

**Greeley Downtown Development Authority  
Minutes – Board of Directors Meeting – September 20, 2018**

*Board Members in Attendance:* Phil Grizzle, Chair & Zoe's Café; Drew Notestine, Vice Chair/Secretary & Thomas & Tyler LLC; Justin Ghofrani, The Kress Cinema & Lounge; Robb Casseday, City Council; Brian Seifried, Luna's Tacos And Tequila; Linda Winter, Accessories With A Flair!...and Hair; Mike Ketterling, Northern Engineering Services; Logan Richardson, Mineral Resources, Inc.

*Additional Attendees:* Steve Moreno, Weld County Commissioners; Sgt. Dennis Lobato, Greeley Police Department; Officer Rebecca Ries, Greeley Police Department; Susan Herold, The Bean Plant Studio; Will Jones, City of Greeley; Alison 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

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**Meeting Called to Order:**

Phil Grizzle called the meeting to order at 7:35am

**Minutes:**

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

**Treasurer's Report from Pam Bricker:**

Pam reported that there were not a whole lot of changes to the balance sheet but did point out the additional expenses this year including cost for moving and purchasing items for office set up. We should see the expenses and income from OktoBREWfest at the next meeting and, In November, the board will be voting on new and amended budget.

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

Officer Ries reported on statistics from the previous month and handed out bulletins on some of the "knowns" who hang out in Lincoln Park so we can be aware of who they are. The GPD is working to connect them to services if they want it.

Sgt. Lobato reported that a 3rd Downtown Officer will be starting on September 28th so there will be two officers Wednesday-Sunday from Noon-10pm and one officer Sunday-Wednesday from Noon-10pm. He also let everyone know that he will be moving to the Detective Unit from the NAT and Sgt. Matt Patella will be replacing him on the NAT Unit.

Officer. Ries added that Kool-Aid with a Cop will beat the Farmer's Market this weekend

**Weld County Update from Steve Moreno:**

Steve Moreno reported that the County is wrapping up downtown projects but Verizon not working on their issues with the 2nd Elevator until November. The design process for the new jail is moving forward, the County is discussing their concerns with Proposition 112, and parking always seems to be the conversation, but the County is not willing to open their lots at this point for additional permit parking.

**Parking Report from Will Jones:**

Will Jones reported that he has spent a lot of time meeting with folks and gathering input. He is trying to look at parking as a whole and knows that not everyone will be happy. His goal is to improve management and utilize what we have better.

5 parking levels have been identified

- Wild West – if no problem, why restrict?
- 2 Hour Parking with No zone Restriction
- 2 Hour Parking with Zone Restriction – 2 block walk  
*Option 2 and 3 allows to pay to stay (Per hour with a \$10 max for the day via smart phone or call in)*
- 2 Hour Parking with Zone Restriction with no ability to pay
- Paid Parking

Any significant changes will be implemented at the 1st of the year  
Permit area changes

Transitioning to zones which allow for folks to park in lots anywhere within the zone (between 8-5) in an effort to keep on street parking for customers and visitors downtown

Fees:

1st ticket is a warning (not including fire lane, handicap or fire department)

2nd ticket is \$15

3rd ticket is \$30

4th ticket or more is \$45

If tickets are not paid within 15 days, there will be a fine increase

For outstanding parking tickets, the city will use a Boot or Barnacle

In an effort to centralize the process, parking management will move to Public works and Will Jones is the person to go to

To help with new plan

License Plate Recognition

Develop a card with parking bullet points that businesses can share with customers

Will work with the DDA to help make downtown businesses ambassadors

Signage and education will be the biggest piece

This process could be painful, hard and will require a lot of education but it's the opportunity to gain a lot of valuable data that could move us closer to a parking garage

Contact Will at 970-301-2437 with any questions

### **City Updates from Robb Casseday:**

Robb Casseday reported that the new City Center is up, open and operating. There have been some technical glitches happening but the City is on track to get them handled.

At the next council meeting, council members are looking to propose and ratify the Council's stand on Proposition 112.

The Council has sent the no smoking in public parks and open spaces proposed ordinance back to staff.

Before voting, Robb and Jon Smail would like to get feedback and let Robb know if the board would like to take a stance on this issue.

### **Public Realm Update from Mike Ketterling:**

**No Report**

### **Experience Update from Alison Hamling:**

#### **Monster Day**

Was a huge success with close to 7,000 attendees and we have a good donation to make to Don'T Be A Monster anti-bullying campaign. They will be making a presentation at Brentwood.

Closing off 9th Avenue was a good idea.

#### **AgFeast**

Have found new home at Centennial Village for this event and it was good fundraiser for the Creative District.

#### **OktoBREWfest**

Alison asked everyone to take posters and handbills to hand out.

We need more Volunteer Sign Ups - Karen will send the Sign Up Genius link out to everyone.

New activities this year include an Aerialist and Big Kid Inflatable Games.

There will be a great mix of beers and two spirits vendors.

Entertainment lineup looks good.

#### **Trick or Treat Street**

Will be Friday, October 26th from 4-6pm

#### **Other**

Robb added that Friday Fests have been excellent, the bands have been over the top and Alison has done a great job.

### **GDA Update from Susan Herold:**

Susan Herold reported that GDA meeting is tomorrow morning at 8am at Tower 56 Distillery. Come by, meet other business people and hear what they are doing.

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

Pam Bricker started by clarifying that we are not taking a stance on Proposition 112 during OktoBREWfest.

The booths that will be at OktoBREWfest are part of paid sponsorships.

## **Commercial & Retail**

### **For Sale:**

**609 8th Avenue (University Tower)** – \$6,850,000 – The Patio will be closing soon also

**1412 8th Avenue (Dollar General)** – \$1,227,000

**601 10th Street (Trinidad Bean Building)** – \$925,000

### **Sold:**

**807 17th Street (Chipotle Building)** – \$2,974,000 to Cinsique LLC (Darlene Arber) on 8/17/18

### **Pending Sales:**

**619 8th Avenue (Cisneros)** – \$110,000; closing this month

**1130 8th Avenue (Firestone Auto)** – \$1.2 million; set to close in October

### **Highlighted for Lease:**

**640 9th Avenue (former Woody's Newsstand)** – 2,470 SF retail space; \$12/SF + NNN

**901 16th Street (former Soco's Pizza)** – 800 SF, incl. commercial kitchen; \$1,800/mo. NN

**800 8th Avenue** – great retail space; \$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.

### **Businesses Re-Opened:**

**Country Inn** – 1415 8th Avenue

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

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

**808 Hair & Nail Salon** – 808 8th Street

**Masonic Lodge Restaurant/Event Center** – 829 10th Avenue

## **In the News**

Sampling of news stories attached

### **Creative District**

AgriCULTURE Feast at Centennial Village was very successful.

Pam will be attending a 2-day conference in October in Boulder for a convening of districts - Grand Lake and Grand Junction recently certified.

Planning for March First Friday School District 6 art walk has begun.

Do Tell has selected presenters and event will be November 15<sup>th</sup>.

### **University District**

Bianca attended President Andy Feinstein's annual meeting on Tuesday where he shared some of his vision for his presidency. They are re-examining the role and use of the Campus Commons building. He attended a Friday Fest where the UNC band performed and sold football tickets.

### **Entertainment and Fun**

Lots of fun in the district this month with Monster Day, AgriCULTURE Feast, Friday Fests and more

Upcoming events include OktoBREWfest September 28th and 29th and the Multicultural festival October 20th - the fun never ends!

Help spread the word on volunteers – send to any groups that you may be a part of.

### **Homeless Coalition**

Delay in opening of the Navigation Center because of staff changes but they will be opening in October for Cold Weather shelter

### **Residential Development**

Richmark still waiting for acceptance of ditch improvements/changes from their board but getting closer.

University Tower on the market and unknown future.

### **8th Street Main Street**

Ready to start producing the historic plaques for all building, several businesses have started hosting events, and there is discussion about creating an "entertainment district" in this area next year.

### **Other**

Pam met the new manager of Hilton Doubletree, Mike Hettinger - he appeared very open to more connections with downtown. The Hotel has also improved Meeker's, so let's support them and encourage everyone to give them another opportunity.

Pam attended the BizWest editorial board meeting

Pam Presented to Sears Realtors on Richmark project and potential other residential development.

Pam, Bianca, Alison and Karen attended City Center Grand Opening.

Pam was asked to participate in a meeting in Ft. Collins with the Music District.

The Creative District received a \$1000 award to help pay for musicians at the Multicultural event from the Bohemian Foundation.

Bianca and Pam met with the Blue Cardinal Capital Investment group from Buffalo NY about opportunities in Greeley.

Bob Tointon has been named the 2019 Citizen of the West which is presented during Stock Show in January.

**Meeting adjourned at 9:10am**