

**Greeley Downtown Development Authority
Minutes – Board of Directors Meeting – June 21, 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; Tom Grant, Grant & Hoffman, P.C.; Mike Ketterling, Northern Engineering Services; Justin Ghofrani, The Kress Cinema & Lounge; Matt Anderson, Ancon Construction

Additional Attendees: Becky Safarik, City of Greeley; Steve Moreno, Weld County Commissioners; Officer Matt Walsh, Greeley Police Department; Susan Herold, The Bean Plant Studio; Will Jones, City of Greeley; Allison Baxter, 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, Yoaly Morales, Intern

Meeting Called to Order:

Phil Grizzle called the meeting to order at 7:35am and welcomed Will Jones and Allison Baxter with the City of Greeley and Intern Yoaly Morales

Minutes:

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

Treasurer's Report from Ken Schultz:

Ken Schultz reported that the P & L year to date is looking good with most of the income is attributed to Mill Levy income received, GDA dues and contributions to the DDA. Payroll and other expenses are in line with what was projected.

Safety Report from the Greeley Police Department:

Officer Matt Walsh reported that there had been 430 calls and a vast majority of those were traffic stops and neighborhood patrols. One of those calls was regarding a stabbing that had taken place Downtown which resulted in an arrest thanks to the Downtown cameras. Officer Walsh also passed around police bulletins regarding several transients that had been causing some issues in the area and he went over the GPD 911 policy. If reporting a fight or crime that is in progress, use 911. If reporting a Non-Emergency, call 970-350-9600. Bike patrol officers will be back Downtown on Tuesday-Friday from 2-5pm after the Stampede is over.

Weld County Update from Steve Moreno:

Steve Moreno reported that work on the Elevators in the Chase building has been extended due to a Verizon cable that is in the way and he wanted to assure everyone that the basement in the Chase Building, which is where elections equipment is being stored and ballots are being delivered, did not flood and the issue involved a small leak and a little wet tile. He also reported that an agreement has been reached for the Brix patio extension, the Centennial complex sidewalk project is complete and that they are trying to stay on top of parking issues regarding occasional violators and parking for election officials.

City Updates from Becky Safarik:

Becky Safarik reported that council members were at a meeting which is why they could not attend the DDA Board meeting and that the City Center construction is scheduled to be completed on August 1st with the full building open for business on September 4th. She also reported that there were some issues with water during last week's storm but that the ballot box was okay and didn't take on any water or damage.

Economic Development Report from Bianca Fisher:

Bianca Fisher reported that she gave a quick update of where we are at with the TIF accounts at the beginning of the Economic Development Committee meeting and then the committee reviewed a Façade Grant application from Damon Smith regarding the building just to the south of the old Ice House at 530 12th Street which he is looking to renovate/revitalize. The total project cost is \$300,000 and the Façade work is \$30,000 plus. The Economic Development committee recommended a grant up to 10% of the total project cost at no more than \$30,000. Discussion regarding the recommendation centered around the fact that we still need to consider what the building impact will be and what contribution it will make to the overall improvement

of the district, the fact that the PUMA study indicated that this will be an expansion area, and whether we should look at the applicant's financial abilities. Justin Ghofrani moved to approve the Economic Development committee's recommendation, Mike Ketterling seconded, motion carried.

There were several questions that arose regarding Façade Grants during the Economic Development Committee's meeting including should work previously done should count, what time frame should be considered when looking at previous work and whether parking lot improvements should be considered. As a result, the Economic Development Committee came up with a recommendation "to amend the guidelines of the Facade Incentive Program to allow for the commencement of any eligible non-facade related work at a maximum of 6 months prior to Facade Incentive approval. Furthermore, to amend the guidelines of both the Facade Grant Program and the Facade Incentive Program to allow for the following uses as eligible "facade" improvements: any improvement that enhances parking lot experience, such as bike racks, parklets, landscaping, etc. In order for applicant to take advantage of these additional improvements, applicant must be the property owner." Ken Schultz moved to approve the Economic Development Committee's recommendation, Tom Grant seconded, motion carried.

Phil Grizzle recommended that the committee look at the other issues raised during the board discussion including can a business come back and ask for more money if the project is over budget and should insurance be required to cover natural disasters/weather and bring recommendations back to the board.

Public Realm Report from Mike Ketterling:

Mike Ketterling reported that the Public Realm Committee held their May meeting on the 6th

Façade Grants

The committee approved a \$2,500 Façade Grant to Brix Brewery & Taphouse for their patio

Art

The art and lighting in the alley are done

Alison Hamling reported that hail had damaged the mural on the side of the alley walk through (note: this was an older mural commissioned by a former building owner)

Alley

Will be power washing the alley once a month through October

Parking Report from Will Jones:

Will Jones reported that last Wednesday-Friday he had one-on-one meetings regarding parking with over 20 people. Issues discussed during the meetings include the fact that money has been received from City Council and license plate recognition is coming. Also discussed was the fact that he walked 9th Avenue and in one day he found 42 cars parked on the street that had hang tags for parking lots, the fact that the top parking offenders have \$26,000 in out tickets and the fact that the City doesn't have the ability to contact out of town offenders. He is hoping to have the License Plate Recognition equipment and adjustments to city code by the end of the year. He also reminded the board that we have to manage the parking that we have first before moving towards a parking garage. If anyone is interested in discussing the parking issue, Will would be willing to take your feedback.

Executive Committee Report from Phil Grizzle:

Phil Grizzle reported that they the Executive Committee is engaged in discussions regarding Pam's retirement and are in the process of offering Bianca Fisher the position. He also reported that Mary Roberts will not be renewing her board position, so this is her last official meeting. As a result, we have a board opening which is open to anyone who meets the requirements and is confirmed by the City of Greeley. If you have any ideas on potential board member, give the DDA a call.

Experience Report from Alison Hamling:

Alison Hamling reported that we are gearing up for the summer

Friday Fest

- Have had some very successful Friday Fests
- This week is the WeldWerks Invitational Kick-Off
- Changes have included making sure that gate sitters are 18 or over per a request from Officer Andy Gillmore, revised guidelines and rules for buskers (regarding space available and the fact that they are not allowed to charge but are working for tips only) and business on site and an application process and \$50 fee for those wanting to sell items.

Monster Day

- Will be August 18th and it is expanding to be bigger and better than last year
- Distortions will be partnering with Blazen and will have some of their larger pay to play features in Lincoln Park
- The folks from Trans World will be in town checking out this year's event to see how they can help grow it next year

AgFeast

- Will be on a Thursday night at Centennial Village on August 30th so it will not be Downtown this year but will be moving back outside

GDA Report from Susan Herold:

Susan Herold reported that last week's GDA meeting included presentation from Will Jones and the Bear Biz Intern and she also wanted to thank Alison for all the work she does to provide fun.

Hotel Report from Matt Anderson:

Matt Anderson reported that they had to augment the soil in front of hotel and replant the sod and plants. He also reported that there is a new GM and Executive Chef for Meeker's and you can already feel a change taking place. Please let the ownership group know if you see any issues that need to be addressed.

Executive Director Report from Pam Bricker:

Pam wanted to say how well hotel doing from the conference side and wanted all to know that we will be working with Visit Greeley on signage for incoming conferences

Commercial & Retail

For Sale:

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

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

Sold:

719 7th Street – \$590,000 to Johanna Mueller, Ciara & Ian Gavin, Stan Scott on 5/7/18

1625 8th Avenue – \$210,000 to 1625 8th Avenue LLC (Ralph Cowles Jr) on 6/6/18

Pending Sales:

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)

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) – open 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:

Bella's Salon – 916 8th Avenue

Prestige Window Tinting – 1228 7th Avenue

Syntax Spirits Distillery – 700 6th Street

Soundview Medical Supply – 809 9th Street

Food Mart – 908 8th Avenue

Trinkets-n-Treasures – 709 10th Street

Tony Roma's – 701 8th Street – Went to open house – Food and renovations were good

Businesses in the Works:

Tower 56 Distillery – 825 9th Street, Unit B; OPENING tomorrow! – All invited to soft opening for downtown business owners and board

Hair Salon – 808 8th Street

Luna's Tacos & Tequila – 806 9th Street

Masonic Lodge – 829 10th Avenue

In the News

Sampling of news stories attached

Creative District

AgFeast will be August 30th at 5:30 at Centennial Village - please save the date

Pam attended the Colorado Business Council for the Arts meeting in Fort Collins yesterday

Pam hosted a mural tour for the Colorado Education Initiative conference on Wednesday

Cacophony held on Legal issues for artists on Wednesday.

University District

UNC intern for Bear Biz attended the GDA meeting last Friday and he has focused exclusively on growing this program.

8th Street Business Group

Some businesses still hosting Friday night activities

We will be producing historic plaques soon

Entertainment and Fun

Greeley Blues Jam, Friday Fest kick offs, Bike to Work Day, Monster Day, Multicultural Festival!

Homeless Coalition

Open House for the new Navigation Center will be July 18th from 5-7pm - They are hiring staff and hope to be operational by August 1st

Attended Library presentation by Ryan Dowd.

Other

- New spread on downtown in Greality Magazine in August and February
- Pam attended retirement ceremony for Jerry Garner
- Pam met with new president of Bank of Colorado - considering downtown presence
- The DDA Staff will participate in Habitat Women's Build this afternoon
- Pam attended the VIP opening of Tony Roma's at Clarion
- Residential building project is close to getting approval from city to break ground

Meeting adjourned at 9:05am