

**. Greeley Downtown Development Authority  
Minutes – Board of Directors Meeting – July 19, 2018**

*Board Members in Attendance:* 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; Brian Seifried, Luna's Tacos And Tequila

*Additional Attendees:* Becky Safarik, City of Greeley; Steve Moreno, Weld County Commissioners; Chief Mark Jones, Greeley Police Department; Sgt. Dennis Lobato, Greeley Police Department; Susan Herold, The Bean Plant Studio; Mary Roberts, Lincoln Park Emporium

*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, Yoaly Morales, Intern; Logan Strous, Intern

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**Meeting Called to Order:**

Drew Notestine called the meeting to order at 7:35am and welcomed Brian Seifred to the Board. There were four applications to the board and the City Council approved Phil Grizzle, Tom Grant and Brian Seifried. Alison Hamling introduced interns Yoaly Morales and Logan Strous. Following introductions, Drew thanked Mary for her service to the board and presented her with a plaque.

**Minutes:**

Drew Notestine referenced the June DDA Minutes. Robb Casseday moved to approve, Tom Grant seconded, motion carried.

**Treasurer's Report from Ken Schultz:**

Ken Schultz reported that the TIF Account is at \$820,003.40 with \$154,354 dedicated to the hotel. That still leave us about \$625,649 which is more than we anticipated. We have been receiving MIL Levy payments and we are in line with contributions which puts us above where we were at this time last year.

**Safety Report from the Greeley Police Department:**

Drew welcomed Mark Jones, the new Chief at the GPD. Chief Jones said that his priority right now is staffing and he hopes that by next summer, the presence downtown will be back to where its been in the past. Sgt Lobato reported that there had been 416 calls but a lot of those have been proactive contacts with the GPD trying to figure out who is who. He also passed around some informational bulletins on some of the chronic nuisances in the area so everyone is aware of them, let everyone know that the GPD is trying to visit the park after hours, and brought up the vandalism in the alley which Bianca let them know we might have a lead on thanks to the camera at Stuft Burger.

**Weld County Update from Steve Moreno:**

Steve Moreno reported that the Centennial Center sidewalks are completed, the update of the 2nd elevator in the Chase Building is going slower due to Verizon cables and they are looking for the project to take 90 days, the Briefcase Sculpture will be going back to DIA since it was just a Sculpture On Loan, Animal Health has brought up the fact that some of their employees are concerned about leaving at night so they have met with the GPD and are considering hiring some more of their own security, and this is the 100th Anniversary of the Weld County Fair.

**City Updates from Becky Safarik:**

Becky Safarik reported

**City Center Project**

Is right on schedule and on budget and a September 4th grand opening is being planned - it will be on Council night and will include the unveiling of the new art and a ribbon cutting

**Parking**

The parking evaluation continues downtown

**Maddie Corridor**

Permits should be pulled soon for 8th Avenue projects

**16th Street Improvements**

Will have an open house on July 31st at Margie's Java Joint to discuss how to make 16th Street better between 7th Avenue and 10th Avenue

The city also has stencils that can be used to make bear tracks on streets/sidewalks/crosswalks if anyone is interested

### **Other**

The Rainbow Motel renovations continue and the Urban Renewal Authority has offered to help with a short term loan to make the process go faster

The Annual Billie Martinez Block Party will be Friday, August 24th from 4:30-7:30pm at the Rodarte Center. Armando is doing a literacy mural on the east portion of the Center and will also be giving a talk that evening. And, they are doing a ginormous new front entry on the west side

Greeley Creative District Cacophony of Creatives will be October 25th and will focus on marketing for creatives

Party for Poudre will be on September 12th and part of the focus for the Trail will be connecting downtown to trail – Bianca suggested paving the 8th Street Section and working on signage

University District will be setting up “Doc Talks” - evening Lectures which will be hosted off campus

Greeley Unexpected will be transitioning to new messaging and meetings will be set up to get input

### **Economic Development Report & Public Realm Update from Bianca Fisher:**

Bianca reported that the Economic Development Committee met Tuesday and came up with a couple of recommendations to board regarding Façade Grants and a Policy Change

#### **RECOMMENDATION 1 APPLIES TO BOTH FAÇADE GRANT AND FAÇADE INCENTIVE PROGRAMS:**

Recommends approval of revision that would also include elements that enhance parking lot experiences as eligible facade expenses. Revision is open to property owners only and would not include maintenance

Ken Schultz moved to approve the recommendation, Tom Grant Seconded, motion carried

#### **RECOMMENDATION 2 APPLIES TO THE FAÇADE INCENTIVE PROGRAM ONLY:**

Recommends allowing for work that has been started up to 6 months prior while ensuring that the Board still has the discretion to approve the eligibility of the previous work.

Ken Schultz moved to approve, Robb Casseday seconded, motion carried

#### **THE COMMITTEE RECOMMENDED THE FOLLOWING POLICY CHANGE:**

Consider projects on a case by case basis if a Façade Grant or Façade Incentive applicant comes back to us because the project has gone over budget which can likely happen in old buildings. If the difference is \$10,000 or less, staff will have administrative authority to approve. If the difference is over \$10,000, the project needs to go back to the economic development committee for review, and then a recommendation will be made to the Board.

Brian recused himself from the discussion and voting because he has a project in the works

Bianca also reported that the camera system we are using is not reliable and she is exploring other options and networks. The discussion has just started so it will go back to the Public Realm committee before coming to the board. She has talked to Blazen about a MESH Network and Sgt. Dennis Lobato suggested that she talk to Detective Gillmore with the GPD.

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

Alison Hamling reported

#### **Greality**

- Will have downtown section in the next issue to come out

#### **Bike to Work Day**

- Was a success but need to have discussion with the organizers regarding how many stops were close to each other in the Downtown area

#### **Friday Fest**

- Have had wonderful attendance and the numbers are up
- Doug's Diner and Tower 56 have reached out and been approved by the association to participate, but they are still waiting on all their paperwork
- During Friday Fest last week, Greeley Office Equipment showed the shared work space that he has been working on and he has some of the desks rented out already
- Dave Beegle and the Jurasicactors are performing this Friday
- Next Friday is the Arts Picnic kick-off
- The Modnicks will be kicking off Chatauqua on August 3rd

#### **Event Center in the old Hispano's location**

Alison attended the hearing and their request has been delayed due to some paperwork issues

#### **Monster Day**

- Will be August 18th and it will be huge this year and really incredible

## **OktoBREWfest**

- Working on sponsorships at this point – will be reaching out to board members regarding possible new sponsors
- Looking to expand adult inflatable games section if we have enough volunteers to generate more income & more fun
- We are watching Independence Institute lawsuit against Stampede regarding allowing petitioners at events – it was decided that the best thing to do at this point was to let the petitioners in until there is a court ruling

Mary – October 6<sup>th</sup> – Assistance League art show at the Kress – How to re-purpose – Selling advertising in booklet – Mary has information on it – Reception at Dougs on October 5<sup>th</sup> at 5pm

Creative District – October – Arts Month – Have logo to use

Mary – Focus Groups for Library – Mentioned downtown library and others agreed – Send notice to board about other focus group

## **GDA Report from Susan Herold:**

Susan Herold reported that it is exciting to read all that is going on Downtown and invited everyone to the GDA meeting tomorrow at Accessories With A Flair!...and Hair at 8am

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

Pam reported

### **Commercial & Retail**

#### **For Sale:**

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

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

#### **Sold:**

**1010 11th Street – \$565,000 to High Plains Library District on 6/14/18**

**710 12th Street – \$250,100 to Moffat Flats LLC on 6/29/18**

#### **Pending Sales:**

**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)**

**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) – opening 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**

#### **Businesses Now Open:**

**Tower 56 Distillery – 825 9th Street, Unit B**

#### **Businesses in the Works:**

**Millenium Event Center – 815 10th Street**

**Luna's Tacos & Tequila – 806 9th Street**

**Valorie Randall Boutique – 824 9th Street – Grand opening 25th-26th**

**Hair Salon – 808 8th Street**

**Masonic Temple event center – 829 10th Avenue**

## **In the News**

Sampling of news stories attached and she called everyone's attention to article in the Ft. Collins Coloradoan

### **Creative District**

AgFeast will be August 30th at 5:30 at Centennial Village - please save the date for this major fundraiser.

Looking for sponsors, silent auction items and attendees!

### **University District**

There will be a neighborhood meeting on concepts for changes to the 16th Street corridor on July 31st from 4:30- 6:30pm at Margie's. All are welcome.

Richmark is hosting a neighborhood meeting on their projects today at 4:30pm.

### **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. I have applied for a Bohemian Foundation grant to support the music.

### **Homeless Coalition**

Pam attended a Neighborhood meeting on Tuesday night at the Navigation Center. No one showed up (maybe a good sign). There have been staff changes at United Way and they have delayed the grand opening (for the public) until they have new staff oriented. The Navigation Center is in the old State Farm location next to Sunrise and it will be a place for people to come and connect to resources.

### **Other**

- New spread on downtown in Grealty Magazine in August
- Staff participated in Habitat Women's Build in June
- Luna's Opening soon!!
- The former Greeley Office Equipment is being completely remodeled and they are offering a shared work space - 3 desks rented already
- Bianca graduated from Leadership Northern Colorado!

**Meeting adjourned at 8:55am**