

**Greeley Downtown Development Authority  
Minutes – Board of Directors August 15th, 2019**

*Board Members in Attendance:* Phil Grizzle, Chair & Zoe's Café & Events; Drew Notestine, Vice Chair/Secretary & Thomas & Tyler LLC; Ken Schultz, Treasurer; Mike Ketterling, Northern Engineering; Linda Winter, Accessories With A Flair!...and Hair; Justin Ghofrani, The Kress Cinema & Lounge; Robb Casseday, City Council; Jon Smail, City Council; Matt Anderson, Ancon Construction

*Additional Attendees:* Becky Safarik, City of Greeley; Steve Moreno, Weld County Commissioner; Officer Arped Baility, Greeley Police Department; Alex Alvarez, C3 Real Estate

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

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**Meeting Called to Order:**

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

**Minutes:**

Phil Grizzle referenced the July DDA Minutes. Justin Ghofrani moved to approve, Linda Winter seconded, motion carried.

**Treasurer's report from Bianca Fisher:**

On the Balance Sheet, Bianca Fisher reported that the City of Greeley TIF Account and the corresponding TIF Improvements Payable Account should offset each other but are slightly off. Bianca and accountant Jen Shute are working to correct that by the end of this year so that we have a better picture and understanding of the TIF Account. She shared that the County is working to remit the \$20,000 TIF under-collection from 2017. We have received \$4,600 of it and should have the remainder hopefully next month. On the final page of the financials, you will find a DDA TIF Loan Funds Summary of Uses. This is a summary of our line of credit only. Bianca and Jen will work on a document that will show where we are at with our internal TIF cash flow so you can get a better sense of Public Realm or Economic Development expenditures to ensure a clearer picture of how TIF funds are being spent.

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

Officer Baility reported that there have not been many issues in downtown, and reminded everyone that there are two full-time police officers assigned to downtown. There will be a large bridge clean up scheduled 8/16 all over the city so there will be more transients moving around the city.

**Weld County Updates from Steve Moreno:**

Steve Moreno reported that repairs on the roofs of the Chase building are starting today. The cooling tower at the Chase building has been installed and is functioning, but they are having issues with noise. They will be opening the County Oil and Gas Department on Sept. 5th and the staff has all been hired. There will be pushback from the public, but a legal team is in place and additional council as well as additional lobbyists have been hired from outside who are experts on the matter. The decision to move forward to re-open the clerk's office in the old Startek building will happen late next year.

**City Updates from Becky Safarik:**

Becky Safarik reported that the city is starting a major remodel on several of their buildings. The city will be spending some of the block grant money for curbs and sidewalks, centering around the Maplewood school area, and Urban Renewal has set aside \$100,000 for new housing projects. A storm drain project is being reviewed for downtown because of all of the flooding that happens when it rains. The Quiet Zone project for railroad crossings is moving forward.

**University District Update from Becky Safarik:**

Becky Safarik reported on the 16th street corridor project, a collaborative project of University District Partners including the City, DDA, Banner, and UNC. They want to do landscaping improvements to dress up the area as well as celebrate canal no. 3 as a distinctive area asset by adding access and pedestrian corridors and enhancing public spaces. This project would make this a safe, pedestrian friendly area, improve access and shop exposure, promote engaging and attractive area identity, improve parking, complement area neighborhood life, and create a positive community connection to the UNC campus. They also want to convert diagonal parking into parallel parking on 16th Street between 8th and 10th Avenues and add bump outs at intersection corners to support pedestrian movements. They will present final plans to the University District partners for comment and endorsement as well as the city council to accept as an area guidance plan. The project would be broken into standalone segments for final design and to pursue funding options to implement in phases.

**Economic Development Update from Drew Notestine:**

No Economic Development update at this meeting.

**Public Realm Update from Mike Ketterling:**

Public Realm did not meet in July so no update at this meeting.

**GDA Update from Bianca Fisher:**

Bianca Fisher reported that the GDA will meet at United Way of Weld County tomorrow at 8am.

**Experience Update from Alison Hamling:**

Alison Hamling reported that Monster Day is happening Saturday 8/17 from 11am-8pm. There will be a huge display that Blazen Illuminations and Distortions are doing called Monster World. The musicians for Friday Fest will be Peter, Paul, and Scary-Gary who will be doing monster themed music all night. The DDA is working hard on OktoBREWfest and sponsorships are down a little bit because a few sponsors are not coming back this year and we have had several extra expenses such as tables and chairs. We are looking to integrate more of what we do downtown with the UCCC shows, focusing on diversity of shows to get more of the community into using the UCCC. Friday Fests wrapping up at the end of this month. The Creative District's AgFeast fundraiser is on August 29th at Centennial Village and 8 chefs will be preparing food that is locally produced.

**Executive Director Report from Bianca Fisher:**

Bianca Fisher reported:

**Property Updates**

On the Market:

- 1503 9th Avenue (former NCCU) – \$425,000, 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

Recently Sold:

- 810 8th Street (Collins, Liu & Assoc.) – \$425,000 on 7/25 to Matt Revitte
- 1117 11th Avenue (8 townhomes) – \$1,692,500 on 7/29 to Ryan & Januari Bond

Highlighted Retail/Commercial for Lease:

- 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 H (former EKHO Lounge) — 4,000 SF; \$6.50/SF
- 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; \$15/SF
- 1320 8th Avenue (Former Deals on Wheels) – brewery/restaurant space
- 601 10th Street (Trinidad Bean Building)

**Business Updates**

Opening Soon:

- Points West Bank & Aunt Helen's Express– 940 9th Avenue (former Woody's Newsstand)

**Promotion & Community Partnerships**

- Discussed next steps and branding options for the City's new image initiative that will be replacing Greeley Unexpected; should be revealed by the end of the year
- Along with the City, hosted a group of 18 city staff from Broomfield to share about the Greeley Creative District and the impact of art and events in Downtown Greeley
- Participated in 'meet and greet' with Vantage Hemp to learn more about the growth of this industry in our area
- Shared about Downtown Greeley happenings at the monthly Greeley Downtown Alliance meeting
- Met with a group from Fort Collins and Loveland to discuss the possibility of partnering together to apply for the Lives Empowered Grant, focusing on the retail sector
- Was interviewed by 9News to talk about the murals in Downtown and the impact of art in the area; segment will be airing in the next week or so
- Attended the monthly ULI meeting and learned about the growth and development occurring in Berthoud, particularly in conjunction with the new TPC golf course
- Planning with Variant Studios for a significant website update to make downtown information easier and more intuitive for people to navigate based on the information they are seeking

#### **Public Realm**

- Met with Bob Hinderaker to discuss how to better connect to the Poudre Trail given that it is such a proximate and valuable amenity to downtown
- Alex Carmona's car piece and possibly one other piece in the Art Alley will soon be decommissioned; new pieces will be solicited and most likely replaced next year
- Will be visiting with the Fort Collins DDA & DBA in a couple weeks to learn more about the trash enclosure project they completed in their alleys
- Exploring options to better clean the plaza sidewalks, especially with the gum stains

#### **Economic Development**

- Working with a potential developer about an adaptive reuse of a property downtown that incorporates a marketplace and retail concept; parking will be a challenge
- The DDA received final approval from the state Economic Development Commission (EDC) for re-certification as an Enterprise Zone Project for 2020-2024
- Check out the Maddie Apartments website—[maddieapartments.com](http://maddieapartments.com)—to see the latest floorplans and amenities of the Boone, Walker and Eliot apartment buildings

#### **Downtown "In the News" Highlights**

- Aunt Helen's expanding to second location ahead of schedule, moving into old Woody's location with Points West bank
- Family-run Florio's Shoes to close in downtown Greeley after 98 years
- Greeley Chophouse cruises into Sunday brunch service with hearty breakfast and lunch faves
- Greeley's playful Tower 56 Distilling puts new spin on its latest gin creations
- Greeley's Reclaiming Our Heritage exhibit focuses on regaining cultural customs
- Hosting community events the key to building up a customer base for many businesses in Greeley, Evans and Windsor
- No longer for just checking in and checking out, Greeley hotels are serving as community and business spaces
- Star Wars characters invade Greeley Arts Picnic
- Tacos, free margaritas and tequila tasting featured at Luna's 1-year birthday bash
- The Lonesome Buck Brewing Co. Opens

**The meeting adjourned at 9:01am**