

Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – November 17, 2016

Board Members in Attendance: Drew Notestine, Vice Chair/Secretary & Thomas & Tyler LLC; Linda Winter, Accessories With A Flair!...and Hair; Robb Casseday, City Council; Sandi Elder, City Council; Tom Grant, Grant, Hoffman & Kamada, P.C.; Mary Roberts, Lincoln Park Emporium; Janine Reid, Lincoln Park Library; Logan Richardson, Mineral Resources; Matt Anderson, Ancon Construction

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

Additional Attendees: Becky Safarik, City of Greeley; Steve Moreno, Weld County Commissioners; Dennis Lobato, Greeley Police Department

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:

Drew Notestine called the meeting to order at 7:33am.

Minutes:

Drew Notestine referenced the October DDA Minutes. Robb Casseday moved to approve, Sandi Elder seconded, motion carried.

Treasurer's Report from Travis Gillmore:

Travis gave the Treasurer's Report for Ken Schultz – We will be paying down the line of credit out of TIF funds in the coming week. We are down \$38,811.47 for the month but that is because the bulk of the payouts for OctoBREWfest were made in October. Our net income for the year is just under \$8,000. Tom Grant moved to approve, Mary Roberts seconded, motion carried.

Safety Report from the Greeley Police Department:

Sgt. Dennis Lobato gave the safety report. There were 8 minor reports – 3 bar fights, an indecent exposure at the Rio, a minor vandalism and a liquor incident at Lincoln Park. There have been some concerns with the GPD and neighbors regarding Roasty's and the alleyway which has become a problem. Sgt. Lobato and Pam Bricker met with the owner and his daughter at the DDA office where they stressed problems with the alley and the fact that his business is in the spotlight. He has agreed to close the back door at 6pm and has security. There is also a GPD Voice Activation Camera that has been installed in the alley. There was also a meeting with Tower 21 that Pam and Officer Ries attended regarding people hanging out closer to Steamway. Sandi Elder added that the City Council has approved three additional officers for the team and Chief Garner has indicated that they will be put downtown daytime or nighttime as needed.

Weld County Update from Steve Moreno:

Steve Moreno reported that the move in date for the 125 employees will be December 12th. They are still having parking conversations and Pam Bricker has had some conversations with Toby at the County regarding barricades in the Chase Building Parking Lots. Will have a trial period through Mid-January with no barricades. Pam will be contacting business owners regarding the issue. The County will also be changing their hang tags to allow employees to park in whatever space they want instead of a specific parking place. The parking lot where the old Trinity Building was located has been delayed a bit to the end of January due to the fact that some artifacts have been found. An Open House for the Chase Building will be held on December 16th at a time to be determined. Steve will be meeting with Judy, Sarah MacQuiddy and Pam to discuss.

Budget Presentation from Travis Gillmore and Pam Bricker:
2016 Revised Budget

The 2016 Budget has been revised to be sent to City Council for approval. Changes were made to the Mil Ley Income since we allocated \$106,717 but will receive \$128,428 and OktoBREWfest was up from what was predicted. On the expense side, we had projected a loss of \$49,000 but it will actually be \$17,215 which will be covered out of TIF dollars. Expenses will also be adjusted by \$1,000 to cover a

new computer for Alison since hers quit working yesterday. Drew Notestine moved that we adopt the revised 2016, Mary Roberts seconded, motion carried.

2017 Proposed Budget

The budgeted income is 291,001. It is down due to the fact that we will be receiving a little over \$11,000 less from the Mil Levy. There is an increase in total payroll of approximately \$8,000 which was approved by the Executive Committee and a slight increase in rent expenses. All other administrative costs are right on. Robb Casseday moved to approve the 2017 proposed budget. Mary Roberts seconded, motion carried.

Pam explained the changes to TIF and Mil Levy. There was a good discussion yesterday with the County Assessor. Lots of properties became exempt last year including the Chase Building, the Trinity Plaza location, Safeway, etc. The Mil Levy was not affected dramatically but TIF is affected more. When the hotel comes on, we will get that Mil Levy also and the whole district will see increases. We are looking at a year or two where the TIF Income is down but we still have a good balance in the existing TIF account that can be allocated in addition to what will be coming in. For the planning meeting, we will bring a list of what we have spent over the last several years out of TIF.

Annual Planning Meeting from Pam Bricker:

Pam reported that the Executive Committee discussed how we can make planning for the future involve the board in a bigger way. The January planning meeting is scheduled to take place from 7:30am-Noon and the Executive Committee suggested that we have someone moderate the meeting to get more board involvement. Pam approached Brad Segal with PUMA because he does training on trends/issues that involve downtown and how those issues effect downtown. He is available for the January meeting and has sent a proposal of what he will do that day. This will allow us to receive feedback from someone who knows us already and can give us ideas on where we can go from here. His fee for the training is \$2,500. Tom Grant moved to approve \$2,500 to have Brad Segal moderate our January Planning Session, Matt Anderson seconded, motion carried.

Economic Development Report from Becky Safarik:

Becky reported that the hotel is a couple weeks ahead of schedule and you will start seeing plastic wrap going up around the building so they can work inside when the weather gets colder. They will start picking art for the main lobby area in the next month. The 3-way stop by the Recreation Center will stay in place and the traffic table planned for 7th Street will also help with hotel traffic.

The Fire Station is going vertical now and the City has initiated the Art In Public Places Committee to work on art for that building also. The Fire Station is about a month ahead of schedule.

Parking issues in downtown – It is time to start looking at couple of locations for a parking garage. The City will have meetings for public input and this is a project where public/private partnerships can make the process move faster.

There is lots of interest in 8th and 8th building and there are meetings coming up this week to discuss potential tenants.

Public Realm Report from Mike Ketterling:

No report but Pam did update the all the 8th Avenue lights are working now.

Experience Report from Alison Hamling:

Alison asked Bianca to report on art projects since that is such a huge part of the Downtown experience

- Bianca reported that we helped to select the final art trees for 8th Avenue and that the lighting, art and street scape have all added to the positive look. She added that one art piece is in progress in the alley, another piece has been approved that should be coming in the next couple of months and Armando is working on placards to put with each piece.

Friday Fest:

Paid the DDA back the \$3,000 float money and expect to pay off the sound equipment (in 3 years instead of 5) after receiving payment on a couple of outstanding invoices.

Holiday Open House/GLTN Parade – November 26th

- Still looking for daytime entertainment. Let Alison know if you have any ideas

Have been working with UNC to garner more practicum students

Trick or Treat Street was a huge success and we are already planning for next year

GDA Report from Linda Winter:

Linda reported that the GDA will meet tomorrow at Miss Mary's Kitchen and there is no meeting in December. At the October meeting, we heard from Pam and the Homeless Coalition on what is being done to help with the homeless issue and the merchants really appreciate everyone's work on this issue. Jim Sereff will be taking over as GDA chair and will start making the GDA reports at the Board meetings. She concluded by suggesting that we ask the trash companies for better looking dumpsters for the alley.

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

Sold:

Closing pending - **Greeley Office Equipment - 808 9th Street** – to Engineering firm from Lakewood

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 - Former Mary's Mountain Cookies/Dave Young location
Former Coffee shop location - potential interested party
Former Warm Hugs location on the Corner - The Treehouse did not get occupancy permit
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. Meeting Friday with potential user
710 11th Avenue, Ste 105 - Baseline Engineering moving in December.

Now Open or Opening Soon

810 9th Street (downstairs) - Q: The Live Escape Experience - opened early November
806 9th Street (C & C Community Printers) - offices for hotel operator - model hotel room
1113-15 8th Avenue (former Creative Living Church) - African Community of Colorado (former Creative Living Church)
807 17th Street - Colorado Escapes

In the Works:

Masonic Lodge – 2 doctors received historic grant – tavern with food planned (sold for \$100,000)
D6 School of Innovation – 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 - 8 outstanding stories - tickets still available
Participated in UNC Performing & Visual Arts Discussion group on how to be more interactive with the community.
D6 Art teachers will again be hosting student artwork downtown on First Friday March 3rd.

Parking

County has agreed to hold off on concrete barriers in lot on the corner of 8th Avenue and 7th Street. I will be working with businesses along 8th Street to make sure their customers and employees do not park there between 7am and 6pm

Homeless Coalition

Agreed to serve on the Executive team for United Way action plan - working on communications and permanent facility.

Cold weather shelter opened November 1st at the American Legion Building, 1428 7th Avenue - Housing approximately 20 per night at this point but can accommodate 45.

Other

Imagine Greeley meeting at the Rec Center had good turn out and lots of ideas for downtown. Pam will be receiving the detailed list of the ideas presented

There will be a meeting in Ft. Collins to interview lobbyist regarding Colorado Counties Inc. potential legislation on DDA TIFs.

Have met a couple of times with Ann Marie Cole (sales director for Hilton Doubletree).

Had a meeting with Tower 21 group and Officer Reese regarding issues with homeless in the area.

Met with owners of Roasty's and Officer Lobato regarding issues in the alley behind Roasty's. Travis, Ken, Bianca and Pam met with County Assessor on Wednesday regarding TIF and exempt properties.

Met with Jill and Audrey from City Economic Development regarding a grocery store study and how we might work together.

Meeting Friday with developer interested in a project at the Ice House.

Attended 40 under 40 event where Neil Fisher of WeldWerks was honored!

Portland Loo – Will not be weather friendly year around. Are closing during this cold front and may have to close for several months during winter

Additional Comments:

Sandi Elder reported that there will Grand Opening at airport today for the expansion of terminals

Drew Notestine reported that there would be a Ribbon Cutting/Business After Hours tonight at the Armory

Meeting was adjourned at 8:59am