

**Greeley Downtown Development Authority
Minutes – Board of Directors June 20, 2019**

Board Members in Attendance: Drew Notestine, Vice Chair/Secretary & Thomas & Tyler LLC; Ken Schultz, Treasurer; Brian Seifried, Luna's Tacos & Tequila; Mike Ketterling, Northern Engineering Services; Linda Winter, Accessories With A Flair!...and Hair; Tom Grant, Grant & Hoffman, P.C; Justin Ghofrani, The Kress Cinema & Lounge

Additional Attendees: Steve Moreno, Weld County Commissioners; Officer Matt Walsh, Greeley Police Department; Alex Alvarez, C3 Real Estate Solutions

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

Meeting Called to Order:

Drew Notestine called the meeting to order at 7:37am.

Minutes:

Drew Notestine referenced the May DDA Minutes. Mike Ketterling moved to approve, Tom Grant seconded, motion carried.

Safety Report from the Greeley Police Department:

Officer Matt Walsh reported that there were a lot of Downtown traffic stops and 139 neighborhood patrols which means that your downtown officers are on the street making contacts. He also passed around paperwork on how to register your surveillance camera with the GPD, mentioned that the School Resource officers are now assigned to downtown for the summer and let everyone know that the GPD has been working the bridges and river beds and along the Union Pacific Railroad with the Railroad police department.

Treasurer's report from Ken Schultz:

Ken Schultz reported that we are seeing a normal inflation in our balance sheets due to TIF and Mil Levy payments coming in which resulted in \$24,000 in income year to date. July should also be a big cash month for us since June is the time when tax payments are due. Bianca Fisher added that we did receive the \$10,000 contribution from NCMC, Inc. which will be split between OktoBREWfest and other events, and we have received confirmation that Banner's contribution is coming in also but have not heard from Hensel Phelps; Travis Gillmore will follow up with them.

Weld County Updates from Steve Moreno:

Steve Moreno reported on:

- New bathroom codes for the Chase Building.
- Cooling system for the Chase Building – The crane is gone and the coolers are in but it will be a couple more weeks to finalize the project.
- Roofing repairs at the Chase Building – Will be replacing the roof on the 5th, 7th and 8th floors.
- Construction at the Courthouse - Judge Harmon will be getting additional help which means an increase in staff and courtroom needs. Looking at a 2021 completion date.
- Still re-arranging where their staff will be working from and the Coroner will be moving by November of next year.
- Alison Hamling brought Nate from Blazen in to discuss lighting the courthouse for special events and holidays. Will be looking for private funding to help with installation.

City Updates from Ben Snow:

No city update at this meeting

Public Realm Update from Mike Ketterling:

No Public Realm Meeting in June so there is no report beyond mentioning that the Musical Hopscotch in the walkthrough is up and running from 10am-10pm daily.

GDA Update from Linda Winter:

Linda Winter reported that the GDA will meet at Dragon's Cache tomorrow at 8am and the UNC Athletic Director will be there to discuss working with downtown. Business owner's job is now to support Friday Fest

and the other festivals taking place downtown while creating a destination (not just for the bars and restaurants).

Experience Update from Alison Hamling:

Alison Hamling reported:

- Friday Fests are up and running and doing well this year
- The DDA ordered several games for 8th Street – We are trying to enliven and engage 8th Street during Friday Fest from 5-7pm. The only suggestion to date is to place cones along the street to slow down traffic or placing signage that says “SLOW...CHILDREN PLAYING”
- Monster Day – We have a good size vendor list started and Blazen is working with Distortions for their area of the park
- Creative District – Planning AgFeast and Cacophony’s for the year
- Broncos Carne Asada – Will be July 14th in Lincoln Park
- Visit Greeley – During last meeting it was discussed that Greeley is at the top of list in hotel occupancy and the Rainbow Motel invited us for tour and grand opening celebration. The rooms are clean and very modernized, and it is a nice improvement to the entryway to Downtown on the north
- UCCC board – We are working on the Spring schedule
- Arts Picnic Steering Committee – Planning for this year’s event which is the last full weekend in July
- OktoBREWfest – Met with Jim at Triple S and we are working very hard on sponsorships to cover added expenses in the amount of approximately \$9,000 since we now have to rent tables and chairs. Alison made a new sponsor video and has reached out to Rotary and Kiwanis clubs to update them on Downtown happenings.
- Connections Media PR event – There was not a lot of new information, but it was worthwhile due to the connections that were made
- Bike to Work Day is next Wednesday – We have a lot of people joining us at our booth, including JBS
- The new Stampede Kick-off parade is next Wednesday starting at 11am

Executive Director Report from Bianca Fisher:

Bianca Fisher reported:

Property Updates

On the Market:

- 4 multifamily + 4 single family homes investment portfolio—only 1508 9th Ave is in DDA district
- 1503 9th Avenue (former NCCU) – \$450,000, 3,327 SF
- 608 9th Street (Buckboard Bean) – \$849,000; 0.78 Acres, 9,500 SF
- 1120 6th Avenue (old Ice House Building) – \$1.5M; 29,000 SF
- 615 8th Avenue (Academy of Natural Therapy) – \$5.23M; 31,260 SF

Highlighted for Lease:

- 1540 8th Avenue (new Maddie Apts) – commercial endcap; \$30/NNN
- 1640 8th Avenue (new Maddie Apts) – commercial endcap; \$30/NNN
- 905 16th Street (former Kitchen) – 3,610 SF; \$14/SF
- 1320 8th Avenue (Former Deals on Wheels) – brewery/restaurant space
- 710 11th Avenue (Greeley Building) – office spaces available
- 601 10th Street (Trinidad Bean Building)
- 808 9th Street (Former Greeley Office Equipment) – co-working space
- 812 8th Street – 4 offices in Collins, Liu & Associates; \$400-\$500/mo

Business Updates

Now Open:

- 11:11 Boutique – 918 1/2 9th Avenue

Opening Soon:

- Lonesome Buck Brewing (replacing Stuff Burger) – 819 9th Street
- Points West Bank – 940 9th Avenue (former Woody’s Newsstand)
- Restaurant – 800 8th Avenue (south of Aunt Helen’s)

Closed:

- Nolan's Jewelry – 819 10th Street – Aaron Wooten will be expanding his concept into this space

New Locations Downtown:

- Colorado Dance Collective & Miss Wendy LLC – from 1100 8th Avenue to 531 12th Street

Promotion & Community Partnerships

- Reviewed the history and objectives of pursuing highspeed broadband along with a project timeline at the first Citizen Broadband Committee meeting

- Presented downtown happenings and projects to the monthly Greeley Downtown Alliance group
- Attended the quarterly refugee meeting hosted by the Colorado Refugee Services Program
- Shared about Downtown Greeley happenings at the monthly BizWest Editorial Board meeting
- Attend the quarterly Executive Director's meeting hosted by the Community Foundation; topic this month was on social media policies and strategies
- Met with City Council at-large candidate Kristin Zasada to discuss downtown priorities and objectives
- Facilitated a public open house with the University District to share renderings of 16th Street improvements, all of which was well received

Public Realm

- Blazen Illuminations will be doing extensive repair work to overhead electrical lines that power our tree lights that were downed with the storms
- Working with Public Works Department on a strategy to address crumbling planters on the plazas and other issues; repairs will likely happen in the fall
- The musical hopscotch in the alley walkthrough is complete and the feedback has been great! Go check it out!
- New alley art piece was just installed last week to replace an installed piece that had warped over time

Economic Development

- Met with the City about the 55+ residential development; still waiting on final building plans & then will be able to work with legal to draft a joint redevelopment agreement (similar to the Maddie project) for the Board to review.
- Attended a presentation on the findings and recommendations for Greeley and Weld County tourism branding; themes included: peaceful & playful plains, Colorado culture, Western heritage & unique attractions, small town feel
- Alison & I toured the Foundry project in Downtown Loveland hosted by ULI and learned a lot about their residential, hotel, and movie theater development
- Working closely with Upstate Colorado to have the DDA re-certified as an Enterprise Zone Project since our current term expires at the end of the year (thank you Drew & Brain for support letters!)
- The E.D. Committee will be meeting to discuss a potential incentive for the renovations at the 609 Studios (609 8th Ave) and will hopefully bring a proposal to the Board next month

Personnel Update

- We are once again thrilled to welcome Abby Froom to the DDA team as our Administrative Coordinator!

Downtown "In the News"

- The Musical Hopscotch Game
- May Play Music Festival
- Aunt Helen turning 107
- Blues Jam Kick-off at Friday Fest
- The Friday Fest season featuring some new attractions
- Meeker's Restaurant gets a new general manager
- 16th Street Corridor Open House
- Go Cup offers unique festival experience in drinking district
- The Kress' Tiki Bar setup at Friday Fest
- Greeley's "dynamic" performance as an economy and community
- 10 events in Greeley and northern Colorado not to miss this summer (4 take place Downtown)

Additional Announcements:

Steve Moreno reminded everyone that there was a ceremony tonight at the Fallen Officers Memorial at Bittersweet Park

The Meeting adjourned at 8:48am