

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – May 17, 2018**

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

Ex-Officio Board Members in Attendance: Travis Gillmore, Phelps Tointon

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

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 7:35am and welcomed Jon Smail, new City Councilmember for Ward 1 and new member of our board.

Minutes:

Phil Grizzle referenced the April DDA Minutes. Robb Casseday moved to approve, Mike Ketterling seconded, motion carried.

Treasurer's Report from Ken Schultz:

The P&L for April is looking good. TIF & Mil Levy payments are coming in so we are seeing a bump in those accounts and those payments do not yet reflect the full value of the hotel. Just a reminder that we get the MIL Levy on the hotel but the TIF dollars will be rebated back to the city. We are projecting that our MIL Levy will be up approximately \$30,000 this year.

Donor & Sponsor Report by Bianca Fisher:

Bianca Fisher referenced the Donor & Sponsor report in the packet. She let everyone know that not reflected in the P&L are \$10,000 checks from Banner and NCMC, Inc., the \$5,000 check from Hensel Phelps, the \$500 check from Northern Engineering and the \$100 check from the High Plains Library District. The March and April contributions from the City also came in and are not reflected on P&L. She asked that everyone please do the follow ups they signed up for because all packets have been mailed and let us know if you think of anyone else that we should mail a packet to.

Safety Report from the Greeley Police Department:

Officer Andrew Wronkoski presented a breakdown of the calls that had been responded to in the last month. With the cold weather shelter close, there has been an influx of people in the park, but they are trying to be proactive in the area. The GPD is down 7 officers at this point so you may not see the bike patrol officers as much this summer and the NAT officers will still be downtown but will also be taking patrol. They are working to fill the vacant spots and the goal is to get the officers back Downtown as soon as they can. Officer Wronkoski also passed around some an informational bulletin asking that everyone be aware of some persons of interest.

Weld County Update from Steve Moreno:

Steve Moreno reported that the Centennial Project should be completed by the end of this month and the work on the elevators in the Chase building should be completed by the end of June. He also offered a thank you to the City for their help regarding parking and hopes that the County won't get any more negative reports. In addition, he let everyone know that Roche had received the contract to expand the jail facility and said that they had gotten a favorable report on the Cinco de Mayo on 8th Street event but if you hear anything different, let the County know.

City Updates from Becky Safarik:

Becky Safarik reported that the City is looking at a comprehensive overhaul of parking system, including moving it all into one department, which will make it more effective. She also reported that the City Center is on schedule, on time and on budget and they have a few spots open on Wednesdays or Thursdays for tours so let her know if you are interested. The G Town Tours have started and most of the tours are full and have waiting lists, the Governor will be at City Hall on Friday at 1:30pm to sign two bills having to do with Child Welfare, the new Municipal Judge will be sworn in on Friday at 5:30pm and the outdoor Farmer's Market kicks off on Saturday.

Public Realm Report from Mike Ketterling:

Mike Ketterling reported that the Public Realm Committee held their May meeting

Façade Grants

The committee approved a Façade Grant in the amount of \$1,622 for Tower 56 for new doors. The total cost of the project is \$3,244.

Art

The mural is done on the Warm Hugs building.

The Alley walkthrough art has been placed but the project is not completely done because the lighting still must be done.

This year's Sculpture on Loan pieces have been placed.

Alley

The alley has been power washed and we will see how long it lasts. The DDA and City are working with businesses to keep it clean because it is expensive to have it power washed.

Planters

The planters should be done soon. Happy Life is a little behind schedule because they had to back track and re-plant what was torn out Monday morning

Experience Report from Alison Hamling:

Alison Hamling reported that we are gearing up for the summer.

Advertising

- Alison was on More Bacon Please with Jake & Tiffany on Wednesday
- Met with La Jota Mexicana in hopes of making the Hispanic Community feel more welcome Downtown
 - We will do a small marketing budget with them and they will be helping with outreach

The Nerd Store's Free Comic Book Day on 8th Street

- Seemed to go well and everyone seemed happy – we will work with them to make it bigger and better

Last Week's Events

- The CCI Summit was amazing and we heard lots of raves about city
- The Women's Expo was held for the first time in Greeley but there were not a whole lot of people so we will see what they decide to do next year

8th Street Main Street

- Still working on added events for Friday nights

AgFeast

- At Centennial Village on Thursday, August 30th this year so it will not be Downtown any more but will be in the Creative District

Friday Fest

- There is approximately \$28,000 in sponsorships committed at this time

Monster Day

- Will be August 18th and it is expanding to be bigger and better than last year

MayPlay Music Festival

- Despite the weather, the turnout was pretty good – the interns and Alison hung ribbons around the plaza and Ryan Gentry's staff are going to help tear them down

Broncos Carne Asada

- Will be in Lincoln Park on July 14th and we will be helping with event permits

GDA Report from Susan Herold:

Susan Herold reported that the GDA would like to thank the Creative District crew for their work on the conference – it was amazing and Armando's award great for him and Greeley. She added that the GDA is grateful to Pam & Crew for all they do. The next GDA meeting is tomorrow at 8am at the Bean Plant Studio.

Executive Director Report from Pam Bricker:

Pam Bricker thanked Travis Gillmore and crew at Phelps Tointon for all that they do for us at no cost- from payroll to accounting!

Commercial & Retail

For Sale:

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

Sold:

1228 7th Avenue (General Lawnmower Sales) – \$225,000 to D and L Enterprises LLC on 4/5/18

824 9th Street (former Sew Downtown) – \$840,000 to Corbin Swan on 4/27/18

800 8th Avenue – \$3.2 million to Steven & Josh Wells on 5/9/18

Pending Sales:

719 7th Street (Stout, Casey & Zito) – under contract, closing in May

1010 11th Street (Goodwill Building) – \$565,000; High Plains Library District purchasing

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

721 13th Street (Greeley Inn) – \$1.3 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)

808 8th Street (Former Moss Rose Bridal) – great retail; 3,000 SF; \$2,200/mo

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

813 8th Avenue (Upstairs Kress)

808 9th Street (Former Greeley Office Equipment) – \$3,500/mo; 3,200 SF

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

931 16th Street (Former Farmer's Pantry)

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

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

Businesses in the Works:

Masonic Lodge – 829 10th Avenue

Tower 56 Distillery – 825 9th Street, Unit B

Luna's Tacos & Tequila – 806 9th Street

In the News

Sampling of news stories attached

Creative District

Fantastic Colorado Creative Industries conference in Downtown last week - many positive comments about our Downtown!

University District

Bear Biz ramping up - UNC has staff involved and another meeting is planned soon

Had first meeting with architects about 16th Street design - great attendance – Becky reported that they had reached out to the hospital about being involved and they are looking into how they can be involved

8th Street Business Group

Hosted their first event - Free Comic Book Day - and all felt good about it

Looking at hosting Family centered activities on the 8th Street plaza on Friday nights

The Greeley History museum working on wording for historic plaques

Entertainment and Fun

FUN is about to ramp up in a BIG way!

Greeley Multicultural event expanding and being hosted at Zoe's/Belair on October 20th

Library

Library board purchased the Goodwill building to secure location for now

I have met the new Library director and plan to continue dialogue with him about downtown library's future

Homeless Coalition

The Navigation Center will be opening soon – have run into some mold issues that will delay the planned opening

Several affordable housing projects in the works

Residential Development

Bulldozers busy on the Richmark Project!!

Office Space

We have moved back in and very pleased with renovations but are still working on noise control and have some suggestions to improve

We have a new part time employee starting next Wednesday – Dee Davis — as an administrative assistant and Karen will be expanding her work more in the event area

Other

Bianca Fisher reported on ULI (Urban Land Institute) Northern Colorado – Got invited through the Ft. Collins Executive Director and they want to make it more regional. Members include agents, planners, municipal, attorneys, etc. involved in land management talking about issues that are very applicable to Downtown. Bianca feels it would be a good group to be a part of and dues is \$220.

Additional Comments:

On June 2nd the County will be honoring Vietnam Veterans at the Windsor Rec Center

Be sure to come out for Blues Jam - June 8th in Downtown Greeley and June 9th at Island Grove Park

Meeting adjourned at 8:37am and the Board then interviewed Bianca Fisher regarding her future with the Downtown Development Authority.