Lease:

The Kitchen - 905 16th Street – talking to possible restaurant interest

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 - Mary's Mountain Cookies location - currently Dave Young space

Former Coffee shop location - potential interested party

818 8th Street - Matt Revitte - remodel under way

800 8th Avenue - retail and office space under construction - new law firm rental and potential coffee shop

Now Open or Opening Soon

The Treehouse - 900 9th Avenue - resale children's clothes and equipment

Escape Room - 810 9th Street (downstairs) - plan to open November 1st. Drew...check them out at Escape From Q

806 9th Street (C & C Community Printers) - offices for hotel operator - model hotel room

In the Works:

Masonic Lodge – 2 doctors received historic grant – tavern with food planned (sold for \$100,000)

D6 School of Innovation – still looking at several properties

Yolk - Tim Veldhuizen is changing Moody's to breakfast & lunch only restaurant. Closed for remodeling starting October 22nd

In the News

Sampling of news stories attached

Creative District

Do Tell on November 17th - have 8 outstanding stories - tickets on sale now - looking for sponsors – passed around a sponsor sheet.

OEDIT (Office of Economic Development & International Trade) visited Greeley on September 29th and Becky hosted lunch and tour of Creative District area.

2 new murals being finished in alley.

Bianca and Pam participated in selection of last group of art trees to be installed on 8th Avenue next spring.

Parking

We are distributing maps and letters to all core area businesses. Concerns about barriers being installed by County behind 8th Street Buildings

Homeless Coalition

Agreed to serve on the Executive team for United Way action plan – Weld Way Home.

Finalizing lease for cold weather shelter opening Nov. 1st at the American Legion Building on 7th Avenue. This will be open from 7pm to 7am and will be used until April and managed by Catholic Charities. This is a short term solution. A more permanent location will be needed in the future.

They are putting together an informational flyer for the surrounding community.

Phil and Pam also attended a meeting with Faith community on Wednesday and will be discussing issues with GDA group at Friday's meeting.

Other

Pam attended one day of the DCI conference in Pueblo and also a meeting on homeless issues for downtowns in Colorado Springs.

Pam is speaking to the Weld County Apartment Association next week regarding development in Downtown.

Pam will be attending Imagine Greeley meeting tonight at the Recreation Center.

Pam discussed alley concerns between Zoe's and Roasty's with Ben Fusco.

The UNC Day of Music was a great event for Downtown.

Greeley's Great Group hosted a meeting on education at the Ice Haus - focused on Aim's 50th Anniversary celebration kicking off in January and the 3A ballot issue

Ballot issue.

There is a continuing discussion with Cinco de Mayo group about having a Friday Fest downtown on May 5th.

The Board retreat/planning session will be in January – please clear calendars from 7:30am-Noon

Additional Comments:

Robb wanted to make sure that everyone knew that Baseline Engineering is moving to Loveland. Drew added that this will open up some prime space in the Greeley Building opening – Drew will keep us updated.

Becky commented that she is work with a group on Senior Housing which is looking at a shared occupancy model. There is still a lease rate but it would be less than normal. She will keep us updated on information about the model being discussed.

Becky and Pam mentioned that School District 6 Art Month will be featured during First Friday in March. The district is looking for more venues this year and looking to expand event to music students also. This is a big event that brings a lot of students downtown.

Meeting was adjourned at 8:48am