

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – March 15, 2018**

Board Members in Attendance: Drew Notestine, Vice Chair/Secretary & Thomas & Tyler LLC; Mary Roberts, Lincoln Park Emporium; Linda Winter, Accessories With A Flair!...and Hair; Justin Ghofrani, The Kress Cinema & Lounge; Rochelle Galindo, City Council; Tom Grant, Grant & Hoffman, P.C.;

Additional Attendees: Becky Safarik, City of Greeley; Steve Moreno, Weld County Commissioners; Officer Andrew Wronkoski, Greeley Police Department; Susan Herold, The Bean Plant Studio; Tyler Richardson, Richmark Real Estate Partners, LLC; Adam Frazier, Richmark Real Estate Partners, LLC; Charley Smith, Brownstein Hyatt Farber Shreck, LLP

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

Meeting Called to Order:

Drew Notestine called the meeting to order at 7:37am and welcomed guests Tyler Richardson, Adam Frazier and Charley Smith

Consent agenda – Façade Grants/Lighting:

Deferring to Public Realm Committee's decision on

- 709 10th Street (former Frank's Feed & Seed) - \$7,500 grant (\$27,060 project)
- Maintenance Agreement with Blazen - \$12,800 + add'l as needed per year (3-year contract)

Anything within parameters of the Public Realm budget will show up on the consent agenda unless someone would like to pull an item out for more discussion.

Treasurer's Report from Pam Bricker:

Pam reported that there is a little over \$37,500 in the checking account and everything is in line with the budget even though it looks like we are in the red due to the fact that we are not getting much in the way of TIF or Mill Levy income at this time. That income is starting to trickle in. We also have not received any grant money from the City yet because they are finalizing all the paperwork on that.

Safety Report from the Greeley Police Department:

Officer Andrew Wronkoski reported that it's been pretty quiet and there is not a whole lot happening Downtown. The transient population has also been better lately due to the fact that the GPD is using Squad 1 to help with transient call Monday-Friday during daytime hours. He also reported that the Drive Nice, Think Twice campaign will be starting on March 20th.

Weld County Update from Steve Moreno:

Steve Moreno reported that the elevator update in the Chase Building will be a three-week process since they will be shutting one down at a time, the concrete work continues and is still on schedule, they are still working on parking issues but things seem to be going well, and the move of Election equipment into the Chase building happened in early March and the County has been in contact with the City regarding parking for Elections Judges.

Minutes:

Drew Notestine referenced the February DDA Minutes. Tom Grant moved to approve, Linda Winter seconded, motion carried.

Board Votes from Drew Notestine:

Greeley Elevator Façade Grant Request

This request was reviewed by the Economic Development Committee and they recommended a grant up to 10% of the cost totaling no more than \$38,100. The total cost of the project cost is \$381,901.54 with the Façade improvements costing \$90,000 and including door replacement, awnings, roof, stairs, dock and ADA compliant ramp. Project has been approved by Historic Preservation.

Mary Roberts move to approve a grant up to 10% of the cost totaling no more than \$38,100, Tom Grant seconded, motion carried.

Richmark Agreement

The City Redevelopment outline is in the packet and it is applicable to any eligible developer who approaches the City to incentivize projects.. There is also a resolution in the packet relating to the construction and redevelopment of a mixed-use project in the Downtown Development Area which pledges the TIF (minus the 1½% that the County gets and the MIL which the DDA gets) that this project will generate to the developers through the life of our TIF with a cap of \$2.2 million on a total investment by the developers in the neighborhood of \$54 million. The project relates to Block 164, 165 and 172 of the project which will include 220 total units with rental costs at market rate (not completely defined at this point). The proposal includes all three blocks so that they can share some of the amenities needed. No TIF money will be paid out up front but will be paid on a yearly basis. The Resolution will okay the general philosophy but will give Pam the ability to finish fine tuning the agreement. There was discussion regarding gentrification, parking, the need for the buildings to have character and the need for Green Space. Tom Grant moved to approve the resolution for blocks 164, 165 and 172 with the pledge of TIF dollars through the life of TIF, Mary Roberts seconded, motion carried.

16th Street Design Project between 7th Street and 10th Street

This is a joint project between the City, DDA and UNC to improve 16th Street between 7th Avenue and 10th Avenue. An architectural firm will be hired to make suggested design improvements. Justin Ghofrani moved to spend a maximum of \$10,000 towards the design work to support this project, Tom Grant seconded, motion carried.

Donor & Sponsor Report by Bianca Fisher:

Bianca handed out the Annual Report and let everyone know that she would e-mail everyone a copy of the donation letter. She also encouraged everyone to think of some folks who would be a good fit as donors & sponsors.

City Updates from Becky Safarik:

Becky Safarik reported that the City Center project is on time and on budget and they are doing small tours for staff. The City workplan for 2018 includes developing City infrastructure, working on a housing strategy, homelessness, economic development, and health and wellness.

Public Realm Report from Bianca Fisher:

Bianca Fisher reported that the Public Realm Committee will be having planter discussion soon, a trial run is scheduled for an alley power washer and we would explore more to see if a summer contract is in order. Two art projects were approved by Historic Preservation commission.

Experience Report from Alison Hamling:

Alison Hamling reported on

Blarney On The Block

- Gearing up for the event
- Go cup 2pm with the parade at 2:30pm
- Entertainment includes Caledonia Pipe and Drum Band and Juice of the Barley

May Events

- May Play Festival on May 11th
- Cinco de Mayo celebration with Beto on May 4th
- Free comic book day on May 5th

DCI

- Monster Day won the Governor's Award from DCI

Friday Fest

- Offers have gone out to the bands

8th Street Main Street

- Decided to piggy back on Friday Fest crowd and will have activities for kids/families to do on 8th Street (each business will take it upon themselves to decide what to do in front of their own store)

GDA Report from Susan Herold:

Susan Herold reported how sad she was that Woody's was closing and mentioned that the District 6 Artwalk is one of the most important First Friday's that we do during the year because of the number of people who attend and the families that come. The next GDA meeting is tomorrow at Warm Hugs at 8am.

Executive Director Report from Pam Bricker:

Pam Bricker reported

Commercial & Retail

For Sale:

719 7th Street (Stout, Casey & Zito) – \$599,000; 6,500 SF
1130 8th Avenue (Firestone Auto) – \$1.2 million; 10,431 SF
1010 11th Street (Goodwill Building) – \$675,000; 7,084 SF
807 17th Street (Chipotle Building) – \$2,974,000; contract with investors from Idaho fell through
601 10th Street (Trinidad Bean) – \$779,500
701 5th Street (5 Star Industries) – \$946,700; 21,108 SF + 5,524 SF basement

Pending Sales:

824 9th Street – Luke McFetridge in process of purchasing

Highlighted for Lease:

800 8th Avenue – great retail & office space; \$9-13 SF (office), \$15-17 SF NNN (retail)
808 8th Street (Former Moss Rose Bridal) – great retail; 3,000 SF; \$2,200/mo
805 7th Street (Part of the Academy of Natural Therapy) – 4,500 SF; \$2,000/mo
813 8th Avenue (Upstairs Kress)
808 9th Street (Former Greeley Office Equipment) – \$3,500/mo; 3,200 SF
1320 8th Avenue (Former Deals on Wheels) – brewery/restaurant space
931 16th Street (Former Farmer's Pantry)
710 11th Avenue (Greeley Building) – office spaces open
824 9th Street – Retail, office space & apartment space
812 8th Street – 4 offices in Collins, Liu & Associates; \$400-\$500/mo

In the Works:

Masonic Lodge – 829 10th Avenue
Tower 56 Distillery – 825 9th Street, Unit B
Luna's Tacos & Tequila – 806 9th Street

Closing:

Woody's Newsstand – 924 9th Avenue

Moved out of DDA:

Sew Downtown – moved from 924 9th Avenue to west 10th Street
Mystical Threads – moved from 910 9th Avenue to 918 13th Street (just outside DDA district)

In the News

Sampling of news stories attached

Creative District

A lot of planning for CCI Summit - May 9th-11th
D6 art walk was a major success - large crowds on March 2nd

University District

Meeting regarding Bear Biz - trying to revive the program
Moving forward with study of 16th Street area

8th Street Business Group

Planning activities during Friday Fest and Comic Book Day - May 5th

Entertainment and Fun

Blarney on the Block – March 17th
May Play – May 11th

Homeless Coalition

Cold weather shelter closes April 1st - working on Housing Navigation Center

Residential Development

Maddie Corridor

Other

There will be a remodel of the DDA office space in the month of April - 10-year lease and amortized remodel expense.

Pam is having lunch with Margo Karsten next Monday to discuss connections with Banner Health

Bianca and Pam toured Masonic Temple remodel - event space

Alison, Karen and Pam attended liquor license hearing for Go-Cup

Bianca and Pam attended NOCO ULI (Urban Land Institute) meeting Tuesday in Fort Collins

Bianca Pam I will be attending Downtown Colorado Inc. conference in Boulder April 11th-13th

Meeting was adjourned at 9:11am