

**Greeley Downtown Development Authority  
Minutes – Board of Directors Meeting – March 17th, 2016**

*Board Members in Attendance:* Phil Grizzle, Vice Chair & Zoe's Café; Travis Gillmore, Treasurer & Phelps Tointon; Drew Notestine, Thomas & Tyler LLC; Mary Roberts, Lincoln Park Emporium; Janine Reid, Lincoln Park Library; Sandi Elder, City Council; Robb Casseday, City Council; Tom Grant, Grant, Hoffman & Kamada, P.C.; Mike Ketterling, KBN Engineers; Matt Anderson, Ancon Construction

*Additional Attendees:* Becky Safarik, City Of Greeley; Linda Winter, Accessories With A Flair!...And Hair; Steve Moreno, Weld County Commissioners; Mark Fogue, Greeley Police Department; Catherine Sweeney, Greeley Tribune

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

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**Meeting Called to Order:**

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

**Minutes:**

Phil Grizzle addressed the February DDA Minutes. Robb Casseday moved to approve the minutes as presented, Tom Grant seconded, motion carried.

**Treasurer's Report:**

Travis Gillmore gave the Treasurer's Report

There is not much of a change from last month. We are down \$31,000 for the year but no grant money has been received from the City as of yet and there will be a sizable deposit in March for the February County collections. All of our money is now at Guaranty Bank and all TIF funds will be transferred to a city municipal fund, per advice from attorneys, to align with language in state statutes. Those funds will still be used only for DDA approved projects authorized by a vote of the board and allowed under our Plan of Development.

**Donor/Sponsor Solicitation 2016:**

Bianca Fisher

Bianca gave a follow up on what donations and sponsorships have been received as of yesterday and included a list in the packet. The businesses in red are committed and have been invoiced though no payment has been received yet. Bob Tointon will follow up with Hensel Phelps and Ken Schultz will follow up with Banner and NCMC, Inc. Board members were asked to look over the list of past and new donors and offer to make follow up calls to those we have not heard from within the next couple of week. Bianca will send out a follow up e-mail to remind everyone who they volunteered to reach out to.

**Safety Report:**

Mark Fogue gave the Safety Report

Arrests were made in connection to the burglaries on 16th and the GPD is working with the Library and the Goodwill to prepare for the upcoming move. Roasty's had a lot of calls (they are good at calling things in when needed), a disorderly conduct call at the Moxi Theaer, a broken window at Salzman's and several assaults at the Library. Mark also passed around a Police Bulletin on Donald Hotchkiss, who has been hanging around the library. He has now been trespassed from there and several other places. Please be aware of him.

**Weld County Update:**

Steve Moreno give a Weld County Update

Construction will begin starting in the coming month and the target date for completion is the end of the year with Human service employees moved by the first of next year. The County has been working with the City regarding parking and the use of the 8th Street Plaza. Animal health will be staying and has increased their space. The Public Defenders have also asked for more space on the 3rd floor. Both have also asked for additional parking spaces. The County will be adding more parking spaces in the old Trinity Plaza location by the end of June and will be adding security foot patrols in the Chase Building once construction is complete.

### **Economic Development Report:**

Becky Safarik gave the Economic Development Report. Phil Grizzle started out by thanking everyone who has put all of their hard work into the project over the past several years

The city is close to finalizing the Development Agreements and the first reading for ground lease will be next Tuesday. Construction is set to begin on April 6th but the courts will stay where they are until April 28th before moving into modulars on the Safeway block and the Library will not move until Memorial Day. The Board viewed hotel images and Becky went over what is included. The hotel will have 147 rooms, a 14,000 sf conference center, full service restaurant, indoor pool and 202 paved parking spots on the north half of the block. 7th Street will become 2 lanes with parallel parking in front of the hotel. The street will lose one lane but it's not a high density street

### **Executive Director Report:**

Pam Bricker gave the Executive Director report.

### **Commercial & Retail**

#### **For Sale:**

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

**1628-50 8TH Avenue – 1.3 million – 54,014 sf**

**1309 8TH Avenue – \$190,000 – 2400 sf – south of Bratton's**

**721 13TH Street (Greeley Inn) – 1.3 million**

#### **Sold:**

**908 8TH Avenue- Isla Bonita Restaurant - for Indian restaurant**

**1024 8TH Avenue, 723 11TH Street, 715 11TH Street (Greeley Furniture) - to 1024 8TH Avenue, LLC for \$1,350,000**

**1510 8TH Avenue (sale includes adjacent house not in district) - to Blue Duplex LLC for \$395,000**

#### **Pending Sales:**

**716 12TH Street - by Moffat Glass (old M&A Grocery store),**

**601 10TH Street (Trinidad Bean) – by Joe Molina (artist studios/lofts)**

**1120 6TH Avenue (Greeley Ice House) – Plans are in to the City and they have asked about TIF dollars although Pam told them that she would not bring anything to the board before April. This will be Market rate housing with 61 total units in 4 stories. Pam will be calling the economic development committee together soon. Developer plans to close at the end of March.**

#### **Highlighted for Lease:**

**805 8TH Street (former Nelson's Building) – 2,750 sf main, 1,625 sf upper – remodeling to split upper floor for office, main floor retail**

**806 9th Street (former Community Printers) – for lease or sale – 2850 main, 1500 upper apartment**

**808 8th Street (former Smokeless Vapors) – \$2000/mo - \$8 sf- 3000 sf**

**Properties in Jessie's building - Warm Hugs corner at 910 9TH Avenue.**

#### **Now Open:**

**Minuteman Press- 807 17TH Street, Ste. F**

#### **Opening Soon:**

**Michelle's Closet – Upscale Women's Consignment Clothing – Jessie's bldg.**

**Antique Store – Jessie's Bldg.**

**Warm Hugs at new location**

#### **Closed:**

**Sheila's Coffee - 910 9TH Avenue - open & closed in same month**

**Happy Hempo - 931 16TH Street**

**The Lookout - 919 16TH Street**

#### **In the Works:**

**800 8TH Street – Jim Mokler – potential 5 million rehab – concerns about parking**

**Ice House – Gary Hessenflu of Garrison Companies is planning loft development**

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

**Interested person looking at property for retail - restored furniture**

#### **In the News:**

**Biz West print edition**

Sampling of Greeley Tribune news stories attached

### **Creative District**

**District 6 Art Walk** - March 4th - First Friday: A great turnout for this event!

**Hip Hop Madness** - Saturday, March 26TH at the UNC Recreation Center. Big day in the downtown Creative District.

### **University District**

Looking at priorities. Canal Shops development still a high priority. NCMC, UNC and City shared where employees live. Heard results of latest Greeley Unexpected survey.

### **Homeless Coalition**

Working on Action plan. Concerns about where homeless will move to after library move. Next meeting 3/21.

### **Other**

Bianca is working on new Website design and updates with Variant Studios

Pam attended the Temperance on Tap at Greeley History museum opening reception - great history included in the Exhibit

Pam presented to GRASP group at the Senior Center on new happenings in downtown.

Pam attended the quarterly Builder/Realtor meeting with updates on city-wide projects.

Moriya sister city – big group of students and possibly adults will be here July 27-August 3. We plan to get them involved in downtown events. Potentially looking for host families for adults if they end up coming.

A parking meeting was held yesterday. We will bring the discussion back to business community to go over time limits and shrinking the area that requires timed parking.

### **Notice of Special Meeting of the Board:**

A Special Meeting to vote on Hotel Development Agreement will be held on March 31st in the conference room on the 2nd floor of the Madison & Main Building. Staff will make sure to get meeting information out. The meeting will be open but only voting members with no conflict of interest will be allowed to vote and 6 voting members are needed for a quorum. The Board will only be voting on the funding part of the development agreement (1.5 million contribution for the parking lot and dedicating future TIF generated from project to the City to help pay for their contribution to the conference center). Staff will also send out the Plan of Development which has some broad guideline for the use of our TIF dollars.

### **Public Realm Report:**

Mike Ketterling gave the Public Realm Report. He started by thanking Becky for all that she is doing.

### **Meeting Notes:**

No Façade Grants to present at this time

Happy Life presented a proposal to plant and maintain the planters again this year which is less than the lowest bid we have received from any other company

The Camera at library will move to 8th Avenue and 10th Street when Warm Hugs is up and running

Art on Loan Program discussion about what would be moving where

Looking into some Kid's Playful Art for the Plazas

The hope is to have the Portland Loo fully functional by the middle of April

### **Experience Report:**

Alison Hamling gave the Experience Report

- Blarney on the Block took place on March 12th – It was a beautiful day and the Band has been asked to return for next year
- Invites have been sent out to bands for Friday Fest and will finalize schedule as get responses in
- There will be no Easter Egg Hunt this year

### **GDA Report:**

Linda Winter gave the GDA Report

The GDA is in the middle of their membership drive. The next meeting is tomorrow morning at the Library.

Meeting was adjourned at 9:07am