

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – February 20, 2020**

Board Members in Attendance: Phil Grizzle, Chair & Zoe's Café & Events; Drew Notestine, Vice Chair/Secretary & Thomas & Tyler LLC; Mike Ketterling, Northern Engineering; Linda Winter, Accessories With A Flair!...and Hair; Tommy Butler, Greeley City Council; Tom Grant, Grant & Hoffman; Matt Anderson, Ancon Construction, Justin Ghofrani, Kress Cinema & Lounge; Brian Seifried, Luna's Tacos & Tequila; Logan Richardson, Richmark Companies

Additional Attendees: Officer Andy Wronkoski, Greeley Police Department; Alex Alvarez, C3 Realty; Suzanne Sereff, Warm Hugs & Gifts

DDA Staff in Attendance: Bianca Fisher, Executive Director; Alison Hamling, Director of Downtown Experience; Abby Froom, Administrative Coordinator; Karen Baumgartner, Project Coordinator

Meeting Called to Order:

Phil Grizzle called the meeting to order at 7:36 am.

Minutes:

Phil Grizzle referenced the January DDA Minutes. Tom Grant moved to approve, Matt Anderson seconded, motion carried.

Treasurer's Report:

Phil Grizzle reported that we will review financials at a further board meeting and reminded everyone that we are moving to a quarterly review of financials instead of monthly.

Safety Report from the Greeley Police Department:

Officer Andy Wronkoski reported that not much has changed from last month and they've had almost the same amount of calls. There has been an increase by about 60 incidents in officer traffic stops now that more officers are back on the streets. Transients have been located staying on 8th Street in a parking lot. There were a few dumpsters between 8th Street and 9th Street that were tagged with graffiti. GPD will be sending images of the graffiti out to schools to see if teachers can recognize the artwork and asked that if you see any graffiti, please contact GPD.

Weld County Updates from Steve Moreno:

Steve Moreno reported that they are still moving forward with their office changes such as moving the coroner to a new location and bringing in the new judges. The Board of County Commissioners swore in Kevin Ross as the new County Commissioner, and he began his role on 2/19/2020. He will start by touring different areas of the county. Don Warden will be staying with the County until 2022 upon which he will leave his position.

Economic Development Committee report from Drew Notestine:

Drew Notestine reminded everyone of the following Board approval made on October 17, 2019: "Based on the latest plan for 85 residential units of new construction proposed by 55+ Resort Apartments, the Economic Development Committee recommends that the DDA Board support the project with 100% TIF reimbursement, less the DDA's 5 mill levy and less the 1.5% Treasurer's Fee, contingent on final approval of the Redevelopment Agreement Resolution that will be drafted by legal counsel and presented to the Board upon completion."

He shared that the referenced Redevelopment Agreement Resolution is complete based on the nearly complete redevelopment agreement for the 55+ Resort Apartments. Bianca has been working with an attorney to review this three-way agreement with the City of Greeley, the DDA, and the developer. The only thing that still needs to be added before the agreement is finalized is the cap amount related to the eligible development expenses and several exhibit items. Drew made a motion to approve Resolution 01, 2020, Mike Ketterling seconded, motion carried. (see end of minutes for Resolution 01, 2020)

Public Realm Update from Mike Ketterling:

Mike Ketterling reported that they had one façade grant application from Blackjack Pizza at 814 16th Street. The building has a shake roof/awning and they wanted to change it to metal but it would not meet City code so the application was denied. The applicant was encouraged to meet with the City and reapply. Dictoguard has started putting in the new cameras downtown and they are currently working on completing the project by the end of the month. There is still discussion of a trash enclosure on the east side of the Area 2 parking lot behind the DDA office/The Moxi Theater. The committee has also been discussing wayfinding signage downtown. They've approved BHA to come up with a guideline document to improve wayfinding and signage which will cost us around \$18,000.

GDA Update from Suzanne Sereff:

Suzanne reported that businesses in downtown are doing well. Mom's Popcorn is a new business located across from the courthouse, and their popcorn is delicious. Attendance for the January GDA meeting was around 28 people. We will be meeting at the Rio tomorrow at 8:00 am.

Experience Update from Alison Hamling:

Alison Hamling reported that she did an events class at UNC which is a great opportunity because the DDA recruits volunteers and interns from there. The Art Alley is being nominated for an award at the Downtown Colorado Inc conference this year which will be held in April in Colorado Springs. The DDA is currently working on Monster Day, Friday Fest, and Blarney on the Block. A Fat Tuesday event will be next week to celebrate Mardi Gras. Merrymakers will be doing some balloon arches at different participating businesses, and there will be various drink and food specials. Gumbo Le Funque will be performing at the Millennium Event Center. Please share these events on your Facebook page.

Executive Director Report from Bianca Fisher:

Property Updates

For Sale:

- 728 16th Street (Roma's)- \$498,000; 1,945 SF
- 930 8th Avenue (AIM Global NoCo)- \$1,175,000; 8,000 SF
- 1120 6th Avenue (old Ice House Building)- \$1.8M; 29,000 SF
- 615 8th Avenue (Academy of Natural Therapy)- \$5.3M; 31,260 SF

For Sale or Lease:

- Various 8th Avenue properties (1024, 1130, 1215, 1228, 1235, 1309, 1320, 1516 8th Avenue)- price negotiable, range of SF, seeking best and highest use

Retail/Commercial for Lease:

- 815 9th Street (former Ancient Wisdom)- 2,675 SF, \$9/SF
- 1619 8th Avenue (former Cisneros)- 720 SF, \$25/SF
- 800 8th Avenue, Ste. 130 & 140- 1,200-5,493 SF; \$15-\$18/SF NNN

- 807 17th Street, Unit C, G & H- 1,328-4003 SF; \$6.50-\$13.50/SF
- 1540 & 1640 8th Avenue (new Maddie Apts)- commercial endcaps; \$30/NNN

Business Updates

New Open:

- Eyebrows Threading and Beauty Express- 908 8th Avenue
- The Law Firm of Antommaria & Rodionov (former Northern Colorado Credit Union)- 1503 9th Avenue

Coming Soon:

- Mr Bravo Pizza & Philly's- 1635 8th Avenue (former Fat Shack)
- Hog Wild BBQ- 905 16th Street (former Kitchen space)

Finance

- Financials will now be presented "quarterly": Jan (Nov, Dec, Year End), April (Jan-Mar), July (Apr-June), Nov (July-Oct)
- Review TIF Cash Flow (will remain monthly)

Economic Development

- Attended the annual BizWest Northern Colorado Economic Forecast featuring a panel representing banking, health care, real estate, and workforce; the outlook? slower growth but no recession
- Had two Broadband meetings to evaluate potential options for citywide broadband and prepare a recommendation to City Council in March; given the estimated \$120M cost, the leaning is toward a public private partnership
- Drew and I met with Ben Fetherston to hear an update of the progress at the 609 Studios and discuss his outstanding financial incentives offered in July 2019; he has officially accepted and is in the process of submitting for his Building Improvement Grant reimbursement

Public Realm

- Attended the City Council meeting, along with Mike Ketterling and Mary Roberts, on January 21st to speak in support of the parking system and recent updates made at the start of the year
- Met with the Public Realm Committee:
 - Reviewed façade grant application from Blackjack Pizza—they will need to revise concept to meet City code and reapply
 - Reviewed two different placemaking/wayfinding proposals and gave approval to move forward with BHA (\$18k vs \$70k)
 - Still working on trash enclosure locations in Area 2 but will need to determine a fair system
- Met with representative from the Greeley Bike Advocacy Group to discuss wayfinding signage to connect UNC and downtown to the Poudre Trail; DDA will contract with BHA to develop design options
- DictoGuard has begun installing the new security cameras and should have them completed by the end of the month; we will only need 8 instead of 15!

Promotion & Community Partnerships

- Met with two different photographers about building a portfolio of strong downtown imagery for the website, social media, and other media inquiries; will be finalizing the contract soon

- Shared about Downtown Greeley happenings at the monthly BizWest Editorial Board meeting
- Met separately with new City Council members Ed Clark, Tommy Butler, and Kristin Zasada about downtown growth and current projects
- Represented the DDA Board at the City Boards & Commissions Reception—thank you to you all for serving our downtown community!
- Attended a three-day “Building Better Place” conference in Grand Junction put on by Community Builders in partnership with the Department of Local Affairs; the focus for our group was to form better connections with the County especially as it relates to shared or overlapping assets (like downtown, the Poudre Trail, etc.)
- Continue to work with our web developer on the new website—just received the beta site and it’s looking great!

Downtown “In the News” Highlights

- Greeley Tribune Opinion: Fixing downtown’s grocery woes will require creativity
- Even with all of downtown Greeley’s recent progress, opportunity exists to continue pushing forward
- The wait is about over, as Hog Wild BBQ prepares to open in downtown Greeley
- Greeley continues to tweak downtown parking system
- Downtown Greeley lofts are reshaping the concept of community
- Mom’s Popcorn brings the steak, the sizzle and 30 flavors of popcorn to downtown Greeley
- Original Roma restaurant building, brand up for sale, as current owner hopes business continues
- Patrick’s Irish Pub: pouring stories in a glass
- Lonesome Buck Brewing Co. and Tower 56 Distilling face off for Beer vs. Spirits II
- Rio Grande Restaurant to showcase citrus inspired specialty menu

The meeting adjourned at 8:24 am

RESOLUTION 01, 2020

OF THE BOARD OF DIRECTORS OF THE GREELEY DOWNTOWN DEVELOPMENT AUTHORITY APPROVING A REDEVELOPMENT AGREEMENT (1100 8TH AVENUE) RELATING TO THE CONSTRUCTION AND REDEVELOPMENT OF A RESIDENTIAL PROJECT IN THE DOWNTOWN DEVELOPMENT AREA IN ACCORDANCE WITH THE PLAN OF DEVELOPMENT

WHEREAS, the Greeley Downtown Development Authority (the "Authority") has been duly organized in accordance with Part 8 of Article 25, Title 31, Colorado Revised Statutes, as amended (the "Act"); and

WHEREAS, 1100 8th Avenue, LLC (the "Developer") is the owner of certain real property situated at 1100-1108 8th Avenue (the "Property") within the downtown area of the City of Greeley, Colorado (the "City"); and

WHEREAS, the Developer has proposed developing the Property as a mixed-use multi-family residential and incidental retail project, which may also include office, restaurant, bar, and accessory uses, together with related amenities and uses on the Property (collectively, the "Project"); and

WHEREAS, the City and the Authority have determined that it would be in the best interest of the inhabitants of the City for the Project to be constructed on the Property; and

WHEREAS, in connection with the financing and construction of the Project, the City, the Authority and the Developer desire to enter into a Redevelopment Agreement (1100 8th Avenue), hereinafter referred to as the "Redevelopment Agreement;" and

WHEREAS, there has been filed with the Board a substantially final draft of the Redevelopment Agreement; and

WHEREAS, certain members of the Board have a specific financial interest in the Project, defined as a matter in which the member would receive a benefit or incur a cost substantially greater than other property owners within the district, and all such conflicts of interest have been disclosed to the Board and all such persons have refrained from taking official action in accordance with Section 31-25-819, Colorado Revised Statutes, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF GREELEY, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY THAT:

Section 1. Findings. The Board hereby finds and determines, pursuant to the Constitution, the laws of the State of Colorado and the Act, and in accordance with the foregoing recitals, that adopting this Resolution and approving the Redevelopment Agreement to promote the construction and development of the Project, will serve a public purpose, is necessary, convenient and in furtherance of the Authority's purposes, and promotes a development project within the boundaries of the plan of development area in accordance with the Plan of Development of the Authority.

Section 2. Ratification. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Board or the officials, employees or officers of the Authority, directed toward financing the construction and redevelopment of the Project and the execution and delivery of the Redevelopment Agreement, be, and the same hereby is, ratified, approved and confirmed.

Section 3. Approval of Redevelopment Agreement. The Redevelopment Agreement is hereby authorized and approved, and the Authority shall enter into the Redevelopment Agreement in substantially the form that is on file with the Board, but such Redevelopment Agreement may be completed, corrected or revised as deemed necessary by the parties thereto in order to carry out the purposes of this Resolution and as the Executive Director of the Authority shall approve, the execution thereof being deemed conclusive approval of any such changes.

The Chair is hereby authorized and directed to execute this Resolution. The Executive Director is hereby authorized and directed to attest this Resolution and to execute and deliver the Redevelopment Agreement, for and on behalf of the Authority.

Section 4. Authorization to Officers. The officials, officers and employees of the Authority shall take all action which they deem necessary or reasonably required in conformity with the Act to enter into the Redevelopment Agreement and for carrying out, giving effect to and consummating the transactions contemplated by this Resolution and the Redevelopment Agreement.

Section 5. Effective Immediately. This Resolution shall be in full force and effect immediately upon its passage and approval.

Passed and adopted this 20th day of February, 2020.

Chair

ATTEST:

Executive Director