

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
Special Meeting
July 30, 2024

1. Call to Order
Mayor Gates called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.
2. Pledge of Allegiance
Mayor Gates led the Pledge of Allegiance.
3. Roll Call
Heidi Leatherwood, City Clerk called the roll.
The following were present:
Councilmember Tommy Butler
Councilmember Deb DeBoutez
Mayor Pro Tem Dale Hall
Councilmember Bret Payton
Councilmember Johnny Olson
Councilmember Melissa McDonald
Mayor John Gates
4. A resolution authorizing the City Manager to execute a Memorandum of Understanding with the Water Valley Company

Economic Development Director John Hall introduced the item at 6:02 p.m. The purpose of the Memorandum of Understanding (MOU) with the Water Valley Company was to evaluate the viability, feasibility, and public benefit of the potential public partnership for a new mixed-use transit-oriented entertainment district development in Greeley. He added that with the continued growth this project has the potential opportunity to align with the needs of the community and strengthen the position in the region. It could include a new arena, ice center, transit center, retail, lodging, including a Water Park Hotel and mixed income affordable housing.

The benefits of the project, if developed, could include provision of transport options, increased tax revenues, creation of jobs, and stimulation of local development. The MOU is non-binding but provides an opportunity for the City to analyze both the project and market feasibility and evaluate utility and infrastructure demands and conduct necessary fiscal and economic impact analysis for the project.

Mr. Hall added that they are in the earliest stages of vetting the project but excited about the possibilities. The ask of council was to authorize the City Manager to sign the MOU

with the developer that will allow the City to continue to conduct due diligence related to the project. He will report out on findings and present to the Council and the community.

Councilmember Butler asked for confirmation that the MOU creates an exclusive 1-year negotiation period. Mr. Hall responded that there are 3 parts to the MOU. First there is the exclusive negotiating period of a year, second is the non-binding provision allowing for discussion and exploration, and lastly it offers an opportunity to dig deep into an analysis considering all factors related to risk and benefit.

Councilmember Butler asked for a timeline of when the feasibility study would come before Council. Mr. Hall replied that it would be approximately 8-10 weeks before it could be put together.

Councilmembers each spoke thanking the developer for the partnership and good faith effort. Council was excited about the potential benefits, opportunity, return on investment and strategic approach at planning for growth. They added that the amenities and development occurring on one side of the city benefits the entire city and they look forward to how this could attract people to experience Greeley and Weld County.

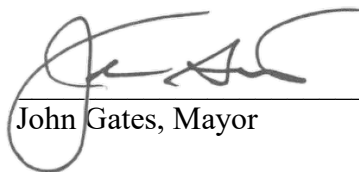
Councilmember Payton moved to adopt the resolution. Mayor Pro Tem Hall seconded the motion. The motion passed 7-0 at 6:09 p.m.

5. A motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed by voice vote 7-0 at 6:10 p.m.

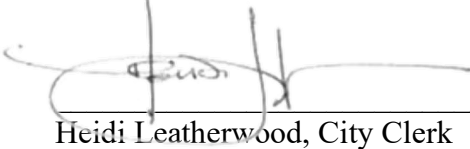
6. Adjournment
With no further business to come before Council, the meeting was adjourned at 6:10 p.m.

Approved:



John Gates, Mayor

Attest:



Heidi Leatherwood, City Clerk