

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – August 16, 2018**

Board Members in Attendance: Phil Grizzle, Chair & Zoe's Café; Drew Notestine, Vice Chair/Secretary & Thomas & Tyler LLC; Ken Schultz, Treasurer; Tom Grant, Grant & Hoffman, P.C.; Justin Ghofrani, The Kress Cinema & Lounge; Robb Casseday, City Council; Jon Smail, City Council; Brian Seifried, Luna's Tacos And Tequila; Matt Anderson, Ancon Construction; Linda Winter, Accessories With A Flair!...and Hair; Mike Ketterling, Northern Engineering Services

Additional Attendees: Becky Safarik, City of Greeley; Steve Moreno, Weld County Commissioners; Officer Andrew Wronkoski, Greeley Police Department; Captain Adam Turk, Greeley Police Department; Susan Herold, The Bean Plant Studio; Will Jones, City of Greeley

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

Meeting Called to Order:

Phil Grizzle called the meeting to order at 7:39am after the meeting was evacuated to Zoe's from the Chase Building and he welcomed guests.

Minutes:

Phil Grizzle referenced the July DDA Minutes. Robb Casseday moved to approve, Drew Notestine seconded, motion carried.

Treasurer's Report from Ken Schultz:

Ken Schultz reported that the not much changed from last month. There is \$880,908.21 in the TIF account of which approximately \$200,000 is committed to hotel. We have received approximately \$22,000 from the County for Mill Levy Income. Net for the year is a little over \$33,000 and there have been no unusual expenditures.

Safety Report from the Greeley Police Department:

Officer Andy Wronkoski reported that is has been pretty active downtown, but a lot of the activity has been officer initiated for traffic stops, etc. He handed out bulletins on some of the Downtown problem children to raise awareness among the board and let everyone know that we will be losing the bicycle cops since school is back in session but will be seeing the NAT officers back downtown. He also mentioned that the GPD is seeing more liquor violations in the park and they are working with liquor sellers to make them aware of who not to sell to because they are habitual drunkards.

Operations Captain Adam Turk, who is over everyone in uniform, introduced himself and wanted to assure the board that the GPD is shifting around resources to make sure that there is appropriate coverage.

Weld County Update from Steve Moreno:

Steve Moreno reported that Chase building evacuated yesterday also. He is not sure what is going on but will let us know of any updates. The County parking lot has been chip-sealed, they will be re-roofing the Centennial Center buildings, and they are still having issues with the elevators in the Chase Building. He also let everyone know that the Officer involved in Wednesday night's officer involved shooting in north Greeley is doing well and the County Shoot Team is on site.

City Updates from Becky Safarik:

Becky Safarik reported

City Center Project

The Grand opening is set for September 4th. IT has already moved in and Water & Sewer will move in next week. The 1st day of court in the new building will be August 27th.

G Town Tours for Residence Assistants

Bianca Fisher and Jon Smail joined to help with the tour for UNC Residence Assistants.

Last week's Global Market Tour showed a nice cross section of ethnic diversity.

Parking

Safeway lot will become parking lot for municipal court/employees.

Other

Party for Poudre will be on September 12th at Island Grove Regional Park by the Bunkhouse.

16th Street Corridor Planning Meeting – Terrific turnout and expect to see more information to come soon
Billie Martinez Neighborhood Celebration will be August 24th – Armando is working on a mural on east side of Rodarte Center

Robb Cassaday added that Becky deserves a lot of credit for getting the City Center Project done

Public Realm Update from Mike Ketterling:

Mike Ketterling reported that the Public Realm Committee met on August 1st and that one Façade Grant Application for the Vineyard Church at 1015 9th Avenue was presented that didn't meet general requirements so the Committee suggested that they should talk to the City first.

Other:

The Festoon Lighting in the alley which was damaged by a truck (we think) has been repaired at a cost of \$3,400 but the remainder of the lighting has been holding up pretty well.

Talking about other art projects downtown including a possible 3D hands-on mural.

Cameras have become a problem due to internet connections availability – Bianca is working solutions to the problem including discussions with the police department regarding a potential MESH network.

Parking is always a discussion and Will Jones reports that we should see something coming back from all of the meetings and comments he received, and January 1st is the goal for the new system to be in place.

Bianca added that all paperwork has been updated to reflect the approved Façade Grant changes.

Experience Update from Alison Hamling:

Alison Hamling reported that she made a presentation to the Greeley Young Professionals and work continues on upcoming events.

Monster Day

Is this Saturday on 8th Street, 9th Street, a portion of 9th Avenue and the southeast corner of the park

Expecting possibly up to 10,000 people.

There was a fire outside of Distortions which had the potential of getting out of hand but the Fire Department got it out quickly. Pam Bricker asked the GPD if there was any way to find out who called it in because Ed and Marsha and all of us would like to thank them.

The event Has potential to grown in three years like no other event you've seen.

AgFeast

Thursday, August 30th at Centennial Village and tickets are on sale now.

OktoBREWfest –

Focus at this time is sponsors and since we have lost several from last year, we need the board's help. If you want a packet, we will send it out to you for you to forward to potential sponsors. We would also send out the packets for you but need contact information and your permission to use your name. Alison is reaching out to all the oil companies and Tom Grant said that he would reach out to Synergy.

GDA Update from Susan Herold:

Susan Herold reported that GDA meeting is tomorrow morning at 8am at United Way. All are invited to attend – just go in the front door and take the elevator downstairs to the Conference Room.

Executive Director Report from Pam Bricker:

Pam reported that Joel Chadwick brought some old items in and she passed around an old advertisement from before the DDA was formed that talks about Downtown being a success and then she show an article from a few years later that talked about how Downtown was dying.

Commercial & Retail

For Sale:

601 10th Street (Trinidad Bean Building) – \$1,000,000

807 17th Street (Chipotle Building) – \$2,974,000

Sold:

810 15th Street (house) – \$222,000 to Richmark Real Estate Partners on 7/16/2018

Pending Sales:

1130 8th Avenue (Firestone Auto) – \$1.2 million; in negotiations with potential buyer

Highlighted for Lease:

800 8th Avenue – great retail & office space; \$9-13 SF (office), \$15-17 SF NNN (retail)

805 7th Street (Part of the Academy of Natural Therapy) – 4,500 SF; \$2, 000/mo

813 8th Avenue (Above the Kress)

808 9th Street (Former Greeley Office Equipment) – co-working space

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

710 11th Avenue (Greeley Building) – office spaces available

812 8th Street – 4 offices in Collins, Liu & Associates; \$400-\$500/mo

805 16th Street – 1,958 SF retail or office space; \$1,750/mo

Woody's – Looking to lease to good retail and have an interested party that is looking. Bianca will be following up with Mary Jo to see if she got the listing for the building.

Businesses Now Open:

Twice as Nice Boutique – 824 9th Street

Eight-0-Eight Co-Working – 808 9th Street

Luna's Tacos & Tequila – 806 9th Street

Businesses in the Works:

Millennium Event Center – 815 10th Street

Hair Salon – 808 8th Street

Masonic Temple event center – 829 10th Avenue

Country Inn – 1415 8th Avenue- appears to be ready to open

Blush Boutique – Adding a bridal component to their business (upstairs) – Blush Bridal

Sampling of news stories attached

Creative District

AgFeast will be August 30th at 5:30 at Centennial Village. Please join Pam at this event!! Need to sell some tickets – we can help you with the tickets.

Do Tell event in November. Looking for new presenters - applications due next week! – If you know of someone who has a great story to tell, Pam can send you the application.

Becky Safarik added that October is National Arts Month and the Creative District has developed a logo to use in media outlets.

University District

Great turn out for 16th Street Neighborhood Meeting - lots of idea sharing on redevelopment of public realm in this area. There was great representation from UNC and a representative from NCMC.

Entertainment and Fun

Greeley Multicultural event on October 20th from 11am-5pm at Zoe's. Event will be much bigger this year and UNC is a major contributor and participant. Pam applied for a Bohemian Foundation grant to support the music.

Monster Day this Saturday is Monsterous!

OktoBREWfest is September 28th & 29th and we need HELP! As the major fundraiser for our organization we need sponsorships and volunteers! Would like to board to take an active role.

Homeless Coalition

They have hired a new director of the Navigation Center and hopefully will be operational soon. We donated our "cubicles" to the center.

Residential Development

Richmark projects hope to start in September - still some issues with the ditch. Bianca and I attended the public neighborhood meeting they held at Foundation Hall which was well attended and positive feedback. Bianca and I met with a group that is planning a 55+ active senior housing project in the 8th avenue corridor and they are moving forward.

The Greeley Inn Motel has been condemned for meth so believe the housing project planned there will not be happening.

Other

Can't thank the Greeley Fire Department for saving Distortions (and Monster Day) from a potential disaster in the 8/13 fire. Also — an unnamed passer-by who called the fire into dispatch after midnight!

Sears Real Estate has asked Pam to do a presentation to their realtors on housing projects in downtown at their August 30th morning meeting.

City Hall Grand Opening on September 4th!!!!

Meeting adjourned at 8:39am