

**Greeley Downtown Development Authority**  
**Minutes – Board of Directors Meeting – June 16th, 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; Tom Grant, Grant, Hoffman & Kamada, P.C.; Mike Ketterling, KBN Engineers; Ken Schultz, NCMC

*Additional Attendees:* Becky Safarik, City of Greeley; Linda Winter, Accessories With A Flair!...And Hair; Steve Moreno, Weld County Commissioners; Mark Forgue, 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

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**Meeting Called to Order:**

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

**Minutes:**

Bob Tointon referenced the May DDA Minutes. Mary Roberts moved to approve the minutes as presented, Tom Grant seconded, motion carried.

**Treasurer's Report from Travis Gillmore:**

Travis reported that we have just over \$78,000 in the operating account. May receipts were good with a net income just over \$33,000 which included the MIL Levy Income from the April Receipts putting us up \$24,000 for the year. The report is still showing 2.1 in the City of Greeley TIF account because the \$1.5 million for the parking lot has not been expended yet. At this point, everything from the County is going into the TIF Account and then the MIL Levy dollars will be moved to our Operating Account.

**Donor/Sponsor Report from Bianca Fisher:**

Bianca shared that there hasn't been much of a change from last month. We are still missing Anadarko so if you signed up to call Anadarko, please make sure to reach out. Also, please follow up if you e-mailed Bianca with new donor ideas and if you have any ideas for new sponsorship opportunities for OktoBREWfest, contact Alison.

**Safety Report from Mark Forgue:**

Mark reported that having Bike Patrol downtown and the move of the library has helped curtail some Downtown problems. There have been some issues with Graffiti, an issue with a band at the Moxi Theater and a fight resulting in an arrest. The Greeley Police Department has met with the Moxi and did a gang presentation for them in hopes of ending any future problems and they also want us to be aware of Arthur Andrade who caused a disturbance at the United Way.

Dennis Lobato also let the board know that the GPD was going to be working on clearing a homeless encampment this afternoon so you may see a few more transients coming this way but it should help to have the Bike Patrol Downtown. Starting June 23rd Mark and Dennis will be at Stampede.

**Weld County Update from Steve Moreno:**

The Construction continues on the Chase Building and Annex and the building is 95% leased. The County is trying to address issues in the parking lot east of the Chase Building and they are looking at options available to them. This seems to be the biggest issue right now. Becky Safarik included that the City will start patrolling the Annex lot and pointed out that there is still lots of parking all day long in the Tribune lot. Alison asked how long the fence would be up in the walkthrough and Steve said that he would find out that answer for the next meeting.

**Election of New Officers from Bob Tointon:**

**Effective July Meeting**

**Proposed Slate:** Chair – Phil Grizzle  
Vice Chair/Secretary – Drew Notestine  
Treasurer – Ken Schultz

Bylaws say that we are supposed to do this in January but the City's terms begin July 1st so we will change bylaws to reflect this.

There was a Nomination of Phil Grizzle for President by the nominating committee

Bob opened up the floor for any other nominations for this position. Seeing no other nominations, Travis Gillmore moved to close nominations and approve Phil Grizzle to the office of President, Mike Ketterling seconded, motion carried.

There was a Nomination of Drew Notestine for Vice Chair/Secretary by the nominating committee

Bob opened the floor for any other nominations for this position. Seeing no other nominations, Sandi Elder moved to close the nominations and approve Drew Notestine to the office of Vice Chair/Secretary, Tom Grant seconded, motion carried.

There was a Nomination of Ken Schultz for Treasurer by the nominating committee

Bob opened the floor for any other nominations for this position. Seeing no other nominations, Travis Gillmore moved to close the nominations and approve Ken Schultz to the office of Treasurer, Tom Grant seconded, motion carried.

Bob and Travis will be an ex-officio members of the board starting in July.

### **Economic Development Report from Becky Safarik:**

Becky reported that the cranes have arrived, the sewer issue is figured out and work on the storm drains will be next. There will be periodic closings of 7th Street during construction and there is a 3 way stop by UCCC as of now. The City is evaluating whether that intersection will stay as a 3 way stop or if a Pedestrian Light will be put in. Construction on the new Fire Station should be underway by the end of summer and Phase One of the City Center Project should be underway by the first of the year. Bianca Fisher asked about the grant that the City was applying for to help with the project. Becky said that the presentation for the grant is in July and if the City gets the funds, they will be able to include the Water Department move in Phase One also.

### **Public Realm Report from Mike Ketterling:**

Mike reported that there was no Public Realm Committee meeting this month but mentioned that Bianca Fisher has a few updates. Bianca reported that the Portland Loo up and functional, there will be quite a few façade grants coming down the pike in the near future and the DDA is working on an updated contract with Blazen to do the trees in the 8th Avenue medians which they hope to start by the end of July. We are also looking to add two additional trees in the Walkthrough. She also mentioned that she is still gathering information on the Playful Art Area but included that she had hear back from Ft. Collins and they have never had a problem with liability or anything in connection with their play area. In fact, they say it has been a great addition to the downtown area.

### **Experience Report from Alison Hamling:**

Alison shared that the crowd for the Greeley Unexpected Kickoff was around 3,500 and the crowd for the Greeley Blues Jam Kickoff was between 4,500-5,000. The Blue Jam Kickoff After Party was a success with the exception of one complaint from a Shaw Loft tenant. Alison also shared that she and Pam Bricker will be at the Fort on 34 for a Business to Business Trade Show, the Stampede Kickoff is Friday Night with the Country Music Project, Poudre on the Plaza will be July 16th, Bike to Work Day is July 22nd and we have Intern Denise helping with Bear Biz.

### **GDA Report from Linda Winter:**

It was reported that Linda was interviewed this week for board position and the City Council will make their decision on July 5th. Linda let everyone know that the GDA meets tomorrow at 8am at the UCCC, the group keeps getting more members who are more involved and members are acting as Ambassadors downtown and welcoming tourists into their businesses.

### **Executive Director Report from Pam Bricker:**

Pam started out by asking Becky Safarik to give a Parking update – All on-street parking in the core will have a 2 hour time limit and parking lots will have a 3 Hour time limit. The number of Public Parking spots in the Ice Haus lot will be increasing and the number of permit spots will be decreasing. There are still some permitted spots not being used and the City is trying to figure out a way to encourage people to use those spots instead of trying to get a spot closer. The UCCC is using valet and shuttle parking and these services have doubled every single time they have been used

Pam then had Michael Matthews, the Pastor at St. Patrick's, introduce himself; asked Becky for an invoice for the \$18,000 that we had committed to the Portland Loo; and told the new officers that she will have a meeting with them before the next board meeting.

## Commercial & Retail

### For Sale:

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

**??Greeley Office Equipment - 808 9th Street** - Have not decided whether to lease or sell

### Sold:

**1309 8th Avenue (south of Bratton's)** – 2,400 sf - to Greeley Downtown Shops for \$145,000

**601 10th Street (Trinidad Bean)** - to Global Properties & Mgmt. (Joe Molina agent) for \$170,000

**717 17th Street (17th Street and 8th Avenue), 1628-1650 8th Avenue** – to Richmark Real Estate for \$571,000

**1509 8th Avenue (Winchell's Donuts)** – to Nafe & Samer LLC for \$675,000

### Pending Sales:

**1120 6th Avenue (Greeley Ice House)** - Trying to get price down due to appraisal

### Highlighted for Lease:

**805 8th Street (former Nelson's Building)** – 1,750 SF Main; 1,525 SF Second Floor– remodeling to split upper floor for office, main floor retail - \$12 sf

**Properties in Jessie's building** - Warm Hugs corner at 910 9th Avenue - ??? since for rent sign is down  
Mary's Mountain Cookies location  
Former Coffee shop location open

**919 16th Street (former location of the Look Out skateboard shop)**

### Businesses Closed:

**Mary's Mountain Cookies**

**Subway on 17th Street**

### Now Open:

**Royal Nepal Indian Restaurant** - 908 8th Avenue

**Margie's Coffee at the Farmer's Pantry** - 16th Street & 10th Avenue

### Opening Soon:

**Bridal Shop at 808 8th Street** (former Smokeless Vapors)

**Artmando Studio & Keynote Coffee - 802 9th Street** - under DDA office

**Blue Mug Craft, Coffee & Cocktails - 807 17th Street** (former Subway)

### In the Works:

**806 9th Street (C & C Community Printers)** – Bob has offered the space for offices for hotel operator - model hotel room

**800 8th Street** – Jim Mokler – potential 5 million rehab – Parole moving out soon- 1st floor rehab to start

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

**D6 School of Innovation** - Exploring locations for Fall 2017

**Coffee/Breakfast Shop** - 8th Street area

## In the News

Sampling of news stories attached

Drew Notestine updated that CPI hosted 15 board members at the Southard/Gillespie House and the group is trying to figure out what to do with the house.

## Creative District

New part time contract employee Dondi Gesick started June 1st.

Busy planning both the Ag Fest (Aug. 27th) and Do Tell (Nov. 17th).

After 2016, there will not be direct contributions from Boettcher Foundation or CCI, but we may be eligible for grants.

Met with Art Commission to begin selection on new art selections for Art Alley.

## **UNC**

Bear Biz ramping up again for 2016-17 school year.

## **Fort Collins DDA**

5 staff members visited us on the afternoon of June 3rd – Greeley Unexpected Kickoff Day. Great perceptions were shared regarding 8th Avenue and diversity of Greeley, including the “mom & pop” stores we still have. They were also very impressed with WeldWerks and it has definitely become a destination business.

## **Other**

Alison and Pam will be attending Chamber Trade Show this afternoon.

Becky Safarik updated that the Academy of Natural Therapy is working away on the cornice and Alison asked Becky where the City was regarding the Food Truck issue. Becky said that she would try to get that issue moving faster.

Bob Tointon addressed the Board about the time he has spent working on behalf of Downtown, even before there was a DDA. He got involved in 1996 and the progress made has accelerated recently until we have reached the fact that the crane is here. He feels this is a good time to move away from the position and is waiting to see what comes next.

Meeting was adjourned at 8:40am