

**Greeley Downtown Development Authority
Minutes – Board of Directors January 16, 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; Kristin Zasada, Greeley City Council; Brian Seifried, Luna's Tacos & Tequila; Matt Anderson, Ancon Construction

Additional Attendees: Ben Snow, City of Greeley; Officer Andy Wronkoski, Greeley Police Department, Sean Miller, Greeley Police Department Intern; Alex Alvarez, C3 Realty; Will Jones, City of Greeley

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

Meeting Called to Order:

Phil Grizzle called the meeting to order at 7:34 am.

Minutes:

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

Treasurer's report from Phil Grizzle:

Phil Grizzle reported that Ken Shultz had mentioned at a previous board meeting the possibility of changing how often we discuss financials. He asked if everyone was okay with discussing financials every quarter instead of monthly, and everyone agreed that it was a good idea.

Safety Report from the Greeley Police Department:

Officer Andy Wronkoski reported that last month's calls increased quite a bit because of the holidays. The calls were mostly alcohol related, and there were fights at the Doubletree Hotel as well as Patrick's Irish Pub. Everyone that was involved has been detained and arrested. There were a few people who were stabbed. Traffic stops were up because they had more officers out on the roads. Most of the transients are located south of town close to the Cold Weather Shelter.

City Updates from Ben Snow:

Ben Snow reported that a few months ago the old Lincoln Plaza building was under contract to become residential, but during the building inspection there were concerns so that project is currently on hold. The 55+ Residential project is moving forward, and they are currently working with the City of Greeley. Ben and Becky Safarik had a meeting with the Lincoln Park Library and Matt about the Greeley Tribune building and started discussing some plans and ideas. The Tribune can stay in the building for another 6 months which means the library will take possession this fall.

Parking Updates from Will Jones:

Will Jones reported that they had a good turnout during the parking meetings and thanked everyone for coming. They received a lot of feedback from the public and are working toward coming up with a plan of action on how to go forward with some adjustments to the parking policy. The adjustments made include a reduction of the orange zone, Area 3 to include more space (this has eliminated the waitlist in that area), reduce the price in the non-orange areas to promote parking in these zones, and permit availability with specific focus on downtown residents and property owners. They are also looking at simplifying signage. The City is also discussing a future public parking master plan and are looking at lighting and safety in these areas such as moving toward LEDs and adding additional lights. Will also announced that the Poudre Express started a few weeks ago and is growing every day with an average of 80-100 people a day, and there has been great feedback about the WIFI on the bus which allows people to work while riding.

Public Realm Update from Mike Ketterling:

Mike Ketterling reported that only one new façade grant was turned in for the old Greeley Inn. There is a new owner and they didn't go through the process correctly, and since they didn't follow the process the

DDA decided to give them a variance to the program. We are giving them \$7,500 to support their efforts. The twelve security cameras we have downtown are mostly on 10th, 9th, and 8th, and one on the Chase Building. They are old and the servers are out-of-date, so we are buying new cameras which will cost us \$9,400. Alison reported that we will have a better angle with the new cameras, and we might be able to cut it down to seven cameras instead of twelve. We are still in discussion about a possible trash enclosure behind Luna's/Moxi. A discussion with the City about parking spots still needs to happen. Armando Silva will redo the Einstein mural soon.

Experience Update from Alison Hamling:

Alison Hamling reported that we are working on putting together an event for Fat Tuesday because we have no events during February. We are targeting mainly restaurants and bars for drink and food specials. We will have Balloon Art by Merrymakers and we don't want to go overboard with the beads because of the waste they produce, so we will look for other decorations. The Greeley 150th Birthday committee will try to get the 'Big Boy' steam engine here on a Saturday in June (working on June 20th). She is working on Blarney on the Block sponsors with First National Bank as title sponsor again this year. The Creative District is working on Doc Talks which features doctors giving presentations (not just medical, but people with doctorates). The Friday Fest Association is busy getting their documents (liquor license, tips training, violations) turned in before the season starts in May. Alison encouraged everyone to visit the new popcorn shop, Mom's Popcorn, on 9th Avenue across from the Courthouse.

Executive Director Report (in packet):

Property Updates

Recently Sold:

- Ivanhoe Apartments (4 multifamily + 4 single family homes) – \$10,600,000 on 12/6/19 to Summit Greeley Apts LLC; only 1508 9th Avenue is in DDA district
- 820 9th Street (formerly Florio's) – \$400,000 on 1/2/20 to 820 LTD

Under Contract:

- 608 9th Street (Buckboard Bean) – \$850,000; 0.78 Acres, 9,500 SF

For Sale:

- 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 — restaurant/retail; 3,500 SF; \$15-\$17/SF NNN
- 800 8th Avenue, Ste. 140 — former DMV space; 1,200-5,493 SF; \$16-\$18/SF Gross
- 807 17th Street, Unit C (current Textbook Brokers) — 2,845 SF; \$13.50/SF
- 807 17th Street, Unit H (former EKHO Lounge) — 4,000 SF; \$6.50/SF
- 1540 & 1640 8th Avenue (new Maddie Apts) — commercial endcaps; \$30/NNN

Business Updates

New Open:

- The Ball Joint (meatball restaurant) — 813 8th Street, inside of Brix Taphouse
- Union Colony Underground (tattoo shop) — 1008 8th Avenue
- Mom's Popcorn—916 9th Avenue

Coming Soon:

- Hog Wild BBQ — 905 16th Street (former Kitchen space)

Economic Development

- Attended the 2020 Legislative Update sponsored by the Chamber and held at UNC; Senator Cooke and Representative Young, along with several lobbyists, shared about upcoming bills and issues in our region; much of the discussion centered around transportation and education
- Had a phone meeting with BHA out of Ft Collins to put together proposal for wayfinding and signage; I have received a proposal from Stantec; we will review both at next month's planning meeting

Public Realm

- Met with the Public Realm Committee and discussed Facade Grant request for Greeley University Inn; options for replacing our security cameras; pursuing a trash enclosure for parking Area 2; 3 new Sculpture on Loan pieces; and parking updates provided by Will Jones
- We are working with DictoGuard to have replacement cameras installed before the end of February

Promotion & Community Partnerships

- Attended the Complete Count Committee meeting where we discussed the grant received, upcoming community events and opportunities to share about the Census and discussed on-going and special messaging; mark your calendars for April 1st!
- Shared about Downtown Greeley happenings at the monthly BizWest Editorial Board meeting; meetings will move to a different date to capture more attendees
- Continue to work with our web developer on the new website launch; challenge is not having high quality photos; I will be meeting with a photography company next week to capture strong downtown imagery in 2020
- Met with Tim Cook at the Community Foundation about featuring stories and/or events in Downtown Greeley on their podcast

Downtown “In the News” Highlights

- Greeley Active Adult Center to offer family history class
- Greeley kicks off Hanukkah with annual lighting of the menorah
- The Ball Joint gets food rolling at Brix Brewery and Taphouse
- Looking to do more for others in 2020? Here are 10 opportunities in Greeley
- 9 post-Christmas activities in Greeley, Loveland and Denver

The meeting adjourned at 8:31am