

Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – April 21st, 2016

Board Members in Attendance: Bob Tointon, Chair & Phelps Tointon; 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 Forgeue, Greeley Police Department; Dennis Lobato, Greeley Police Department

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

Meeting Called to Order:

Bob Tointon called the meeting to order at 7:32am.

Minutes:

Bob Tointon referenced the March DDA Minutes. Robb Casseday moved to approve the minutes as presented, Mary Roberts seconded, motion carried. He then referenced the March 31st Special Meeting Minutes. Mary Roberts moved to approve the minutes as presented, Sandi Elder seconded, motion carried.

Treasurer's Report:

Travis Gillmore reported that we have just over \$2 million in TIF funds. \$1.5 million will be going to the hotel project. TIF dollars have been transferred to a city fund per state statute and will now be listed on the financials as a long term asset. We have received \$48,000 in income for the month including \$9,650 in contributions and \$3,000 in GDA dues. The expenses are in line with what was projected.

Donor/Sponsor Report:

Bianca Fisher shared that we had some big donations come in this month, including Animal Health, Flood and Peterson, and Hensel Phelps. All Board Members should have received a reminder e-mail to make with donor follow up calls. Just refer to the e-mail and let Bianca know if you have any follow up information.

Safety Report:

Mark Forgeue had only a few items to report:

- Florio's was broken in to and the person is in custody. Mark passed around the suspect's picture.
- There was a window broken at one of Joe Molina's buildings. Mark passed around pictures of the two suspects they are looking for
- There was an Intoxicated Person/Assault complaint by the new construction area

Mark thanked Bob Tointon for his support of Santa Cops and gave him a plaque to show his appreciation. A frequent question of late has been regarding where the homeless people will go now that hotel construction has begun. The GPD is not sure at this point but have heard from sources that they will be moving to the new library location. There has also been an increase in the park. The homeless coalition continues to look at solutions for this problem.

Weld County Update:

Steve Moreno shared that the County has been working with the City on parking. They will be opening their lots in the evening for free public parking. But it has to be made clear that after 7 am, ticketing and towing of cars will resume. Construction is also continuing on the Chase Building.

Economic Development Report:

Becky Safarik reported that the Library is open until the 1st of June. Municipal Court will be open until the 28th of the month. The modular units on the old Safeway location that Municipal Court will be moving into should be done next week. There have been some parking discussions and they are working on

asbestos removal in the old City Council Chambers. The City is applying for a \$2 million DOLA grant that will help move the City Center Project along. The grant presentation will be made in June with results in July.

Bob Tointon reported that the Economic Development Committee recently met to discuss the Ice House Urban Re-Development Project.

- The project hopes to create 20 market rate apartments in the old Ice House and 40 in a newer building that will be built. The site plan is attached and the project is in City Planning right now. The developer has received almost a million dollars in State Historic Fund tax credits and has a contract to purchase the building. The developer is out of state but is working with a Denver law firm on the project.
- The worksheet handed out shows the projected TIF for the site. It is being recommended by the ED committee that the TIF be rebated on an annual basis through 2033 based on what property taxes are and will not be paid up front. The best case scenario from the County is \$8 million assessed value, but that is a variable figure because lease housing is assessed on an income basis.
- Drew Notestine moved that the DDA agree to give all of TIF the project generates, less the Treasurer's Fee and 5 mil levy, with the condition that project start within 12 months plus other general condition through 2033. Travis Gillmore seconded. Motion carried.

Executive Director Report:

Pam Bricker started by congratulating Sandi Elder and Linda Winter for their Women of Distinction awards. She reported on the following:

Commercial & Retail

For Sale:

1015 9th Avenue (next to Subway) – \$749,000 - 9,520 sf
1309 8th Avenue (south of Bratton's) – \$190,000 – 2,400 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)

Sold:

716-18 12th Street (bought by Moffat Glass)

Pending Sales:

601 10th Street (Trinidad Bean)
1120 6th Avenue (Greeley Ice House)

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 - \$12 sf
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:

Warm Hugs at new location
Michele's Closet – Upscale Women's Consignment Clothing – Jessie's bldg.

Opening Soon:

Ervin's Antique Store – Jessie's Bldg.
Royal Nepal Indian Restaurant- 908 8th Avenue

In the Works:

800 8th Street – Jim Mokler – potential 5 million rehab – concerns about parking – Pam is meeting with him today.
Ice House – Gary Hassenflu of Garrison Companies is planning loft development
Masonic Lodge – 2 doctors received historic grant and are planning a tavern with food (sold for \$100,000). They are working on Architectural Plans.
D6 School of Innovation - Exploring locations for Fall 2017
Interested person looking at property for retail – Bridal shop
In the News - Sampling of Greeley Tribune news stories attached

Creative District

They have hired a part time contractor who will start June 1st. She has years of marketing experience, is from UNC and had her own marketing business. She will be working a lot on the website and the Facebook page. Becky and Pam will be attending the Colorado Creative Industries state wide meeting and convening of Creative Districts May 4-6 in Carbondale.

GGG

Public meeting at FMS bank on Monday, April 25th — focus on City projects, Real Estate report & Small Business Week

University District

Met with Economic Development Committee of the University District about potential plans for the 16th Street and 8th Avenue area.

Homeless Coalition

Finalizing action plans and should have them by the May meeting. Immediate concern is a cold weather shelter for Fall 2016 since the Guadalupe Center will no longer be providing that service. There are some concerns about where the homeless crowd will congregate with the Library moving and an increased presence in Lincoln Park has been seen.

Other

The DDA hosted a **Parking Discussion** at the GDA meeting last week. There was a strong consensus for 2-hour street parking and 3-hour limit in parking lots. It was brought up that some of the businesses offer services that take longer than two hours so their clients need longer parking. Not restricting parking farther out has also been a recommendation of Parking Study. Downtown parking maps are important and it's all about education and getting the information out.

Local Foods, Local Places – Pam is serving on the steering committee. UNC Community Outreach received an EPA technical support grant for a community wide workshop to be held this summer. Focus is to increase local food access with a variety of outlets.

Red Eye Rotary Presentation – Pam made a presentation on April 12th

Portland Loo - Will be finished by mid-May when the new sewer line is completed

Gem Car Discussion - What do we do with it? We have not used it for a long time and the battery is now dead due to its inactivity. Mike Ketterling moved we sell it, Mary Roberts seconded, motion carried. We will get what we can for it and will consult with Linde at the Kress Cinema regarding what she did with hers.

Train Horn Regulations – It was decided that we should write a letter. Pam will work with Bob on this.

New Commercial Historic Preservation Tax Credits – Enhanced last year to incentivize bigger projects to historic property or contributing projects. Can now sell the tax credits and the program is administered through the State of Colorado Office of Economic Development.

8th Avenue Improvements – Improvements between 10th-13th Streets will start Monday and should be completed this year.

Public Realm Report:

Mike Ketterling reported on the following:

Façade Grants Requests

- One Way Property Management at 1008 8th Street (Former Durr Chiropractic) will be doing renovations to the building in the amount of \$14,900. The Committee discussed what was appropriate and what should be funded. The cost of approved renovations was \$5,000 and the Committee recommended approval of a Façade Grant in the amount of \$2,500. Mike Ketterling moved to approve a Façade Grant in the amount of \$2,500, Mary Roberts seconded, motion carried.
- Farmer's Pantry on the corner of 10th Avenue & 16th Street requested a Façade Grant to help with awnings and new box signage at a cost of \$5,380. The cost of approved renovations was \$4,620 and the committee recommended approval of a Façade Grant in the amount of \$2,310. Mike Ketterling moved to approve a Façade Grant in the amount of \$2,310, Mary Roberts seconded, motion carried.

Art Tree Planters – Mike Ketterling moved that we approve \$9,000 (\$4,500 this year and \$4,500 next year) for the additional Art Tree Planters that need to be installed over the next two years, Travis Gillmore seconded, motion carried.

Planters – After receiving several bids, we will work with Happy Life and are projecting a cost of \$16,000 for the year.

2016 TIF Budget –Presented what project funds have been committed to date.

9th Street Play Area – Need input from Board on whether we should pursue this project and whether it's safe. It would be approximately 300 square feet with a rubberized surface and 1-2 pieces. City Parks Department is good with the idea but there are restraints for snow removal, walking, etc. See cost estimates under potential projects.

Extended Lighting – Also need input from the Board as to whether we should extend and add lighting. See total cost under potential projects.

Please think about both the play area and the extended lighting and we will make decision next month on those improvements.

Experience Report:

Alison Hamling shared:

- The Friday Fest line-up is done and confirmed and the event page is up on the website. We are doing well with sponsors and there are a lot of repeat sponsors.
- MayPlay festival will be on May 6 and Friday Fest will begin the following week
- Best of Greeley – Will be featuring a Downtown section in their May Issue
- Oktobrewfest – Working on the stein design
- AgriCulture Fest and Feast – Save the date cards will be out next week. Event is August 27.
- New sculpture at UCCC – Crescendo- donated by the Greeley Chorale.
- Farmer's Pantry – Wants to do a 16th Street Event and we are willing to help if they can pull together a committee

GDA Report:

Linda Winter reported that the Parking discussion brought a lot of people to the last GDA meeting and showed the need for great signage, better painting of parking spaces on 8th Avenue and a parking brochure.

Other:

Bob Tointon – Very excited about the Hotel Project. It is a nice big building block to add to our core.

Meeting was adjourned at 9:08am