

CITIZEN BUDGET ADVISORY COMMITTEE

AGENDA

What: Regular Monthly Meeting
When: Wednesday, January 22nd, 2025
Time: 5:00 – 6:30 p.m.
Where: City Center South - 1001 11th Ave, Greeley, CO 80631
2nd Floor Colorado Conference Room 227

Zoom Meeting: <https://greeleygov.zoom.us/j/82522074466>

Meeting ID: 825 2207 4466

1. Attendance & Announcements
2. Approve Minutes from December 11th, 2024
3. Review 2025 CBAC Agenda Items
4. Triennial Review Discussion with B&C overview -- *Finn Foster*
5. West Greeley Overview – *John Hall, Blair Snow, Allena Portis*
6. Voting on Chair/Vice Chair for 2025
7. New Business
8. Public Input

CITIZEN BUDGET ADVISORY COMMITTEE

Wednesday, December 11th, 2024 -- 5:00 p.m.

<i>Committee Members</i>	<i>Present</i>	<i>Absent</i>	<i>Attending Guests & City Personnel:</i>
<i>Barry Eastman</i>	X		<i>Josie Dolenz: Budget Analyst II</i>
<i>Tyler Mowery</i>	X		<i>Laura Delp: Administrative Assistant III for Finance</i>
<i>Jesse Quinby</i>	X		<i>Caleb Weitz: Budget & Policy Director</i>
<i>John Schull</i>	x		<i>Diana Frick: Director of Culture Parks & Recreation</i>
<i>Vacant</i>			<i>Benjamin Alexander: CPR Administration</i>
<i>Lori Williams</i>	X		
<i>Javier Alvarado Vega</i>		x	
<i>Kim Rivard</i>		x	
<i>Merrie Foreman</i>	X		

- 1. Attendance & Announcements**— Meeting called to order at 5:00PM by Barry Eastman.
 - Kim Rivard has offered her resignation. Barry made a motion to accept, seconded by Jess Quimby. None opposed.
 - Barry has recognized Jesse for six years of commitment to CBAC.
 - Lori has asked for a discussion on West Greeley development and CBAC’s involvement. Caleb Weitz has offered to deliver a more in-depth presentation in the next couple of months. The committee agreed.
- 2. CPRD Overview**—*Diana Frick*
 - There are seven different arms of the CPRD including Culture, Parks, Recreation, Trails, Parks, Natural Areas and Golf.
 - Diana talked about some of the CPRD offerings, such as the number of parks, dog parks and some of the musical and theatrical acts that come through the city of Greeley as well as some of the upcoming expansion project for recreation options.
 - The natural areas have 100 miles of trails across the city with plans to expand.
 - Diana advised the stage in Island Grove will be a priority in the coming year. The City wishes to utilize this as an opportunity to have more diverse options for entertainment.
 - There are plans for a new golf course on the south side of 4th street that will offer opportunities to learn to play.
 - This department falls under the Quality-of-Life City Council initiative and has developed strategies around being clean, safe and beautiful, having diverse events and cultural activities and an expanding focus on wellness. Lori Williams raised concerns about the unhoused population that are attracted to the parking lot areas and asked how this fits into future strategies. Diana advised that the CPRD works closely with GPD and the Homelessness

department and there are plans to increase lighting. She also advised that she is on the mayor's task force to seek solutions to improve resources for the city's growing homeless population.

- g. Diana gave her perspective on her department's strategies in the face of a changing budget. The department has had to pivot and learn to adapt to new and creative ways of training. Next year will be an opportunity to explore ways to maximize existing services and expand revenue neutral programs.
- h. The STEP program is a Summer Youth Employment Program that hires 14+ high school age students to develop skills and work experience.
- i. Diana reviewed some of the requests that were unfunded for 2025 and some of the plans for 2025 moving forward.
- j. Tyler Mowrey asked about the Sister City program and Diana explained our relationship with Moriya, Japan. This is a 20-year-old program that supports a student exchange program.
- k. Jess Quimby asked about the ground-penetrating radar for cemeteries. Diana advised this is to examine family plots that were purchased 200 years ago and never utilized. Jess asked if we had recovered any costs on maintenance for Bittersweet Park.
- l. Barry asked for a high-level breakdown of the department revenues compared to the total budget. Benjamin stated that projected revenue for 2025 was \$14.5 million. The total budget is \$33M. There is a collaboration with Budget to do a cost recovery analysis. Lori suggested a member buy-in for using the Rec Center to offset the cost of programs and services. Diana advised this may be something better suited to a private developer.

3. Year in Review—Caleb Weitz

- a. Would CBAC be willing to move the meeting to the fourth Wednesday of the month to de-conflict with the GURA meeting. Barry mentioned that it may work out better in the fall so that CBAC can have a more informed perspective on Budget review. The exception being the end of the year when the holidays may be a conflict.
- b. Caleb also recommended creating a calendar for January's meeting that would have more updates for the West Greeley development. The committee agreed siting future developments that are scheduled for 2025.

4. New Business

- a. Potential meeting time change—Barry motioned to move the CBAC meeting to the fourth week of the month. Seconded by Merrie. None opposed, motion passed. This will take effect in January.
- b. **West Greeley development**—Caleb gave a high-level overview of the West Greeley Development Plan. This has not yet been vetted or voted on by the Council and staff has not given an opinion on the information presented.
 - i. The arena and water park would be coordinated by a nonprofit development company (ideally Water Valley) that would serve as the owner/operator and once the debt is paid off, the City would obtain ownership.
 - 1. Financing would come through issuance of bonds and repayment through operating income, sales tax rebate, lodging tax, etc.
 - 2. The City would have a moral obligation to offer security of the bonds. Replenishment of the debt would require a resolution passed by Council.

3. A General Improvement District may be formed by City Council which could strategically repay debt by a number of ways.
- ii. Lori asked if it would be possible to find out why the deal fell through in Larimer County. Caleb and Barry talked through the pros and cons of having one less opportunity to get property tax revenues from a property receiving a tax rebate. Caleb will discuss any progress that occurs before next month's meeting in January. At this time, CBAC has many doubts and concerns about this project moving forward.

5. Approve Minutes from November 13th

- a. Motion made to approve by Jess Quimby, seconded by Merrie.

6. Public Input.

- a. No members of the public were present.

Motion to adjourn by Barry Eastman

Meeting Adjourned at 6:23PM

Next Regular Meeting:
January 22nd, 2025
5:00-6:30 p.m.

City Center South - 1001 11th Ave, Greeley, CO 80631
2nd Floor Colorado Conference Room 227
Zoom(<https://greeleygov.zoom.us/j/82522074466>)

Caleb Weitz
Budget & Policy Director

Barry Eastman
Chairperson

2025 CBAC Annual Agenda

Preliminary

- Housing Overview

DRAFT

January 22nd

- West Greeley Update
- Review 2025 CBAC Agenda Items
- Triennial Review Discussion with B&C overview
- Voting on Chair/Vice Chair for 2025

February 26th

- 2024 Year in Review
- C&E Overview 2024

March 26th

- Appropriation Review
- Food Tax Annual Update

April 23rd

- Information Technology – Update/Projects
- Office of Emergency Management overview

May 28th

- Economic Development & Urban Revitalization Overview
- Public Works Overview
- Keep Greeley Moving Annual Update

June 25th

- Human Resources Overview
- Fire Dept Overview
- Triennial Final Review

July 23rd

- 2026 Budget Outlook

August 27th

- Revenue Estimates
- W&S Budget Overview
- Revenue Manual
- Homelessness Solutions Update

September 24th

- Police Department Overview
- Capital Improvement Plan
- 2026 Budget CBAC Recommendation

October 22nd

- 2026 Budget Adoption

November 26th (suggested to move up one week)

- City Attorney Overview
- Municipal Court Overview

December 24th (suggested to move up one week)

- CPRD Overview
- Year in Review

Departments to add this year: CCO



2025

JANUARY

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DECEMBER

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The Triennial Review Process

Finn Foster, Boards and Commissions
Coordinator
City Clerks Office



1.) The Triennial Review Process

We sent a Triennial Review Questionnaire to Staff Support Contacts and Chairs of various boards that are due for the Triennial Review this year on January 10, 2025. The form must be completed and returned to the City Clerk's Office (CCO) by **June 30, 2025.**

Step 1: Complete the Triennial Review Questionnaire:

1. Responses to questions about your board

2. Board member attendance records (most likely from 2022–2025)

3. The most recent version of your board's bylaws

4. A work plan, which may vary by board/commission.

Step 2: After the Triennial Review Questionnaire is completed and submitted back to CCO, we request that the Chair or Vice-Chair attend the October or November City Council work session to address any questions from City Council regarding your Board or Commission's review (exact date to be provided later).

2.) Triennial Review Questionnaire Attachment: Work Plan Structure

- Facilitated by the chair with guidance from the staff support contact, work plans should be concise and include (B&C Handbook 16-17):
 1. Items/Issues to address
 2. Projects, tasks, or activities to be considered
 3. Estimated timing for action
 4. Alignment with council priorities
 5. Anticipated outcomes

3.) Triennial Review Questionnaire Attachment: Work Plan Process

Once the work plan has been drafted, the board can then vote and approve the work plan.



Once approved by your board, the staff support contact and department director will review for conflicts, workload, or financial impact before attaching the finalized work plan to the Triennial Review Questionnaire. Then, the Triennial Review Questionnaire can be voted on, approved, and submitted to CCO (B&C Handbook 17).

Questions?



BOARDS AND COMMISSIONS TRIENNIAL REVIEW QUESTIONNAIRE

In 2001, Greeley voters approved an amendment to the Home Rule Charter, in Section 2-8 Appointive Boards and Commissions, to require that City Council review advisory groups every three (3) years to determine whether it continues to serve the purpose for which it was created. Ordinance No. 59, 2002, was adopted by City Council to implement the triennial review schedule for the appointive boards and commissions. In 2025 the ***Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Commission on Disabilities, Downtown Development Authority, Golf Course Advisory Board, Historic Preservation Commission, Rodarte Community Center Advisory Board, Stormwater Board, and Youth Commission*** are currently scheduled for review.

To assist the council in this process, please provide the following information by completing this form electronically, adding additional pages as necessary, and submitting the required attachments to the Clerk's Office before June 30, 2025. This questionnaire should be completed, reviewed, and approved by your Board or Commission before the June 30th deadline. Required attachments are a 3-year work plan (samples have been provided), updated bylaws (if different from those provided), and 3-year attendance records (2022-2025).

Please find the attached documents: Current Board Bylaws and reference to the Greeley Municipal Code (if applicable).

BOARD/COMMISSION NAME:	DATE PREPARED:

MEMBERS:	
1.	7.
2.	8.
3.	9.
4.	10.
5.	11.
6.	12.

Greeley City Council has identified [Seven Strategic Focus Areas](#) :

a. Business Growth:

Create economic development, assess, and evaluate the structure and organization of the economic health and housing department, transform Greeley's image, reputation and perceptions of who we are as a livable and business-oriented community.

b. Community Vitality:

Develop a sub-area planning strategy providing master plan guidance, update Metro District Standards, promote high quality development, review development code to include new overlay districts, update city entryway plan and enhance the City's code compliance program to foster neighborhood success in meeting property use and maintenance standards.

c. High Performance Government:

Committed to effective systems, strategies, structures, strategic planning, and customer service. Values of transparency, accountability, and responsible stewardship of our resources.

d. Housing for All:

The goal is for residents of all socioeconomic levels have the ability to secure quality housing choices. Through partnerships with nonprofits and local national developers we create a model for sustaining diverse housing options.

e. Infrastructure and Mobility:

Strategically plan, design, and build our urban infrastructure systems and facilities so they are attractive, safe, and high performing.

f. Quality of Life Amenities:

Develop standards for landscape maintenance, promote signature community destinations and expand programming, services and facilities that support and enrich youth development throughout the community.

g. Safe and Secure Communities:

Greeley is a community that is committed and confident we are well-prepared to respond with resources need to address emergencies and continue essential operations and services.

1. Please list your Board/Commission priorities below: (1) for the primary, (2) for secondary and provide an explanation on how they align with the Strategic Priorities found above.

- 1.

- 2.

7. Reviewing the current purpose of this board from the attached Greeley Municipal Code, define how the actions of this board are actively accomplishing this purpose.

- a. What more needs to be done to deliver this service to the community?

8. List annual workplan(s) over 2022-2025 and state what parts of the workplans were accomplished. Provide an updated 3-year (2025-2027) workplan based on the samples provided.
9. Please share specific projects, achievements, and initiatives this board has completed over the last three years (2022-2025).
10. What community events, volunteer opportunities and engagement forums do this board attend, support or facilitate? Please describe community engagement efforts over the last three years (2022-2025).
11. Are board meetings conducted in an effective manner?
12. Are meetings held according to your meeting schedule (e.g., 1st Friday of each month at 4 p.m.)?
13. Are discussions focused on the agenda topics, are topics in line with your object or goals?

14. What format are your meetings held? (In-person, virtual or hybrid)

15. Do members of the public attend meetings? If so, how many (average), how often and do they provide input?

16. What could be done to improve board meetings?

17. List additional information this board feels would be helpful to council to reauthorize this board.

18. Other comments:

Please provide the following attachments:

- **2025-2027 current work plan (see samples provided)**
- **Attendance records (2022-2025)**
- **Bylaws if different from what was provided**

Sample Work Plan #1:

Introduction

- **Purpose of the Board / Commission:** Brief statement on the board or commission's mission and its contribution to the community. Align this with council priorities.
- **Key Issues to Address:** List of the key issues the board will address, in alignment with council goals.

Projects

- **Project/Task 1:** (Insert Project)
 - **Description:** Overview of task or goal.
 - **Timing:** Estimated timeline for completion.
 - **Anticipated Outcome:** What is expected from this task, e.g., budget approval, funding secured, etc.
 - **Council Priority Alignment:** Explain how this project supports council priorities.
- **Project/Task 2:** (Insert Project)
 - **Description:** Overview of task or goal.
 - **Timing:** Estimated timeline for completion.
 - **Anticipated Outcome:** What is expected from this task, e.g., budget approval, funding secured, etc.
 - **Council Priority Alignment:** Explain how this project supports council priorities.
- **Project/Task 3:** (Insert Project)
 - **Description:** Overview of task or goal.
 - **Timing:** Estimated timeline for completion.
 - **Anticipated Outcome:** What is expected from this task, e.g., budget approval, funding secured, etc.
 - **Council Priority Alignment:** Explain how this project supports council priorities.
- **Project/Task 4:** (Insert Project)
 - **Description:** Overview of task or goal.
 - **Timing:** Estimated timeline for completion.
 - **Anticipated Outcome:** What is expected from this task, e.g., budget approval, funding secured, etc.
 - **Council Priority Alignment:** Explain how this project supports council priorities.

Sample Work Plan #2:

Introduction

- **Purpose of the Board / Commission:** Brief statement on the board or commission's mission and its contribution to the community. Align this with council priorities.
- **Key Issues to Address:** List of the key issues the board will address, in alignment with council goals.

Projects				
Project/Task 1 (Insert Project)				
Project/Task 2 (Insert Project)				
Project/Task 3 (Insert Project)				
Project/Task 4 (Insert Project)				

CITY OF GREELEY, COLORADO
ORDINANCE NO. 06, 2011

AN ORDINANCE AMENDING PROVISIONS OF CHAPTER 2.39 OF THE GREELEY MUNICIPAL CODE RELATED TO CITIZEN BUDGET ADVISORY COMMITTEE

WHEREAS, it becomes necessary to update the Greeley Municipal code from time to time to clarify sections of the code, as well as to align with City council policy; and

WHEREAS, sections of the Municipal Code have been identified as needing such clarification,

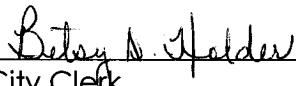
NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO, AS FOLLOWS:

Section 1. Greeley Municipal Code Chapter 2.39 is hereby amended as described in Exhibit "A", attached hereto.

Section 2. This ordinance shall become effective five (5) days following its final publication, as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS 1st DAY OF February, 2011.

ATTEST



City Clerk

CITY OF GREELEY, COLORADO


Mayor

Attachment A

2.39.010 Citizen Budget Advisory Committee established; members.

There is hereby created a Citizen Budget Advisory Committee, an advisory board to the City Council, which shall consist of nine (9) members. (Ord. 6, 2003 §1; Res. No. 4, 1994; 56, 1993; 9, 1992)

2.39.020 Purpose and functions.

(a) The purpose of the Citizen Budget Advisory Committee is to provide ~~direct~~ citizen involvement in the budget process.

(b) The functions of the Committee shall include, but not be limited to:

(1) Becoming familiar with City operations, ~~reviewing preliminary budget proposals developed by staff~~, and commenting on revenue requirements, EXPENDITURES, staffing levels, alternative service delivery and how well the BUDGET ~~proposals~~ meetS the needs of the community;

(2) Giving special review attention to specific areas, as directed by City Council OR BY CONSENSUS OF THE COMMITTEE; and

(3) Commenting, through an annual report, on the City ~~Manager's proposed~~ budget TO CITY COUNCIL. (Ord. 6, 2003 §1)

ARTICLE VIII. - CITIZEN BUDGET ADVISORY COMMITTEE

Sec. 2-755. - Citizen budget advisory committee established; members.

There is hereby created a citizen budget advisory committee, an advisory board to the city council, which shall consist of nine members.

(Code 1994, § 2.39.010; Res. No. 4, 1994, 2-15-1994; Ord. No. 56, 1993, § 9, 10-5-1993; Ord. No. 6, 2003, § 1, 1-21-2003; Ord. No. 06, 2011, § 1, 2-1-2011)

Sec. 2-756. - Purpose and functions.

(a)The purpose of the citizen budget advisory committee is to provide citizen involvement in the budget process.(b)The functions of the committee shall include, but not be limited to:(1)Becoming familiar with city operations and commenting on revenue requirements, expenditures, staffing levels, alternative service delivery and how well the budget meets the needs of the community;(2)Giving special review attention to specific areas, as directed by city council or by consensus of the committee; and(3)Commenting, through an annual report, on the city budget to the city council.

(Code 1994, § 2.39.020; Ord. No. 6, 2003, § 1, 1-21-2003; Ord. No. 06, 2011, § 1, 2-1-2011)

Secs. 2-757—2-780. - Reserved.

Citizen Budget Advisory Committee

Charter and Code

City of Greeley, CO

Chapter 2.39

Citizen Budget Advisory Committee

2.39.010 Citizen Budget Advisory Committee established; members.

There is hereby created a Citizen Budget Advisory Committee, an advisory board to the City Council, which shall consist of nine (9) members. (Ord. 06, 2011 §1; Ord. 6, 2003 §1; Res. No. 4, 1994; 56, 1993; 9, 1992)

2.39.020 Purpose and functions.

(a) The purpose of the Citizen Budget Advisory Committee is to provide citizen involvement in the budget process.

(b) The functions of the Committee shall include, but not be limited to:

(1) Becoming familiar with City operations and commenting on revenue requirements, expenditures, staffing levels, alternative service delivery and how well the budget meets the needs of the community;

(2) Giving special review attention to specific areas, as directed by City Council or by consensus of the committee; and

(3) Commenting, through an annual report, on the City budget to the City Council. (Ord. 06, 2011 §1; Ord. 6, 2003 §1)

From: [Barry Eastman](#)
To: [Laura Delp](#); [Josie Dolenz](#)
Subject: Re: Triennial Review Questionnaire Packet for the Citizen Budget Advisory Committee
Date: Wednesday, January 15, 2025 10:12:38 AM
Attachments: [Outlook-Email-COG](#)

Laura and Josie,

When you send out the monthly agenda and last month's minutes to the committee, please send this along as well.

Thanks!

Barry

--

Barry Eastman
970.481.8337 cell/text

From: Boards & Commissions <BoardsCommissionsCCO@greeleyco.onmicrosoft.com>
Sent: Friday, January 10, 2025 3:16 PM
To: Laura Delp <Laura.Delp@Greeleygov.com>; Josie Dolenz <Josie.Dolenz@Greeleygov.com>; Barry Eastman <beastman@beeroverip.com>
Cc: Jennifer Middleton <Jennifer.Middleton@Greeleygov.com>
Subject: Triennial Review Questionnaire Packet for the Citizen Budget Advisory Committee

Good afternoon,

The Citizen Budget Advisory Committee (CBAC) is scheduled for the Triennial Review this year. Attached is a packet for your board to complete, electronically if at all possible, by June 30, 2025. Please return it with the requested documentation to the City Clerk's Office through this Boards and Commissions email address. The report needs to be approved by your board before submitting it our office. Our office will then compile the information to present to Council at an October or November work session (to be determined closer to that time), and we request that the chair or vice-chair be present to answer any questions Council may have. Council will then use this information to determine the reauthorization of the CBAC.

We have included examples of work plans and are asking that the CBAC create a 3-year plan. This is a guideline/example, and the CBAC can choose to use something similar instead.

Please feel free to reach out to our office with any questions.

Thank you for your commitment to serving the citizens of Greeley in this capacity.

All the best,



Finn Foster

He, His, Him

Boards & Commissions Coordinator | City Clerk's Office

City Center North, 1st Floor, 1100 10th Street

Greeley, Colorado 80631

970-336-4000 | Finn.Foster@greeleygov.com

www.greeleygov.com



Writing Greeley's Next Chapter



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- 1. Defining Our Economic Development Goals**
- 2. Defining Greeley's Key Opportunities**
- 3. Considerations of Not Acting**
- 4. Community Collaboration & Investment In Our Future**
- 5. Deep Dive — The Water Valley Project**

Defining Our Economic Development Goals



**Economic Growth &
Opportunity**



Improved Connectivity



Enhanced Quality of Life



**Strategic Growth &
Revenue Capture**



**Reduced Spending
Leakage**



**Business Retention &
Recruitment**



**Increased Property
Values & Opportunities**



**Long-Term Community
Benefits**



**Reinvestment into the
Community**

Defining Greeley's Obstacles



Quality of Life:

Lack of amenities complicates business and resident recruitment and retention.



Executive Housing:

Spending is lost to neighboring areas due to inadequate housing.



Office Space:

Shortages hinder business growth and relocation.



Tourism & Entertainment:

Limited attractions reduce local and external spending.



Retail & Dining:

Scarcity impacts economic vibrancy and satisfaction and contributes to sales tax loss.

Key Considerations of Not Acting



Economic Stagnation:

Continued loss of opportunities and spending to neighboring cities.



Regional Decline:

Greeley risks falling behind as a regional competitor



Reduced Opportunity:

With reduced tax revenue and growth stagnation comes reduced opportunity for further future investment



Missed Legacy Opportunity:

A chance to shape Greeley's future could be lost, putting us into a reactive position.



Community Collaboration & Investment In Our Future

West Greeley Development:

Feasibility studies and planning for a 300-acre entertainment district that would become the new home for the Colorado Eagles, a new hotel and indoor water park, retail, dining, housing and more – stay tuned!

UNC College of Osteopathic Medicine:

This project, which broke ground in October, will welcome its inaugural class in 2026, significantly boosting our local economy.

Two Rivers Marketplace:

A new 29-acre commercial development featuring restaurants, entertainment, and recreation paths, began construction in August.

Arroyos del Sol:

A 978-acre open space doubled our natural area acreage and provides new outdoor recreation and conservation opportunities.

Poudre River Restoration Initiative:

A major environmental and economic project began to restore the river's health, reduce flooding, and protect local habitats.

gBETA Accelerator Program:

Greeley's first cohort in this program started in 2024 and is helping early-stage companies refine their business models and grow sustainably.

Terry Ranch Pipeline:

A key milestone was achieved with the completion of a 7.7-mile section of this vital water infrastructure project, securing our future water needs.

GXY Airport Development:

In partnership with the FAA, we're planning to transform GXY Airport into a commercial and general aviation hub, creating jobs and new economic opportunities.

MERGE Project:

Thanks to voter support, we'll be improving safety, access, and convenience with new US 34 interchanges and expanding transit options through the Centerplace Mobility Hub.

Homelessness Solutions:

We're addressing homelessness with year-round shelters, affordable housing initiatives, and expanding outreach services to support our most vulnerable residents.

Deep Dive — The Water Valley Project



Project Vision

- **Water Valley Company** has proposed teaming up with the **City of Greeley** on a groundbreaking **300-acre, transit-oriented entertainment district** that promises to set Greeley apart in Northern Colorado.
- This project is designed to **complement our historic downtown** with a modern new entertainment district in West Greeley.
- At the heart of it all: a **state-of-the-art arena and ice center**, the future home of the Colorado Eagles. And that's just the beginning.
- The project is envisioned as a **vibrant mixed-use community** with a top-tier water park and hotel, local shops and dining options, recreation, and much-needed housing—all connected by a modern transit hub.
- This development aims to be **the ultimate destination for fun, athletics and community**, offering something for everyone in Greeley and beyond.

Why is Greeley Exploring this Opportunity?



01 - Economic Growth & Opportunity

- This project will stimulate new investment and development, create new jobs and opportunities for our small businesses, and generate tax revenue that will benefit our entire region.

02 - Improved Connectivity:

- Through infrastructure improvements, this project would enhance public transport options and connectivity throughout our city and into Greeley.

03 - Enhanced Quality of Life

- The proposed amenities and mix of uses will support our rapidly growing community with vibrant places to live, work, and play.

Site Plan & Key Project Elements



1. Arena & Youth Hockey Center
2. Plaza
3. Resort & Spa
4. Waterpark
5. Conference Center
6. Cascadia Falls
7. Intermodal Hub & Parking
8. 131st Ave. Overpass & Center Loading Bus Station
9. HWY 34 & CR 17

Cascadia | Master Development

ENVISIONING THE CENTER OF GRAVITY OF NORTHERN COLORADO



LIVE, WORK AND PLAY

1K

ACRES OF
DEVELOPMENT

6K

RESIDENTIAL UNITS

3.5M

SQUARE FEET OF RETAIL
AND COMMERCIAL



FAST FACTS

- **So Bold:** A transformative vision redefining Greeley's landscape
- **Epicenter of Awesome:** A vibrant destination for living, working, and playing
- **Sending Shock Waves:** An unparalleled master-planned community in Northern Colorado
- **Celebration of Water:** Emphasizing natural resources and outdoor activities
- **Changing the Narrative:** A new story focused on growth and potential
- **Inclusive and Connected:** Diverse housing options prioritizing affordability and safety

The West Side Ice Center

WEST SIDE ARENA AND YOUTH ICE CENTER



8.6K
HOCKEY SEATS

10K
CONCERT SEATS

50K
SQUARE FEET VERSATILE
COMMUNITY SPACE

04
NHL- REGULATION
HOCKEY RINKS

FAST FACTS

- 8,600-seat main arena and 1,500-seat secondary arena
- Four NHL-regulation hockey rinks, including two auxiliary rinks
- 32 private suites for an elevated viewing experience
- 16 auxiliary locker rooms for teams and events
- Activated outdoor terrace with views of Longs Peak
- Multiple premium clubs and lounges on all levels
- Exclusive premium entry and parking for VIP guests
- Wide variety of food, beverage, and retail options
- Grand lobby with seamless access to the public plaza
- Mezzanine with views of youth hockey rinks
- Eagles team store and pro shop serving all rinks
- Open concourses with clear views of the action
- Dedicated media and press level for seamless broadcast access

Rocky Mountain Grand Resort Waterpark

100K

SF INDOOR YEAR-
ROUND WATERPARK

351

GUEST ROOMS WITH
MODERN AMENITIES

350K

ANNUAL VISITORS
PROJECTED

18K

SF OF FULL-SERVICE
CONFERENCE SPACE



LAZY RIVER, SURF
STIMULATOR + MORE



DINING INCLUDING
POOLSIDE TIKI BAR



FAST FACTS

- Expansive 100,000-square-foot indoor waterpark with year-round access
- Retractable roof for an open-air experience on warm days
- Exciting water attractions including multiple tube slides, headfirst mat racing slides, and thrilling body slides
- FlowRider surf simulator for endless wave-riding fun
- Relaxing lazy river winding through the park
- Large, multilevel interactive children's play structure with water sprays and mini-slides
- Enjoy a variety of dining experiences, including a poolside Tiki Bar for relaxed refreshments and cabanas
- Creative event programming
- Party rooms with prime views of the waterpark, perfect for celebrations

Cascadia Falls

20
ACRE PARK

5
ACRES OF SYNCHRONIZED
WATER LIGHT SHOW

2K+
CAPACITY
AMPHITHEATER

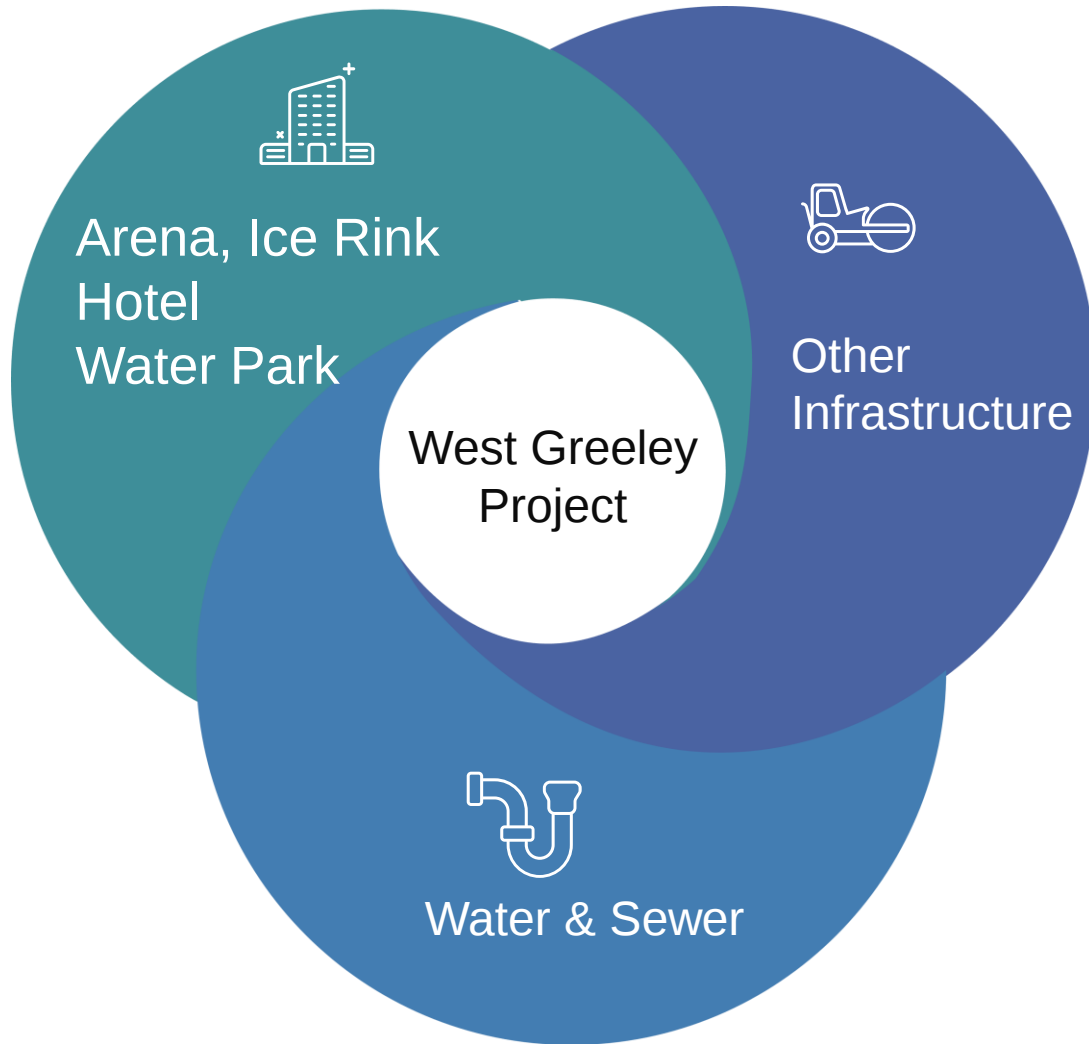
100+
VERTICAL FEET OF
CASCADING WATERFALLS

FAST FACTS

- Iconic bridge views and a waterfall-lined create a scenic entryway
- Winding trails offering scenic views and connections to nature
- Sustainable Xeric landscaping
- Stunning setting for an afternoon picnic

- A year-round landmark offering a dynamic destination for exploration, relaxation, and entertainment
- Links to the broader trail system, including the Poudre River Trail

Financing Overview



Financing Stages

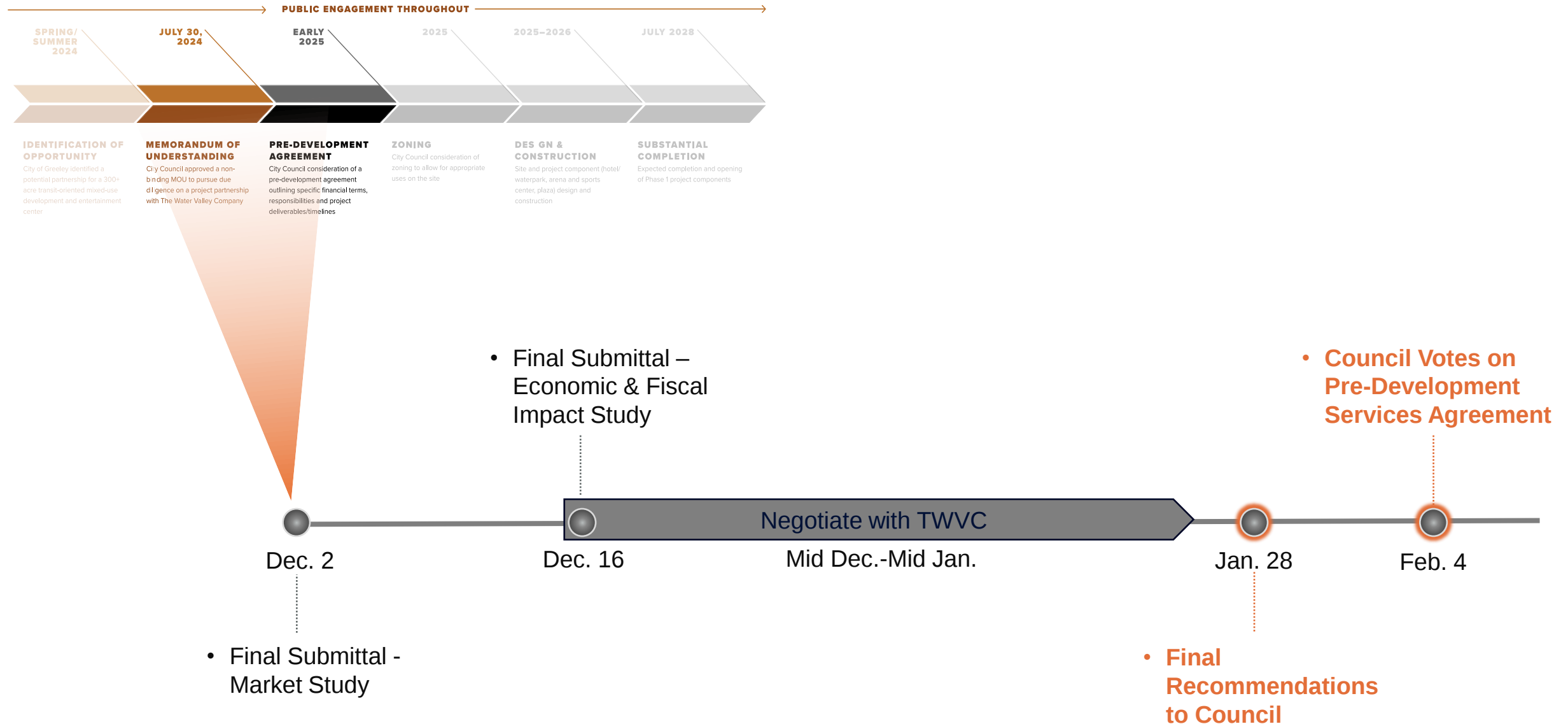
Initial Predevelopment

- Early 2025 through Early 2026

First Stage of Issuance

- Early 2026

Key Milestones



Thank You

