

**Greeley Downtown Development Authority**  
**Minutes – Board of Directors Meeting – October 18th, 2018**

*Board Members in Attendance:* Phil Grizzle, Chair & Zoe's Café; Ken Schultz, Treasurer; Tom Grant, Grant & Hoffman, P.C.; Justin Ghofrani, The Kress Cinema & Lounge; Brian Seifried, Luna's Tacos And Tequila; Mike Ketterling, Northern Engineering Services; Logan Richardson, Mineral Resources, Inc; Linda Winter, Accessories With A Flair!...and Hair

*Additional Attendees:* Becky Safarik, City of Greeley; Steve Moreno, Weld County Commissioners; Officer Andrew Wronkoski, Greeley Police Department; Officer Arpad Bality, Greeley Police Department; Sgt. Matt Patella, Greeley Police Department; Susan Herold, The Bean Plant Studio

*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; Anabelle Buhning, Intern

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**Meeting Called to Order:**

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

**Minutes:**

Phil Grizzle referenced the September DDA Minutes. Mike Ketterling moved to approve, Tom Grant seconded, motion carried.

**Staff Transition:**

Phil Grizzle referenced the memo in the board packet regarding the Leadership Transition of the Executive Director. Pam Bricker is stepping down from this position effective December 31st, 2018 and Bianca Fisher will be the new Executive Director beginning January 1st, 2019.

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

Pam reported that not much has changed on the balance sheet. We do need to find out from the city when they will be taking the money for the hotel out of the TIF Account. TIF and Mil Levy Accounts are very close to what was projected; in fact, they are as close as we have ever been in projecting those numbers. On the P & L, the income side will change as accounts are balanced out and OktoBREWfest income is included. We also had to expense out \$2,565 in ornaments since those have now been donated to the Greeley History Museum. Please note that at the November meeting, we will be adjusting the current budget and approving the 2019 budget.

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

Sgt. Matt Patella, who has taken over NAT from Sgt. Dennis Lobato, introduced himself to the group, Officer Arped Bality stopped in to say hi, and Officer Wronkoski reported on statistics from the previous month and handed out bulletins on some of the "knowns" who hang out Downtown so we can be aware of who they are. He also let everyone know that we now have our 3 NAT officers back downtown, that Santa Cops is looking for volunteers to help wrap presents and that the Cold Weather Shelter should be open November 2nd. Becky Safarik reported that the Navigation Center is not open yet because they had a Fire Marshall issue that they were addressing, and Sgt. Patella reported that they will most likely transition the Downtown Officers to a 10am-8pm shift during the winter. Sgt. Patella's number is 970-351-5378 in case any one needs to get hold of him.

**Weld County Update from Steve Moreno:**

Steve Moreno reported that the Centennial Center roof is being replaced so you will see activity there through December, the elevator update has been delayed due to Verizon's schedule and they are set to move their cable in November, parking continues to be an issue but there is a meeting with the City on the 6th to discuss, and the Commissioners passed a resolution to oppose 112.

**City Updates from Becky Safarik:**

Becky Safarik reported the City is sitting down to discuss the impact if 112 and 74 passes and they also sat down in a work session to discuss the parking changes that are supposed to roll out in January. She also reported that they are still working on a consolidated permit process for events and street closures related to events, there is a drug take back day scheduled at the Police Department for October 27th, the 2020 Census is just around the corner and it is super important that everyone gets counted, the University Flats developers are looking at the possibility of taking advantage of the Redevelopment Incentive Program, they will be asking for input on a new concept for Greeley Unexpected, the voting drop off location is open, and you need to

check out the transformation that has taken place at the Rodarte Center.

### **Economic Development Update from Bianca Fisher:**

Bianca reported that the Economic Development Committee met Tuesday and they are recommending that the board approve the amended Façade Incentive Program Grant for Luna's Tacos and Tequilas. She reminded everyone that Luna's had been awarded a Façade Incentive Grant in the amount of \$60,000 and that the Economic Development Committee suggested that we look at, on a case by case basis, allowing people to amend their requested amount if the project has gone over budget which can likely happen in old buildings.

Logan Richardson moved that the Economic Development is recommending an amendment to the \$60,000 Facade Incentive Grant that the DDA Board approved for Luna's Taco's & Tequila in December 2017 and is recommending a new grant amount of \$77,469 based on the actual eligible expenses under the Facade Incentive Guidelines, Mike Ketterling seconded, motion carried.

Logan Richardson also gave an update on the Maddie Project and he reported that they received the permit for the former Lucerito corner and construction has started, they are waiting for permits for the following two buildings, and they are looking at an 18-month timeline.

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

Mike Ketterling reported that the Public Realm Committee met on October 3rd. There were no new Façade Grant Applications and there are only a few outstanding Grants that need to be paid out on. He also reported that the Public Realm Committee is working with Alt Ethos on a possible interactive art project, the DDA staff is working on camera issues, and the committee talked quite a bit about parking issues. He finished his report by asking for a round of applause for the staff for the hard work on OktoBREWfest and reminded everyone that Weld Project Connect is tomorrow at Island Grove Park from Noon-4:30pm.

### **Experience Report from Alison Hamling:**

Alison Hamling reported

#### **Friday Fest**

- Wrapped up a great season and a flurry of last-minute sponsors put the GDPA in a good financial position to start next year

#### **OktoBREWfest**

- Sponsors also helped us greatly with this event and Interns, including Annabelle, were extremely helpful

#### **Multicultural Festival**

- Saturday from 11am-5pm at Zoe's Cafe

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

- Friday, October 26th from 4-6pm and it Includes Fun Prizes and Decorations
- Already have sign-ups for volunteering

#### **8th Street Group**

- Alison will be putting together numbers for what it would take to pull off being added to Friday Fest
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### **GDA Report from Susan Herold:**

Susan Herold reported that it is exciting to read all that is going on Downtown and invited everyone to the GDA meeting tomorrow at Steamway at 8am. She also encouraged everyone to attend and support First Friday: A Night of Art.

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

Pam reported

#### **Commercial & Retail**

##### **For Sale:**

- 609 8th Avenue (University Tower) – \$6,850,000**
- 1412 8th Avenue (Dollar General) – \$1,227,000**
- 601 10th Street (Trinidad Bean Building) – \$925,000**

##### **Sold:**

- 1210 9th Avenue (house) – \$353,000 to Danielle & Alexander Alvarez on 9/24/18**

##### **Pending Sales:**

- 619 8th Avenue (Cisneros) – \$110,000; set to close this month**
- 1130 8th Avenue (Firestone Auto) – \$1.2 million; set to close this month**

##### **Highlighted for Lease:**

- 911 8th Avenue (former Salzman's Shoes) – 1,364 SF retail space; \$15/SF + NNN**
- 640 9th Avenue (former Woody's Newsstand) – 2,470 SF retail space; \$12/SF + NNN**
- 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 Closed:**

**Kitchen Café-** 905 16th Street

**The Patio-** 610 9th Avenue

**Grabo's-** 805 9th Street

**Businesses in the Works:**

**La Fiesta-** 901 16th Street

**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**

Pam will be attending the Creative District Convening and Community Building Conference in Boulder today and tomorrow.

Do Tell is November 15th with another outstanding line up of storytellers. Tickets available at the UCCC.

The GCD has applied to be part of Colorado Gives program.

This month's Cacophony is Thursday October 25th at 4:30 at Atlas Theater. Brianna Harris will give the program on marketing for artists.

The GCD is sponsoring Dia de los Muertos will be Saturday November 3rd at Aims Community College and Tointon Gallery as well as other events at various libraries and other sights during the week.

**University District**

The committee toured the new Campus Commons this month and had lunch with the new president Andy Feinstein who was very interested in community and downtown connections.

The UD also sponsored "Doc Talks" this month- with presentations from 2 UNC professors and a Banner doctor at the Atlas. The last one is tonight - "The Magic of Music Links: Evoking Audience Response" from a UNC Music professor.

**Entertainment and Fun**

No bigger "FUN" than OktoBREWfest - Thanks to all the awesome volunteers and the most amazing staff! We couldn't do it without them. Thank you also to Luna's and Wing Shack for sponsoring food in the VIP tent The Greeley Multicultural Festival is Saturday from 11am-5pm at Zoe's Café & Events.

Trick or Treat Street is Friday the 26th in the downtown core - come check out all the little ghost and goblins!

Next month — Holiday Open House and Greeley Lights the Night Parade on November 24th.

District 6 Arts Walk – March 6th – Please put it on your calendar.

**Homeless Coalition**

The United Way is waiting for approval from City of Evans to open the Cold Weather Shelter and hopes to be open by November 1st.

**Residential Development**

Anxiously awaiting the Richmark project construction!

**Other**

Becky and Pam met with the new library executive director, Matthew Hortt. He was very positive about plans to create a significant library in downtown Greeley and mentioned that other communities in the county have suggested the importance of such a building.

Budget planning will be happening next month – the adjusted budget for 2018 and projected budget for 2019 will be presented at our November 15th board meeting for approval.

The DDA and Downtown Businesses need to be very proactive in helping our customers and employees understand what the new parking procedures will be.

Attached in the packet is Downtown Colorado Inc.'s concern on Admendment 74 – Can impede development in our community and clearly defines the ramifications if this passes – Please read and spread the word

**Final Comments**

Becky reminded everyone that the Farmers' market continues - it will be moving into Zoes in November and it kicks off with a big artisan event.

Alison invited everyone to the Chamber ribbon cutting at Brix this afternoon.

**Meeting adjourned at 8:35am**