

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – November 16, 2017**

Board Members in Attendance: Phil Grizzle, Chair & Zoe's Café; Drew Notestine, Vice Chair/Secretary & Thomas & Tyler LLC; Ken Schultz, Treasurer & NCMC; Tom Grant, Grant & Hoffman, P.C.; Mary Roberts, Lincoln Park Emporium; Linda Winter, Accessories With A Flair!...and Hair; Logan Richardson, Mineral Resources, Inc.; Justin Ghofrani, The Kress Cinema & Lounge; Robb Casseday, City Council

Additional Attendees: Becky Safarik, City Of Greeley; Steve Moreno, Weld County Commissioners; Dennis Lobato, Greeley Police Department; Mark Fogue, Greeley Police Department; Jim Sereff, Warm Hugs Mixes & Gifts, Cathy Magdaleno; Smart Rides; Michael Mathews, St. Patrick Presbyterian Church

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:

Phil Grizzle called the meeting to order at 7:33am

Minutes:

Phil Grizzle referenced the October DDA Minutes. Tom Grant moved to approve, Mary Roberts seconded, motion carried.

Treasurer's Report from Ken Schultz:

Ken Schultz reported that we are showing a loss from January-October which will be corrected when we transfer TIF funds to cover expenses. Everything is pretty much where it should be. He also reported that our 990 was filed yesterday and, if you would like a copy, let us know.

2017 Revised Budget from Pam Bricker

The 2017 Budget has been revised to be sent to City Council for approval. Changes were made to the Mil Levy Income since we received more than expected and OktoBREWfest revenue was also more than projected. On the expense side, we had projected a loss of \$41,640 but it will actually be \$29,320 which will be covered out of TIF dollars to cover event expenses. Ken Schultz moved that we adopt the revised 2016, Robb Casseday seconded, motion carried.

2018 Proposed Budget from Pam Bricker

The budgeted income is \$320,153. The income from OktoBREWfest was brought back down for 2018 and the Mil Levy income for 2018 is projected to be \$148,568 although it may be higher. We are waiting for the Certification of Valuation to see where it is actually at. Payroll expenses will increase for 2018 because we would like to bring on a ½ time person to help with the front desk while shifting some staff responsibility. Office supplies will also increase since we will need new equipment for the new employee and we also want to start negotiations with the building owners where our office is located because we would like to make some inside improvements and want to make a commitment to the space by making it more permanent and professional. We would like to approach them about doing the work and increase rent to offset the costs. There has also been an increase for OktoBREWfest expenses and to the budget for other expenses. Ken Schultz moved to approve the 2018 proposed budget. Mary Roberts seconded, motion carried.

Safety Report from the Greeley Police Department:

Mark Fogue reported on some recent incidents that have occurred Downtown and passed around a bulletin for Craig Thompson. Dennis Lobato added that the GPD has been working with the Greeley Lights The Night committee on safety issues for the large crowd that is expected, Mark Fogue will be rotating out of the NAT crew in January and they are trying to be proactive in keeping people from staying in the Breezeway and have added an audio camera to the area.

Weld County Update from Steve Moreno:

Steve Moreno reported that the Centennial Center construction continues as well as construction on the first floor of the Chase Building. The County is now working on their building on 14th with the goal of putting IT all under one roof. He also reported that DOLA was in town and they were very pleased with hotel and the CR 49 ribbon cutting will be Saturday at 11am at CR 49 and CR 54.

City Update from Becky Safarik:

Becky Safarik reported that the Recreation Center upgrade is completed and the Lobby looks completely different now, the parking lot at City Hall was overlaid and the Parking Garage proposal that the City received wasn't quite right so the City has suspended additional work with the group who submitted it and are now looking at other ways to approach the building of a parking garage plus ways to consolidate the parking process. Becky also reported that we don't know who was elected on a couple of the races. Will know the winners hopefully by December but will swear in the mayor and the Ward 3 candidate now. Sandi Elder will stay until her ward race is figured out.

Economic Development Committee Façade Grant Proposal from Phil Grizzle:

The Economic Development Committee met and would like to recommend and ask for a motion to approve a grant to Richmark in the amount of \$64,515, which is 10% of the total eligible project costs for the redevelopment project at 1320 8th Avenue. Logan Richardson and Robb Cassaday recused themselves from voting on this proposal. Phil Grizzle moved to approve, Mary Roberts seconded, motion carried.

Public Realm Report from Bianca Fisher:

Bianca Fisher reported that Public realm did not meet this month but she did update everyone on the alley walkthrough. Frank Garza is presenting his proposal to the art commission and it will be installed after the 1st of the year. The DDA is working through the electrical side of things and Eckstine will start next Monday or the week following.

Experience Report from Alison Hamling:

Trick Or Treat Street – Friday, October 27th - Hugely successful

Holiday Open House and GLTN Parade – Saturday, November 25th – There is also a Craft Show at Hotel, Elvis at UCCC and lots more to do Downtown

Alison and Karen did an interview on K99 to talk about the Holiday Open House, the Parade and everything else going on in Downtown Greeley

Alison had a booth at the **UNC Community Symposium** and will also have a booth at the **Business to Business Symposium**

Alison got some help from Blayne Chastain on the look of our e-newsletters (especially Thursday newsletter)

Alison is working on the DGPA Annual Report to get it in to Cheryl Aragon at the City and has already started working on the **2018 Friday Fest Schedule**

Do Tell is tonight – Get your tickets for some very powerful stuff

GDA Report from Jim Sereff:

Jim Sereff reported that tomorrow's meeting will be at Miss Mary's Kitchen in Lincoln Park Emporium at 8am. He is also happy to report that a lot of merchants are tying in to the events, we are getting lots of comments about the excitement happening Downtown and the Holiday Open House on Saturday the 25th is also Small Business Saturday

Executive Director Report from Pam Bricker:

Pam Bricker gave the board an update on her injury and she reported

Commercial & Retail**For Sale:**

1010 11th Street – Goodwill Building – \$675,000, 7084 sf

807 17th Street – \$2,974,000, 20252 sf

601 10th Street – Trinidad Bean – \$1,300,00

Sold:

725 10th Street – 410,000 – to KGB Holdings (old Greeley Hat Works Building)

906-08 10th Street - \$190,000 – to Weld County (Old Check cashing place)

Highlighted for Lease:

800 8th Avenue – Great retail and office space – 9-13 sf office, 15-17sf retail NNN

608 8th Street (Former Copy Right Printing) – 6534 sf @ 8.32/sf

900 9th Avenue (Former Warm Hugs Location) – \$3000/mo; 2500 sf

805 7th Street (Part of the Academy of Natural Therapy) – 4500 sf; \$2000/mo

813 8th Avenue (Upstairs Kress)

808 9th Street (Former Greeley Office Equipment) – \$3500/mo; 3200 sf.

1320 8th Avenue (Former Deals on Wheels) – brewery/restaurant space

In the Works:

Masonic Lodge – 2 doctors received historic grant – lots of work in progress

Green Earth Brewing Co. – 725 10th Street

Blush Boutique – 805 8th Street

Tower 56 Distillery – 825 9th Street, Unit B

Joy Girl Gifts & Gallery – 808 8th Street – opening 12/1 – VIP reception 12/7

Closed:

Rise & Grind Fitness – 1020 9th Avenue – space absorbed by ReDesign

Golden Tree Moroccan Imports – 920 9th Avenue

In the News

Sampling of news stories attached

Creative District

Do Tell - November 16th - 6 outstanding presenters - Hensel Phelps Theater at 7pm

Dia de los Muertos celebration - October 28th - Good success

Meeting yesterday with CCI contact to plan May conference – Hotel keeps getting mentioned favorably along with its proximity to downtown shops and restaurants

University District

City considering hiring architect to design 16th Street corridor amenities including lighting, bulb out corners, sidewalks, etc. - study would be jointly funded by DDA, City, UNC

Pam attended the CommUniversity meeting at UNC on October 24th – Connecting to community was a focus

Pam attended a meeting with 16th street Bear Block group

Entertainment and Fun

Trick or Treat Street - October 27th - Big success

Holiday Open House/Greeley Lights the Night Parade & Park Lighting – November 25th

Homeless Coalition

A Cold Weather shelter has been located in south Greeley at the old Mazda dealership location that is owned by Weld County Garage. Working on a short-term lease until January 1st and looking at a more permanent location in Evans. The shelter will be staffed by Catholic Charities and it may result in a shift of where the homeless gather

Residential Development

Maddie Corridor (8th Avenue Redevelopment) – There have been many meetings regarding potential redevelopment of this area - Executive Committee met to discuss these projects. A lawyer has been retained to represent the DDA with the Development Agreements.

Other

Lots of work has been done on budgets this month

Meeting was adjourned at 8:54am