

Greeley City Council Agenda

Work Session

Tuesday, March 25, 2025 at 6:00 PM

City Council Chambers at City Center South
1001 11th Avenue, Greeley, CO 80631

NOTICE:

City Council Meetings are held on the 2nd and 4th Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to view Council work sessions in person or remotely. **Work sessions are intended for discussion and an overview of key topics to inform future decision-making. While no formal action will be taken, we appreciate public interest; however, participation (virtually or in-person) is not part of the work session format. Public comments are made during City Council meetings.**

Watch Meetings:

Meetings are open to the public and can be attended in person by anyone.

Meetings are livestreamed on the City's Meeting Portal <https://greeleyco.portal.civicclerk.com/>.

For more information about this meeting, to request reasonable accommodations for accessibility purposes in an alternative format, or for meeting agendas, minutes, and archived videos, please contact the City Clerk's Office at cityclerks@greeleygov.com or 970-350-9740.



Mayor

John Gates

Councilmembers

Tommy Butler - Ward I

Deb DeBoutez - Ward II

Johnny Olson - Ward III

Dale Hall - Ward IV

Brett Payton - At-Large

Melissa McDonald - At-Large



**City Council
Work Session Agenda**

Tuesday, March 25, 2025 at 6:00 PM

City Council Chambers at City Center South

1001 11th Avenue, Greeley, CO 80631

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Reports from Mayor and Councilmembers
5. 2024 End of Year Financial Review
6. Downtown Civic Campus and Master Plan Concept
7. West Greeley Project Financial Overview
8. Motion to go into Executive Session for the purpose of completing the annual performance review of the City Council Appointee – Municipal Judge, Mark Gonzales
9. Motion to go into Executive Session to receive legal advice and to instruct negotiators regarding development terms outlined in the Pre-Development Services Agreement for the West Greeley Project
10. Scheduling of Meetings, Other Events
11. Adjournment



Work Session Agenda Summary

Item: 4.

Title:

Reports from Mayor and Councilmembers

Background:

Board/Committee	Meeting Day/Time	Assignment
Airport Authority	3 rd Thu, 3:30 p.m.	Payton/Gates
Board/Commission Interviews (Team of 2)	monthly as needed	Council Rotation
CML Executive Board Opportunity	as needed	Hall
CML Other Opportunities	as available/desired	
CML Policy Committee (Council or Staff)	as needed	Hall/Lee Gates alternate
Downtown Development Authority	3 rd Thu, 7:30 a.m.	Butler/DeBoutez
Employee Health Board	as needed	DeBoutez
Highway 34 Coalition	as needed	Olson
Highway 85 Coalition	as needed	Gates
Historic Preservation Loan Committee	as needed	DeBoutez
Human Relations Commission	2 nd Monday, 5 p.m.	DeBoutez
Interstate 25 Coalition	as needed	Olson
Island Grove Advisory Board	1 st Thu, 3:30 p.m.	Butler
National League of Cities Transportation and Infrastructure Services Committee	as needed	Olson
Parks & Recreation Board	1 st Friday, 7 a.m.	DeBoutez
Police Pension Board	quarterly	McDonald
Poudre River Trail	1 st Thu, 7 a.m.	Hall
Regional Opioid Council	as needed	Gates
Transportation/Air Quality MPO	1 st Thu, 6 p.m.	Olson/Payton
Upstate Colorado Economic Development	last Wed, 7 a.m.	Gates
Water & Sewer Board	3 rd Wed, 2 p.m.	Gates
Weld Project Connect Committee (United Way)	as needed	Olson
Youth Commission Liaison	4 th Mon, 6 p.m.	McDonald



Work Session Agenda Summary

Item: 5.

March 25, 2025

Key Staff Contact: Tyra Litzau, Finance Director, Robert Miller, Treasurer , Stacey Swanson, Grant and Special Revenue Manager

Title:

2024 End of Year Financial Review

Background:

City staff will provide a 2024 end-of-year financial update with an overview of identified areas that may impact future City resources. Staff will also provide an update of grant awards and expenditures for 2024.

The City of Greeley continues to maintain its financial condition by applying sound budgeting and accounting policies and procedures. The presentation includes many of the trends and other highlights impacting available City resources that have been discussed throughout 2024. Overall revenues and expenditures continue to support the 2025 budget and allow for some additional allocations.

Available one-time unassigned funds of \$15 million have been identified in the General Fund from 2024. Use of these funds will be allocated through additional 2025 appropriations and the 2026 budget process. The first appropriation has \$3.9 million of the unassigned \$15 million in the General Fund requested for City Council approval. The public hearing is scheduled for April 1, 2025.

The City currently has sufficient reserves to meet the required reserve requirements and has the ability to allocate existing one-time monies to adjust for unforeseen circumstances or events in 2025. Final 2024 audited numbers will be provided with the release of the City's Annual Comprehensive Financial Report in July.

Strategic Focus Area:

High-Performance Government

Attachments:

1. Item 5 - Presentation



2024 End of Year Financial Review and Grant Update

Tyra Litzau, Finance Director

Robert Miller, Division Treasurer

Stacey Swanson, Grant and Special Revenue Manager

City Council Work Session - March 25, 2025



Agenda



- Overall Economic Conditions
- Summary of Greeley's Financial Condition
- Total Cash and Investments
- Overview of Revenues and Expenditures
- Future Financial Outlook
- Grants Overview
- Annual Audit
- Purpose: Information

Overall Economic Conditions

- U.S. economic growth is expected to slow in 2025
- Inflation is moderate nationally and lower in Colorado
- Unemployment remains low-to-moderate but is rising
- Interest rates are expected to decrease slightly towards end of 2025
- State of Colorado currently estimating a \$1.2 billion shortfall
- The impact of current and future federal government decisions are unknown

Summary of Financial Condition – Greeley

Positive Impacts to 2024 City Resources

- Maintained Higher Investments and Cash to Generate Additional Interest Earnings
- Onetime Oil and Gas Royalties and Severance Taxes
- Federal Transit Authority Reimbursement 2021-2023
- Estimated \$15 Million in General Fund Unassigned Fund Balance

Negative Impacts to 2024 City Resources

- Slower Sales Tax Growth Rates: Growth Rate of 4%
- Static New Construction Growth: Building Use, Development Fees, and Permits

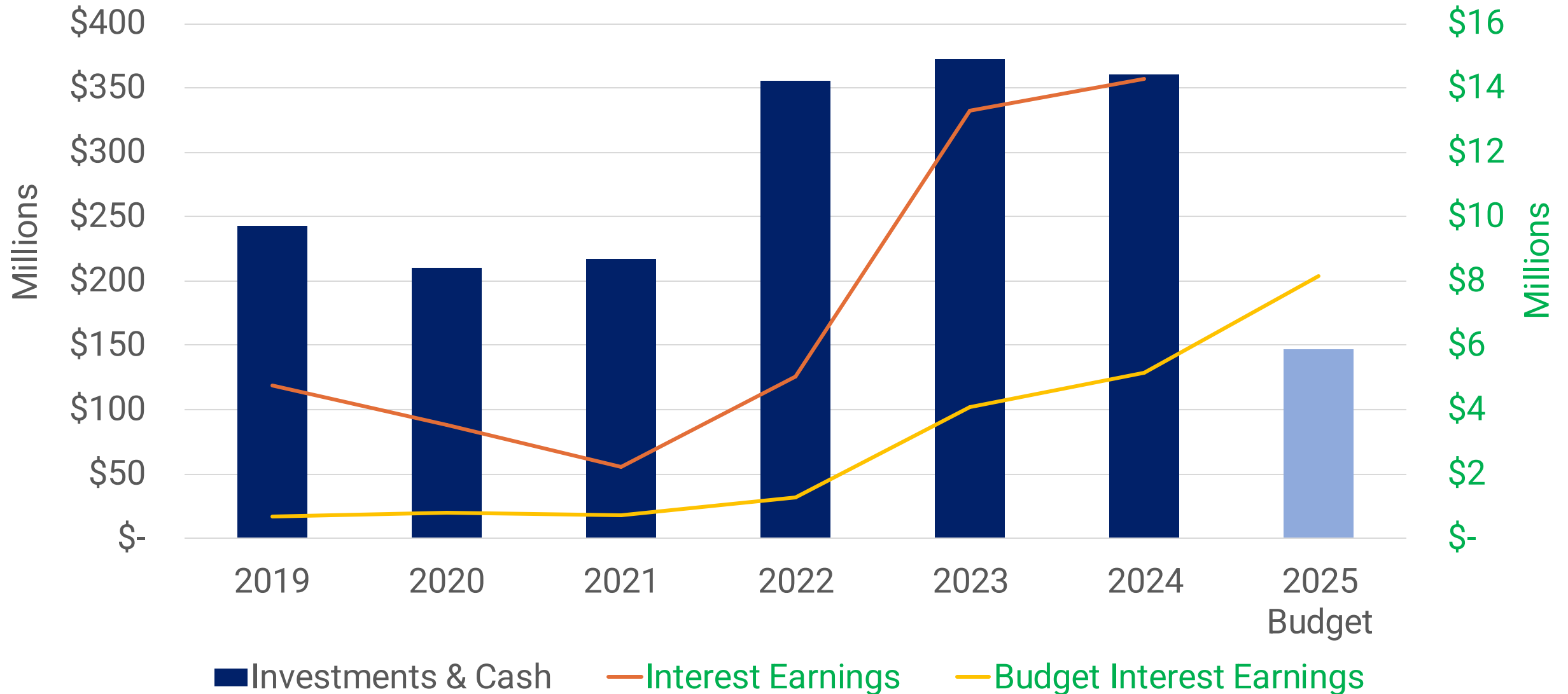
Focus Areas Related to Future City Resources

- Economic Uncertainty
- Maintaining Oil and Gas Extraction and Prices
- New Construction: Residential, Commercial, and Industrial

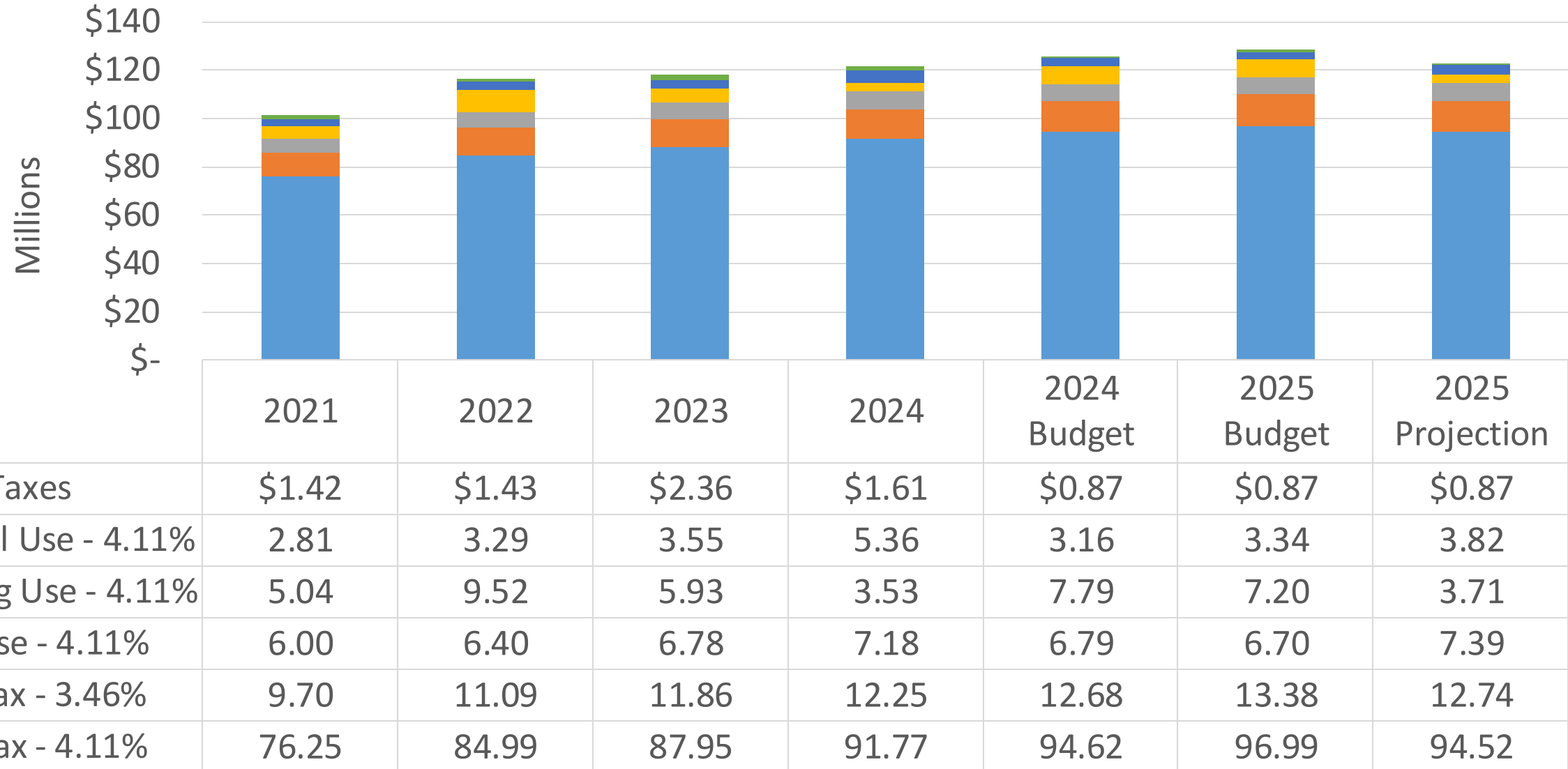
Impacts on Revenue if Trends Continue for the 2025 Budget

- Potential \$1.9 Million Reduction in Sales and Use Taxes (Excluding Building Use)
- Potential \$17.9 Million Reduction in Building Revenues

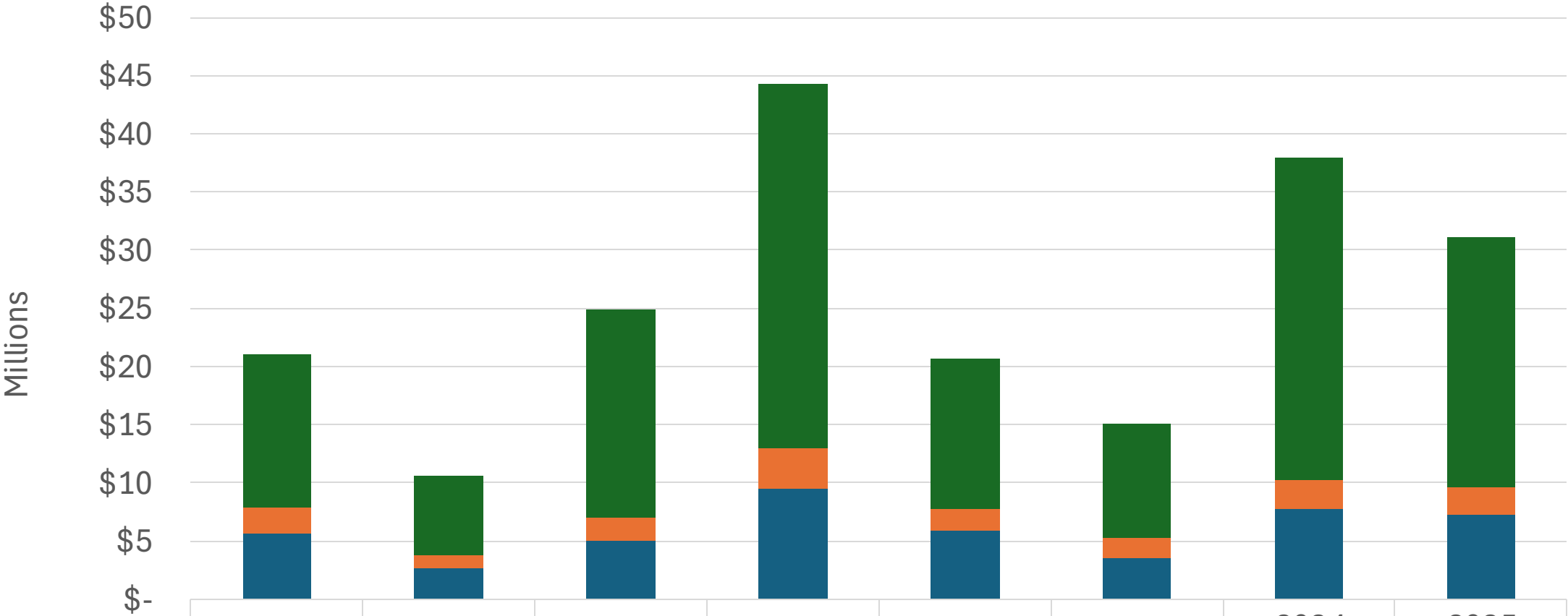
Total Investments and Cash



Total Sales and Use Tax Revenues



Building Revenues

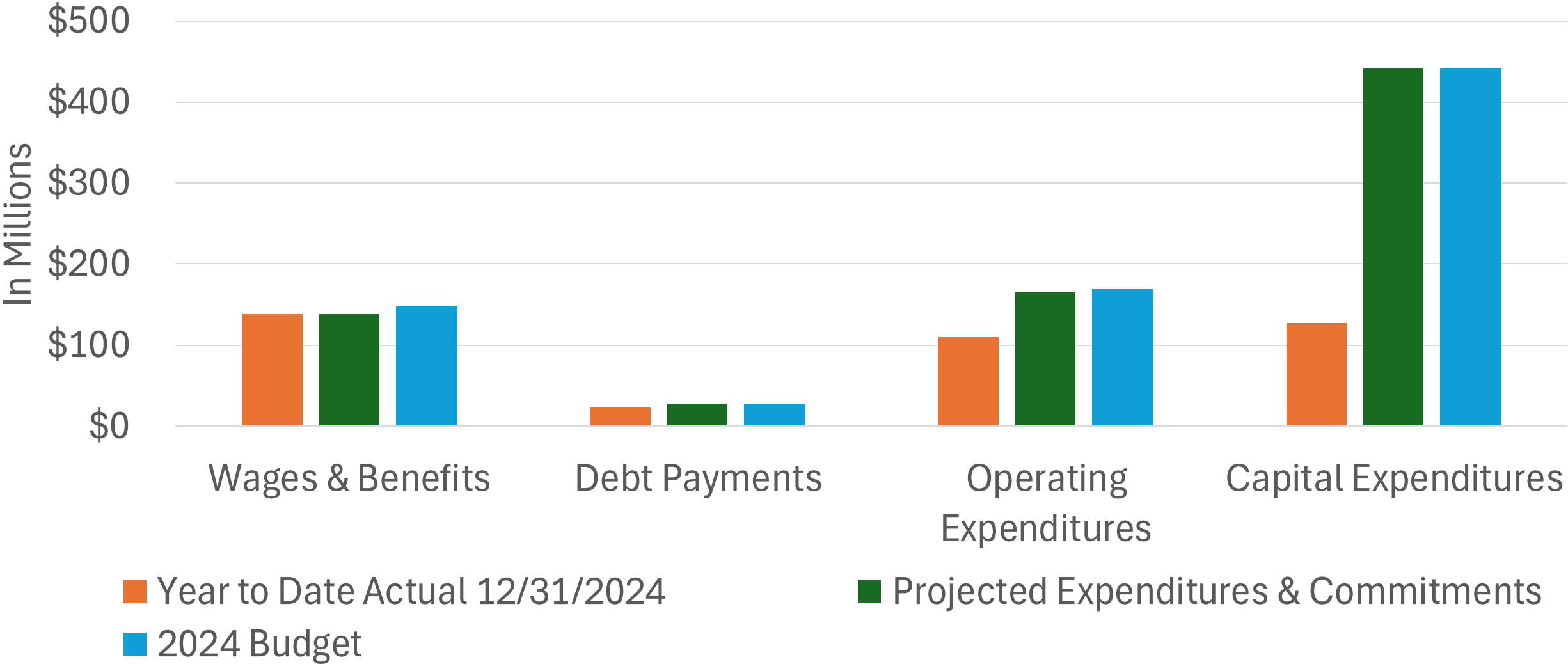


Development Impact Fees	\$13.1	\$6.7	\$17.9	\$31.4	\$12.9	\$9.8	\$27.8	\$21.6
Building Permits	2.3	1.1	2.0	3.4	1.8	1.7	2.4	2.4
Building Use	5.6	2.7	5.0	9.5	5.9	3.5	7.8	7.2

Oil and Gas Revenues



Total Expenditures



Future Financial Outlook – 2025 and Beyond

- The City's sales tax trends are consistent with, or better than, peer cities and the State of Colorado
- The budget adopted for 2025 took into consideration economic factors outlined in this presentation
- The City ended 2024 with strong fund balances for most funds; some of these balances will be carried forward to 2025 to support ongoing projects and the 2026 budget process
- The City continues to focus on economic development, to increase revenue and financial viability as the City continues to grow

Grant Awards by Department 2024

Department	Q4 2024 Grants Awarded	2024 Total Grants Awarded
Community Development	\$ -	\$ 564,500.00
Culture, Parks and Recreation	\$ 168,400.00	\$ 3,649,627.00
Fire	\$ -	\$ 67,850.00
Homeless	\$ 72,000.00	\$ 180,000.00
Housing	\$ -	\$ -
IT	\$ -	\$ -
Muni Court	\$ -	\$ -
OEM	\$ -	\$ -
Police	\$ 827,029.00	\$ 1,422,746.33
Public Works	\$ -	\$ 42,458,598.73
Water and Sewer	\$ 22,931,125.00	\$ 22,931,125.00
TOTAL 2024 GRANTS AWARDED	\$ 23,998,554.00	\$ 71,274,447.06
TOTAL 2023 GRANTS AWARDED		\$ 37,285,879.00

2023 and 2024 Federal Grant Data

	2023	2024
Total Federal Expenditures	\$ 6,942,971	\$ 16,371,058
Number of Grants Applications	55	64
Current Open Grants	75	86

2024 expenditures includes expenditures totaling approximately \$5.9 million that were spent in 2021 - 2023 for the Federal Transit Grants.

Grant Division Update

- Schedule of Expenditures of Federal Awards (SEFA)
- Create Grant Workflows and Update Internal Controls
- Update Grant Management Policy
- Implement Grant Software (eCivis)
- Grant Education and Training of City staff
- Grant Division Staff Continuing Education
- Federal Grant Freeze Update

Annual Audit

- Preliminary fieldwork completed at the end of January 2025
- Preliminary draft of Schedule of Expenditures of Federal Awards provided to auditors on March 17th
- Audit Fieldwork will be from April 21st to May 16th
 - Audit fieldwork will be both onsite and remote
- Preliminary draft of Annual Comprehensive Financial Report (ACFR) due to auditors on April 25th
- ACFR finalized and submitted to the State, EMMA, and GFOA by June 30th
- Single Audit finalized by June 30th and submitted to Federal Audit Clearinghouse by July 31st
- Audit presentation to City Council in July 2025

Thank you





Work Session Agenda Summary

Item: 6.

March 25, 2025

Key Staff Contact: John Hall, Economic Development Director

Title:

Downtown Civic Campus and Master Plan Concept

Background:

The City of Greeley remains committed to downtown revitalization, working alongside both private and public partners to enhance key areas such as Lincoln Park, 8th Avenue, 16th Street, the 8th and 9th Street plazas, and mixed-use developments that support economic growth. These efforts are part of a larger master plan that integrates critical projects to enhance density, generate revenue, and create a more vibrant downtown. The revitalization strategy includes not only infrastructure improvements but also economic catalysts like the redevelopment of Lincoln Park, the expansion of mixed-use spaces, and contributions toward a downtown parking garage.

A significant component of this effort is the collaboration with the private development team Richmark Vertikal Joint Venture (RVJV), which began last fall. Together, we have been shaping a master plan concept for downtown, including the potential formation of a Public-Private Partnership (P3). Central to this vision is the development of a new Civic Campus on the 1000 block of 8th Avenue, featuring:

- A new City Hall
- A new School District 6 office building
- A boutique hotel
- A private office building
- Ground-floor retail

Additionally, conceptual plans have been explored for a new Judicial Center, should Weld County retain this function downtown, and a potential County Administration Building if relocated to the area. Future phases of the master plan envision adjacent blocks featuring new housing, a second hotel, and additional retail.

To support these developments, Richmark Vertikal has been evaluating property acquisitions, sales, and land swaps to facilitate the construction of new structures. Preliminary financial models have also been prepared, outlining investment responsibilities for each project component.

By integrating these development efforts with the city's broader revitalization strategy, Greeley is taking a holistic approach to fostering economic sustainability, increasing density, and strengthening the downtown core for long-term success.

Strategic Focus Area:

- Business Growth
- Community Vitality

Quality of Life

Attachments:

1. Item 6 - Presentation



Downtown Civic Campus and Masterplan Concept

John Hall, Director of Economic Development
Adam Frazier, Richmark Properties
Stephanie Van Dyken, Richmark Properties
Walker Thrash, Vertikal

March 25, 2025

Agenda



- Background
- Presentation from Richmark Vertikal
- Purpose: Receive feedback from City Council

Background

- City has been evaluating needs for replacing aging facilities
- Weld County and School District 6 have also been analyzing facility needs
- Richmark Properties and Vertikal are interested in investing in the downtown and exploring additional partnerships opportunities
- Memorandum of Understanding executed on October 17, 2024
- Meeting with Richmark, Vertikal, Weld County, District 6 on October 24, 2024
- Since late fall of 2024, ongoing the city has had discussions with Richmark Vertikal about their preliminary design work, potential city role, and possible costs
- This is an informational item only. Tonight, we are seeking the council's feedback on the proposed plan.

A Comprehensive Approach



RICHMARK

ANDERSON ANALYTICS

VERTIKAL

Kimley»Horn

ap **Adolfson
& Peterson
Construction**

LAKE FLATO

benesch

**ANCON II
CONSTRUCTORS**

**MAJOR
ASBESTOS CONTROL, INC.**

**GH Phipps
CONSTRUCTION COMPANIES**

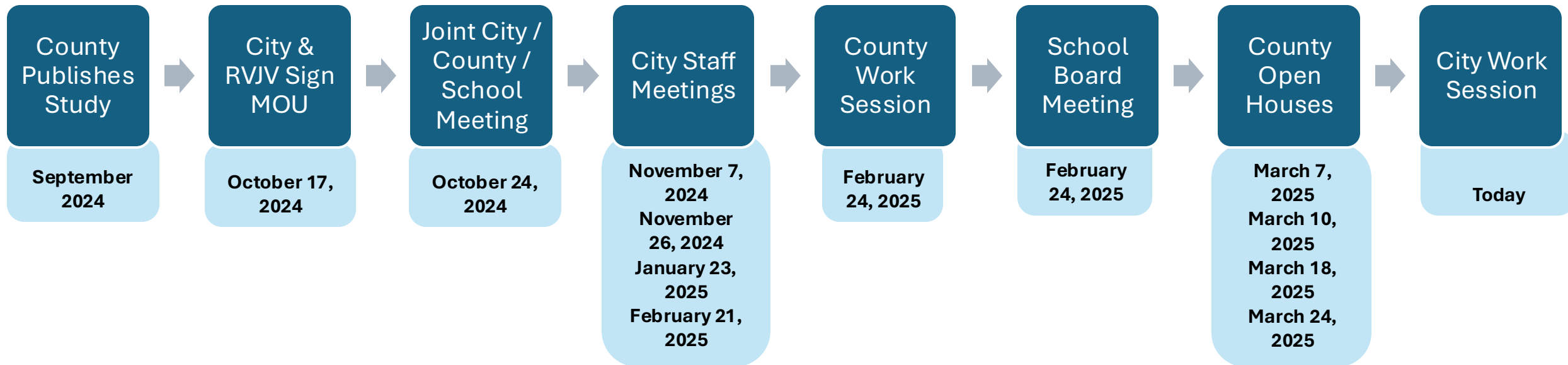


**National experience and
local expertise!**

 **EARTH SERVICES
& ABATEMENT** 

CITY HALL – DOWNTOWN GREELEY VISION

OUTREACH AND TIMELINE



Why Are We Here?

County Needs

- 200,000 SF Justice Center - \$300,000,000
- 400,000 SF of future growth - \$600,000,000

City Needs

- 85,000 to 150,000 SF City Hall - \$75,000,000 to \$100,000,000

School Needs

- 65,000 to 75,000 SF Administrative Office - \$30,000,000 to \$50,000,000

All facing the same decision – Where?

Government workers' direct spending within the DDA exceeds \$5,500,000 annually, creating 40 direct jobs in Downtown.

A 20% swing of Assessed Values within just the DDA is equal to \$1,000,000 of annual property tax revenue.

STRENGTHENING THE HEART OF DOWNTOWN GREELEY

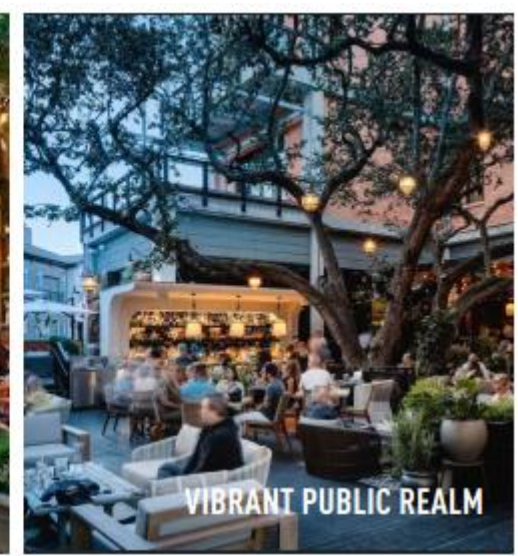
- A **welcoming and inclusive hub** for its surrounding community and residents
- An **urban heart** that honors Greeley's historic downtown core while also creating a **destination**
- A **mix of program** that creates a vibrant **18 hour / 7 day a week experience**
- **Building and landscape design** that **enhances the public realm experience**
- **Public realm** that is **verdant, active, educational, and varied in program and scale** to cater to various uses, events, and daily life.
- **Mix of scale and density** of buildings and program to create a **sense of discovery and human scaled experience**
- **Local, Local, Local** – be authentically Greeley
- **State-of-the-art civic facilities** that provide growth opportunities for the City of Greeley & Weld County
- **Adaptive reuse of registered historic buildings** that honor Greeley's history while also breathes new life into downtown
-More to come....



ART & PUBLIC AMENITIES



ACTIVE STREETS



VIBRANT PUBLIC REALM



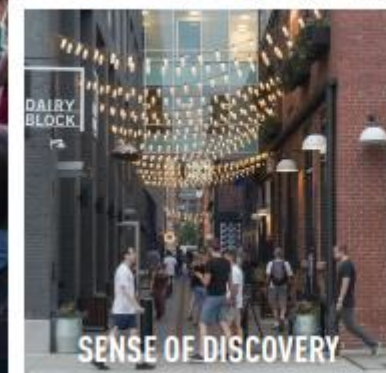
OPPORTUNITIES FOR FESTIVALS AND EVENTS



MIX OF SCALE & DENSITY



CIVIC OPEN SPACES



SENSE OF DISCOVERY



ADAPTIVE REUSE/ RESTORATION

AUTHENTICALLY GREELEY

PRECEDENT IMAGERY - WHAT MAKES A GOOD DISTRICT

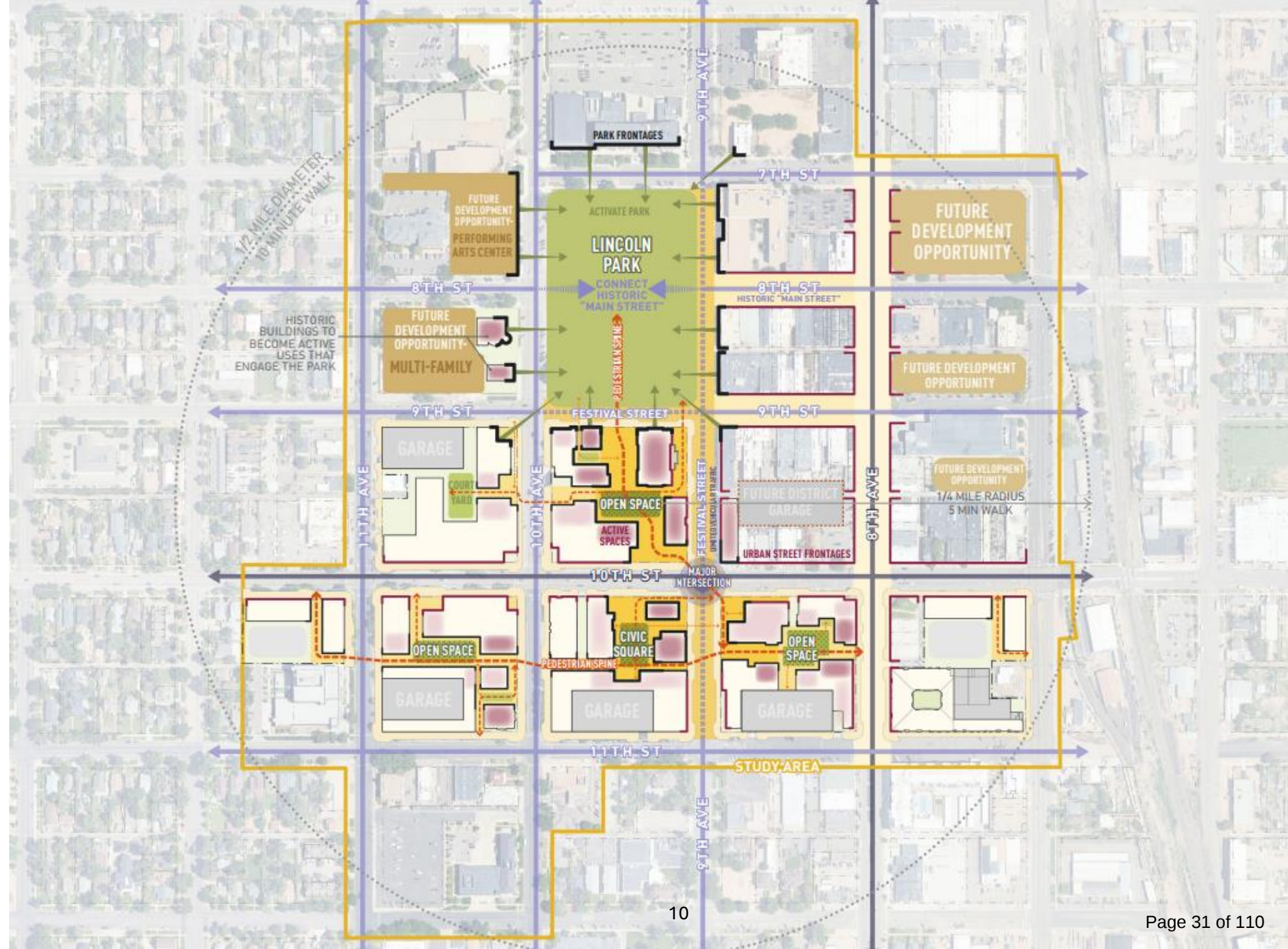


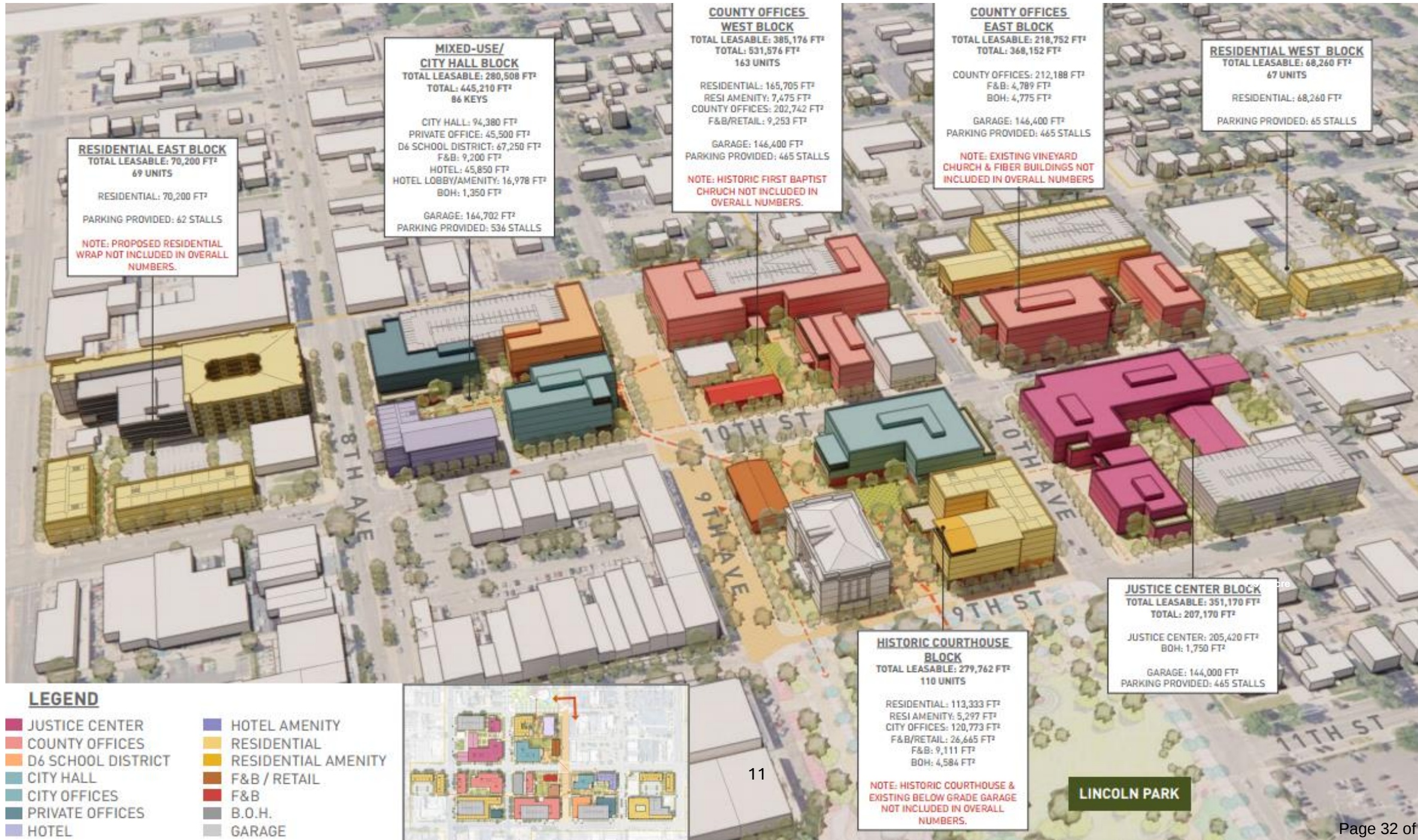
LAKE FLATO



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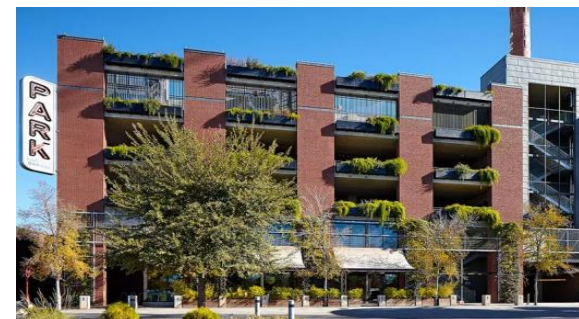








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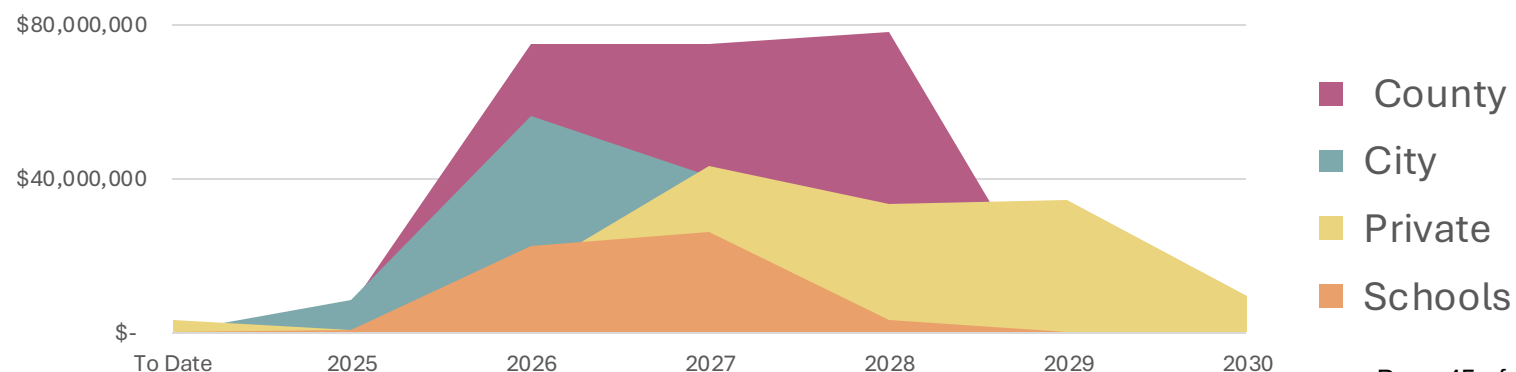
COSTS

Description	\$\$\$\$	%
Ph -1 Total Spend Downtown	\$573,046,114	100%
Proposed City Contribution	\$125,674,366	22%
Lincoln Park*	\$20,000,000	3%

- ✓ New City Hall
- ✓ Lincoln Park Re-Imagined
- ✓ \$131,000,000 of Private Development
- ✓ Retain & Expand Courts
- ✓ Retain School Admin
- ✓ New Boutique Hotel
- ✓ New Private Offices
- ✓ 6-8 acres from tax exempt to tax paying
- ✓ Room for county admin relocation
- ✓ 200++ New Residences
- ✓ Parking Garages
- ✓ Nationally recognized Tri Gov P3
- ✓ 1,200++ jobs retained/new jobs to DT



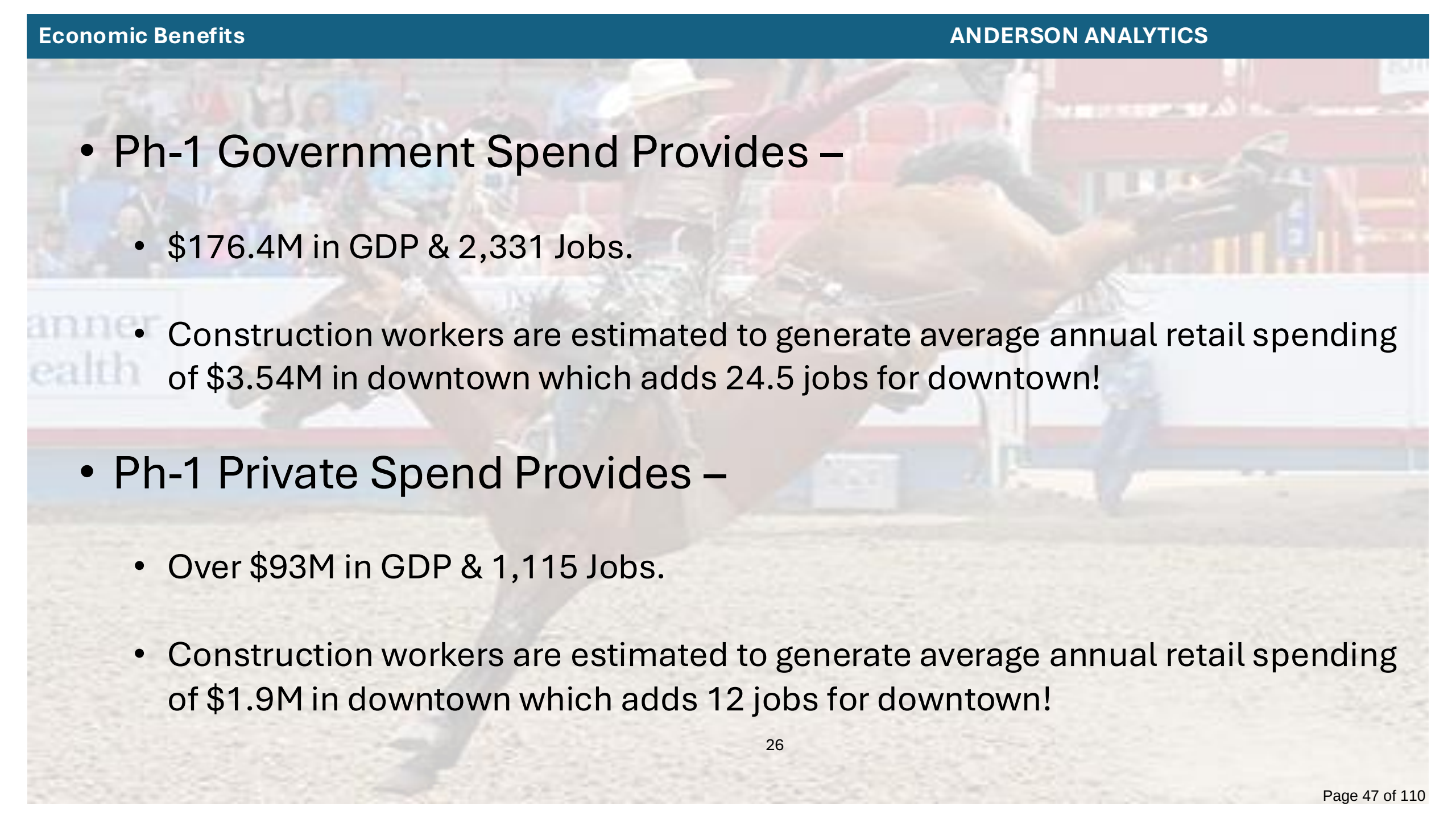
\$573,000,000 Invested



Sequencing	Site ID	To Date	2025	2026	2027	2028	2029	2030	Total
Acquisition	O								
	U								
	P & Q								
	S								
DEMO & ABATEMENT	O								
	U								
	P & Q								
	S								
	I								
	F								
	N								
	D								
	H								
	J								
Temp Parking	F								
	I								
	S								
Planning	New Court								
	New City Hall								
	New Hotel								
	New Private Office								
	Lincoln Park								
	New Apartments								
	New School								
Build	New Court								
	Court Parking								
	New City Hall								
	New Hotel								
	New Private Office								
	New School								
	Lincoln Park								
	New Apartments								
Who	To Date	2025	2026	2027	2028	2029	2030	Total	
County	\$ -	#####	#####	#####	#####	\$ -	\$ -		
City	\$ 70,000	#####	#####	#####	#####	#####	\$ -		
Private	\$3,255,000	#####	#####	#####	#####	#####	#####		
Schools	\$ -	#####	#####	#####	#####	\$ -	\$ -		
Total Sources	\$3,325,000	#####	#####	#####	#####	#####	#####	\$ 573,046,114	

Keys To The Plan & Trade

- Trade Only Demo'd Property For Demo'd Property
 - “Dirt for Dirt”
- As Proposed Ph-1
 - City acquires Property to Trade to County for ½ Juror Parking Lot
 - City demolishes acquired property prior to the trade
 - Richmark constructs & leases temp parking to County
 - School demolishes property for trade of remaining ½ Juror Parking Lot
- As Proposed Ph-2
 - County demolishes the Centennial Building
 - City demolishes Round Building and trades for the S ½ of historic courts block

- 
- Ph-1 Government Spend Provides –
 - \$176.4M in GDP & 2,331 Jobs.
 - Construction workers are estimated to generate average annual retail spending of \$3.54M in downtown which adds 24.5 jobs for downtown!
 - Ph-1 Private Spend Provides –
 - Over \$93M in GDP & 1,115 Jobs.
 - Construction workers are estimated to generate average annual retail spending of \$1.9M in downtown which adds 12 jobs for downtown!

Next Steps –

1. LOI for land trade – April 2025
2. Execute Development Agreement – June 2025
3. Close On Land – **September 2025**
4. Demo – October 2025 - January 2026

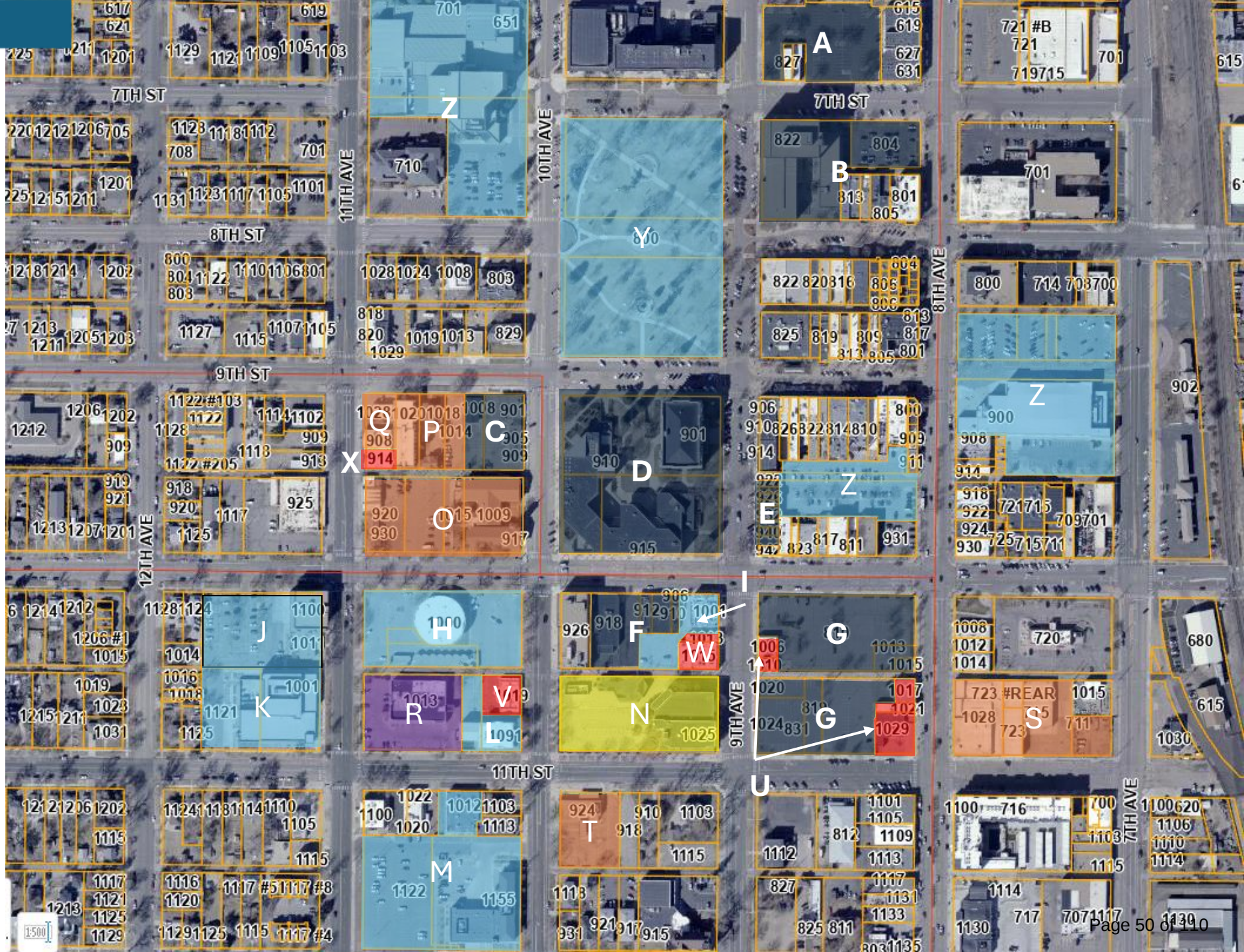
Questions?

Appendix

- Maps
- City Budget

Existing Parcel Map

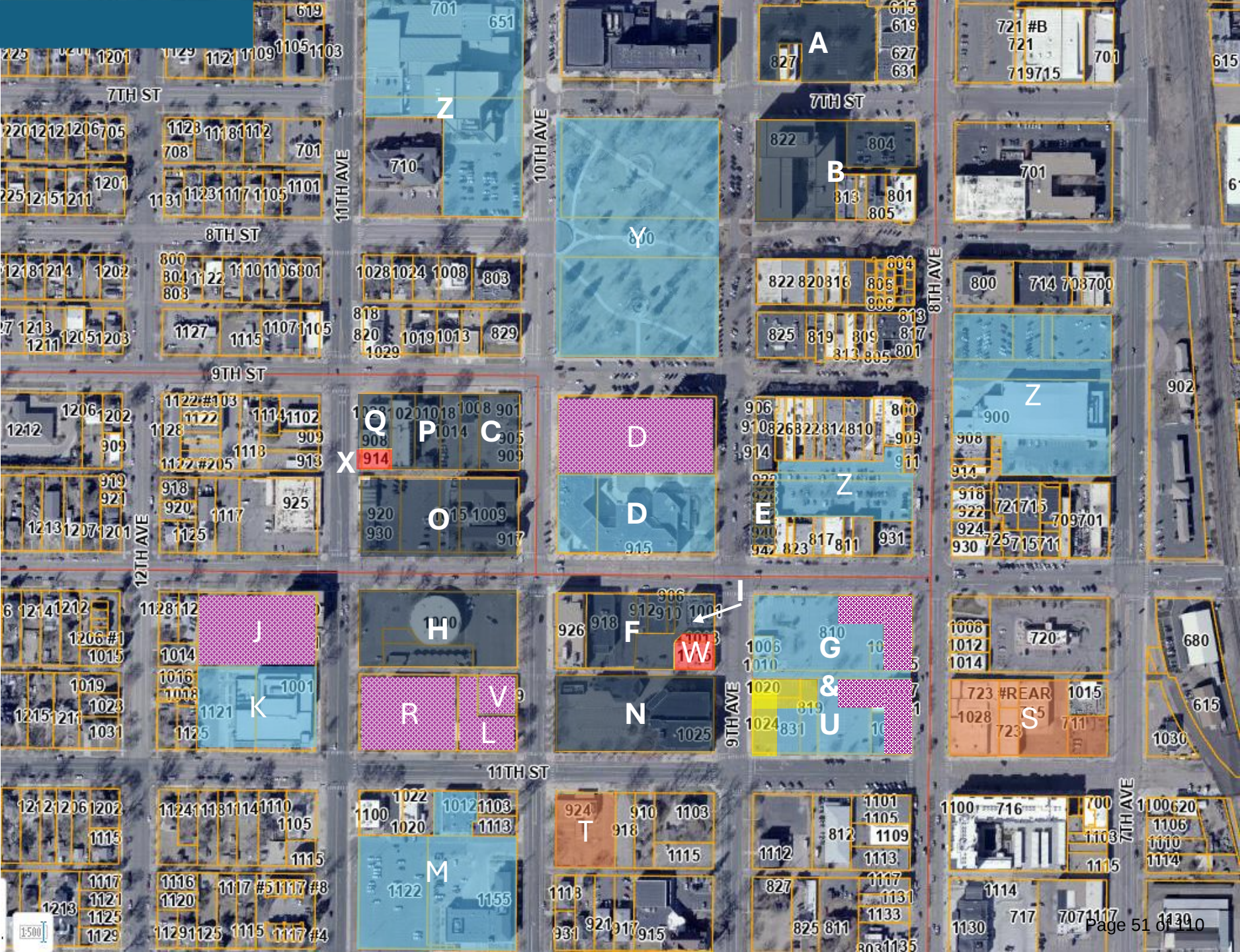
- Weld County – 11.2 Acres
- City of Greeley – 23.84 Acres
- District 6– 1.74 Acres
- Richmark Owned or Controlled – 4.94 Acres
- Richmark Offer Submitted – 1.09 Acres
- Potential Acquisitions - 0.96 Acres



Map – Post Final Swap

- Weld County – 11.19 Acres
- City of Greeley – 23.63 Acres
- District 6 – 0.59 Acres
- Richmark Owned or Controlled – 2.19 Acres
- Richmark Offer Submitted – 0 Acres
- Potential Acquisitions – 0.26 Acres
- New Development – 6.09 Acres

After Trade Vs Today			
Owner	After	Today	Change
Weld County	11.19	11.20	-0.02
City of Greeley	23.63	23.84	-0.21
District 6	0.59	1.74	-1.15
Richmark	2.19	4.94	-2.75
Offer Submitted	0.00	1.09	-1.09
NEW Dev	6.09	0.00	6.09
Potential Acquisitions	0.26	0.96	-0.70
Total	43.95	43.77	0.18



Ph-1			
Description	SF	\$/SF	Total
Lake Flato to Date			\$ 70,000
Acquisitions & Demo For Land Trade #1			\$ 7,650,852
New City Hall W. Parking Garage			\$ 82,926,146
Subtotal City Hall	95,000	\$ 954	\$ 90,646,998
County Parking Garage			\$ 10,000,000
Hotel			\$ 7,997,605
Office			\$ 8,196,116
Schools			\$ 827,443
Subtotal Ph 1			\$ 117,668,162
Ph-1.5			
Description	SF	\$/SF	Total
Apts			\$ 6,772,927
Demo For Land Trade #2			\$ 1,303,277
Subtotal Ph 1.5			\$ 8,076,204
Total City			\$ 125,744,366
Park			
Lincoln Park Improvements			\$ 20,000,000
Subtotal Park			\$ 20,000,000
Total City w/ Park			\$ 145,744,367



Work Session Agenda Summary

Item: 7.

March 25, 2025

Key Staff Contact: Blair Snow, Chief Operating Officer, John Hall, Economic Development Director

Title:

West Greeley Project Financial Overview

Background:

The West Greeley Project is a project aimed at developing an Entertainment District in West Greeley, which includes not only an arena, ice rink, hotel, and water park but also significant transportation enhancements and infrastructure improvements. This project is envisioned as a transformative catalyst for economic growth and community revitalization, providing sustainable development benefits. Each component—from recreational facilities to infrastructure upgrades—is designed to bolster the local economy and enhance the community's cultural and social fabric. Sharing in this vision, the landowner and developer have played pivotal roles in conceptualizing the project. As the landowner, the city plans to hire Water Valley Company as the fee developer for the site, leveraging their expertise to ensure the project's successful execution and alignment with the city's strategic goals.

Today's session will present a comprehensive financial overview of the West Greeley Project to the City Council. The presentation will cover the total projected costs, detail the financing structure and mechanisms, and discuss the roles of various financial instruments. Special attention will be given to the breakdown of predevelopment and construction costs, including transportation and infrastructure enhancements, to provide transparency about the financial commitments necessary for the project's progression.

Additionally, staff will present summaries of financial models predicting the project's revenue and expenses to forecast its long-term economic impact. The discussion will also explore the potential effects of the project on city finances and local consumers, highlighting how these enhancements are expected to improve connectivity and accessibility, thereby attracting more visitors and stimulating further economic activity.

This detailed financial review aims to equip the City Council with all necessary information to make informed decisions regarding the future of the West Greeley Project. The goal is to ensure that the initiative not only meets its economic objectives but also significantly contributes to community vitality and quality of life, aligning with strategic city planning and development goals.

Strategic Focus Area:

Business Growth
Community Vitality
Housing For All
Infrastructure and Mobility
Quality of Life

Attachments:

1. Item 7 - Presentation



West Greeley Financial Overview

John Hall, Economic Development Director

Jason Simmons, Hilltop Securities

Dawn Bookhardt, Butler Snow

Dalton Kelley, Butler Snow

City Council Work Session - March 25, 2025

Agenda

- Background
- Project Costs and Phasing
- Funding and Financing Approach
- Analysis Supporting Funding Approach
- Consumer Impacts
- Economic and Fiscal Impacts
- Next Steps: Upcoming Community and Council Meetings
- Purpose: Feedback from Council

Background

- Key element of West Greeley Project is the Plan of Finance
- City received the initial proposal in November 2024
- Since receipt of initial proposal, the City has:
 - Constructed an independent financial model and conducted nine model runs
 - Sought outside independent analysis from third party consultants and experts
 - Engaged in negotiations on key topics
 - Hired a City owner's representative to review, negotiate and revise cost estimates
 - Sought cost reductions through both value engineering and phasing options
- Moving forward third-party certification of revenue estimates is required
- Anticipate coming to City Council on April 15 with a Predevelopment Services Agreement

Project Costs and Phasing



Key Project Elements

- **Entertainment District** (Phase 1a)
 - Arena – 8,600 seats configured for hockey
 - Youth Hockey Center – 3 ice sheets NHL regulation size
 - Hotel – 351 rooms
 - Waterpark – Indoor, 100,000 square feet
 - Utility, transportation, and parking improvements
- **Cascadia District** (future phases outside of core)
 - Residential and Commercial
 - Amenities – Plaza improvements and water features
 - Utility and infrastructure improvements

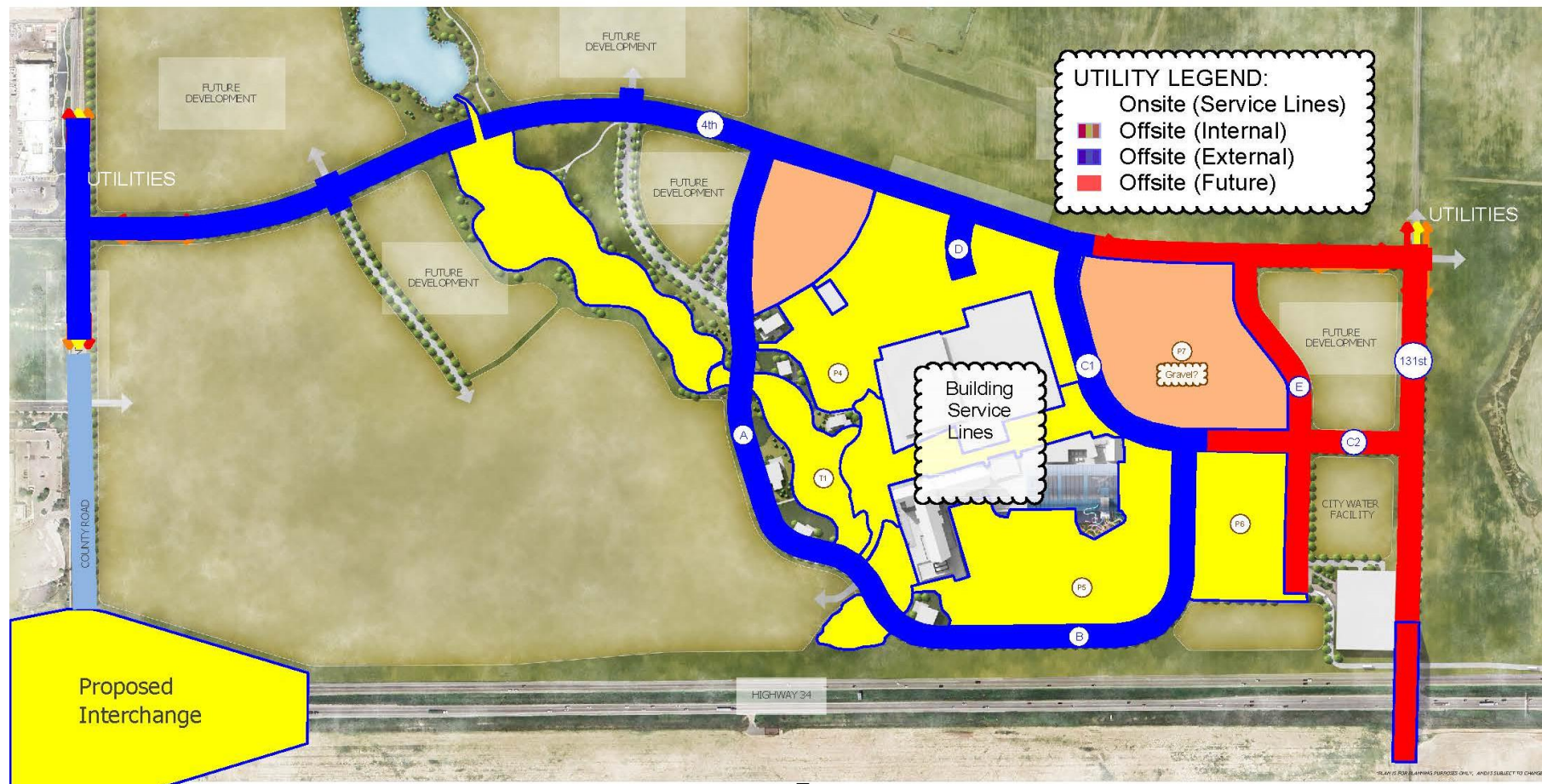
Site Plan & Key Project Elements



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

Phase 1a

CIVIL INFRASTRUCTURE GID



Current Cost Estimates

West Greeley Project Cost Estimate Report

A - ARENA, ICE CENTER, HOTEL, WATERPARK BONDS

		Preferred		Reduced	
Basis of Design	Total Budget	\$	670,000,447	\$	631,926,546
1	Arena	\$	273,645,205	\$	246,280,685
2	Ice Center	\$	107,093,812	\$	96,384,431
3	Hotel	\$	166,666,446	\$	166,666,446
4	Waterpark	\$	122,594,984	\$	122,594,984

B - WET UTILITIES ENTERPRISE

		Preferred		Reduced	
Basis of Design	Total Budget	\$	54,564,213	\$	54,564,213
5	W&S Utilities, Onsite	\$	8,014,213	\$	8,014,213
	Service Lines				
6	W&S Utilities, Offsite	\$	46,550,000	\$	46,550,000

Current Cost Estimates

West Greeley Project Cost Estimate Report

C - CIVIL INFRASTRUCTURE GID

		Preferred	Reduced
Basis of Design	Total Budget	\$ 129,713,973	\$ 112,703,769
7	Plaza	\$ 21,680,271	\$ 4,670,068
8	Tributary and Water Feature	\$ 16,769,353	\$ 16,769,353
9	Civil Infrastructure, Onsite	\$ 40,818,449	\$ 40,818,449
	Gas/Electric/Telecom		
	Service Lines		
	General Improvements		
	Road Improvements		
10	Civil Infrastructure, Offsite	\$ 50,445,900	\$ 50,445,900
	Gas/Electric/Telecom		
	Internal		
	External		
	General Improvements		
	Road Improvements		

Current Cost Estimates

West Greeley Project Cost Estimate Report

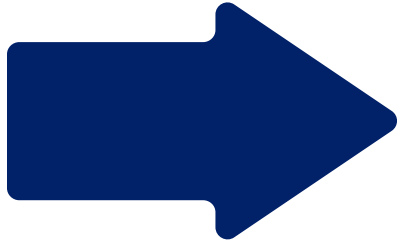
D - MULTI FUNDING STRUCTURE

		Preferred		Reduced	
Basis of Design	Total Budget	\$	56,400,000	\$	56,400,000
11-A	Interchange - CDOT Offsite Infrastructure	\$	50,400,000	\$	50,400,000
11-B	Intersection - CDOT Offsite Infrastructure				
NIB	Right of Way Acquisition	\$	6,000,000	\$	6,000,000

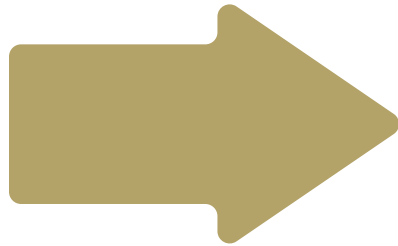
E - EXCLUDED FROM PROJECT PRICING

		Preferred		Reduced	
Basis of Design	Total Budget	\$	61,600,000	\$	61,600,000
12	Central Utility Plant	\$	34,000,000	\$	34,000,000
13	Mobility Hub and Access from HWY 34	\$	27,600,000	\$	27,600,000

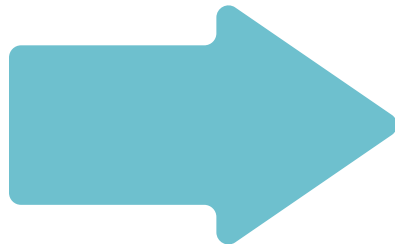
Phases of Development



PREDEVELOPMENT- 2025



CONSTRUCTION- 2026 to Fall 2028



OPERATIONS 2028- Ongoing

Funding and Financing Approach



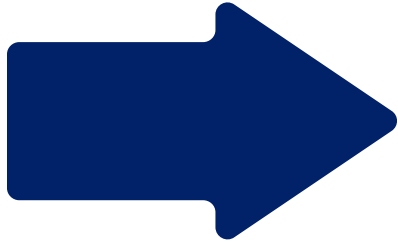
Proposed Funding Approach

- Predevelopment Funding (Certificates of Participation)
- Bond Financing (501c3)
 - Moral Obligation (City)
 - Annual Economic Development Payment (City)
- General Improvement District – GID (Special District)
- Enterprise Funds (Water/Wastewater Fund)

Description of Funding Elements

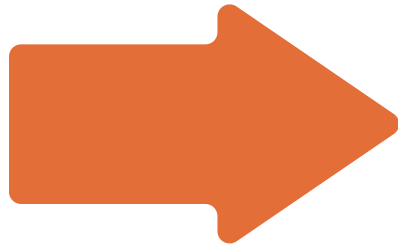
- **Certificate of Participation** is a financing instrument to fund capital projects. Investors purchase shares in a lease agreement. Form of lease-backed financing.
- **Non-profit 501c3 financing conduit** creates a means for raising capital through tax-exempt bonds to fund large scale projects with public benefit.
- **Moral obligation on debt** is a commitment to avoid defaulting on payments, even if it means appropriating funds from the general fund.
- **Annual economic development payment** adds additional security to the bonds by providing a revenue stream that is not dependent on project performance.
- **General Improvement District (GID)** is a local taxing entity created to fund specific public improvements within a specific area.
- **Enterprise Fund** is an entity used in government for activities that provide goods or services to the public for a fee.

Phases of Development & Financing



PREDEVELOPMENT: June 2025

Certificate of Participation, 18-to-24-month term

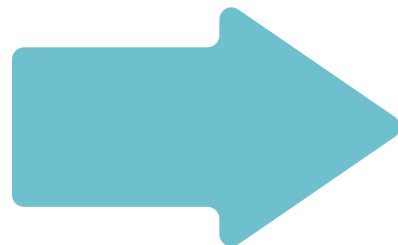


CONSTRUCTION: 2026 to Fall 2028

Entertainment District - 501(c)3 Debt

Infrastructure – GID Debt

Water & Wastewater – Enterprise Debt



OPERATIONS 2028 - Ongoing

Economic Development Payment

Moral Obligation

Predevelopment Funding – Certificates of Participation (Maximum of \$115 Million)

Uses	Design	Long-Lead Procurement Items	Earthwork/Utilities/ Site Prep	\$ Millions
Arena & Youth Hockey Center	\$ 30.0	\$ 9.4	\$ 10.0	\$ 49.4
Hotel & Waterpark	\$ 19.8	\$ 9.5	\$ 7.5	\$ 36.8
Infrastructure & Exterior Improvements	\$ 13.4	\$ 3.0	\$ 2.5	\$ 18.9
Subtotal	\$ 63.2	\$ 21.9	\$ 20.0	\$ 105.1
Cost of Issuance				\$ 0.7
Contingency				\$ 9.2
Total				\$ 115.0

Bond Funding - 501c3 Non-Profit Conduit Issues Bonds

Sources	\$ Millions
501(c)(3) Bond Issue*	\$790.0
Interest Earnings	\$41.9
Total	\$832.0

*Bond proceeds used to pay off outstanding COP issuance related to project, 18-24 months.

Debt issue modeled at 40 years – 5.25%

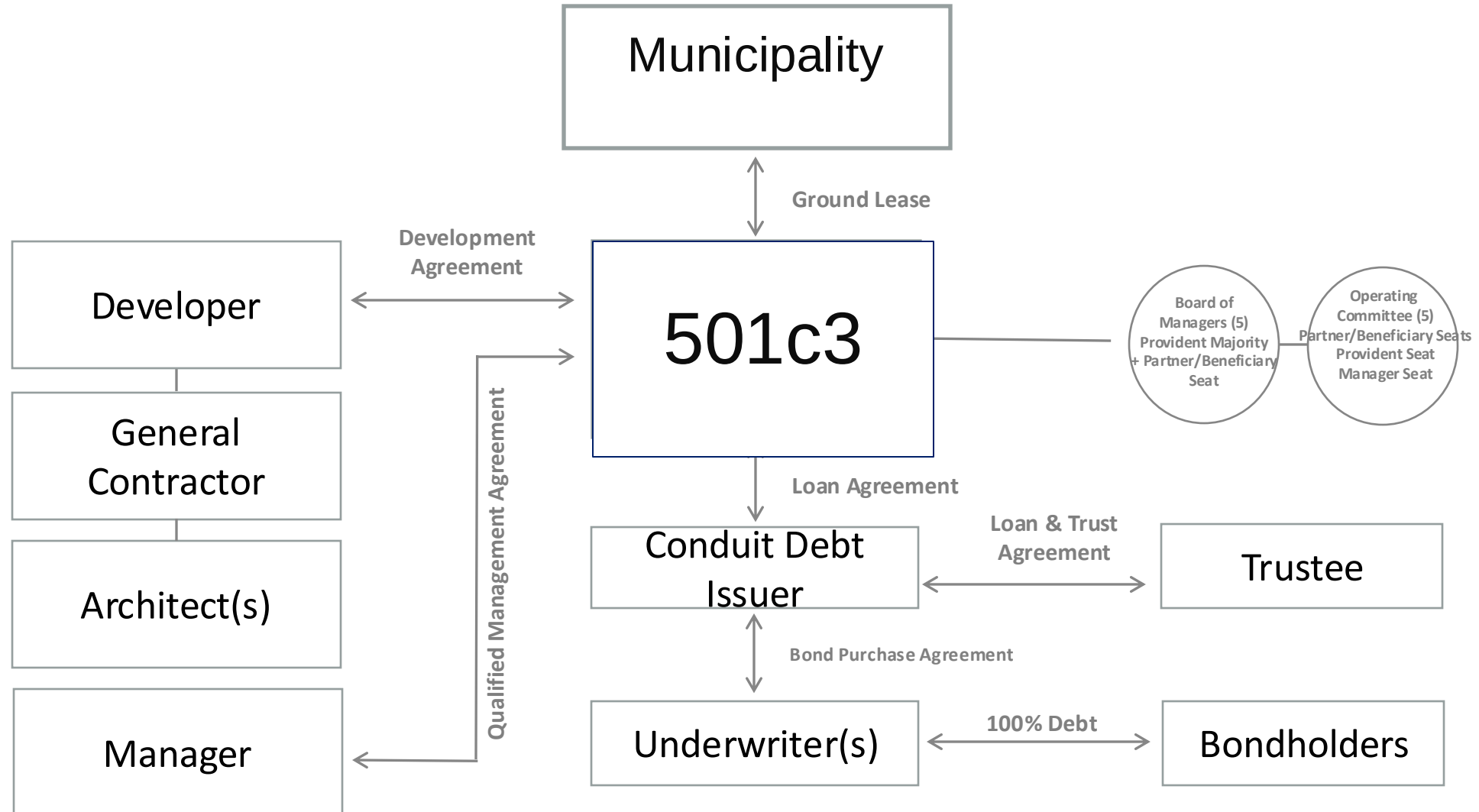
Uses	\$ Millions
Hotel and Waterpark	\$289.3
Arena	\$246.3
Ice Center	\$96.4
Raw Water Dedication	\$9.0
Additional Proceeds	-\$4.6
Launch Expense & Working Capital	\$8.0
Operating Reserve 90 Days	\$10.8
Operating Ramp-Up Reserve Fund	\$5.0
Capitalized Interest	\$124.4
Debt Service Reserve Fund	\$33.2
Total Cost of Issuance Estimate	\$14.2
Total Uses	\$832.0

Bond Funding – 501c3 Non-Profit Conduit Issues

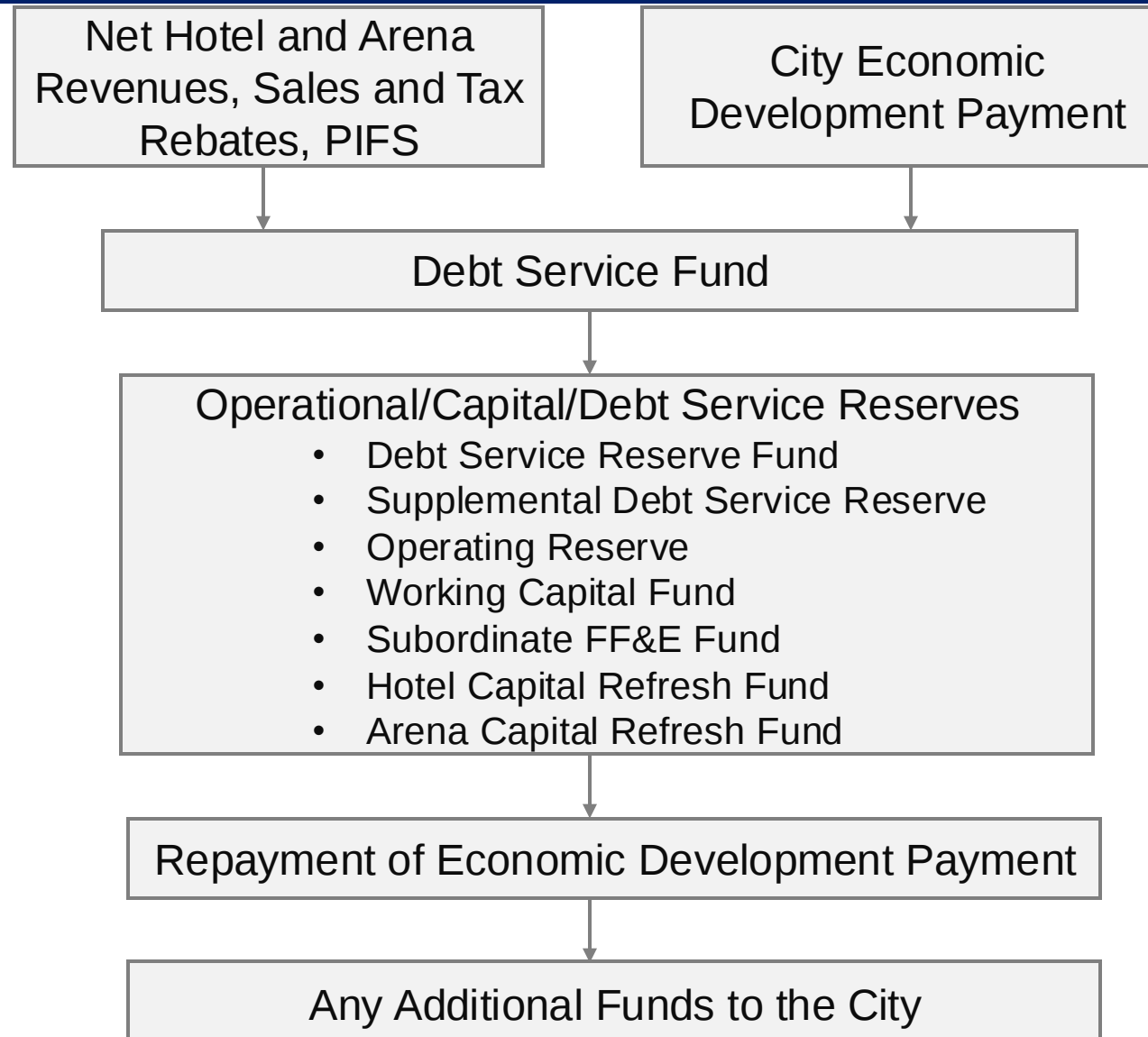
Bonds (continued)

- **Bonds are repaid by revenue generated by the project** through 501c3
- **City provides a moral obligation** on bond reserves to a maximum in any year of \$33.2 Million: bond-backing prevents risk of default on bonds
- **City makes an annual "economic development payment"** that adds additional security to the bonds by providing a revenue stream that is not dependent on project performance. Starts at \$12 Million per year and escalates by 2% per year. This is repaid over the life of the project through available cash.

501c3 Non-Profit Conduit Structure



Bond Funding Flow of Funds for Repayment



Annual Economic Development Repayment

Revenue Year	Waterpark Hotel + Arena + Ice Rink		Net City Econ. Dev. Payments
	City Expenditures	City Revenues	Net Annual City Econ. Dev. (Payment) or Repayment \$ <i>Millions</i>
	Annual City Economic Development	Projected Surplus Revenue for	
2025	\$0.0	\$0.0	\$0.0
2026	\$0.0	\$0.0	\$0.0
2027	\$0.0	\$0.0	\$0.0
2028	-\$12.0	\$0.0	-\$12.0
2029	-\$12.2	\$0.0	-\$12.2
2030	-\$12.5	\$0.0	-\$12.5
2031	-\$12.7	\$1.2	-\$11.6
2032	-\$13.0	\$13.4	\$0.5
2033	-\$13.2	\$12.7	-\$0.5
2034	-\$13.5	\$12.3	-\$1.2
2035	-\$13.8	\$11.5	-\$2.3
2036	-\$14.1	\$12.8	-\$1.3
*2037	-\$14.3	\$13.6	-\$0.7
2038	-\$14.6	\$15.8	\$1.2
2039	-\$14.9	\$16.1	\$1.2
2040	-\$15.2	\$16.5	\$1.3

Sources & Uses: General Improvement District

Sources	\$ Millions
GID Debt*	\$129.0
Total	\$129.0

Uses	\$ Millions	%
Plaza	\$4.7	4%
Water Features & Tributary	\$16.8	13%
Civil Infrastructure, onsite	\$40.8	32%
Civil Infrastructure, offsite	\$50.4	39%
Surplus Fund	\$12.4	10%
Cost of Issuance	\$3.9	3%
Total	\$129.0	100%

*Debt issue modeled as cash flow bond

Sources & Uses: Enterprise Funds

Sources	\$ Millions
Water Enterprise Debt	\$22.8
Wastewater Enterprise Debt	\$32.3
Total	\$55.1

Uses	\$ Millions	%
Water	\$22.5	41%
Sewer	\$32.0	58%
Cost of Issuance	\$0.5	1%
Total	\$55.1	100%

Proposed Funding Approach - Summary

- Predevelopment Funding – Up to \$115 Million in stages
- Bond Financing (501c3) - \$832 Million
 - Moral Obligation (City) on reserve fund on annual basis to a maximum of \$33.2 Million
 - Annual Economic Development Payment (City)
- General Improvement District – GID - \$129 Million
- Enterprise Funds (Water/Wastewater Fund) - \$55.1 Million

Analysis Supporting Funding Approach



Modeling History

- RBC Financial Model: November 2024
- CBRE Market Feasibility Study: December 2024
- Anderson Analytics:
 - Financial Model v1.1: December 2024
 - Financial Models v8.1 and v9.1: March 2025

Key Updates to Model and Negotiations

- Worked internally, with our consultants and the proposed developer to reduce overall project costs and look at phasing opportunities for the project
- Met with facility operators to determine reliability of revenue and expenses within proposed proformas
- Continue to identify risks and incorporate risk mitigation strategies
- Financial models have been updated to reflect the above analysis to close the gap, a further description of assumptions follows in this presentation
- Staff/CAO are advancing terms within the PDSA and anticipate a final draft by April 1
- Lease terms with the Eagles have progressed, only a few items remain open for additional discussion and research
- Staff is drafting a term sheet outlining the lease and commitment with Northern Colorado Youth Hockey program

Revised Assumptions and Inputs Model

- 5.25% interest rate adjusted upward from 4.5% - net impact of reducing bonding capacity
- Adjusted net operating income upward reflecting increased arena use and hotel occupancy projections from meetings with operators
- Adjusted funding needs to reflect current cost and phasing plan
- Adjusted interest earnings to 3.0% versus 4.0% in prior models
- Interest earnings at 4.25% versus 4.0% in prior models for Debt Service Reserve Fund (DSRF) based on current market
- Added \$5 Million Operating Ramp Up Reserve
- Project Fund earnings changed \$7 Million: previously had a portion going to the supplemental reserve
- Completion of project changed from July 2028 to November 2028
- Portion of Supplemental Reserve utilized as 'coverage' for 2030 thru 2032 - Not actual expenditure of funds but 'coverage' for rating/investor purposes to provide 1.50x coverage
- 1.50x coverage in each year where previously had some years with lower 1.47x coverage

Modifications to Total Hard Costs

Cost Savings & Phasing

- Arena, Ice center, hotel and waterpark- savings through value engineering of 10%
- Wet Utilities- savings achieved through reduction of road layout length
- Infrastructure- savings were identified by moving the following items into Phase 2:
 - Ice Trail in Plaza
 - Reduce phase 1 plaza by 75%
 - Permeable pavement in parking lots and feeders
 - Remove 131st & Bridge
 - Reduce 4th Street by \$4.6M
 - Removal of non-critical internal roads
 - Remove ½ of Road C
 - Remove Log bridge on 4th

	Previous	Revised
Cost Line Items	October 2024	February 2025
Arena, Ice Center, Hotel, & Waterpark	\$638.8	\$631.9
W&S Utilities - Enterprise Fund	\$62.3	\$54.6
GID- Civil Infrastructure	\$182.9	\$112.7
Total	\$884.0	\$799.2

Arena Net Operating Income Assumptions

2030	Previous Model 8.1 \$ Millions	Current Model 9.1 \$ Millions
Arena Revenue	\$20.0	\$15.7
Arena Expenses	-\$17.0	-\$10.4
Arena NOI	\$2.9	\$5.2

The most significant deltas in expenses:

- Service expense
- Payroll
- Repairs and Maintenance
- Advertising
- Supplies

Revenues are in line with market & feasibility study.

Hotel Net Operating Income Assumptions

2030	Previous Model 8.1 \$ Millions	Current Model 9.1 \$ Millions
Hotel/Water Park Revenue	\$70.8	\$67.9
Hotel/Water Park Expenses	-\$51.1	-\$46.5
HWP NOI	\$19.8	\$21.5

NOI is in line with market & feasibility study.
Increased occupancy rates to align with operator proforma.

Hotel Net Operating Income Assumptions

	Previous Model 8.1 \$ Millions	Current Model 9.1 \$ Millions
Hotel Occupancy 2030	72.5%	72.5%
Hotel Occupancy 2035	80.0%	82.5%
Average Daily Rate 2035	\$ 297.70	\$ 253.84

Proposed Occupancy Ramp Up:	
2028	65.5%
2029	69.7%
2030	72.5%
2031	75.5%
2032	78.2%
2033	81.1%
2034	82.0%
2035	82.5%
2036	83.0%

Entertainment District Project Costs

	Previous Model 8.1 \$ Millions	Current Model 9.1 \$ Millions
Project Cost	\$812.8	\$832.0
Debt Capacity	\$722.2	\$832.0
Funding Gap after Interest Earnings	\$90.6	\$0.0

Methods to close gap:

- Third party certification of revenue and expense estimates
 - Higher hotel occupancy rates, lower arena expenses
- Comprehensive review of project costs
- Value engineering
- Assess project scope
- Implement project in phases

Comparison of Results – Models 8.1 and 9.1

Model 8.1

Sources	
Par Amount of Bonds Issued	\$692.2
Interest Earnings as a Source 1/	\$30.0
<i>Other Sources Required</i>	\$90.6
Total Uses	\$812.8
Uses	
Hotel and Waterpark	\$289.3
Arena	\$246.3
Ice Center	\$96.4
Raw Water Dedication	\$9.0
Land	\$0.0
Launch Expense & Working Capital	\$8.0
Operating Reserve 90 Days	\$10.8
Operating Ramp-Up Reserve Fund	\$5.0
Capitalized Interest	\$103.0
Debt Service Reserve Fund	\$33.2
Assumed Costs of Issuance Fund	\$1.5
Underwriter's Discount @	\$10.4
Total Uses	\$812.8
Coupon = 5.25%	

Model 9.1

Sources	
Par Amount of Bonds Issued	\$790.0
Interest Earnings as a Source 1/	\$41.9
<i>Other Sources Required</i>	\$0.0
Total Uses	\$832.0
Uses	
Hotel and Waterpark	\$289.3
Arena	\$246.3
Ice Center	\$96.4
Raw Water Dedication	\$9.0
Additional Proceeds	-\$4.6
Launch Expense & Working Capital	\$8.0
Operating Reserve 90 Days	\$10.8
Operating Ramp-Up Reserve Fund	\$5.0
Capitalized Interest	\$124.4
Debt Service Reserve Fund	\$33.2
Total Cost of Issuance Estimate	\$14.2
Underwriter's Discount	not indicated
Total Uses	\$832.0
Coupon = 5.25%	

Financing Overview

Uses	Funding Source	Source of Repayment
Predevelopment	Pre-Development COP*	501(c)3 bond issuance, Enterprise, GID debt issuance
Construction	501 (c) 3	NOI, PIF, Sales Tax, Lodging Tax, Economic Development Payment
Utilities	Enterprise Funds**	User Fees, GID
Infrastructure and public improvements	General Improvement District (GID)	Mill levy, system development fee

*COP = Certificate of Participation

** Enterprise Funds = Water and Wastewater Funds

Hotel & Water Park Pro Forma Summary

HWP 2030	Previous Model 8.1 \$ Millions	Current Model 9.1 \$ Millions
Revenue	\$70.8	\$67.9
Expenditures	-\$51.1	-\$46.5
Net Operating Income	\$19.8	\$21.5
General Sales Tax	\$1.8	\$1.4
Lodging Tax	\$0.7	\$0.7
Net Public Improvement Fees	\$7.0	\$6.8
Total Pledged Revenue	\$29.3	\$30.3

Major Assumptions:

Increased occupancy rate.

NOI is in line with market & feasibility study.

Arena & Ice Rink Pro Forma Summary

Arena 2030	Previous Model 8.1 \$ Millions	Current Model 9.1 \$ Millions
Revenue	\$20.0	\$15.7
Expenditures	-\$17.0	-\$10.4
Net Operating Income	\$2.9	\$5.2
Sales Tax	\$0.2	\$0.3
Public Improvements Fees	\$0.2	\$0.3
Total Pledged Revenue	\$3.3	\$5.8

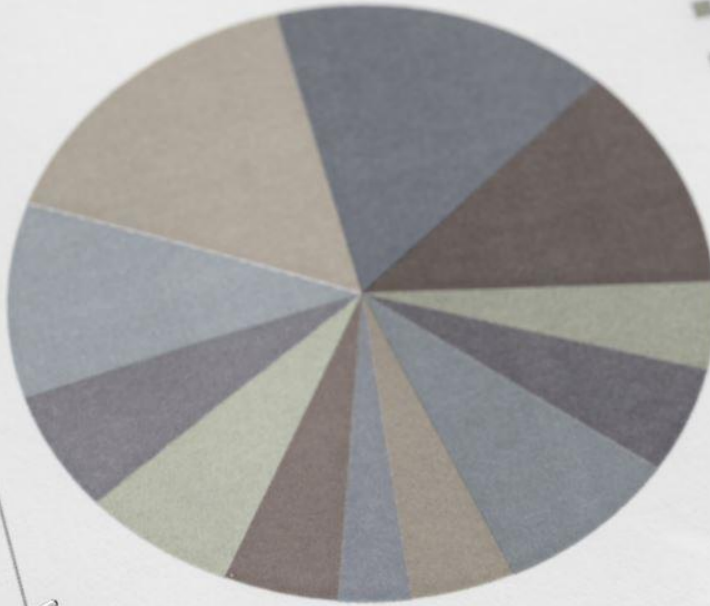
Major Assumptions:

- Adjusted expenses based on operator proformas.
- Revenues are in line with market & feasibility study.

Continued Analysis and Efforts

- Continued financial analysis as project enters design phase and more information is received
- Third party certification of revenue estimates
- Continued refinement and review of project costs
- Additional value engineering
- Conduct nexus study related to residential facility fee
- Continued implementation of predevelopment efforts and refining of project phasing

Consumer Impacts



jan
feb
mar
apr
may
jun
jul
aug
sep
oct
nov
dec



125,058	154,568	95,054	124,500
125,487	56,845	97,511	125,000
124,000	110,000	99,011	154,000
1450	150,000	99,216	95,000
	35,000	101,090	154,200
		101,684	110,000
		101,962	89,000
			50,000
			10,700

Impact to Consumer – Hotel & Waterpark

Lodging Purchase

Example Lodging Purchase Price = \$250.00		
PROPOSED: WP Hotel Public Improvement Fee (PIF) @10.00% = \$25.00		
Total Taxable Sale = \$275.00		
State of Colorado Sales Tax @ 2.90%	=	\$7.98
City of Greeley - General Sales Tax @ 3.00%	=	\$8.25
City of Greeley - Keep Greeley Moving Sales Tax @ 0.65%	=	\$1.79
City of Greeley - Quality of Life Sales Tax @ 0.30%	=	\$0.83
City of Greeley - Public Safety Sales Tax @ 0.16%	=	\$0.44
City of Greeley - Lodging Tax @ 3.00%	=	\$8.25
Total Taxes + PIF = \$52.53		
total effective Tax + PIF Rate @ 21.011%		
Total Transaction Price = \$302.53		

Retail Purchase

Example Retail Purchase Price = \$50.00		
PROPOSED: WP Hotel Public Improvement Fee (PIF) @10.00% = \$5.00		
Total Taxable Sale = \$55.00		
State of Colorado Sales Tax @ 2.90%	=	\$1.60
City of Greeley - General Sales Tax @ 3.00%	=	\$1.65
City of Greeley - Keep Greeley Moving Sales Tax @ 0.65%	=	\$0.36
City of Greeley - Quality of Life Sales Tax @ 0.30%	=	\$0.17
City of Greeley - Public Safety Sales Tax @ 0.16%	=	\$0.09
Total Taxes + PIF = \$8.86		
total effective Tax + PIF Rate @ 17.711%		
Total Transaction Price = \$58.86		

Waterpark Ticket

Example Waterpark Ticket Day Pass Price = \$58.00		
PROPOSED: WP Hotel Public Improvement Fee (PIF) @10.00% = \$5.80		
NOT SUBJECT TO SALES TAXES		
Total Taxes + PIF = \$5.80		
total effective Tax + PIF Rate @ 10.000%		
Total Transaction Price = \$63.80		

Impact to Consumer – Ice Arena & GID

Ice Arena

Example CONCERT/SPORTS TICKET Price = \$100.00

PROPOSED: Arena Public Improvement Fee (PIF) @ 3.00% = \$3.00

NOT SUBJECT TO SALES TAXES

Total Taxes + PIF = \$3.00

total effective Tax + PIF Rate @ 3.00%

Total Transaction Price = \$103.00

Example CONCESSIONS PURCHASE Price = \$50.00

PROPOSED: Arena Public Improvement Fee (PIF) @ 3.00% = \$1.50

Total Taxable Sale = \$51.50

State of Colorado Sales Tax @ 2.90% = \$1.49

City of Greeley - General Sales Tax @ 3.00% = \$1.55

City of Greeley - Keep Greeley Moving Sales Tax @ 0.65% = \$0.33

City of Greeley - Quality of Life Sales Tax @ 0.30% = \$0.15

City of Greeley - Public Safety Sales Tax @ 0.16% = \$0.08

Total Taxes + PIF = \$5.11

total effective Tax + PIF Rate @ 10.2203%

Total Transaction Price = \$55.11

General Improvement District

Example Retail Purchase Price = \$100.00

PROPOSED: PIF PLEDGED TO GID @ 3% = \$3.00

PIF - to Property Owners @ 0% = \$0.00

Total Taxable Sale = \$103.00

State of Colorado Sales Tax @ 2.90% = \$2.99

City of Greeley - General Sales Tax @ 3.00% = \$3.09

City of Greeley - Keep Greeley Moving Sales Tax @ 0.65% = \$0.67

City of Greeley - Quality of Life Sales Tax @ 0.30% = \$0.31

City of Greeley - Public Safety Sales Tax @ 0.16% = \$0.16

Total Taxes + PIF = \$10.22

total effective Tax + PIF Rate @ 10.22%

Total Transaction Price = \$110.22

Economic and Fiscal Impacts



Regional Economic Impacts

1. In summary, the project will generate 2,480 temporary construction jobs and generate roundly 1,300 permanent jobs
2. Earnings generated by the development are set to add roundly \$173 Million during the construction and \$44 Million on an annual basis for the operations and visitor impacts
3. Construction total output is estimated to be roundly \$486 Million. For the Operations and Visitor Spending, estimated overall Output is roundly \$17 Million
4. These direct, indirect, and induced effects are reflective of the estimated impact to the Greeley MSA from the Mixed-Use Arena Project Phase 1A.

Economic Impact from Construction (2024\$)				
Impact	Employment	Local Earnings	Value Added	Output
Direct	2,034	\$149,745,029	\$217,646,950	\$405,650,000
Indirect	149	\$9,616,097	\$15,318,123	\$30,865,060
Induced	297	\$13,712,628	\$33,021,851	\$49,835,879
Total	2,480	\$173,073,754	\$265,986,923	\$486,350,939
Source: IMPLAN, Compiled by CBRE				

Total Economic Impact from All Operations (2024\$)				
Impact	Employment	Local Earnings	Value Added	Output
Direct	939	\$32,575,194	\$58,403,116	\$79,263,509
Indirect	91	\$3,819,007	\$5,907,469	\$12,502,139
Induced	65	\$3,007,971	\$7,236,359	\$10,923,528
Total	1,095	\$39,402,172	\$71,546,943	\$102,689,176
Source: IMPLAN, Compiled by CBRE				

Total Economic Impact from Visitor Spending (2024\$)				
Impact	Employment	Local Earnings	Value Added	Output
Direct	178	\$3,783,963	\$5,948,400	\$11,616,845
Indirect	19	\$940,613	\$1,411,780	\$2,922,035
Induced	9	\$415,432	\$1,001,031	\$1,510,517
Total	206	\$5,140,008	\$8,361,211	\$16,049,397
Source: IMPLAN, Compiled by CBRE				

Greeley MSA Economic Impacts

- Direct Expenditures for Phase 1A as provided by the developer and City of Greeley.
- The Arena total costs equate to roundly \$44,000/seat.
- The Hotel and Water Park combined equates to roundly \$764,000/room.
- City's Owners Representative is currently reviewing project costs.
- The following direct, indirect, and induced impact assumes these proposed constructions costs. Further cost consulting is recommended once plans are completed, and construction bidding begins.
- It is estimated the local expenditures for wages and labor captured in the Greeley MSA is roundly 50% of all costs.
- The project contingency costs were deducted from the total costs.

Total Project Costs		
Total Costs	\$913,402,138	\$913,400,000
Total Contingencies	\$69,614,386	\$69,600,000
Less Contingency		\$843,800,000
Local Greeley Expenditures	50%	\$421,900,000
Source: PCL Construction, City of Greeley		

Fiscal Impacts Related to GID Revenue Model

Revenues	Rate	2030 \$ Millions	2031 \$ Million	2032 \$ Millions
Property Tax	11.274 mills	\$0.73	\$1.28	\$1.90
GID O&M Property Tax	2.000 mills	\$0.13	\$0.23	\$0.34
Building Use Tax	3%	\$4.80	\$5.60	\$5.71
General Sales Tax	2%	\$2.06	\$3.91	\$5.96
Keep Greeley Moving	0.65%	\$1.61	\$2.30	\$2.89
Quality of Life	0.30%	\$0.79	\$1.15	\$1.46
Public Safety	0.16%	\$0.42	\$0.61	\$0.78
Total Operating Revenues		\$10.54	\$15.08	\$19.04
Expenses				
Municipal Services	Per capita	\$2.86	\$4.11	\$5.62
Business Incentives	Anchor 2%	\$1.00	\$1.90	\$2.89
Annual Operating Revenues less Expenditures		\$6.68	\$9.07	\$10.53
Permit & Development Fee Revenue		\$14.99	\$18.29	\$18.66

Upcoming Community and Council Meetings

- **Community Meeting** – *Presentation of Financial Analysis*: Thursday, March 27 at 6:00pm, Zoe's Coffee House
- **City Council Regular Meeting** – *Full Presentation of Project* - Tuesday, April 1 at 6:00 pm, City Council Chambers
- **City Council Regular Meeting** – *Request for City Council Action on Predevelopment Agreement Services Agreement (PDSA)* - Tuesday, April 15, 6:00 pm, City Council Chambers

Thank You





Work Session Agenda Summary

Item: 8.

March 25, 2025

Key Staff Contact: Martha Lanaghen, Human Resources Director, Kimberly Southern, Chief People Officer

Title:

Motion to go into Executive Session for the purpose of completing the annual performance review of the City Council Appointee – Municipal Judge, Mark Gonzales

Background:

An executive session is needed to enable the City Council to complete the annual performance review for City Council Appointee, Municipal Judge, Mark Gonzales.

Council's Recommended Action:

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2.151(a)(6):

To discuss the personnel matters for appointees reporting to the City Council.

Strategic Focus Area:

High-Performance Government

Attachments:

None



Work Session Agenda Summary

Item: 9.

March 25, 2025

Key Staff Contact: Stacey Aurzada, City Attorney, Raymond Lee, City Manager

Title:

Motion to go into Executive Session to receive legal advice and to instruct negotiators regarding development terms outlined in the Pre-Development Services Agreement for the West Greeley Project

Background:

The Executive Session will focus on discussing the terms and conditions of the Pre-Development Services Agreement with The Water Valley Company for the West Greeley Project. Staff will receive instructions from the City Council regarding negotiations with The Water Valley Company.

Council's Recommended Action:

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(b) and 24-6-402(4)(e)(I), Greeley Municipal Code Sections 2-151(a)(2) and 2-151(a)(5):

To receive legal advice related to and determine positions, develop strategy, and instruct negotiators about the Pre-Development Services Agreement with The Water Valley Company.

Strategic Focus Area:

Business Growth

Attachments:

None



Work Session Agenda Summary

Item 10:

Title

Scheduling of Meetings, Other Events

Summary

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Work Session Schedule regarding any upcoming meetings or events.

Attachments

Council Meetings and Other Events Calendar

Council Meeting and Work Session Schedule

Status Report of Council Initiatives and Related Information

Council Meetings and Other Events Calendars

March 23 – April 19, 2025

Monday, March 24, 2025

- Greeley Chamber of Commerce 11:30 a.m.
- Special City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Tuesday, March 25, 2025

- City Council Work Session Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, March 26, 2025

- Upstate Colorado Economic Development 7 a.m. Upstate Colorado Conference Room (822 7th Street Greeley CO 80631)
- Proclamation - Brain Injury Awareness Month Breakfast 7:45 a.m. FMS Bank (2425 35th Ave. Greeley)

Thursday, March 27, 2025

- Dream Team Honors Awards Banquet 6 p.m. University of Northern Colorado Ballroom (2101 10th Ave Greeley CO, 80631)
 - Community Meeting on the Financial Aspects of the Proposed West Greeley Development 6 p.m. Zoe's Cafe & Events (715 10th St, Greeley, CO 80631)
-

Tuesday, April 1, 2025

- City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, April 3, 2025

- Poudre River Trail Meeting 7:30 a.m. Poudre Learning Center (8813 W. F Street Greeley CO 80631)

- Island Grove Advisory Board 3:30 p.m. (600 N. 14th Ave Greeley CO 80631)
 - North Front Range MPO Meeting 6 p.m. Fort Collins Colorado River Community Room (222 LaPorte Avenue Fort Collins, CO 80521)
-

Sunday, April 6, 2025

- Holocaust Memorial Observation Interfaith Service (Proclamation) 6 p.m. Beth Israel Congregation (1625 Reservoir Rd, Greeley, CO 80631)

Tuesday, April 8, 2025

- City Council Work Session Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)
-

Tuesday, April 15, 2025

- City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, April 16, 2025

- Water & Sewer Board Meeting 2 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers

Thursday, April 17, 2025

- Downtown Development Authority 7:30 a.m. (802 9th Street, Greeley CO 80631)
- Airport Authority 3:30 p.m. Greeley-Weld Airport (600 Airport Road, Greeley CO 80631)

2025 Council Meeting/Work Session Agenda Items Schedule

3/18/2025			
This schedule is subject to change			
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
April 01, 2025 Council Meeting	Proclamation - Holocaust Remembrance	Mayor	Intro
	Proclamation - National Mayor's Challenge for Water Conservation	Mayor	Intro
	Proclamation - Fair Housing Month Proclamation	Mayor	Intro
	Minutes- Mar 4 RM; Mar 11 WS	Heidi Leatherwood	Consent
	Intro & first reading ord - City Manager Salary Increase	Kimberly Southern-Weber	Consent
	Intro & first reading ord- City Attorney Salary Increase	Kimberly Southern-Weber	Consent
	Intro & first reading ord - Municipal Judge Salary Increase	Kimberly Southern-Weber	Consent
	Intro & first reading ord - Eagles Lease (Hold)	John Herge	Consent
	PH & second reading ord - First Supplemental Appropriation for 2025	Caleb Weitz	Regular
	PH & second reading - Sammy's Law - Puppy Mill	Adam Turk	Regular
	PH & second reading ord - Acquire Real Property at Greeley Mall	Sean Chambers	Regular
	PH & second reading ord - Acquire Real Property for Terry Ranch Pipeline	Sean Chambers	Regular
	West Greeley Project Overview	John Hall	(Informational) Regular
April 08, 2025 City Council Work Session	Development Review Process Update	Brian McBroom	WS
	Ballot Measure Planning & Food Tax Rebate Update	Kalen Myers/Caleb Weitz	WS
	Monetary Sponsorship Policy	Caleb Weitz	WS
April 15, 2025 Council Meeting	Proclamation - National Youth Service Day Award	Mayor	Intro
	Proclamation - Arbor Day Proclamation	Mayor	Intro
	Proclamation - National Library Week	Mayor	Intro
	Minutes - March 18 RM; March 25 WS	Heidi Leatherwood	Consent
	Resolution - amending Council Policies and Protocol	Heidi Leatherwood	Consent
	Pre-development agreement	John Hall	Consent
	Intro and first reading Ord - Water Revenue Improvement Bonds, Series 2025	Robert Miller/Tyra Litzau	Consent
	Intro and first reading Ord - First-Lien Sewer Improvement Revenue Bonds, Series 2025	Robert Miller/Tyra Litzau	Consent
	Intro & first reading Ord - Two Rivers Garden Rezoning	Brian McBroom	Consent
	PH & second reading Ord - City Manager Salary Increase	Kimberly Southern-Weber	Regular
	PH & second reading Ord City Attorney Salary Increase	Kimberly Southern-Weber	Regular
	PH & second reading Ord - Municipal Judge Salary Increase	Kimberly Southern-Weber	Regular
	PH & second reading ord - Eagles Lease (Hold)	John Herge	Regular
	B&C Appointments	Jennifer Middleton	Regular
Council Chambers Closed due to AV Refresh April 16 - May 5			
April 22, 2025 City Council Work Session	East Subarea Plan Update (Tentative)	Brian McBroom	WS
	Waste Diversion Follow-up	Will Jones/Paul Trombino	WS
	UCCC Naming Discussion	Diana Frick	WS
	Housing Authority Update	Vincent Ornelas/CAO/Deb Callies	WS
May 06, 2025 Council Meeting	Proclamation - Small Business Week	Mayor	Intro
	Minutes - April 1 RM; April 8 WS	Heidi Leatherwood	Consent
	PH & second reading ord- Water Revenue Improvement Bonds, Series 2025	Robert Miller/Tyra Litzau	Regular
	PH & second reading ord - First-Lien Sewer Improvement Revenue Bonds, Series 2025	Robert Miller/Tyra Litzau	Regular
	PH & second reading ord- Two Rivers Garden Rezoning	Brian McBroom	Regular
	Continued PH & second reading ord - Village at Greeley PUD	Brian McBroom	Regular
May 13, 2025 City Council Work Session	Analysis of the Homeless Response System and Intervention Strategies for Unhoused	Mandy Shreve	WS
	Overview and Discussion of the Small Business Land Use Center Program (Hold)	Brian McBroom	WS
	Development Review Process Update	Brian McBroom	WS

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
11-2023	Clark/Butler	Artificial turf and landscape standards	August 1, 2023 Council Meeting	*Come back to Council with a draft ordinance	Staff will follow up on scheduling of this item	Brian McBroom
4-2024	Butler	Lincoln Park Redesign	April 2, 2024 City Council Meeting	Requested Work Session for information on the Lincoln Park Redesign- to include status of project, timeline of project and overview of the coming outreach Work Session	Site concepts shared with stakeholders in October: including Project costs, Phasing options and integration with Downtown. Early 2025: Construction design drawings scheduled to begin, incorporating stakeholder input, alignment with redevelopment goals, and lessons from other urban parks. Late 2025 - 2026: Construction slated to begin at the end of 2025 and continue into 2026.	Diana Frick
5-2024	Hall	Impact Fee Study Structure	May 7, 2024 Council Meeting	Requested staff bring a report to a future work session explaining more in depth the Impact Fee Study Structure - how the ratio is calculated, review process, timeline of review, and development fees	DTA was awarded the contract and that process has now started	Allena Portis/Robert Miller
7-2024	Butler	Building Permit Fees	September 17, 2024 Council Meeting	Would like staff to provide information to a work session relating to building permit fees for the last few years and what they are currently	Staff sent a memo to council on January 10, 2025 Pending follow-up reagrding communication to Councilmember Butler Raymond to follow-up with Mayor to see if work session is needed	Brian McBroom
8-2024	Olson	Code Compliance	Oct 1, 2024 Council Meeting	Part 1 - Requested staff to present at a future work session on code compliance- what is compliant and what is not and to develop a plan to assist with low-income residents specifically relating to yards and vegetation Part 2 - More information needed on specific options on landscaping; enhancing voluntary compliance ticketing system	Part 1 was presented Feb. 11 and staff has begin working on the next report to council which will be scheduled at a later date	Juliana/ Kelli Johnson/Buxton Demers
11 - 2024	Butler	HP Rezone Parking	Oct 15, 2024 Council Meeting	There was a request for staff to provide a report to council on the HP Rezone area parking, traffic problems, and what has been done in the area. It was also requested that the design standards be included.	The traffic safety report completed and shared with CMO. CMO is planning to schedule a meeting to review the report with Councilmember Butler.	Public Works
13- 2024	Butler	Audit of Development Code	Dec 10, 2024 Council WS	Discrepancies in the code and would like an administrative fix of the R-M zoning issue if possible, and then a full audit of the Development Code.	Recieved proposals on 2/13 and now in the evaluation and selection process anticiapte making a selection by mid March	Brian McBroom

2- 2025	Butler	Voter Polling	February 18, 2025 Council Meeting	Mayor Gates requested that staff come back with a cost analysis prior to Councilor Butler's request. Request: a voter poll to investigate the desire to support Public Safety and Open Space tax measures. In addition he asked for potential Poudre River Restoration projects that could be part of the Open Space tax.	This will be presented at the April 8 Work Session	Kalen Myers
3-2025	DeBoutez	Public Art Program	March 18, 2025 Council Meeting	Research the Public Art Program with 3 components: expanding the program to include local performing art groups, clarify the funding source for the 1% for all of the capital improvement projects, and reporting of when the money is appropriated to the program.		Diana Frick



Work Session Agenda Summary

Item: 11.

Title

Adjournment