

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – February 18th, 2016**

Board Members in Attendance: Bob Tointon, Chair & Phelps Tointon; 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; Matt Anderson, Ancon Construction; Robb Casseday, City Council

Additional Attendees: Becky Safarik, City Of Greeley; Linda Winter, Accessories With A Flair!...And Hair; Steve Moreno, Weld County Commissioners; Rebecca Ries 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 7:36am.

Minutes:

Bob Tointon addressed the January DDA Minutes. Sandi Elder moved to approve the minutes as presented, Robb Casseday seconded, motion carried.

Treasurer's Report:

Travis Gillmore gave the Treasurer's Report

Profit & Loss Statement shows \$846.50 income for January with \$20,026.53 in expenses which is not a big surprise since we did not receive any County dollars for the month. The \$17,389.91 showing on the TIF and MILL Levy Summary was actually received in February so that will appear on the February financials. March, May and July are big collection months so will see more TIF and MILL Levy dollars coming in during those months.

Safety Report:

Rebecca Ries gave the Safety Report.

The suspect in the Downtown Subway & south 8th Avenue Subway robberies has been caught. There has been a string of Downtown burglaries. The suspects have been identified and interviewed and the burglaries have quit since those interviews took place. There was also a disturbance at the Chophouse and the suspect in that case has been arrested.

Weld County Update:

Steve Moreno gave a Weld County Update.

The County is moving forward with design and rehab of the annex and construction is to begin in April. The County is also in discussions with the City regarding additional parking needed. An agreement is being worked through.

Donor/Sponsor Solicitation 2016:

Bianca Fisher and Pam Bricker discussed Donor/Sponsor Solicitation for 2016

Pam emphasized the need for help with donor/sponsor solicitations from the Board. We would appreciate donations from board members if so inclined and definitely need board member contacts. Please think about who is not on the list and who we should approach and get additional contacts to Bianca.

Bianca let the board know that we are getting ready to do mailing list. In the packet, there is a list of previous donors and a list of larger donors that we mail to after board contacts have been made. A list of potential donors has also been included. If anyone knows of additional people that we should contact, please let Bianca know. Remember to highlight for them that there is an Enterprise Zone tax credit available to donors. If anyone knows of those interested in more marketing value, Alison's number is included as the person to contact for sponsorship.

Bob reiterated the fact that each board member should look at list of potential donors to see if they want to be the primary contact for someone on the list.

Executive Director Report:

Pam Bricker gave the Executive Director report. She reminded the board that we need to really start paying attention to the rules which we are governed by since we are now involved in much larger projects such as the Hotel.

Review Annual Report

Pam Bricker went over the Annual Review, highlighted information from each area and thanked the staff for their work on the project.

Commercial & Retail

For Sale:

Isla Bonita Restaurant – 908 8TH Avenue – \$510,000 – 5,272 sf & basement
1015 9TH Avenue (next to Subway) – \$749,000 - 9,520 sf
1628-50 8TH Avenue – 1.3 million – 54,014 sf
1130 7TH Avenue – \$229,000 – 30 storage units – industrial property
1309 8TH Avenue – \$190,000 – 2400 sf – south of Bratton's
721 13TH Street (Greeley Inn) – 1.3 million

Sold:

809 10TH Street – 5,000 sf main, 5,000 sf basement, 1600 sf Mezzanine – to Warm Hugs. They are closing on the property this afternoon and are now renovating.
1320 8TH Avenue – former Deals on Wheels to the Richardsons
1100 8TH Avenue, 1114 8TH Avenue, 717 12TH Street – sold to the Richardsons
707 12TH Street – Phil White completed sale on this building (Phil's Auto)

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
813 8TH Avenue (above Kress) – 7,800 sf – \$8 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

Please send people to the DDA who are looking for properties since we can help them find things that might be overlooked by a realtor

Opening Soon:

Sheila's Coffee – 910 9TH Avenue
Michelle's Closet – Upscale Women's Consignment Clothing – Jessie's bldg.
Antique Store – Jessie's Bldg.

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 and may still be interested in the property
Masonic Lodge – 2 doctors purchased and have plans for a tavern with food (sold for \$100,000). Drew Notestine reported that they have been awarded the historic grant that they were pursuing.

In the News:

Sampling of news stories attached

Creative District

Do Tell! - Greeley Voices that Inspire – Wednesday, February 17th – This was the most amazing first time event and they hope to make it an annual event. Pam went over list of presenters.

District 6 Art Walk - March 4th - First Friday: A Night of Art and up throughout the month.

Homeless Coalition

Working on Action plan. Concerns about where homeless will move to after library move and there are various items regarding this question that are on the drawing board at this point.

Hotel Agreement

Development Agreement should be ready for a board vote at the March 17th meeting. It sounds like an initial draft is almost ready for us to look at. There will be a 3-way agreement regarding the subsidy of hotel and a separate agreement with City regarding parking.

Other

Downtown Colorado Inc. - Bianca and Pam attended the January 26th statewide meeting on Parking, Mobility and the Connected Downtown and gathered some great information from parking consultants. The City is working on alternative parking once hotel construction starts and we will need to get information into people's hands so that they know where they can actually park.

Neighborhood Meeting...What's Happening with Downtown – January 28th - Great attendance for this event at the Ice Haus. Many City department heads were there to explain activity downtown and it was nice to have all the information in one place. Everyone appreciated the information and were positive about what was presented. Thanks to Becky Safarik and all her staff for making it happen.

Officer Appreciation event - January 29th – very well attended luncheon and it was standing room only. The DDA couldn't be happier with the police response we get downtown.

Presentations - This month, Pam presented to the Retired Teachers Assoc. and Guaranty 50 group.

Innovation School – Pam met with one of the organizers of a potential downtown/University area elementary school regarding potential locations.

Have included list of 2015 property sales that have been recorded with the County in your packets for you to look at. Please note that the Dean Jewell property was a foreclosure and the Buckboard Bean property was actually a transfer and it is still for sale.

Economic Development Report:

Becky Safarik gave the Economic Development Report.

The Hotel project is moving along and the City has made every effort to make everything transparent. The meeting that Pam talked about in her report was a city meeting that had about 50 attendees and the City also met with the Tribune to make sure they were up to date on the project and what is happening Downtown. The City has also developed a website to keep everyone informed on the progress that is being made. Visit www.greeleygov.com and click on the hard hat.

The buildings are down at 11th Avenue and 11th Street and the House was moved the night before last. The next building to come down will be the Safeway Building and since there is asbestos on the outside of the building it will be an asbestos removal and demolition project which should be completed in the next couple of weeks.

Designs have been started for all the buildings that have to be moved and the Fire station will be the first. There is a two floor fire station being designed for the SE corner of the Safeway block and it will be a 14 month process so it should be done by fall of next year. The Fire Department will be in the CDOT building until the project is done.

For now, the Municipal court will be moving into a modular unit on west side of Safeway block, the GTV8 studio space will be moving over to the Ice Haus and Janine Reid is working hard to finalize a spot for the Library.

The City will need to work on short term parking solutions for the Safeway block and other Downtown locations. Real cooperative things for parking have been happening with the County and there has been some shifting of parking spaces around. There are still several layers of agreements to be worked through and are hoping to take them before Council on April 5th for a vote.

The City will also work on some promotional aspects (in conjunction with DDA) that will keep people coming downtown to watch the project and its progress.

Becky has sent Magazine 5280 a 2nd batch of information on where visitors should go and what they must see when they come to Greeley.

There is an April Target Date for the completion of the Portland Loo public restroom.

Bob congratulated Becky on her hard work and pointed out that what the city is doing and what private equity money is coming to the table is unprecedented in Greeley. This is truly a public/private partnership.

Public Realm Report:

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

Façade Grants:

Grand Lakes' 16th Street Tavern applied for a Façade Grant for a new door and painting of the building face. The total project cost is \$4,921 and the Façade Grant Request is for \$2,461. The Committee

recommended approval. Mike Ketterling moved to approve the Façade Grant request in the amount of \$2,461, Mary Roberts seconded. Motion carried.

Meeting Notes:

The committee discussed several other items during their meeting including planters and the search for another business to maintain them, the armrests that were added to Downtown benches to discourage sleeping, more art projects and grants that might be applied for to help with the cost of additional projects.

Experience Report:

Alison Hamling gave the Experience Report

- Blarney on the Block will be on March 12th – It is one of those events that continues to grow and it is an expensive day entertainment wise so we are continuing to look for sponsors. First National Bank is considering a title sponsorship for the parade.
- Alison is in the planning stages for the 2016 Friday Fest season and continues to get lots of band requests
- We will be at a UNC job and internship fair this afternoon to solicit more interns and help our events
- Agriculture Fest and Feast is August 27th and will be moved to the Depot. This will tie the event into the farmer's market and will help us strengthen the tie in to agriculture
- Sponsorship packets have also been started for this year's OktoBREWfest celebration.

GDA Report:

Linda Winter gave the GDA Report

The GDA group wants to continue to help support the events and everyone wants to help support each other so we would like to see the group grow. The next meeting is at Accessories With A Flair!...and Hair tomorrow at 8am and everyone is invited to attend.

Meeting was adjourned at 8:51am