Greeley City Council Agenda

Work Session

Tuesday, May 13, 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.

City of Greeley Colorado

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, May 13, 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. Ballot Measure Planning: April Poll Results
6. Homeless Response System Modeling
7. 2025 First Quarter Financial Review
8. Economic Development Incentive Policy
9. Motion to go into Executive Session to discuss the potential purchase of a property in the City of Greeley and to receive instructions regarding negotiations about the purchase and about potential economic development incentives
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	3rd 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	3rd 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	2nd Monday, 5 p.m.	DeBoutez
Interstate 25 Coalition	as needed	Olson
Island Grove Advisory Board	1st Thu, 3:30 p.m.	Butler
National League of Cities Transportation and Infrastructure Services Committee	as needed	Olson
Parks & Recreation Board	1st Friday, 7 a.m.	DeBoutez
Police Pension Board	quarterly	McDonald
Poudre River Trail	1st Thu, 7 a.m.	Hall
Regional Opioid Council	as needed	Gates
Transportation/Air Quality MPO	1st Thu, 6 p.m.	Olson/Payton
Upstate Colorado Economic Development	last Wed, 7 a.m.	Gates
Water & Sewer Board	3rd Wed, 2 p.m.	Gates
Weld Project Connect Committee (United Way)	as needed	Olson
Youth Commission Liaison	4th Mon, 6 p.m.	McDonald

Work Session Agenda Summary

Item: 5.

May 13, 2025
Key Staff Contact: Kalen Myers, Interim Budget & Policy Director

Title:
Ballot Measure Planning: April Poll Results

Background:
At the April 8, 2025 work session, the Council gave consensus to conduct a comparative poll exploring public support for tax increases for public safety, homelessness and housing, and economic development and community revitalization. The poll was conducted in mid-April by the City's polling consultant, Aspect Strategic. The purpose of this work session is to present the poll results to the Council. Staff is looking for consensus on next steps and which items to include in a more targeted June poll.

Strategic Focus Area:
Business Growth
Housing For All
Safe and Secure Communities

Attachments:
1. City of Greeley: Spring 2025 Community Survey Toplines
2. Item 5 - Presentation

City of Greeley: Spring 2025 Community Survey Toplines

[PHONE] Hello, may I please speak with (NAME ON LIST)? My name is __________ from __________, a public opinion polling firm. We are conducting a short survey about some issues people in Greeley have been talking about lately. We're not selling anything and I will not ask for a donation at any time. It will take only a few minutes and all responses will be anonymous and used only for research purposes.

[WEB][1] Colorado Opinion Surveys is conducting a scientific research study of Greeley residents. All responses are confidential and for research purposes only.

These first few questions are just to make sure we are surveying a representative sample of the entire community.

1. Are you 18 years or older and currently registered to vote at your home address in Greeley, Colorado?

Yes	100%
--	
No	(TERMINATE)
DK/NA/REFUSED	(TERMINATE)

2. Which of the following best describes your age?

18-34	35%
35-49	25
50-64	18
65+	22
--	
Younger than 18	(TERMINATE)
DK/NA/REFUSED	(TERMINATE)

3. Gender:

Male	48%
Female	52
Other / I use a different term	-

ELECTION INTEREST

4. As you may know, there will be an election in November of this year for a handful of statewide and local ballot measures, but **not** for any major offices like president, governor, or U.S. Congress. Using a scale of one to ten, please rate your level of enthusiasm about voting in this November's election, where ten means you're extremely enthusiastic about voting and one means you're not enthusiastic at all. You can use any number between one and ten.

1 (not enthusiastic at all)	10%
2	2
3	3
4	5
5	14
6	4
7	12
8	14
9	6
10 (extremely enthusiastic)	29
--	
DK/NA/REFUSED	*

CITY DIRECTION

5. To start, do you feel like things in Greeley are heading in the right direction or are things off on the wrong track?

		2023
Right direction	40%	*42%*
Wrong track	38	*40*
--		
DK/NA/REFUSED	22	*18*

1 *For clarity, only the phone version of question language is displayed in the topline data.*

6. In your own words, what would you say is the **single** most important problem facing Greeley today? **(OPEN ENDED)**

Crime & safety	12%
Traffic / roads / transit / infrastructure	11
Economy / cost of living	10
Housing costs / availability	9
Homelessness	9
Politics too far left / right	8
Too much growth / too many newcomers	7
Education	6
Frustrations with local government (budgeting, police, public works, etc.)	5
Immigration	5
Specific development concerns	5
Jobs / employers	5
General discontent	4
Other	6
--	
DK/NA/REFUSED	5

MULTIPLE RESPONSES ACCEPTED; TOTAL DOES NOT ADD TO 100%

TAX SENSITIVITY

7. Generally speaking, do you support or oppose increasing taxes to improve and expand city programs and services? **(PINWHEEL ROTATE)**

SUPPORT	**29%**
OPPOSE	**62%**
Definitely support increasing taxes	7%
Probably support increasing taxes	21
Probably oppose increasing taxes	20
Definitely oppose increasing taxes	42
--	
DK/NA/REFUSED	9

POTENTIAL FUNDING MEASURES

Next, here are some proposals that would fund local city services here in Greeley by increasing the local sales tax by 0.5%, which amounts to an additional 50 cents on a $100 purchase.

Please choose whether you would support or oppose each proposal, assuming that **no more than one** of them would move forward and end up on your ballot. Please consider each one carefully—even though they may sound similar, each one is different.

(RANDOMIZED)	TOTAL SUPP	TOTAL OPP	Def supp	Smwt supp	Und, lean sup	Und, lean opp	Smwt opp	Def opp	DK/ REF
8. Increasing the local sales tax by .5% for public safety services, including wages, staffing, equipment, technology, and facilities for city police and firefighters.	**58%**	**40%**	25%	18%	15%	9%	8%	22%	3%
9. Increasing the local sales tax by .5% to support affordable housing assistance and homeless solutions to transition families and individuals to self-sufficiency, prevent homelessness, and support operations of a year-round homeless shelter.	**52%**	**45%**	32	14	6	7	9	29	3
10. Increasing the local sales tax by .5% for economic development and community revitalization initiatives, including business development, downtown redevelopment, and Greeley airport development.	**47%**	**50%**	17	21	10	8	12	29	3

11. Thinking back to **all** the proposals you just heard about, which would you be **most** likely to support? **(RANDOMIZE)**

The .5% sales tax increase for affordable housing and homeless solutions 37%
The .5% sales tax increase for public safety....................28
The .5% sales tax increase for economic development and community revitalization....................10

I wouldn't support any of these proposals 24

FUNDING PRIORITIES

Next, here's a list of priorities for Greeley. For each, please choose whether that item is an absolute top priority, a high but not top priority, a medium priority, or a low priority. Please remember, not everything can be a top priority.

	(RANDOMIZED)	TOP / HIGH	MED / LOW	Top	High	Med	Low	DK/ REF
12.	Decreasing homelessness and encampments by operating a year-round emergency shelter with services that support recovery and self-sufficiency	**50%**	**48%**	24%	26%	24%	25%	2%
13.	Investing in affordable housing and homeless solutions like targeted outreach and rental assistance to prevent homelessness, increase housing stability, and transition families and individuals to self-sufficiency	**48%**	**49%**	25	23	20	29	3
14.	Recruiting, attracting, and retaining high-quality police officers and staff	**49%**	**47%**	15	34	29	18	4
15.	Recruiting, attracting, and retaining high-quality firefighters and staff	**46%**	**50%**	14	33	35	15	4
16.	Investing in economic development initiatives such as attracting major employers and focusing on business retention	**42%**	**54%**	13	29	35	19	4
17.	Strengthening police resources to respond to concerns around homelessness	**34%**	**62%**	10	24	33	29	3
18.	Building new public safety facilities such as training facilities, police substations and new fire stations	**26%**	**70%**	6	19	38	33	4
19.	Revitalizing downtown Greeley	**24%**	**73%**	7	18	39	34	3
20.	Building a downtown Greeley civic campus to replace aging city administrative facilities and centralize public services with the city, county, and school district	**22%**	**74%**	5	17	36	37	5
21.	Improving recreation and cultural facilities like the Union Colony Civic Center (UCCC), active adult center, and recreation facilities	**22%**	**74%**	4	18	38	36	4
22.	Upgrading the Greeley-Weld County airport to support large jet traffic and commercial flight options accessible to residents and businesses	**17%**	**79%**	4	12	33	46	5
23.	Redesigning downtown Greeley's Lincoln Park into a community destination for outdoor entertainment, events, and festivals	**17%**	**78%**	4	13	34	44	4

PROGRAM FUNDING

Here's a shorter list of city programs and services. For each, please choose whether you think that item definitely needs additional funding, probably needs additional funding, probably has enough funding, or definitely has enough funding.

	(RANDOMIZED)	NEEDS MORE	HAS ENOUGH	Definitely needs more	Probably needs more	Probably has enough	Definitely has enough	DK/ REF
24.	Affordable housing and homeless solutions	**60%**	**33%**	34%	26%	13%	20%	7%
25.	The Greeley Fire Department	**47%**	**45%**	12	35	34	12	8
26.	The Greeley Police Department	**45%**	**50%**	16	29	30	20	6
27.	Economic development and community revitalization	**42%**	**50%**	10	32	33	17	8

CONTEXTUAL QUESTIONS

28. Thinking about the quality of public services here in Greeley, would you say local taxes are… **(PINWHEEL ROTATE)**

	2025	*2023*	*2021*	*2020*
Too high	39%	*32%*	*27%*	*25%*
About right	50	*53*	*60*	*62*
Too low	5	*7*	*5*	*5*
--				
DK/NA/REFUSED	6	*7*	*8*	*9*

29. How confident are you that the City of Greeley is handling taxpayer dollars wisely? Would you say… **(PINWHEEL ROTATE)**

CONFIDENT..**43%**
LESS CONFIDENT..**49%**

Very confident..5%
Somewhat confident..38

Not very confident..25
Not confident at all..24
--
DK/NA/REFUSED..7

30. Thinking back over the last five years or so, would you say Greeley has… **(PINWHEEL ROTATE)**

	2025	*2023*
Gotten safer	9%	*8%*
Stayed about the same	41	*41*
Gotten less safe	43	*45*
--		
DK/NA/REFUSED	6	*6*

31. And if you had to pick, which of the following do you think would be the **biggest** benefit of additional downtown development and revitalization efforts? Would it be… **(RANDOMIZE)**

Reducing vacant buildings and under-utilized spaces..40%
Strengthening the city's identity and sense of community pride..23
Attracting tourism and bringing more visitors to local businesses..15

None of these..18
--
DK/NA/REFUSED..4

DEMOGRAPHICS

These last few questions are just for statistical purposes.

32. What is the highest level of education you have fully completed? **(PINWHEEL ROTATE)**

Some high school or less	2%
High school graduate or GED	33
Some college, vocational or post-secondary credit, or an Associates degree	31
Four year or Bachelor's Degree	21
Postgraduate or advanced degree	13
--	
DK/NA/REFUSED	-

33. Party ID:

DEMOCRAT	**33%**
REPUBLICAN	**44%**
Strong Democrat	15%
Not strong Democrat	5
Independent, lean Democratic	13
Strictly Independent	23
Independent, lean Republican	12
Not strong Republican	7
Strong Republican	24
--	
DK/NA/REFUSED	*

34. How would you describe your race or ethnicity? **(RANDOMIZE)**

White or Caucasian	63%
Hispanic or Latino	31
Black or African American	2
Mixed race or multi-racial	2
Native American	1
Asian or Pacific Islander	-
--	
DK/NA/REFUSED	1

35. Which of the following best describes your own personal financial situation? Is it… **(PINWHEEL ROTATE)**

I can live comfortably while also saving an adequate amount for the future	31%
I can get by every month but I struggle to save money or pay for unexpected expenses	50
I find it difficult to make ends meet every month	18
--	
DK/NA/REFUSED	*

(ROTATE NEXT TWO QUESTIONS)

36. Over the <u>past</u> 12 months, would you say your own household costs have mostly been… **(PINWHEEL ROTATE)**

Increasing	79%
Staying about the same	20
Decreasing	1

37. Over the next 12 months, how confident are you in your ability to maintain or improve your current financial situation? **(PINWHEEL ROTATE)**

CONFIDENT	**46%**
NOT CONFIDENT	**42%**
Very confident	15%
Somewhat confident	30
Neither confident nor worried	13
Somewhat worried	28
Very worried	14

---

38. In the 2024 election for president, did you vote for **(ROTATE)** <Democrat Kamala Harris> or <Republican Donald Trump>?

Harris	37%
Trump	45
Someone else	11
Didn't vote	5
--	
DK/NA/REFUSED	2

That completes our survey. Thank you VERY MUCH for your time.

Sample

Landline	13%
Mobile	27
Web	60

Region

80631	34%
80634	66

Registration

Democrat	21%
Unaffiliated / Other	54
Republican	25

2025 Ballot Planning April Poll Results

Kalen Myers, Interim Budget and Policy Director
Alex Dunn, Vice President, Aspect Strategic
City Council Work Session – May 13, 2025

City of Greeley Colorado

Agenda

- Timeline Review
- April Polling Results, Aspect Strategic
- Staff Recommendation
- Next Steps
- Purpose: Consensus on Next Steps for June Poll

Timeline Review

November Ballot Council Planning Timeline

April 8	April 14	May 13**	June 16	July 22**	August 5	August 19
Planning Work Session	Field First Poll	Poll Results Work Session	Field Second Poll	Poll Results Work Session	First Reading Ballot Ordinance(s)	Second Reading Ballot Ordinance(s)

** Decision Point: What goes to Ballot

Key Upcoming Activities Pending Council Direction:

- Draft targeted second poll to include preliminary ballot titles and pro con language
- Initiate communications and engagement around proposed measures
- Identify potential individuals and groups for citizen committee hand off

April Comparative Poll Outline

Council provided consensus at the April 8 work session to poll on the following –

- Public Safety
- Homelessness and Housing
- Economic Development and Community Revitalization

The purpose was to provide a comparative sense of how the public would prioritize several different concepts at a high level.

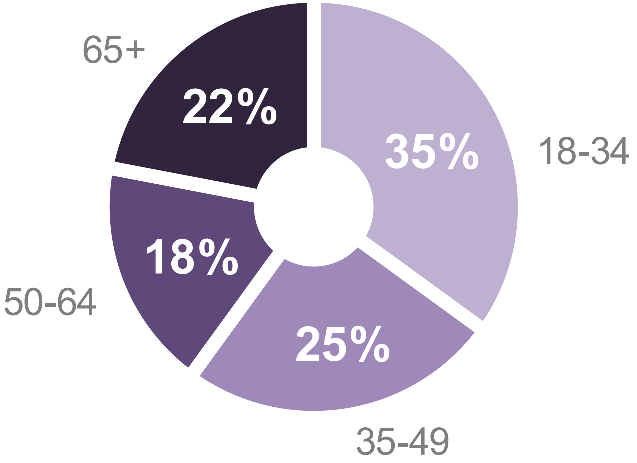
An increase of 0.50% was tested across all measures for consistency. This would result in $12-$14 Million of additional sales tax revenue annually.

Poll Methodology

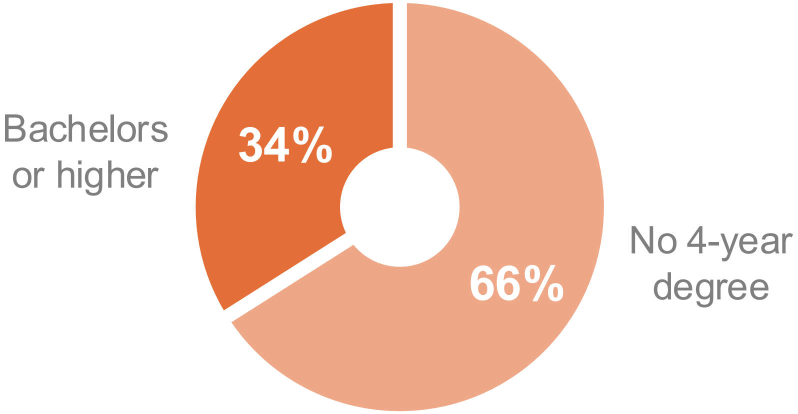
- Polling partner: Aspect Strategic
- Scientific survey of 500 Greeley residents selected at random
- Data collected via live telephone interviews and SMS responses online
- Conducted April 15-21, 2025
- Overall margin of error: +/- 4.4%
- Based on Census and voter file data, poll results are representative by gender, age, educational attainment, ZIP, council ward, race, party registration, etc.

A Profile of Respondents

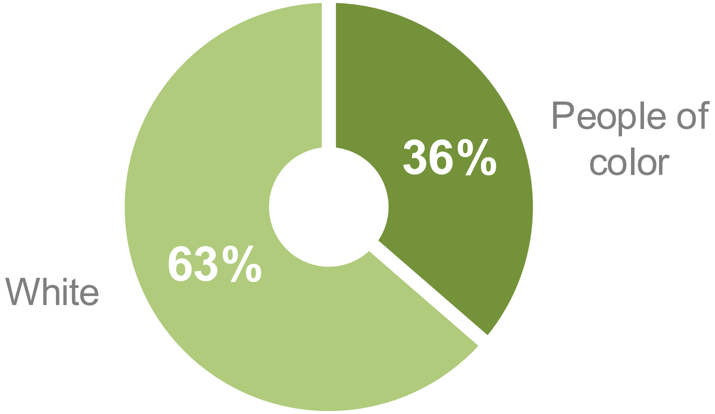
Age



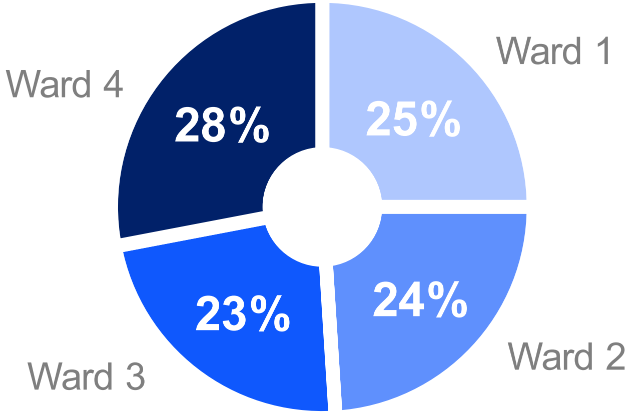
Education



Race



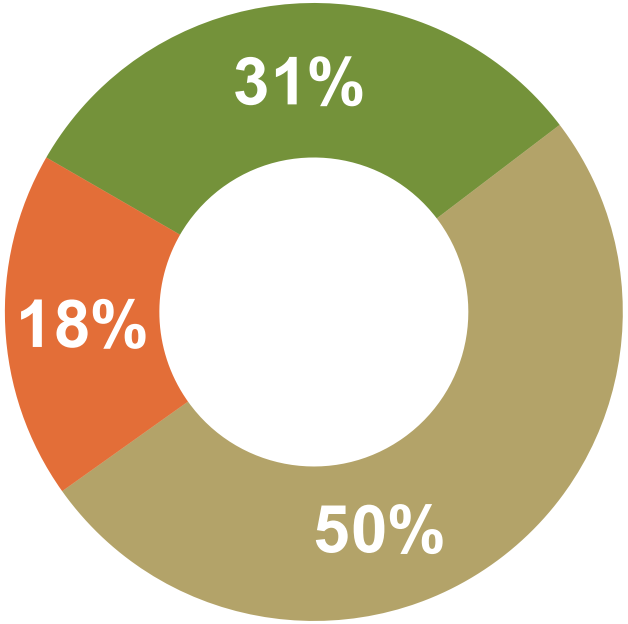
Ward



Section 1
Broad Based Questions

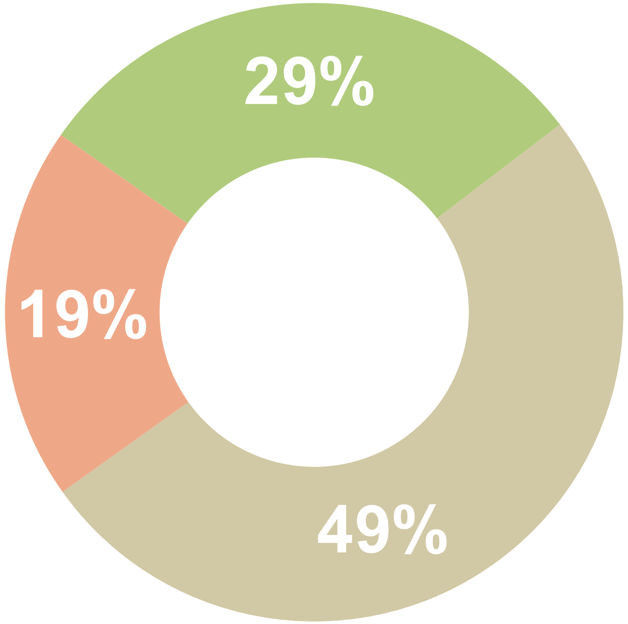
A Snapshot of Financial Security

2025



68% total
economically insecure

2024



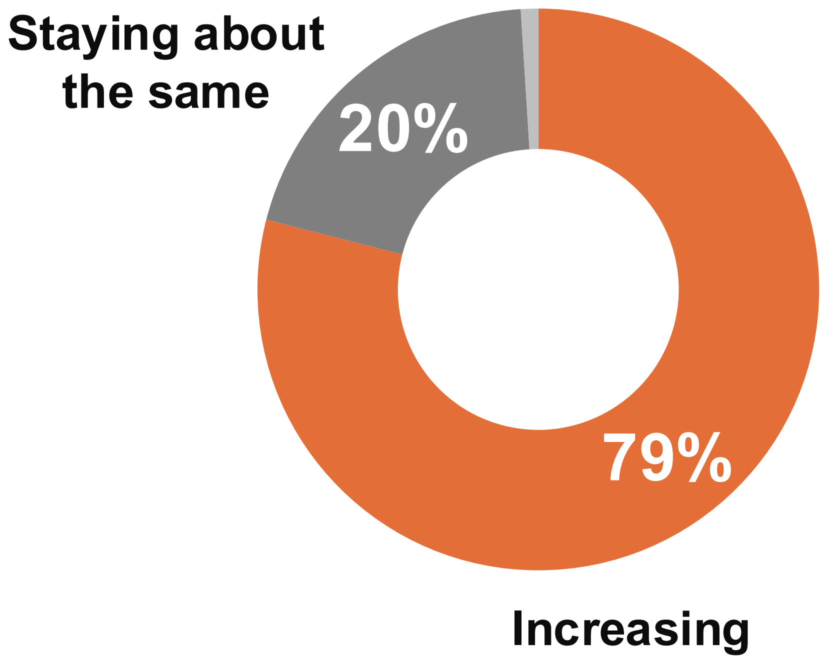
68% total
economically insecure

- I can **live comfortably** while also saving an adequate amount for the future
- I can get by every month but I **struggle to save money** or pay for unexpected expenses
- I find it **difficult to make ends meet** every month

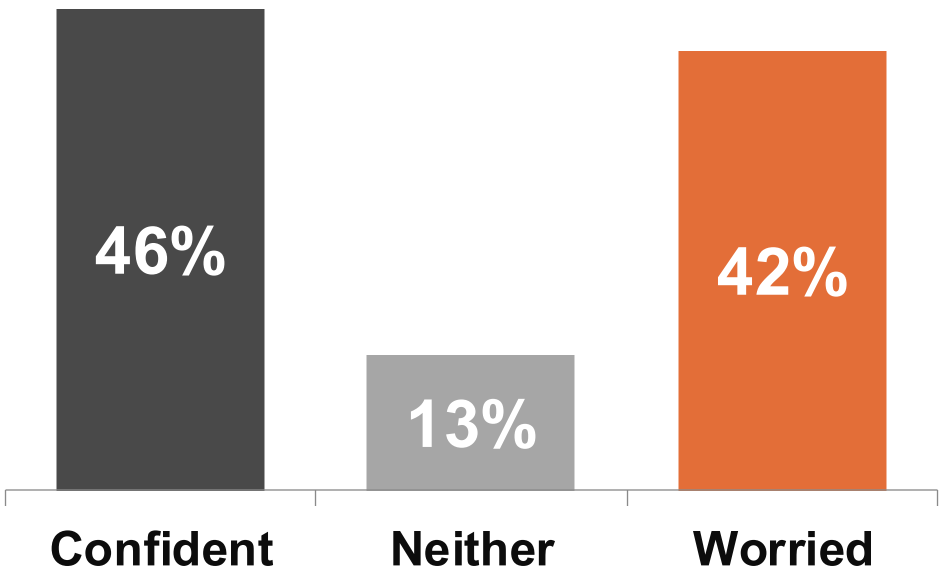
"Which of the following best describes your own personal financial situation? Is it…"

...And Financial Expectations

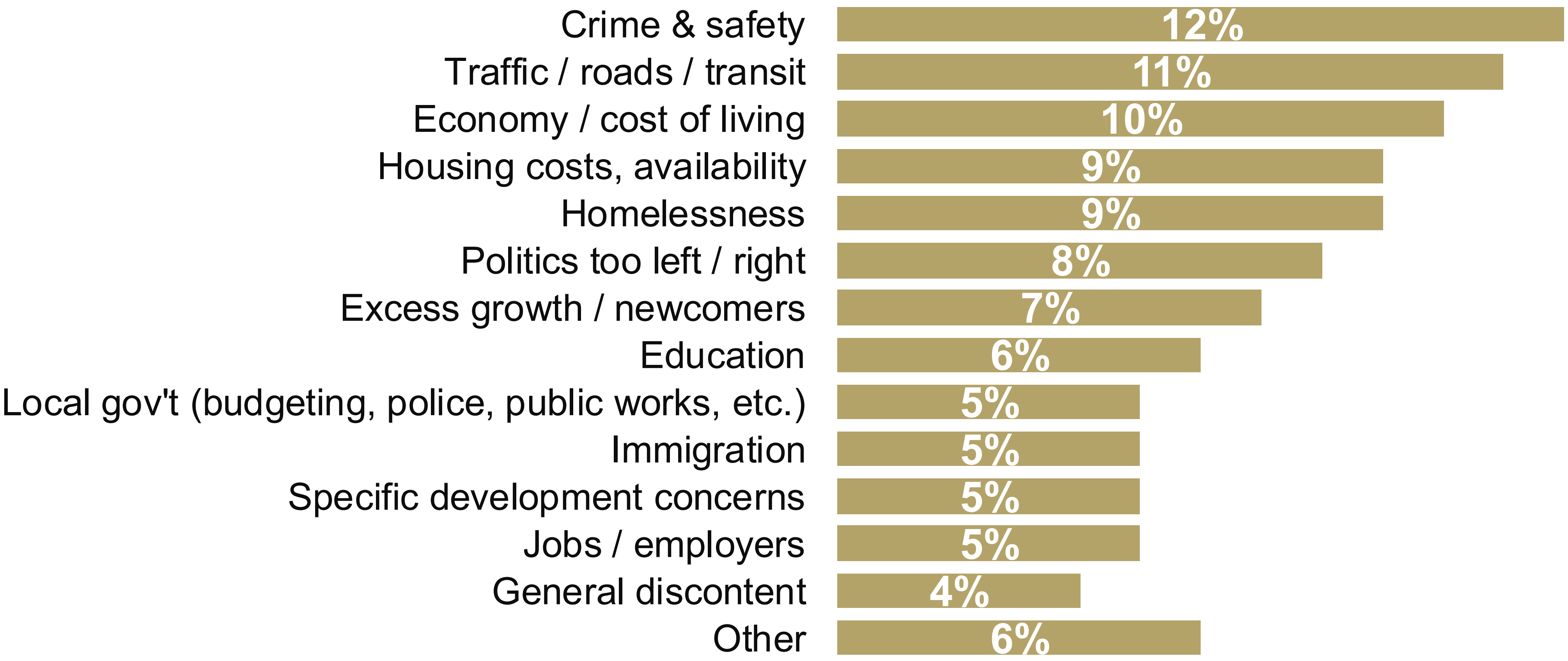
Over the past 12 months, would you say your own household costs have mostly been…



Over the next 12 months, how confident are you in your ability to maintain or improve your current financial situation?



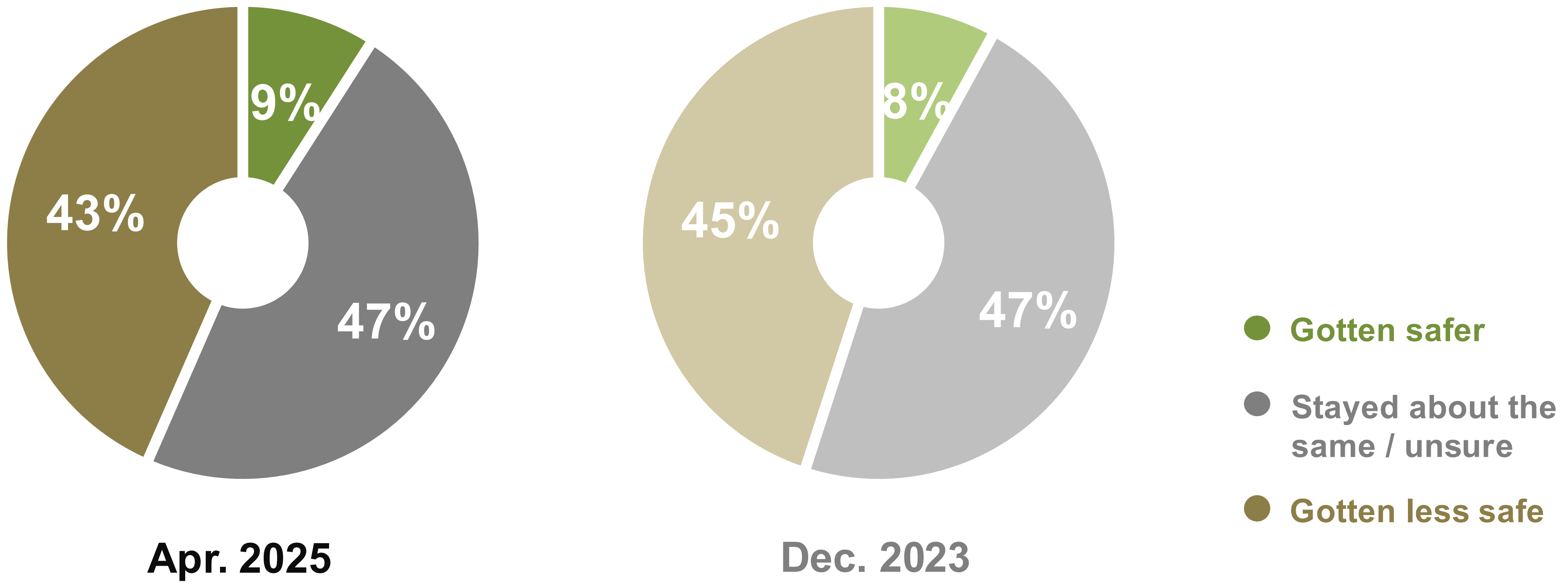
Biggest Challenges in Greeley



"In your own words, what would you say is the single most important problem facing Greeley today?" Open-ended question with responses categorized based on relevant issues. Multiple responses accepted; totals do not add to 100%.

Perceptions of Safety

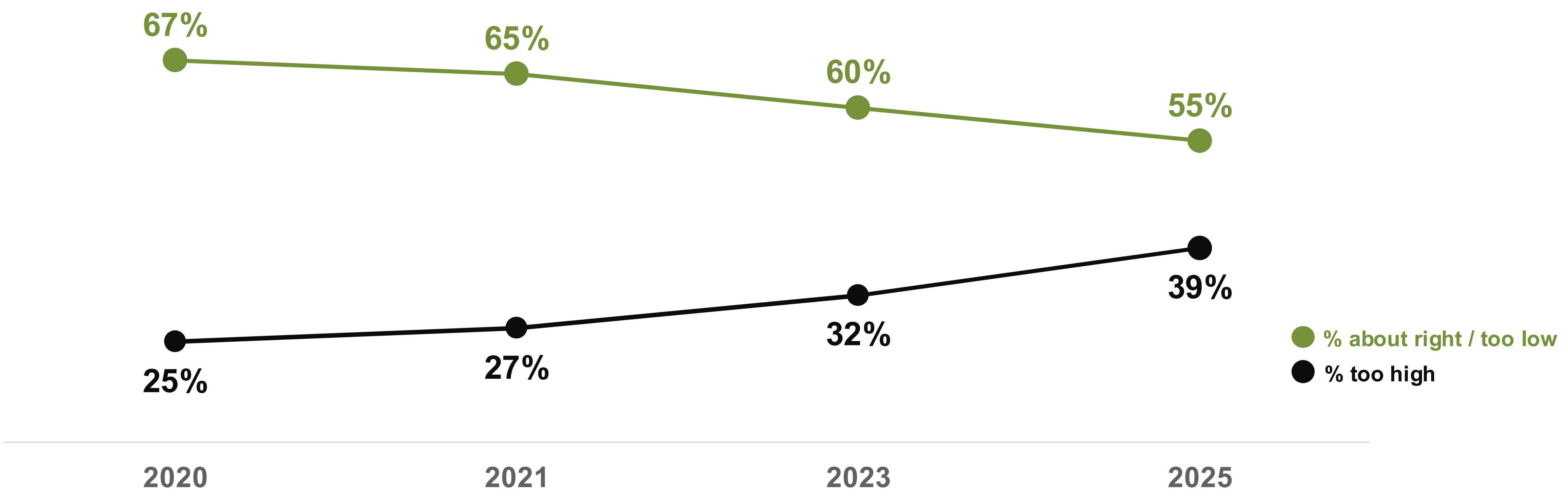
Would You Say Greeley Has…



“Thinking back over the last five years or so, would you say Greeley has…”

Local Tax Perceptions Over The Years

Would You Say Local Taxes Are…



"Thinking about the quality of public services here in Greeley, would you say local taxes are…"

Section 2
Evaluating Funding Proposals

Evaluating Funding Proposals

In this landscape poll, we…

- Explored a multitude of funding options at a conceptual level
- Tested comparative or relative preference among those options
- Looked at program priorities within each funding option

The follow-up viability poll will:

- Formulate and test actual ballot title (after narrowing the options)
- Perform a “stress test” via ‘pro’ and ‘con’ statements

Proposals Considered

0.50% Sales Tax Proposals

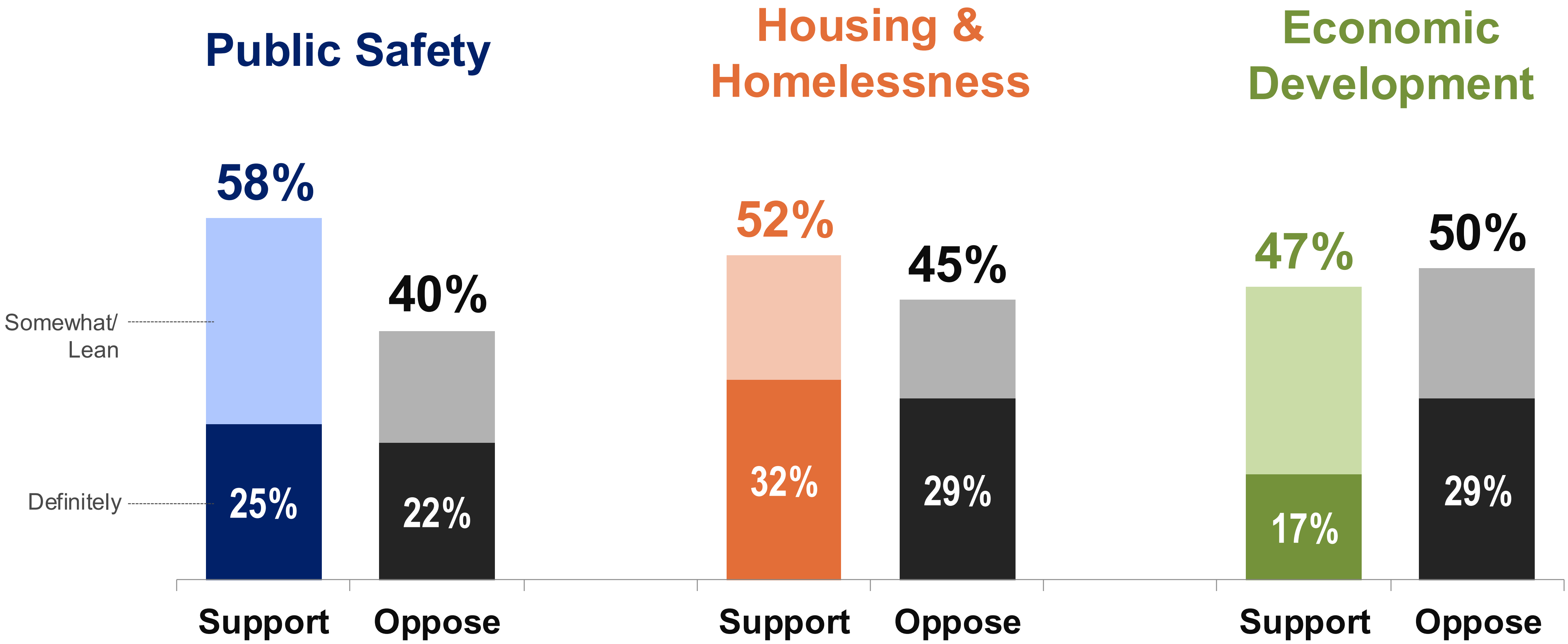
- **Public Safety**
  Increasing the local sales tax by .5% for **public safety services, including wages, staffing, equipment, technology, and facilities for city police and firefighters**.

- **Affordable Housing & Homeless Solutions:**
  Increasing the local sales tax by .5% to support **affordable housing assistance** and homeless solutions to **transition families and individuals to self-sufficiency, prevent homelessness, and support operations of a year-round homeless shelter.**

- **Economic Development:**
  Increasing the local sales tax by .5% for economic development and community revitalization initiatives, **including business development, downtown redevelopment, and Greeley airport development.**

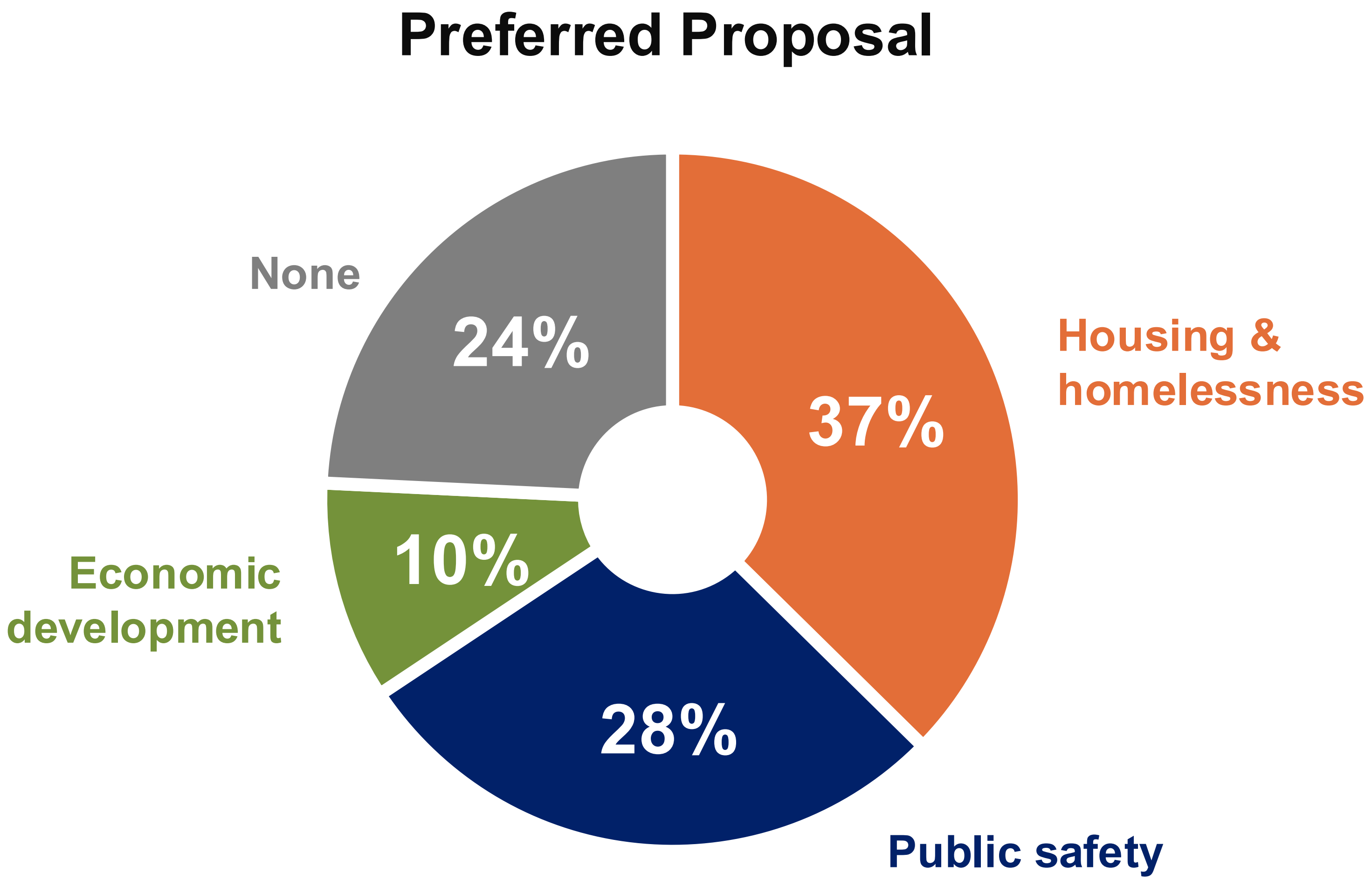
"Next, here are some proposals that would fund local city services here in Greeley by increasing the local sales tax by 0.5%, which amounts to an additional 50 cents on a $100 purchase. Please choose whether you would support or oppose each proposal, assuming that no more than one of them would move forward and end up on your ballot. Please consider each one carefully—even though they may sound similar, each one is different."

Reactions to potential tax measures



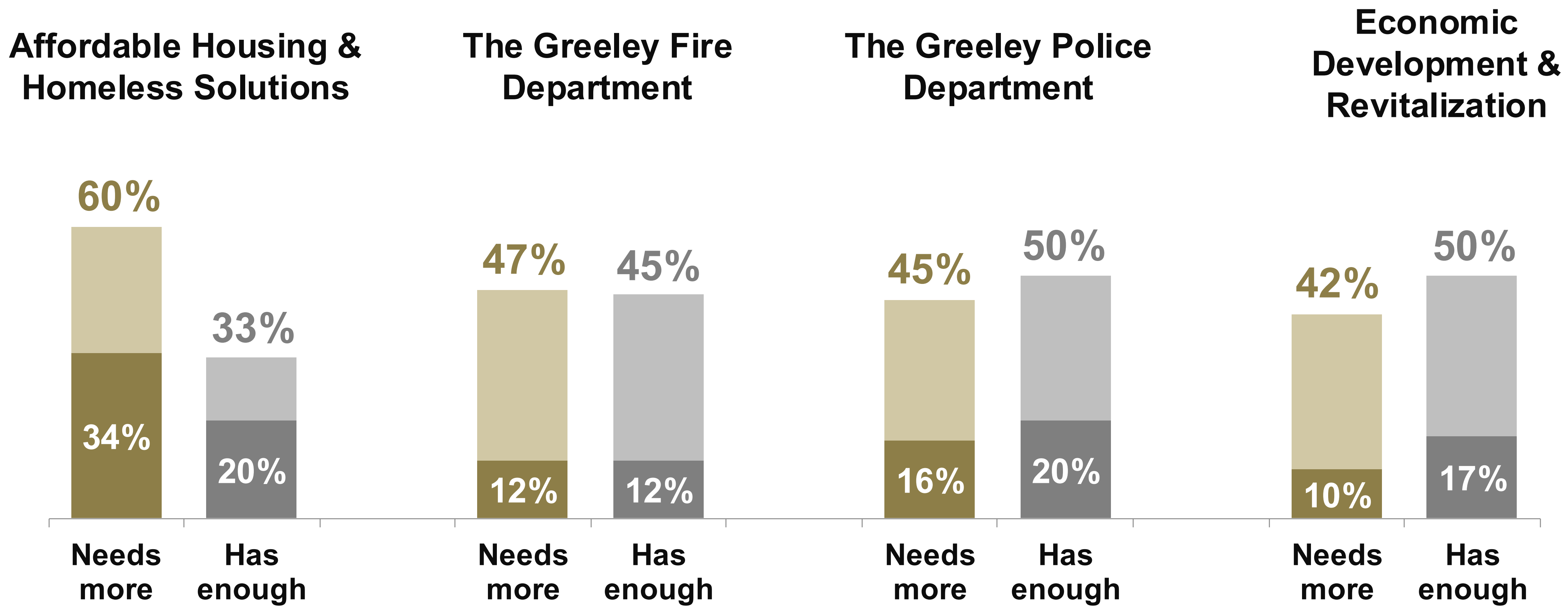
"Next, here are some proposals that would fund local city services here in Greeley by increasing the local sales tax by 0.5%, which amounts to an additional 50 cents on a $100 purchase. Please choose whether you would support or oppose each proposal, assuming that no more than one of them would move forward and end up on your ballot. Please consider each one carefully—even though they may sound similar, each one is different."

However, Support =/= Preference



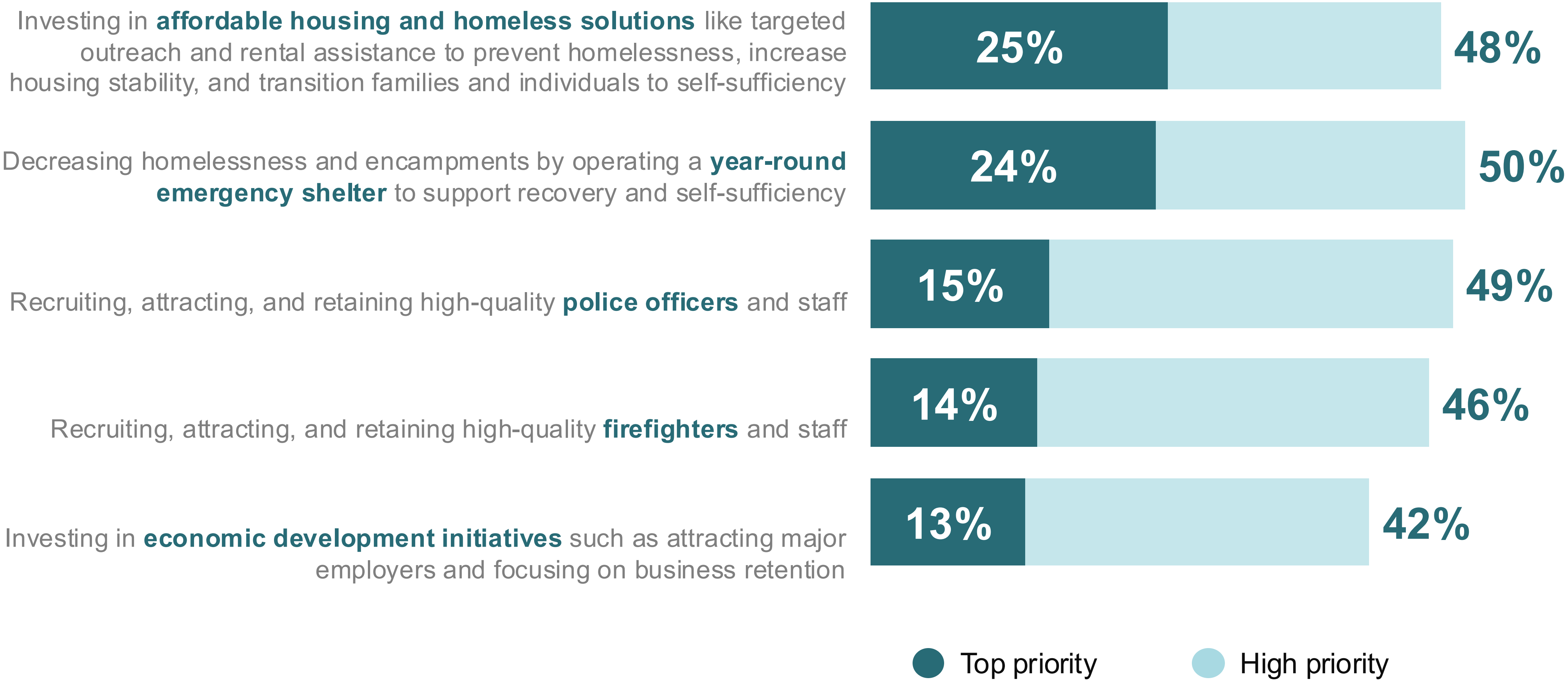
"Thinking back to all the proposals you just heard about, which would you be most likely to support?"

Assumptions About Program Funding



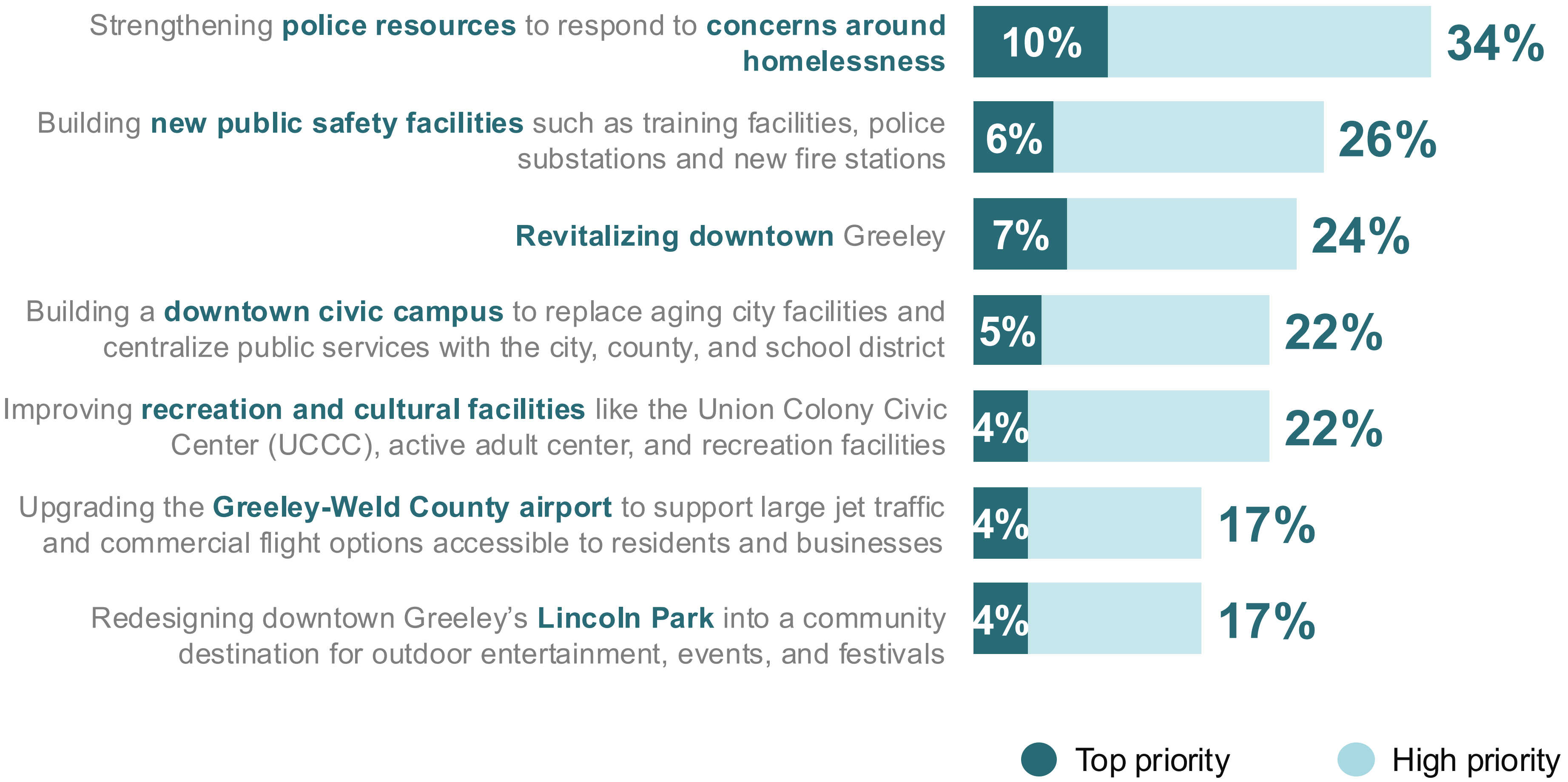
"Here's a shorter list of city programs and services. For each, please choose whether you think that item definitely needs additional funding, probably needs additional funding, probably has enough funding, or definitely has enough funding."

First Tier of City Priorities



"Next, here's a list of priorities for Greeley. For each, please choose whether that item is an absolute top priority, a high but not top priority, a medium priority, or a low priority. Please remember, not everything can be a top priority."

Second Tier of City Priorities



"Next, here's a list of priorities for Greeley. For each, please choose whether that item is an absolute top priority, a high but not top priority, a medium priority, or a low priority. Please remember, not everything can be a top priority."

Summary & Recommendations

Greeley residents are most likely to support the following proposals (in order):

1. Public safety
2. Housing & homelessness
3. Economic development

At the same time, when choosing among those options, **a plurality prefers the housing and homelessness proposal.**

It's important to remember this exercise was designed to test community preference; **the numbers do <u>not</u> signify viability (or a lack thereof)** for any one proposal. For the same reason, the numbers will likely shift when we conduct our deep-dive poll.

Greeley residents remain financially stressed, and many fear things will get worse before they get better.

Staff Recommendation & Council Consensus

While narrowing the field from 3 to 1 or 2 has been staff's goal for a follow-up poll, there's sufficient funding need in each area to support digging deeper on all three items in the follow-up poll. This will give Council the best information for the August ballot decision.

Key Aspects for Follow-Up Poll:

- Test ballot language
- Additional detail on funding uses
- Pro/Con Message testing

Council Consensus Check – which items to include on June Poll:

Public Safety

Homelessness & Housing

Economic Development

Next Steps & Discussion

Next Steps

- Draft targeted second poll to include preliminary ballot titles and pro con language
- Return to Council with detailed funding plans for each measure
- Initiate communications and engagement around proposed measures
- Identify potential individuals and groups for citizen committee hand off

November Ballot Council Planning Timeline

April 8	April 14	May 13**	June 16	July 22**	August 5	August 19
Planning Work Session	Field First Poll	Poll Results Work Session	Field Second Poll	Poll Results Work Session	First Reading Ballot Ordinance(s)	Second Reading Ballot Ordinance(s)
		** Decision Point: Narrow 1-2 Options		** Decision Point: What goes to Ballot		

Thank you

City of Greeley Colorado

Item: 6.

Work Session Agenda Summary

May 13, 2025
Key Staff Contact: Mandy Shreve, Housing Solutions Director

Title:
Homeless Response System Modeling

Background:
The Homeless Solutions Department and consultant, Brooke Spellman, will be presenting on the Homeless Response System Modeling. The model uses data from the Homeless Management Information System (HMIS) to determine the gaps in the current Homeless Response System for the City of Greeley. By understanding the gap analysis, we can understand resources needed to create a balanced system to achieve our goal of ending and preventing homelessness. This data will be used to drive decision-making across the homeless response system.

This is the first time the City of Greeley has conducted this system modeling. However, the modeling has been used nationwide.

The Homeless Solutions Department will integrate insights from this presentation into funding recommendations for the 2026 budget deliberations.

Strategic Focus Area:
Housing For All

Attachments:
1. Item 6 - Presentation

Homeless Response System Modeling

Mandy Shreve, Director of Homeless Solutions
Brooke Spellman, Spellman Strategies
City Council Work Session – May 13, 2025

Agenda

- Homeless Response System Modeling
- City of Greeley Approach to Components of Modeling
- Visual Path of Investment
- Next Steps
- Purpose: Informational - 2026/2027 Strategic Priority Alignment with Budget Planning

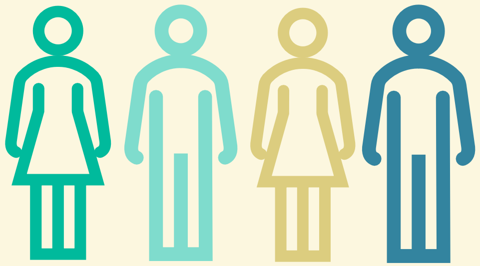
Homeless Response System Modeling Overview

Brooke Spellman

Gaps Analysis: What is the purpose?

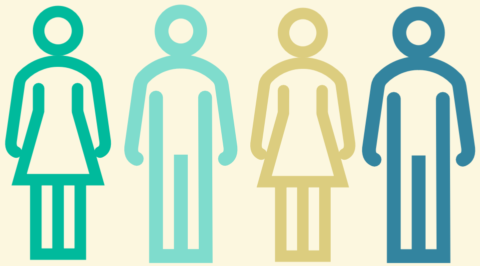
Right-Sizing the Homeless Response System

THE NEED



Balanced with

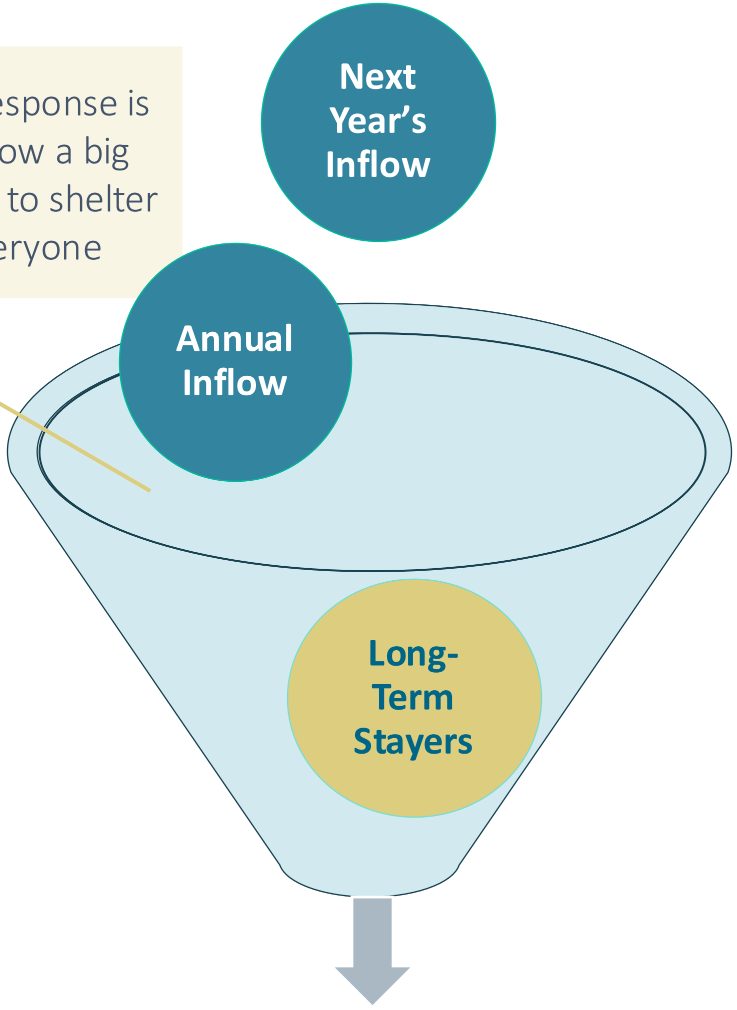
SYSTEM CAPACITY



Establish Annual Priorities for Largest Impact on Reducing Homelessness

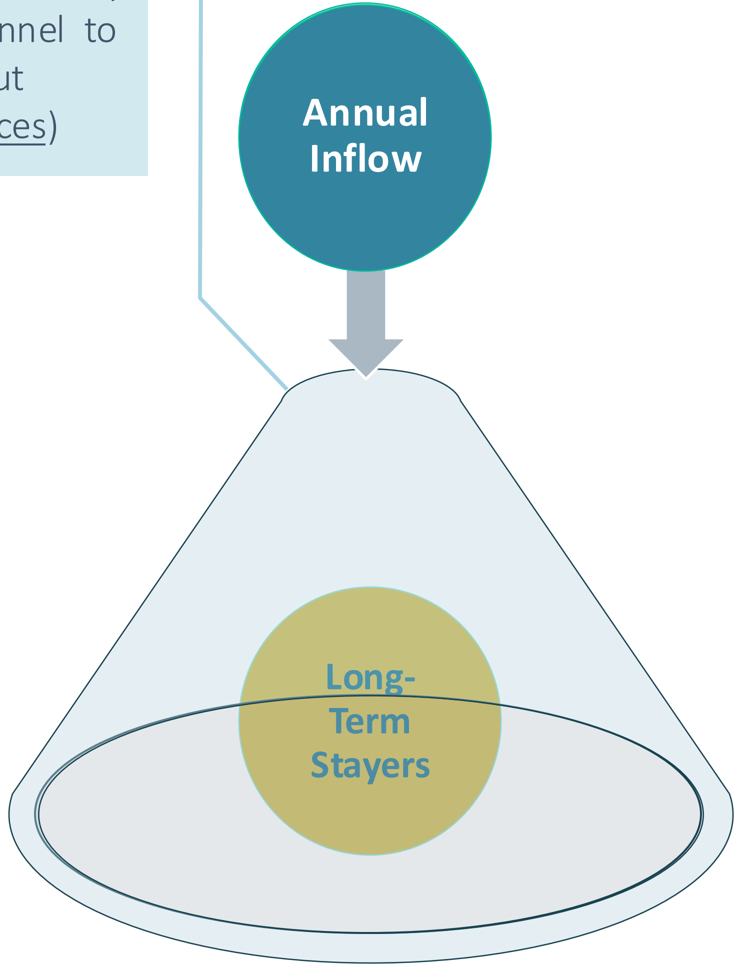
What does this INSIGHT reveal about homelessness response?

Our response is to grow a big funnel to shelter everyone



- Annual inflow continues
- Pressure increases for Crisis System to grow to meet need
- But without increasing exits, Long-stayers grow
- Homelessness actually goes up

Data shows that we actually need an inverted funnel to move more out (housing + services)



- Prevent/Divert to Shrink Inflow
- Significantly expand Housing Exits
- Long-stayers housed, free up shelter space for future inflow
- Over time, system can shrink to match annual inflow, reaching equilibrium

Gaps Analysis: How did we get here?

DEMAND

What's the annual demand?

1. Annual # becoming homeless
2. # long-term homeless

PATHWAYS

What are the pathways out of homelessness?

1. Pathways to housing (combination of projects)
2. Length of assistance in each project

SYSTEM CAPACITY

How much of each pathway do we have?

1. Current system inventory for each project type
2. Annualized unit cost for each (accounting for enhancements)

THE DEMAND: INFLOW AND LONG-TERM HOMELESSNESS

Annual Inflow

Number of households who become homeless each year

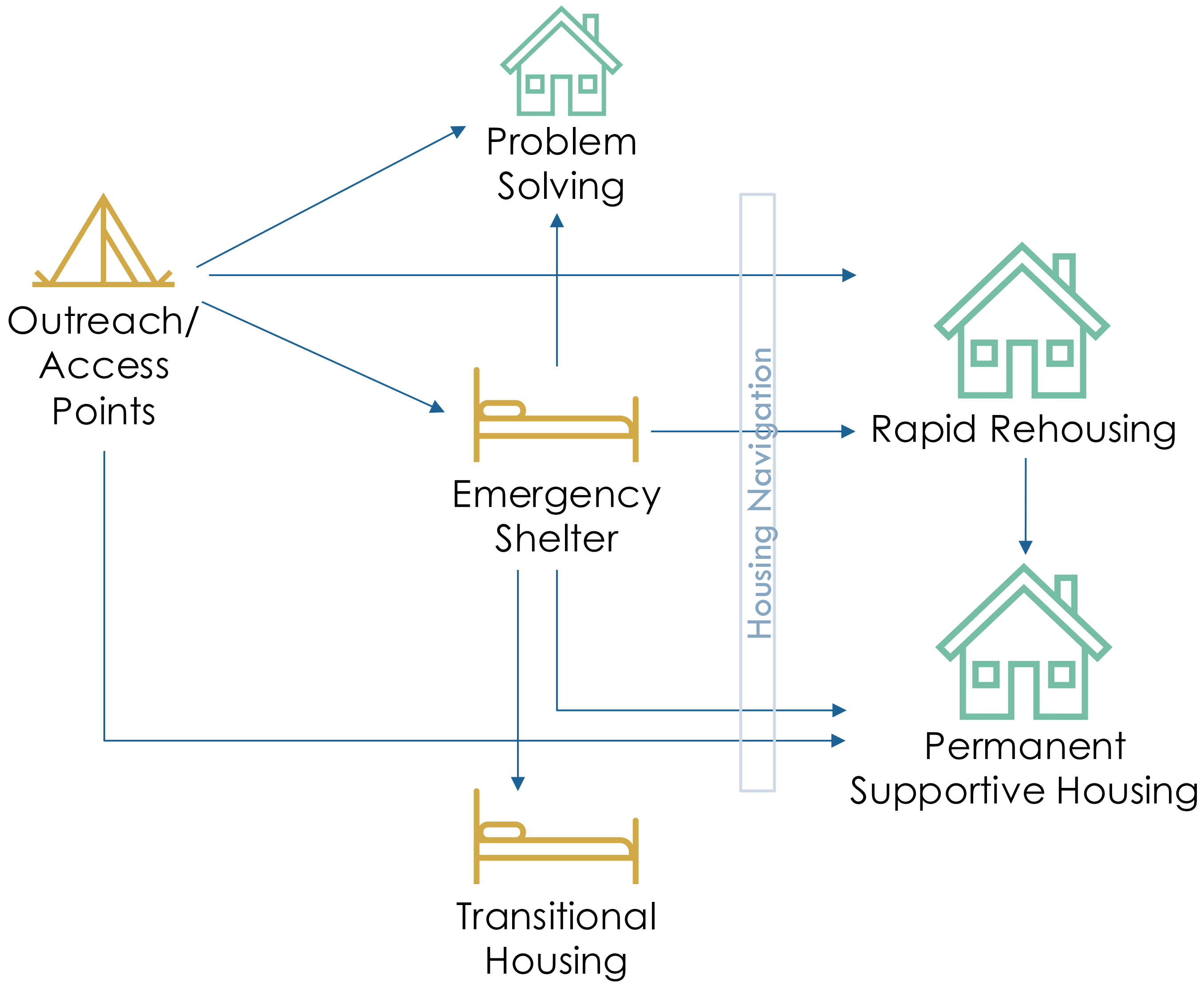
- 820 single adults
- 145 families

Long-term Homeless

People who become unhoused in prior years and are still homeless; typically have more complex needs and barriers to rehousing

- 160 single adults
- 10 families

HOUSING PATHWAYS



Homeless system includes a menu of interconnected types of assistance

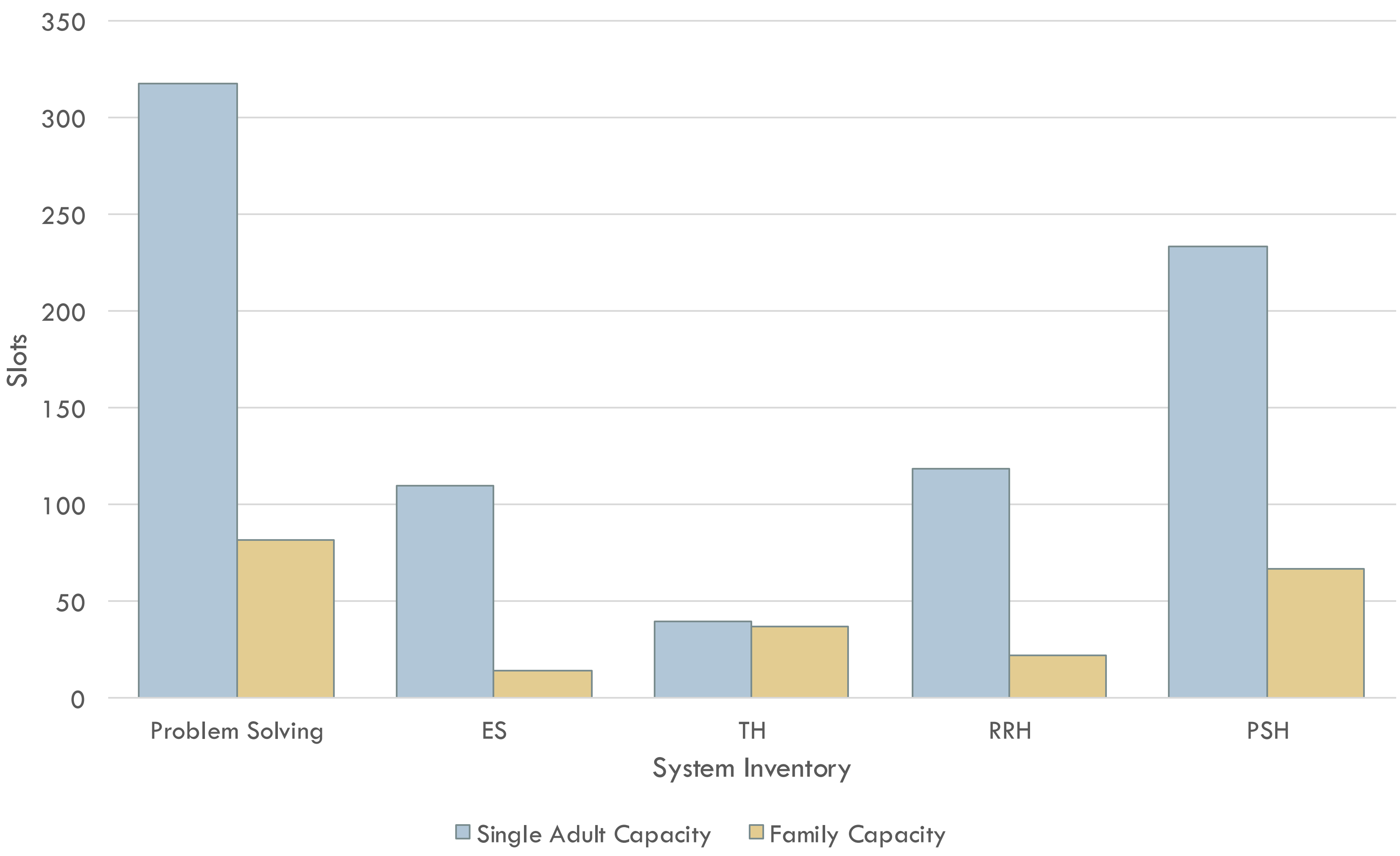
Most need crisis support to resolve homelessness:

- Outreach
- Access Points
- Problem Solving
- Emergency Shelter

Only a portion need more intensive assistance:

- Transitional Housing
- Rapid Rehousing
- Permanent Supportive Housing

CAPACITY NEEDED IN A BALANCED SYSTEM:
PROJECTED INVENTORY TO SUPPORT SINGLE ADULTS AND FAMILIES EXPERIENCING HOMELESSNESS



System capacity has to be sustained year after year to support future inflow.

Problem solving should be scaled to the number who need it each year

Shelter stays are short, so each bed can serve multiple people per year

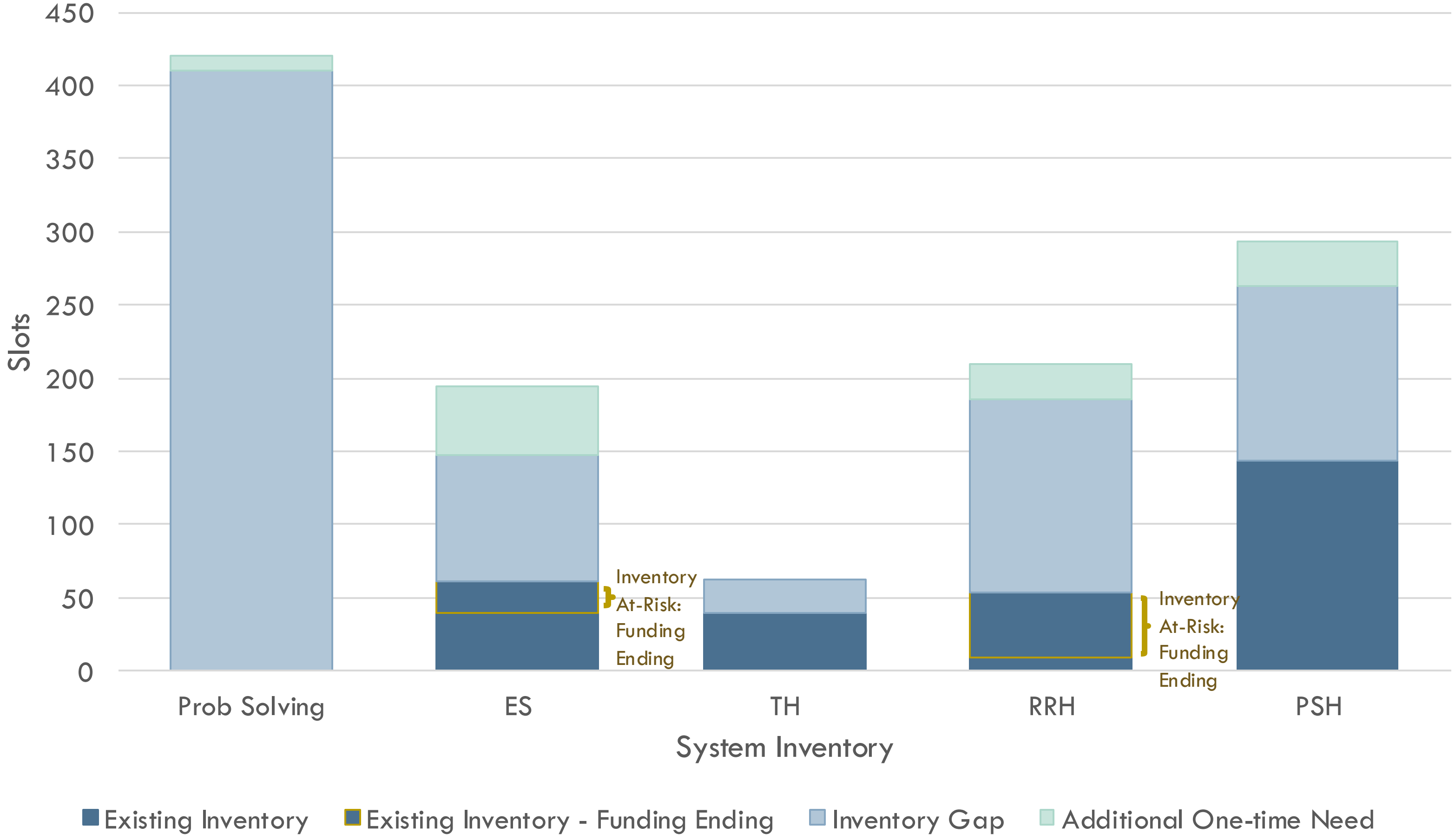
Programs that offer longer assistance can only enroll new people when there is turnover

RESOURCE GAP TO SCALE HOMELESSNESS RESPONSE

	Problem Solving	Emergency Shelter	Rapid Rehousing	Permanent Supportive Housing	Total Gap
Resource Gap for Singles (sustained slots)	315 slots	67 beds	80 slots	100 slots	
Short-term need	10 slots	25 beds	25 slots	30 slots	
Est. Add'l Annual Funding Needed	**$1,475,000**	**$3,475,000** Does not include capital costs	**$3,200,000**	**$2,165,000** Does not include development costs	**$10,300,000**
Resource Gap for Families (sustained slots)	80 slots	22 rooms	50 slots	16 slots	
Est. Add'l Annual Funding Needed	$355,500	$820,000	$1,365,000	$280,000	$2,820,000

SYSTEM RESOURCE NEEDS FOR SINGLE ADULTS AND FAMILIES:

GOAL: SCALE SYSTEM TO SERVE ALL ANNUAL INFLOW BY 2026 AND REHOUSE ALL LONG-TERM HOMELESS BY 2027



Existing inventory is not scaled to meet the needs of annual inflow.

Some of the existing inventory is funded with one-time grants, which will need to be backfilled to sustain progress.

Without addressing ongoing and one-time inventory gaps, people will remain homeless longer and more will be unsheltered.

KEY STRATEGIES TO RIGHT-SIZE THE SYSTEM:

- **Develop and scale Problem Solving** to support diversion and rapid exits from homelessness, which will reduce the need for shelter.
- **Develop year-round Shelter capacity.** Year-round capacity will prevent unsheltered homelessness.
- **Develop sustained Rapid Rehousing capacity.** Rapid rehousing need is high for single adults and is the largest need for families.
- **Add Permanent Supportive Housing,** tenant-based or site-based. There is a substantial gap for single adults, and a small gap for families.
- **Partner with Behavioral Health system to expand capacity to support unhoused**
  - Coordinate access to behavioral health **Transitional Housing** resources to maximize use of existing resources
  - Explore how to leverage **Medicaid funding** to support Permanent Supportive Housing services

Greeley's Approach to Components of the Modeling

City of Greeley

Emergency Shelter

Emergency Shelter

Strategy: Develop year-round Shelter capacity
Purpose: Emergency relief and reduce number of individuals unsheltered in the community

City has Contributed**:** $370K (Community Development Block Grant (CDBG) and General Fund (GF)) - maintained operations of a cold weather shelter only

- Increase Shelter Capacity: Current Year-Round Funding Gap $800K for 60 beds for individuals
  - Bring back options for Shelter capacity expansion
  - Partner with United Way on New Shelter Provider - Bring back options for service provider transition

Housing with Supportive Services

City of Greeley Colorado

Housing with supportive services

Strategy: Add Permanent Supportive Housing

Purpose: To decrease long term homelessness in the Community

Permanent Supportive Housing

- City has Contributed: Case Management for approx. 68 individuals to maintain housing ($750K General Fund)
  - Full rental cost is subsidized by vouchers from the State
    - $180K in grant funding for supportive services
  - Cost to general fund will be offset by Medicaid Revenue
    - Plan to Implement Fall of 2025
  - Increase by 20 to 30 vouchers each year $166K to $249K until reach community limit
    - Cost per State Housing Voucher to the GF - approx. $8K a year per voucher
    - Estimating 2 to 3 years of incremental growth with Star Rise Development to meet community need of 116 for individuals and families

Housing with Supportive Services (continued)

Housing with supportive services

Strategy: Develop sustained Rapid Rehousing capacity
Purpose: To reduce inflow quickly and keep long term number from growing

Rapid Rehousing

- City has Contributed: Administrative Support of Programing
  - Direct Programming is fully subsidized by the State
    - $1.85M in rental, case management and supportive services
  - Maintain system capacity when Grant funding ends in 2026
    - GF Fund Impact 2026 $1.39M, FYF Impact in 2027 $464K
    - System Gap for Individuals and Families: 130
  - Increase Capacity of 30 to 40 housing slots at funding rate of 20 - turn over every on average every 6 months- $464K
    - Reduce system Need for Individuals and Families by 30% (from 130 to 90)

Problem Solving

Problem Solving

Strategy: Develop and scale Problem Solving
Purpose: To divert and prevent individuals from staying in the system and reduce the need for shelter

Outreach

- City has Contributed: Administrative Support of Programing
  - Direct Programming is fully subsidized by the State
  - $795K for outreach case management and bridge housing

- Maintain System Capacity when Grant funding ends in 2026
  - GF Fund Impact 2026 $596K, FYF Impact in 2027 $198K
  - System Gap for Individuals and families: Diversion for 390 households

Visual Path of Investment

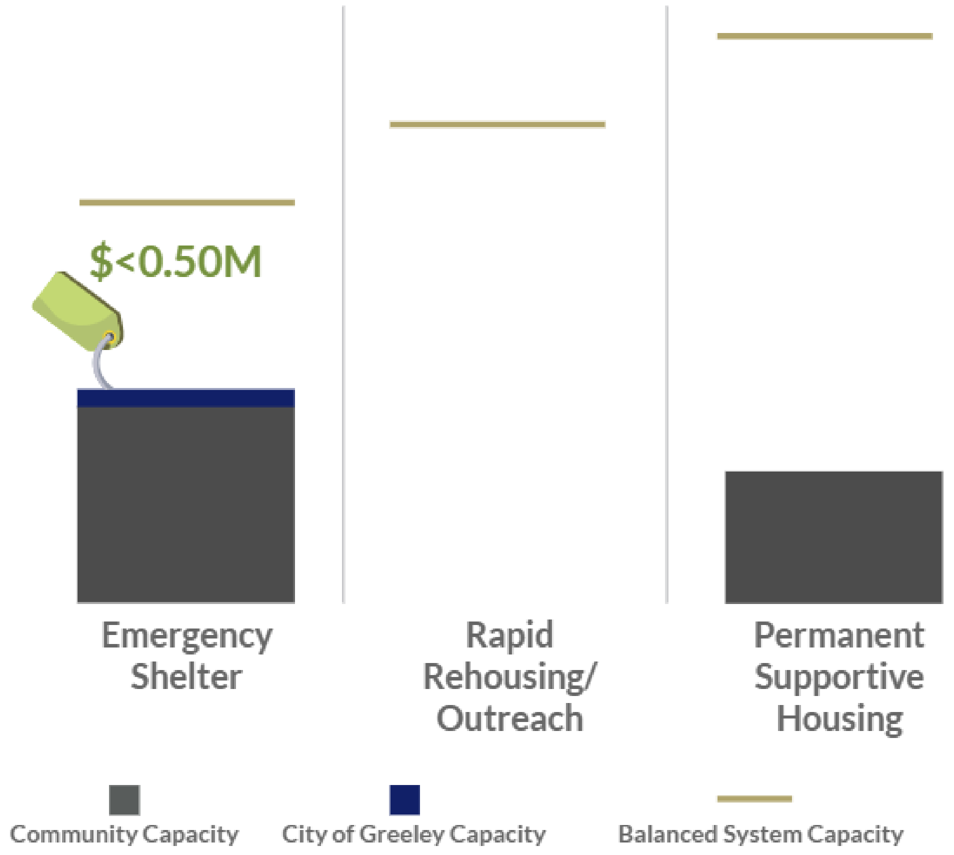
City of Greeley

Before City Led Efforts

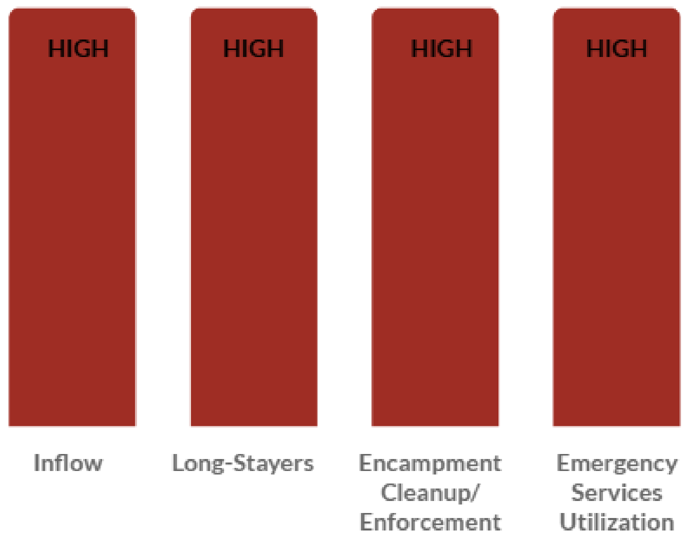
City of Greeley Annual Investment*

<$0.50M

*Direct services cost



Community Cost Impact



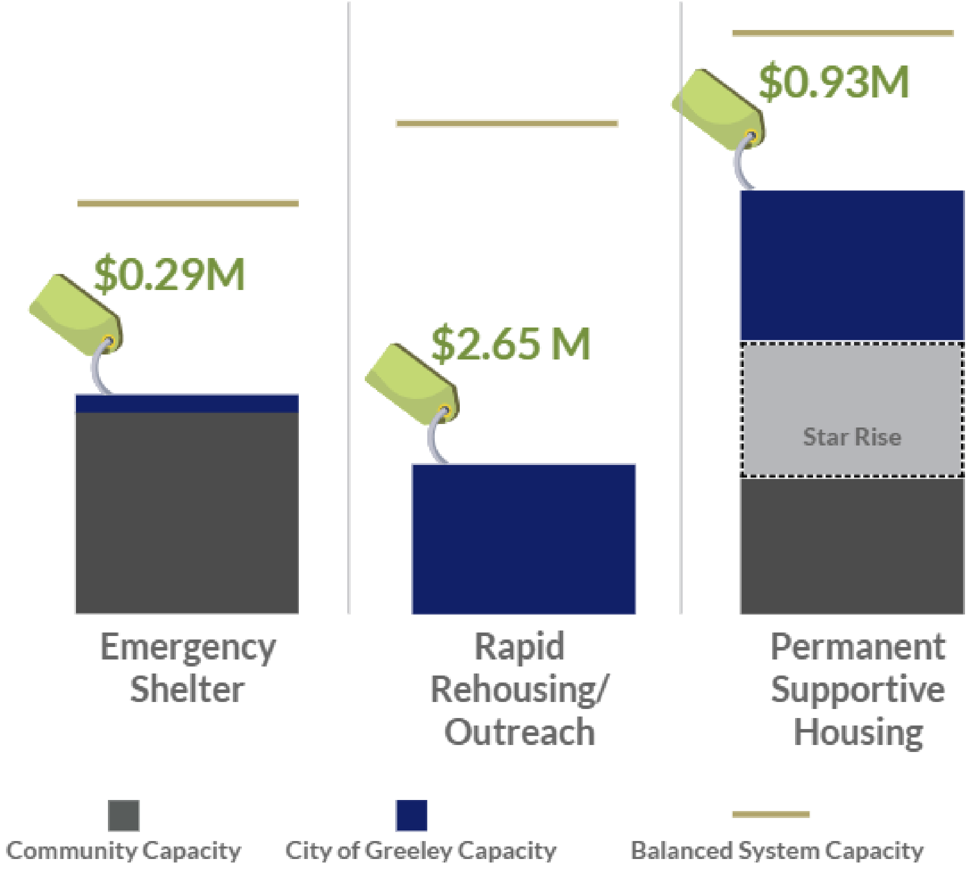
Capacity shown as "slots"

Current Progress with City Led Efforts

City of Greeley Annual Investment*

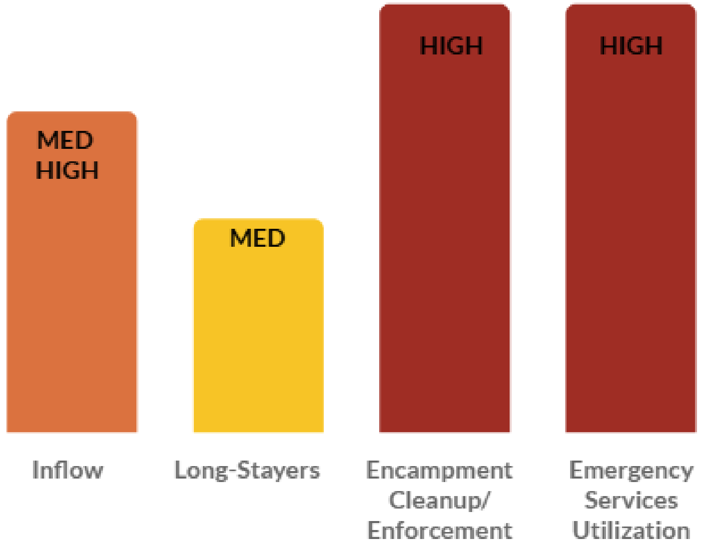
$3.87M

*Direct services cost
$2.83 M Grant Subsidized



Capacity shown as "slots"

Community Cost Impact

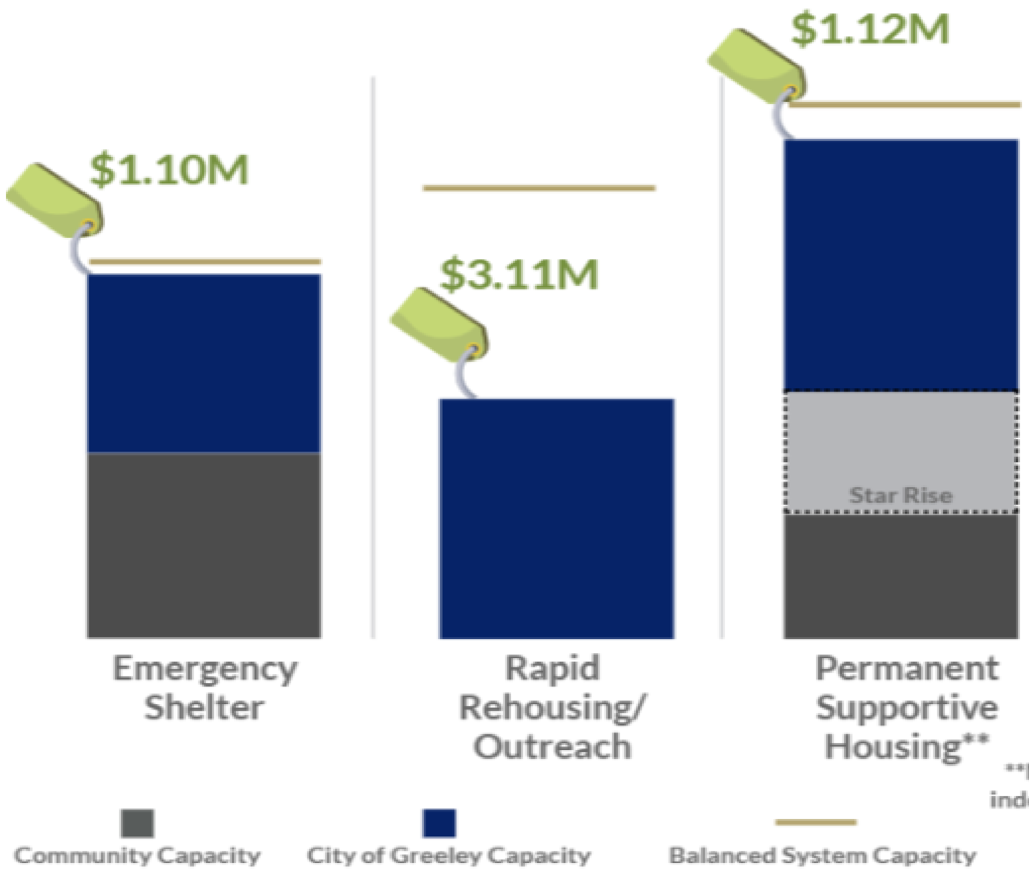


Proposed Increase to System Capacity

City of Greeley Annual Investment*

$5.33M

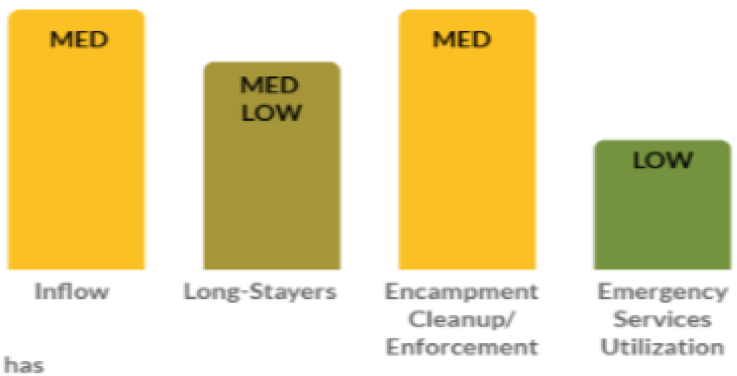
*Direct services cost
Cost to the General Fund $4.15M
$2.65M to maintain and $1.5M to increase capacity



**Note that the State has indefinitely paused waivers

Capacity shown as "slots"

Community Cost Impact



Next Steps

- As part of the Mayors Task Force on Homelessness:
  - Hold Community Collaboration Meetings on how we implement the Homeless Response System and measure success

- Bring back funding recommendations as part of the 2026 Budget deliberations

Thank you

City of Greeley Colorado

Appendix

Detailed System Modeling for Individuals and Families

Single Adult Homelessness Response System Needs

THE DEMAND: How Many Single Adults Do We Need to House?

ASSUMPTIONS ABOUT ANNUAL NEED
(SINGLE ADULTS)

Annual Inflow
Appx 820 people

Who?: People who become homeless each year

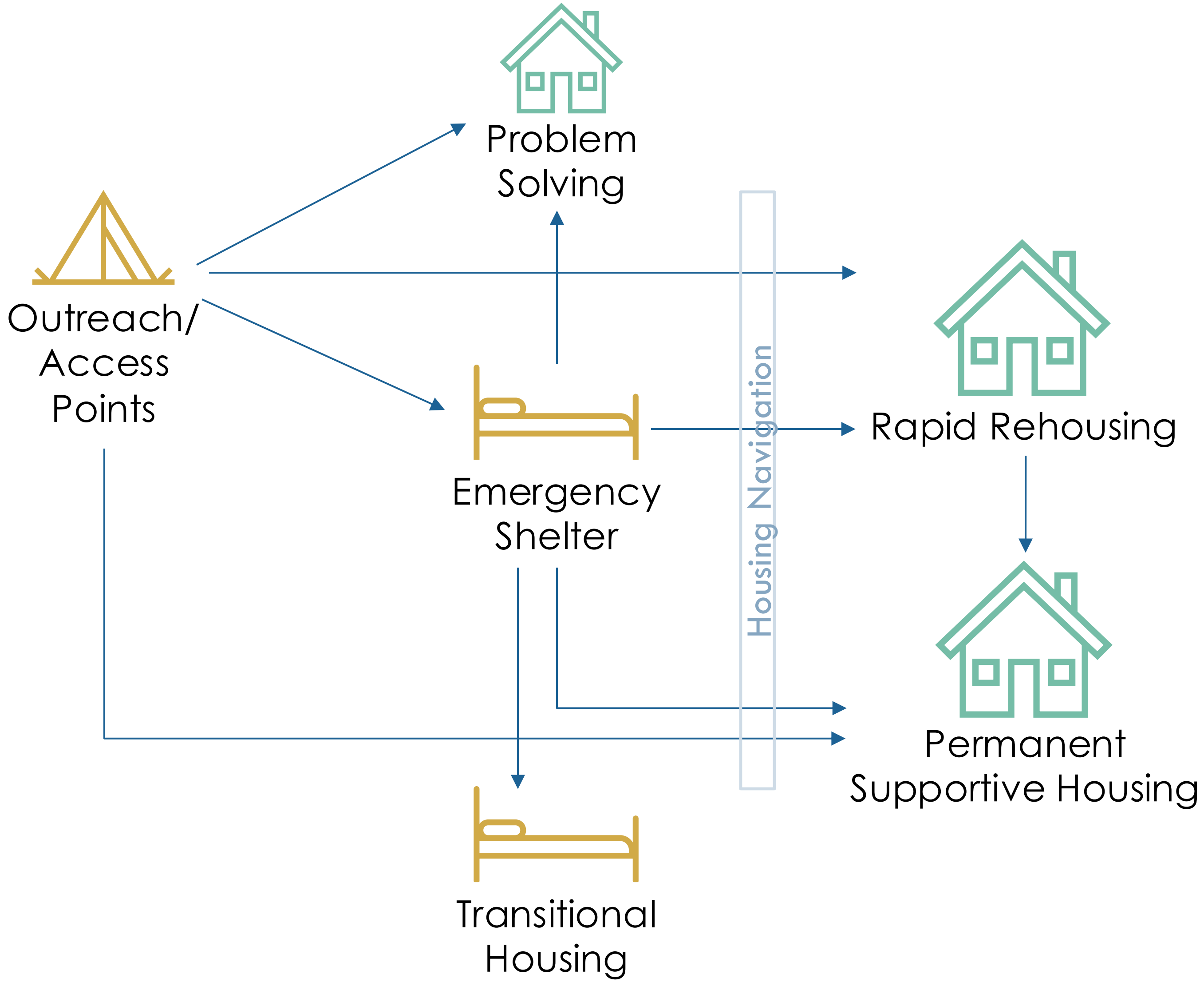
Why?: Prevent long term homelessness

Long Term
Appx 160 people

Who?: People stuck in homelessness from prior years, more complex needs

Why?: Most vulnerable, biggest barrier to reducing homelessness

HOUSING PATHWAYS (SINGLE ADULTS)



Primary Interventions for <u>Inflow</u>

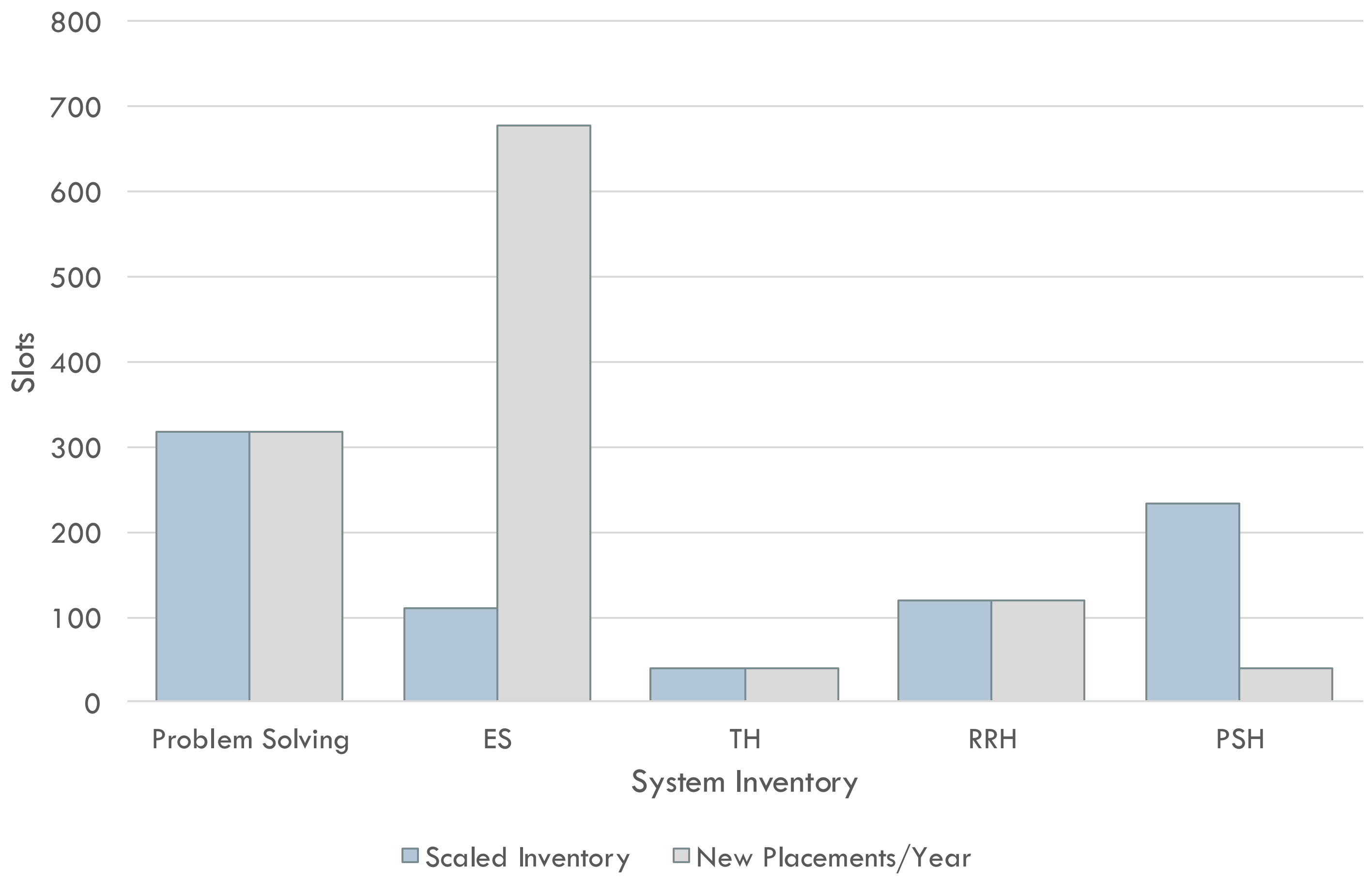
Diversion	15%
ES w/Rapid Exit	25%
ES Only	35%
TH	5%
RRH	15%
PSH	5%

Primary Interventions for <u>Long-term Homeless</u>

RRH	25%
PSH	75%

INVENTORY NEEDED FOR SINGLE ADULTS:

PROJECTED INVENTORY COMPARED WITH ANNUAL PLACEMENTS IN EACH PROJECT TYPE

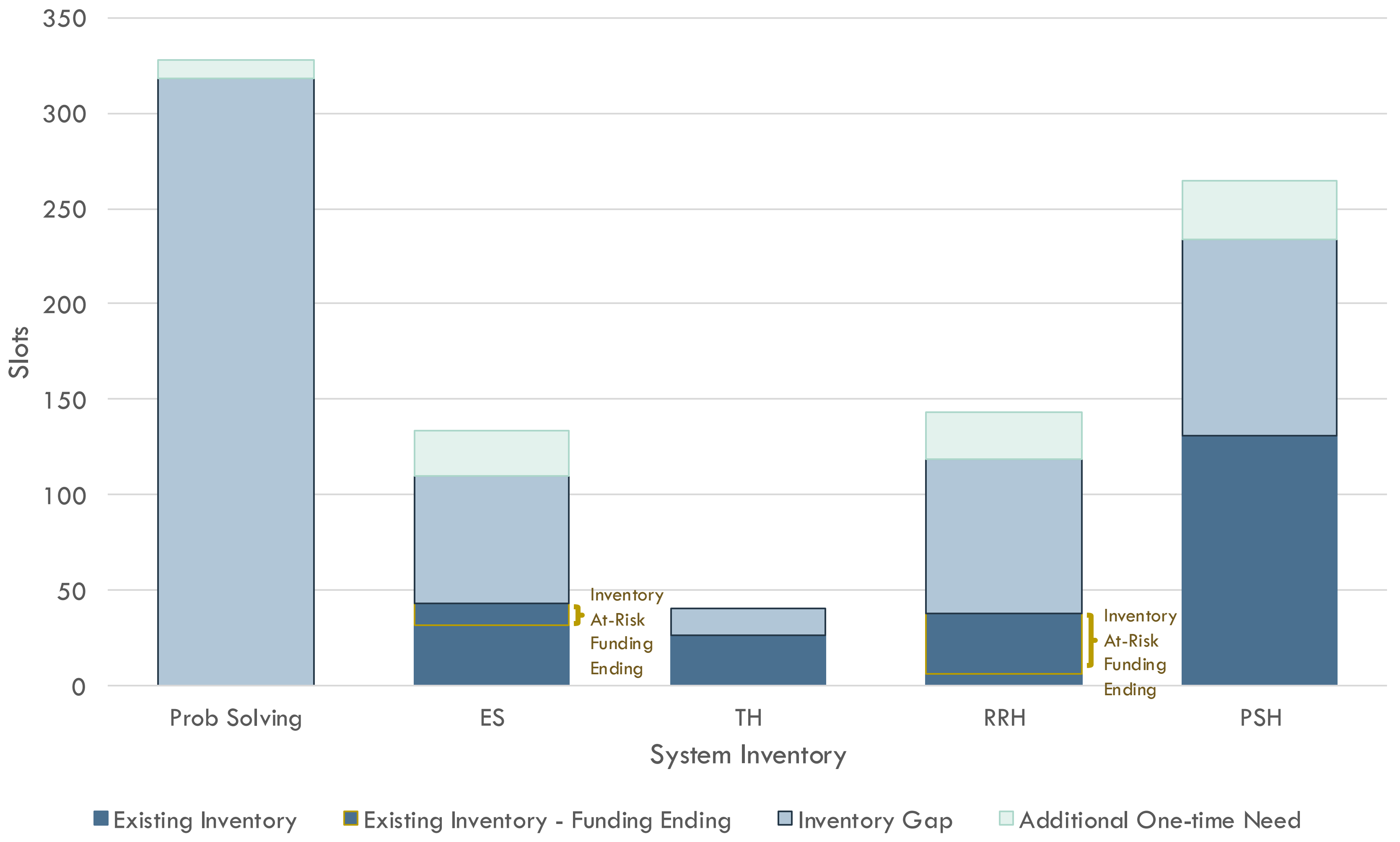


Prog Type	Av Length of Asst	Av # HH served/ slot/yr
Problem Solving	< 1 mo	1 HH
Emergency Shelter	60-90 days	4 HH
Transitional Housing	1 year	1 HH
RRH	1 year	1 HH
PSH	5 years	< 1 HH (New HH/ 5 years)

The number of people expected to be served by each bed/slot depends on the average length of assistance

SYSTEM RESOURCE NEEDS (SINGLE ADULTS):

SCALE SYSTEM TO SERVE ALL ANNUAL INFLOW BY 2026 AND REHOUSE ALL LONG-TERM HOMELESS BY 2027



Existing inventory is not scaled to meet the needs of annual inflow.

Some of the existing inventory is funded with one-time grants, which will need to be backfilled to sustain progress.

Without addressing ongoing and one-time inventory gaps, people will remain homeless longer and more will be unsheltered.

KEY STRATEGIES TO RIGHT-SIZE THE ADULT SYSTEM:

	Problem Solving	Emergency Shelter	Rapid Rehousing	Permanent Supportive Housing	Total Gap
Existing System Resources	0 slots No sustained capacity	43 beds + cold weather overnight shelter	38 slots	135 slots	
Est. Annual Costs of Existing System	$0	$1,430,000 + $1m for cold weather shelter	$1,160,000	$4,120,000	$6,710,000
Resource Gap **(sustained slots)**	**315 slots**	**67 beds**	**80 slots**	**100 slots**	
Short-term need	10 slots	25 beds	25 slots	30 slots	
Est. Addtl Annual Funding Needed	**$1,475,000**	**$3,475,000** Does not include capital needs	**$3,200,000**	**$2,165,000** (assumes meeting gap in phases)	**$10,300,000**
+ Current Funding expected to end		11 beds ~$400,000	32 slots ~$975,000		

KEY STRATEGIES TO RIGHT-SIZE THE SINGLE ADULT SYSTEM:

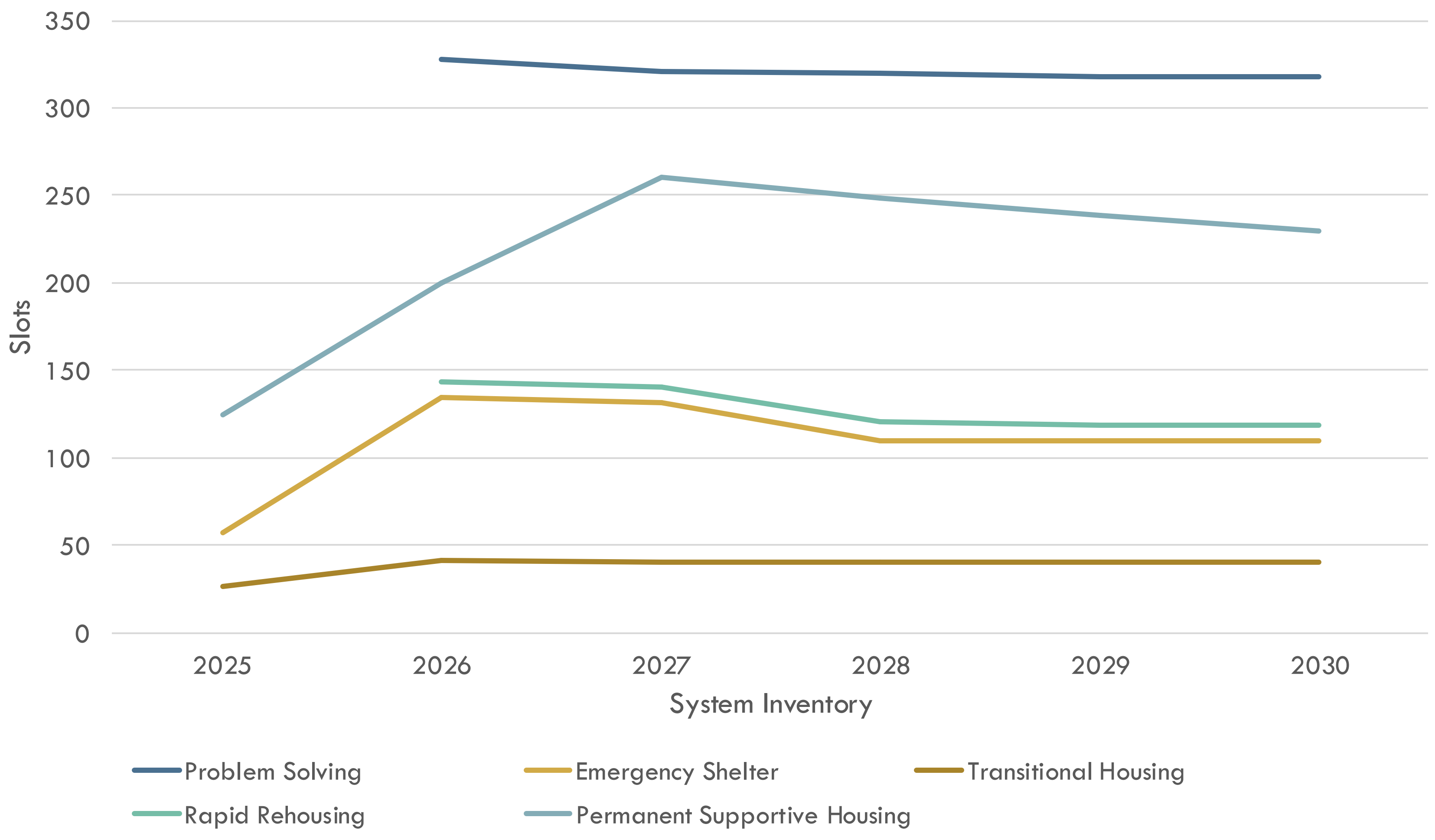
- **Develop and scale Problem Solving** to support diversion and rapid exits from homelessness. Scale to serve ~ 325 people per year
  - 15% of inflow can be rehoused immediately without needing shelter
  - 25% can be rehoused quickly with a brief shelter stay
- **Develop year-round Shelter capacity.** Scale to 110 beds.
  - Year-round capacity will prevent unsheltered homelessness
  - 60% of inflow is only expected to need Shelter + problem-solving support to address their crisis.
  - Shelter can assess and connect the remaining 25% to TH, RRH and PSH through coordinated entry
- **Coordinate access to Behavioral Health Transitional Housing** resources to meet additional transitional housing needs.
  - 5% of inflow is expected to choose transitional housing

KEY STRATEGIES TO RIGHT-SIZE THE SINGLE ADULT SYSTEM:

- **Develop sustained Rapid Rehousing** capacity. Scale to ~120 RRH sustained slots, with 25 additional one-time RRH slots.
  - 15% of inflow are expected to need RRH to resolve their homelessness
  - 25% of chronically homeless (40 of 160 people) are estimated to need RRH
- **Add Permanent Supportive Housing** (tenant-based or site-based). Add 105 sustained slots and 30 one-time slots.
  - 5% of inflow are expected to need PSH
  - 75% of chronically homeless (120 of 160 people) are estimated to need PSH
  - **Explore whether Behavioral health system can deliver and fund services through managed care/ Medicaid**
  - If PSH expands to address chronic homelessness, turnover from that portfolio will be sufficient to meet PSH need for inflow in future years

SYSTEM RESOURCE NEEDS (SINGLE ADULTS):

SCALE SYSTEM TO SERVE ALL ANNUAL INFLOW BY 2026 AND REHOUSE ALL LONG-TERM HOMELESS BY 2027



Family Homelessness Response System Needs

THE DEMAND: How Many Families Do We Need to House?

ASSUMPTIONS ABOUT ANNUAL NEED (FAMILIES)

Annual Inflow
Appx 145 HHs

Who?: People who become homeless each year

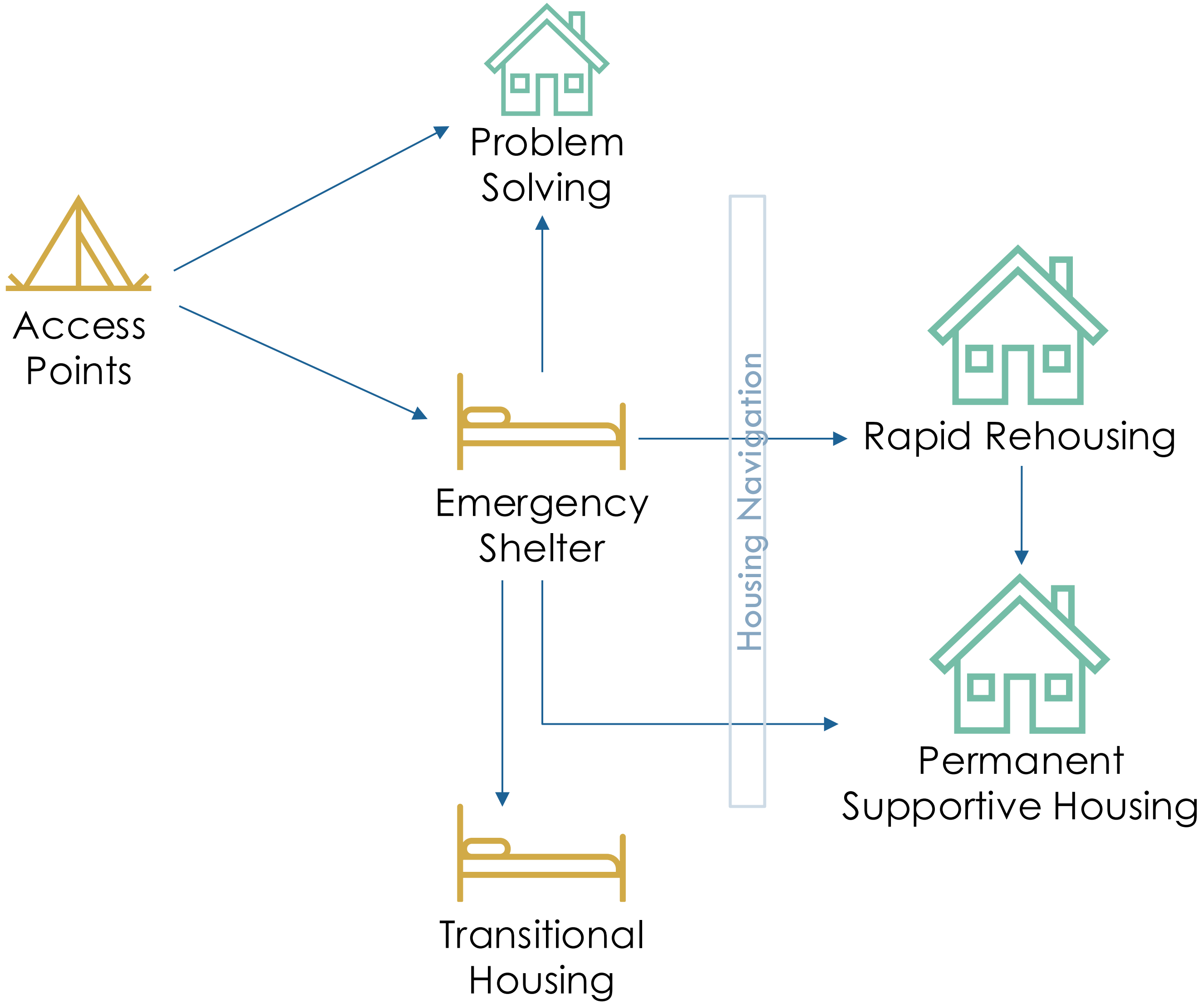
Why?: Prevent long term homelessness

Long Term
Appx 10 HHs

Who?: People stuck in homelessness from prior years, more complex needs

Why?: Most vulnerable, biggest barrier to reducing homelessness

HOUSING PATHWAYS (FAMILIES)



Primary Interventions for Inflow

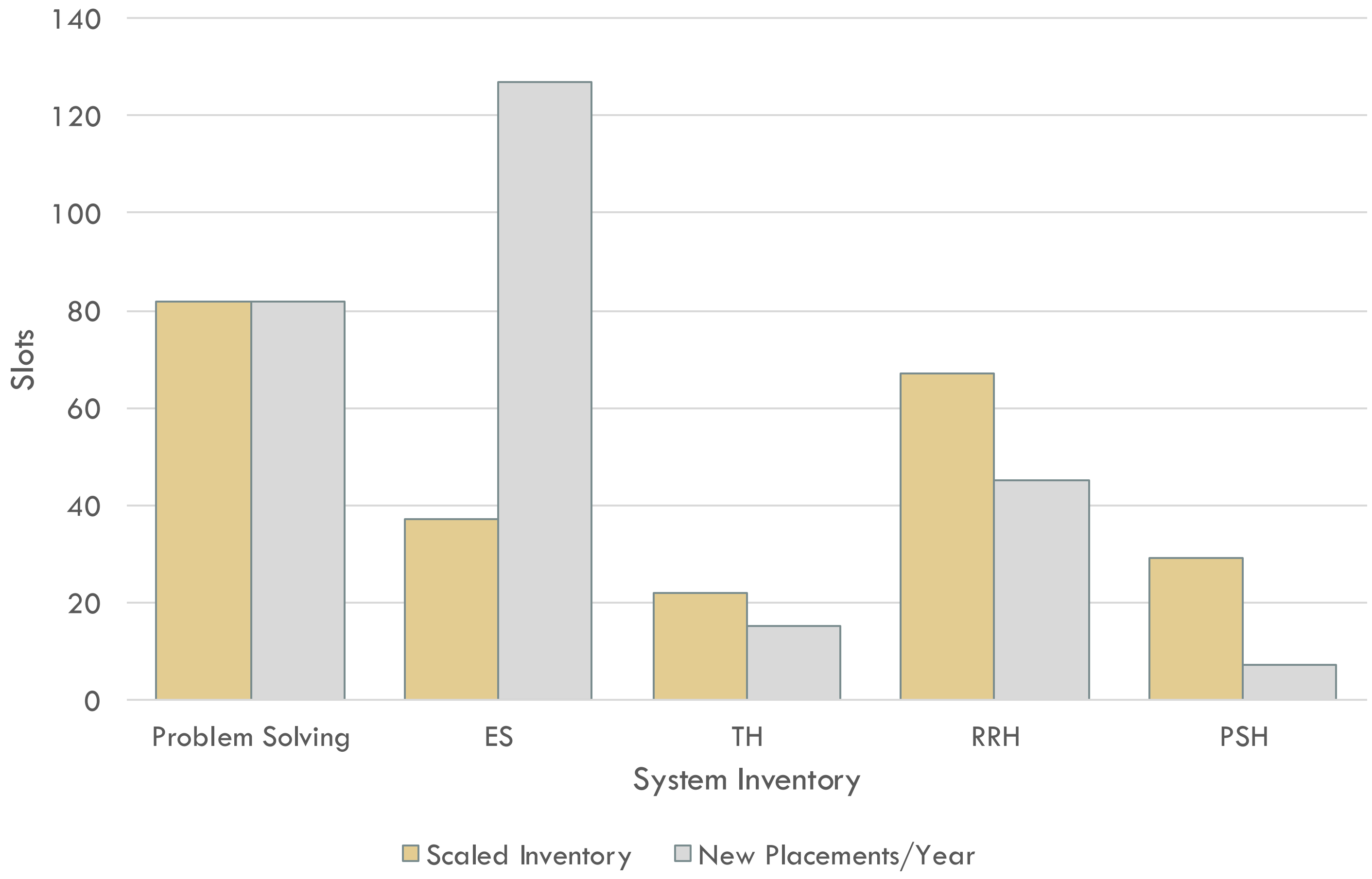
Diversion	15%
ES w/Rapid Exit	40%
TH	10%
RRH	30%
PSH	5%

Primary Interventions for Long-term Homeless

RRH	60%
PSH	40%

INVENTORY NEEDED FOR FAMILIES:

PROJECTED INVENTORY COMPARED WITH ANNUAL PLACEMENTS IN EACH PROJECT TYPE

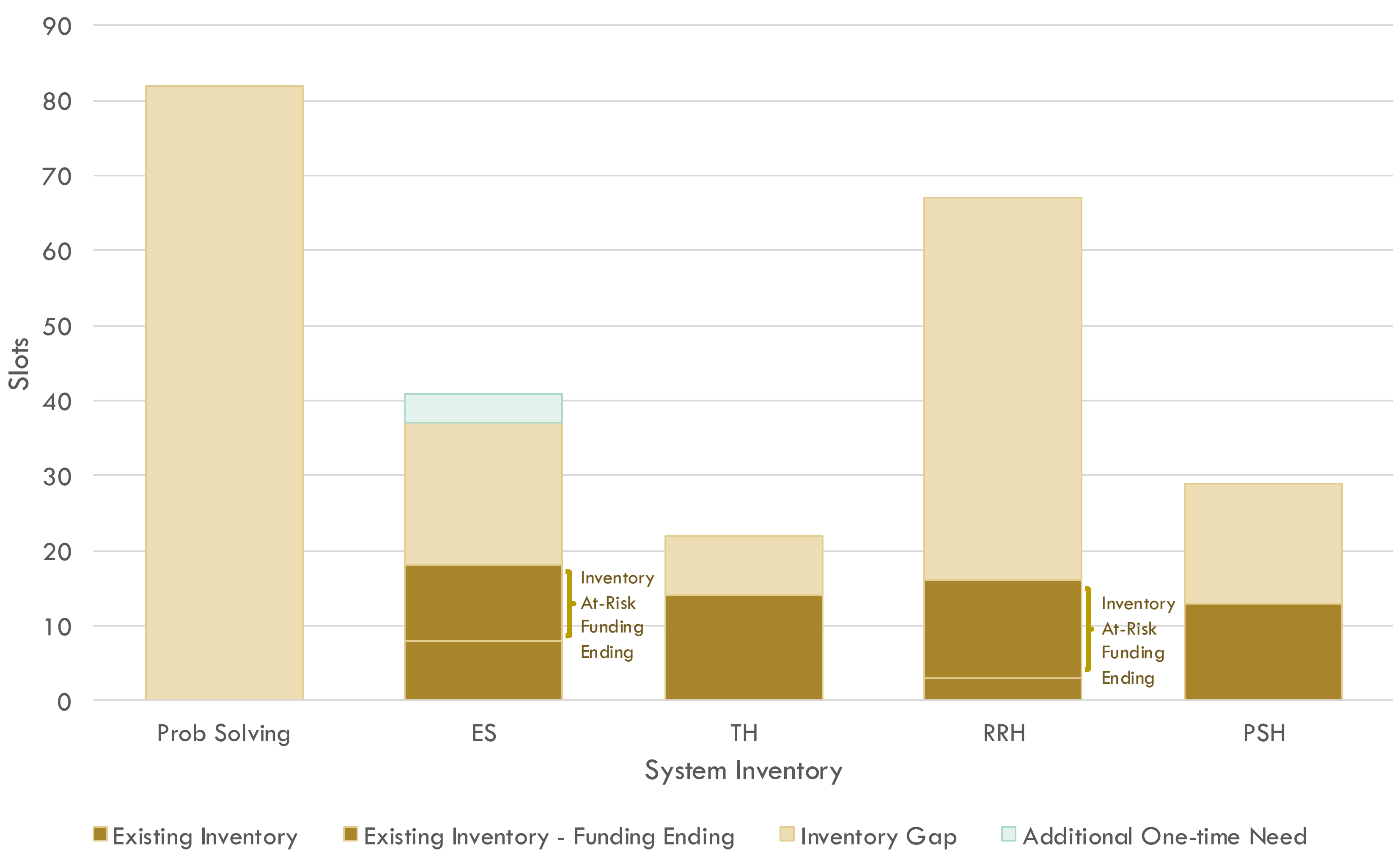


Prog Type	Av Length of Asst	Av # HH served/ slot/yr
Problem Solving	< 1 mo	1 HH
Emergency Shelter	90-120 days	3 HH
Transitional Housing	18 mo	<1 HH
RRH	18 mo	<1 HH
PSH	5 years	< 1 HH (New HH/ 5 years)

The number of people expected to be served by each bed/slot depends on the average length of assistance

SYSTEM RESOURCE NEEDS (FAMILIES):

SCALE SYSTEM TO SERVE ALL ANNUAL INFLOW AND REHOUSE ALL LONG-TERM HOMELESS BY 2026



Existing inventory is not scaled to meet the needs of annual inflow.

Some of the existing inventory is funded with one-time grants, which will need to be backfilled to sustain progress.

Inventory gaps are shown in tan. The highest priority for families is for Problem Solving and Rapid Rehousing (RRH).

KEY STRATEGIES TO RIGHT-SIZE THE FAMILY SYSTEM:

	Problem Solving	Emergency Shelter	Rapid Rehousing	Permanent Supportive Housing	Total Gap
Existing System Resources	0 slots No sustained capacity	18 rooms	16 slots	13 slots	
Est. Annual Costs of Existing System	$0	$230,000	$560,000	$455,000	$1,245,000
Resource Gap (sustained slots)	**80 slots**	**22 rooms**	**50 slots**	**16 slots**	
Est. Addtl Annual Funding Needed	**$355,500**	**$820,000**	**$1,365,000**	**$280,000**	**$2,820,000**
+ Current Funding expected to end		10 rooms ~$130,000	13 slots ~$450,000		

KEY STRATEGIES TO RIGHT-SIZE THE FAMILY SYSTEM:

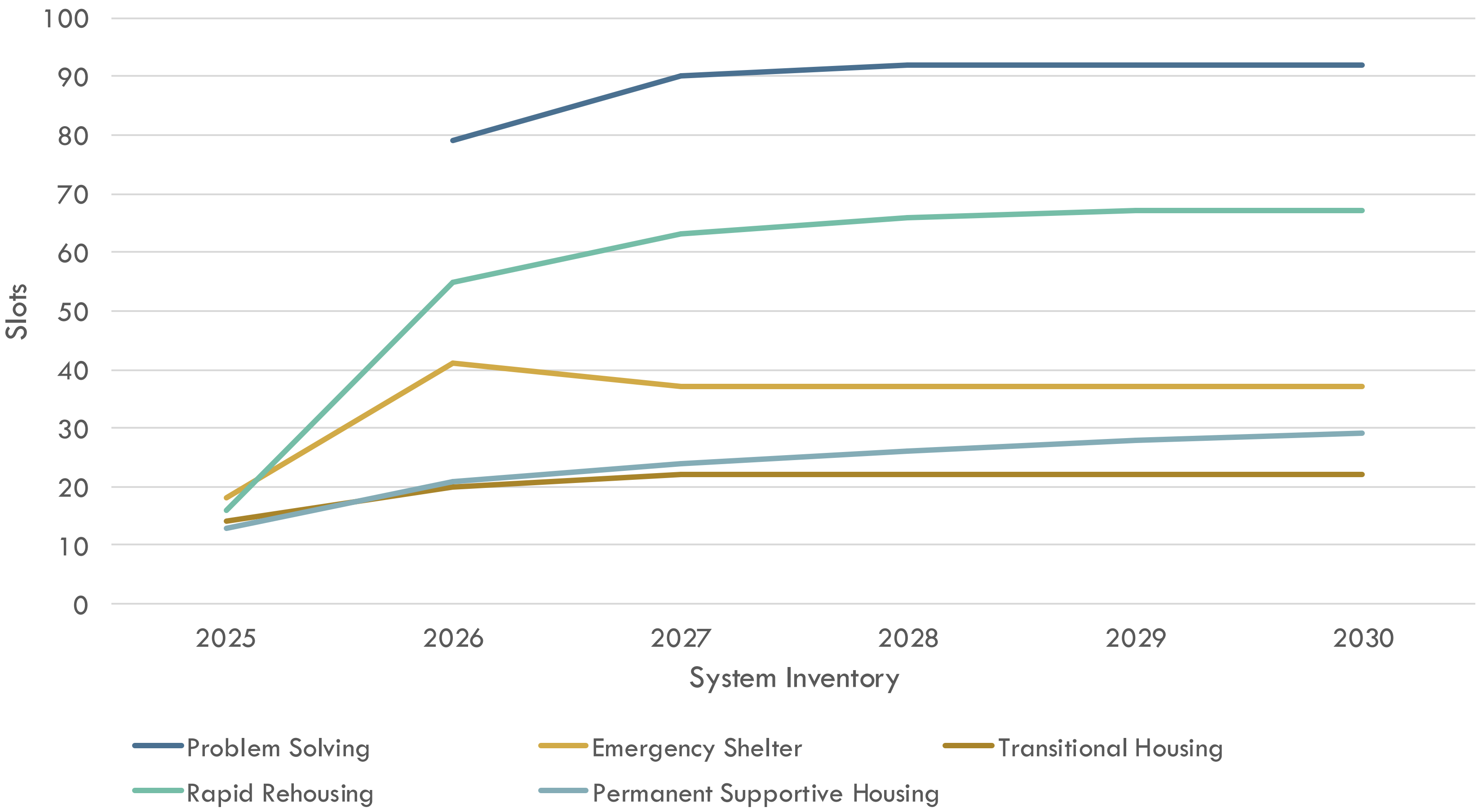
- **Develop and scale Problem Solving** to support diversion and rapid exits from homelessness. Scale to serve ~ 90 families per year
  - 15% of inflow can be rehoused immediately without needing shelter
  - 40% can be rehoused quickly with a brief shelter stay
- **Increase Year-round Shelter capacity.** Scale to 40 rooms.
  - 40% of inflow is only expected to need Shelter + problem-solving support to address their crisis.
  - Shelter can assess and connect the remaining 45% to TH, RRH and PSH
  - Some of the shelter demand is short-term, and slightly less shelter may be needed as chronically homeless families are housed
- **Sustain existing Transitional Housing**.
  - 10% of inflow is expected to choose transitional housing
  - Transitional housing could be expanded to 20 rooms, or need could be met with RRH

KEY STRATEGIES TO RIGHT-SIZE THE FAMILY SYSTEM:

- **Expand Rapid Rehousing capacity**. Scale to 70 sustained slots.
  - 30% of inflow are expected to need RRH
  - 60% of chronically homeless (6 of 10 families) may be able to resolve their homelessness with RRH; however, ability to provide Housing Choice Vouchers could help prevent returns for highest need
- **Add Permanent Supportive Housing** (tenant-based or site-based). Add 16 sustained slots.
  - 5% of inflow are expected to need PSH, or Housing Choice Vouchers with short-term services.
  - 40% of chronically homeless (4 of 10 families) are estimated to need PSH
  - **Explore whether Behavioral health system can deliver and fund services through managed care/ Medicaid**
  - Expanded inventory of PSH would meet needs of chronically homeless and PSH need for inflow in future years

SYSTEM RESOURCE NEEDS (FAMILIES):

SCALE SYSTEM TO SERVE ALL ANNUAL INFLOW AND REHOUSE ALL LONG-TERM HOMELESS BY 2026



Work Session Agenda Summary

Item: 7.

May 13, 2025
Key Staff Contact: Tyra Litzau, Finance Director, Robert Miller, Division Treasurer , Stacey Swanson, Grant and Special Revenue Manager

Title:
2025 First Quarter Financial Review

Background:
Staff will provide a 2025 first quarter financial update with an overview of overall the City's economic conditions, current financial state, overall resources, and future financial outlook. Staff will also provide an update of grant awards and expenditures for 2025.

The City continues to maintain its financial condition by applying sound budgeting and accounting policies and procedures in the midst of the current economic uncertainty. The presentation includes many of the trends and other highlights impacting available City resources. Overall revenues and expenditures are within projected variances for the 2025 budget. The City is currently seeing an overall decline from the adopted 2025 budget that is being funded using budgeted revenue stabilization funds of $4.8 million to cover operating expenditures. The City is also evaluating the timing of current capital project costs to ensure they coincide with projected resources. One-time unassigned carryover funds of $11.1 million have been identified in the General Fund from 2024 and are available for future needs. Use of these one-time funds will be allocated through additional appropriations and the 2026 budget process.

The City currently has sufficient reserves to meet the required reserve requirements in 2025 and has the ability to allocate existing one-time monies to adjust for unforeseen circumstances or events.

Strategic Focus Area:
High-Performance Government

Attachments:
1. Item 7 - Presentation

First Quarter Financial Review January to March 31, 2025

Tyra Litzau, Finance Director
Robert Miller, Division Treasurer
Stacey Swanson, Grant and Special Revenue Manager
City Council Work Session - May 13, 2025

Agenda

- Overall Economic Conditions
- Summary of Greeley’s Financial Condition
- Total Investments and Cash
- 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 projected to decrease 0.75% to 1% in second half of 2025
- State of Colorado revenues projected significantly lower in March 2025 than previously presented in December 2024
- Increased chance of recession
- Increased levels of uncertainty

Summary of Financial Condition – Greeley

Positive Impacts to 2025 City Resources

- Maintaining Higher Interest Earnings & Reserve Balances
- Online Businesses: Sales Tax Collections

Negative Impacts to 2025 City Resources

- 2 Months of Sales Tax: Declined by 4%
- Static New Construction Growth: Building Use, Development Fees, & Permits
- Estimated Decline of 85% in Severance Tax Revenues from 2024 or $1.7 Million

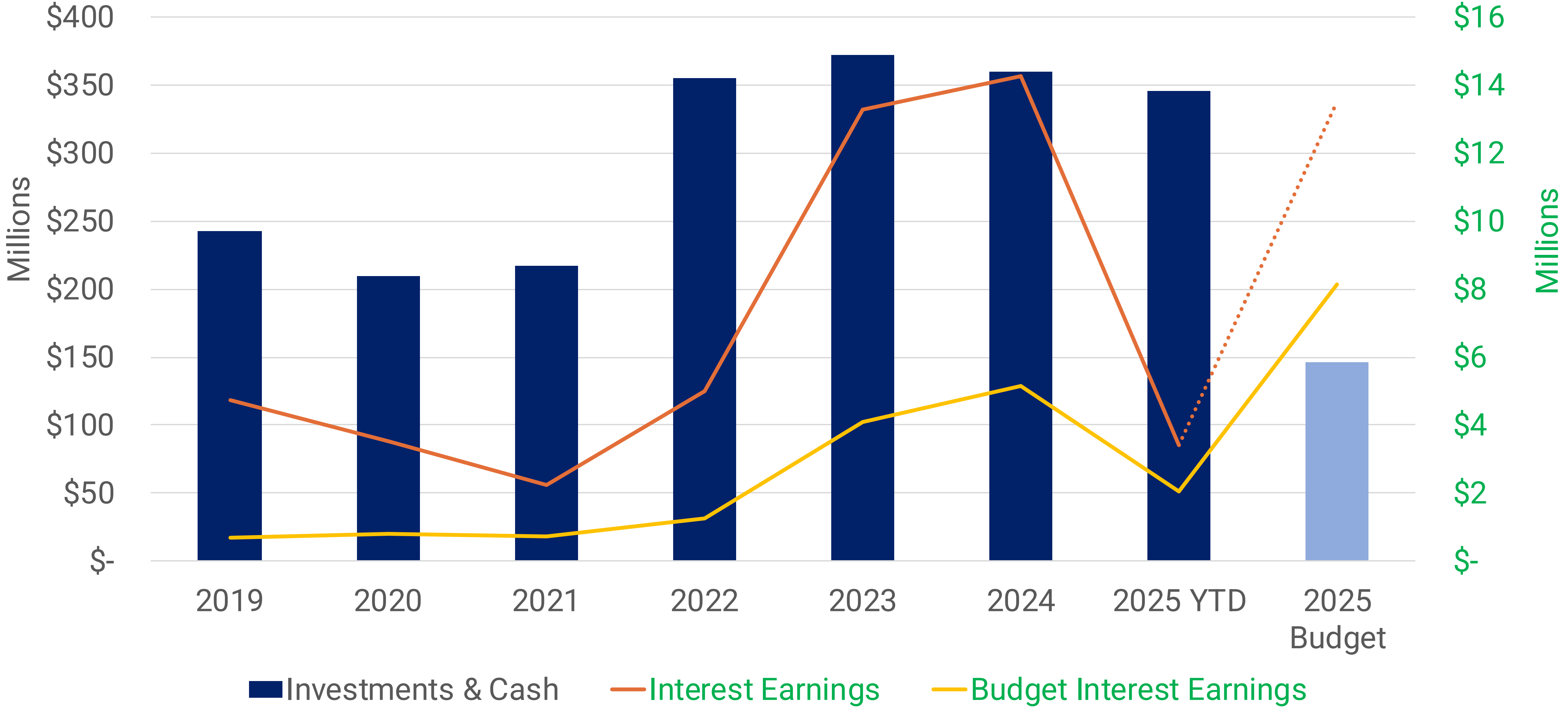
Focus Areas Related to Future City Resources

- Economic Uncertainty
- Sales and Use Taxes
- New Construction: Residential, Commercial, & Industrial

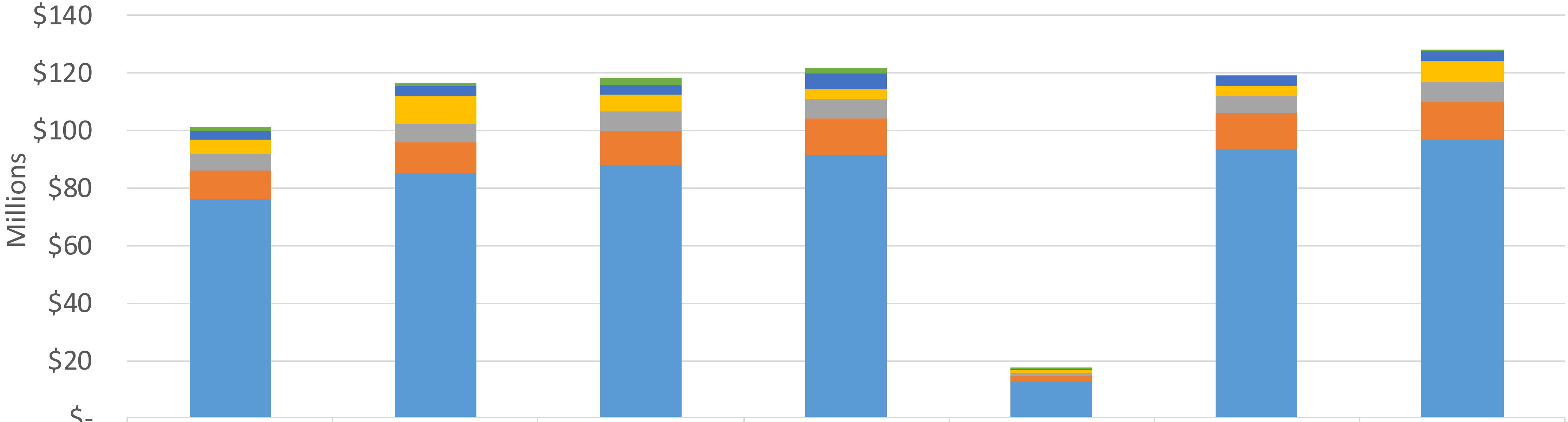
Impacts on Revenue if Trends Continue in 2025

- Potential $5.1 Million Reduction in Sales and Use Taxes (Excluding Building Use)
- Potential $20 Million Reduction in Building Revenues

Total Investments and Cash

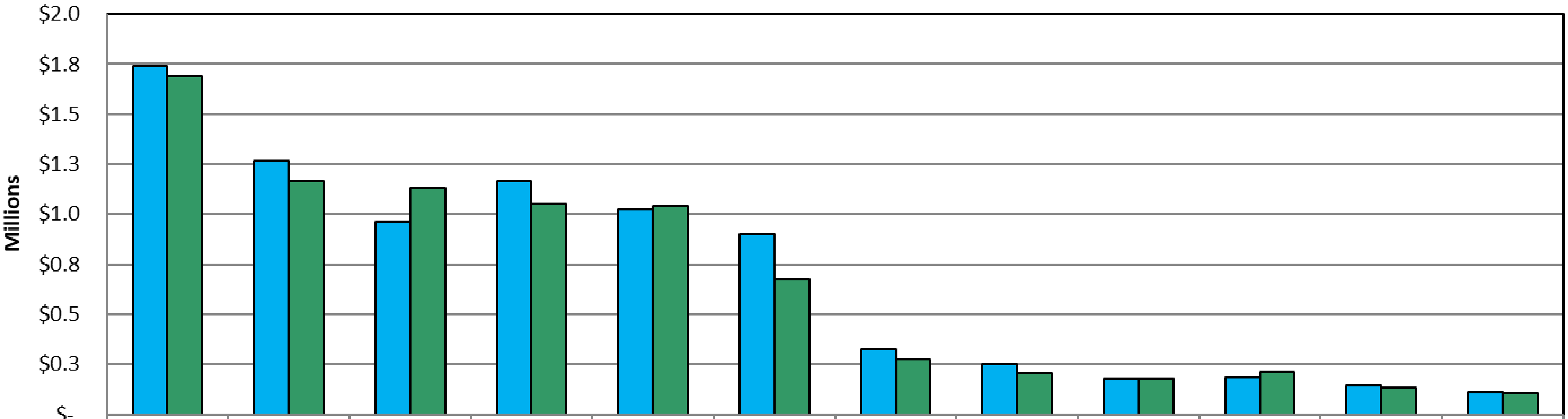


Total Sales and Use Tax Revenues



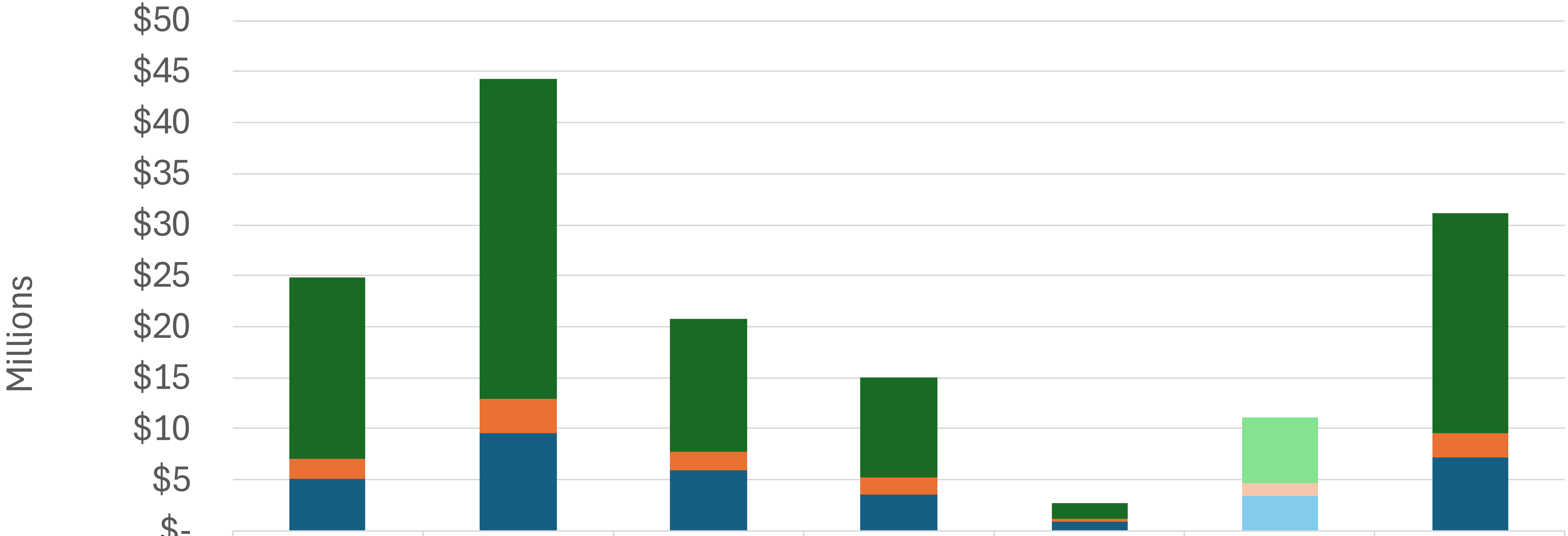
	2021	2022	2023	2024	2025 YTD	2025 Projection	2025 Budget
Other Taxes	$1.42	$1.43	$2.36	$1.61	$0.59	$0.87	$0.87
General Use - 4.11%	2.81	3.29	3.55	5.36	0.52	3.34	3.34
Building Use - 4.11%	5.04	9.52	5.93	3.53	0.86	3.45	7.20
Auto Use - 4.11%	6.00	6.40	6.78	7.18	0.96	5.75	6.70
Food Tax - 3.46%	9.70	11.09	11.86	12.25	1.97	12.62	13.38
Sales Tax - 4.11%	76.25	84.99	87.95	91.77	12.67	93.60	96.99

Sales Tax Revenues by Category



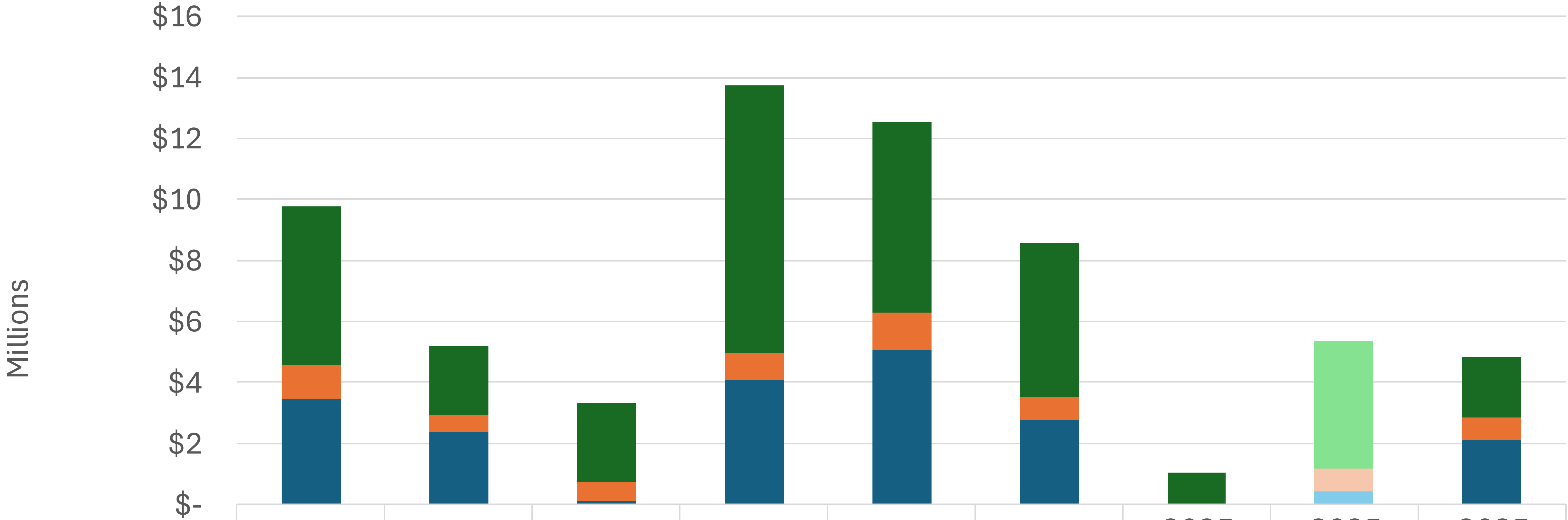
	Dining Out	Motor Vehicle and Parts Dealers	Online Shopping	General Merchandise Stores	Utilities	Building Material and Garden Equipment and Supplies Dealers	Electronics and Appliance Stores	Clothing and Clothing Accessories Stores	Gasoline Stations	Health and Personal Care Stores	Sporting Goods, Hobby, Book, and Music Stores	Furniture and Home Furnishings Stores
2024 YTD	$1.74	$1.27	$0.96	$1.17	$1.02	$0.90	$0.33	$0.25	$0.18	$0.18	$0.14	$0.11
2025 YTD	1.69	1.17	1.13	1.05	1.04	0.67	0.27	0.21	0.18	0.21	0.14	0.10
% Change	-2.9%	-7.7%	17.5%	-9.8%	1.7%	-25.2%	-16.5%	-18.1%	-0.8%	14.1%	-6.4%	-6.7%
$ Change	-0.05	-0.10	0.17	-0.11	0.02	-0.23	-0.05	-0.05	0.00	0.03	-0.01	-0.01

Building Revenues



	2021	2022	2023	2024	2025 YTD	2025 Estimate	2025 Budget
Development Impact Fees	$17.9	$31.4	$12.9	$9.8	$1.6	$6.5	$21.6
Building Permits	2.0	3.4	1.8	1.7	0.3	1.2	2.4
Building Use	5.0	9.5	5.9	3.5	0.9	3.4	7.2

Oil and Gas Revenues



	2019	2020	2021	2022	2023	2024	2025 YTD	2025 Estimate	2025 Budget
Oil Royalties	$5.2	$2.2	$2.6	$8.8	$6.3	$5.1	$1.1	$4.2	$2.0
Federal Mineral Lease	1.1	0.6	0.6	0.9	1.2	0.7	-	0.8	0.8
Severance Taxes	3.5	2.4	0.1	4.1	5.1	2.8	-	0.4	2.1

Total Financial Impact Compared to 2025 Budget

	Variance from 2025 Budget	
	($ 20.0) Million	Building Permits/Building Use/Development Impact Fees
	($ 5.1) Million	Sales and Use Taxes (Excluding Building Use Tax)
	($ 1.7) Million	Severance Taxes
	$ 1.0 Million	Projected Expenditure Savings (Mainly Wages & Benefits)
	$ 2.2 Million	Oil and Gas Royalties
	$ 5.4 Million	Interest Earnings
	($ 18.2 Million)	**Total Financial Impact**

Future Outlook – 2025 and Beyond

- The City's sales tax trends are consistent with peer cities and the State of Colorado
- The budget adopted for 2025 took into consideration current economic factors outlined in this presentation and set aside funds for the current revenue declines
- Additional discussion and decisions will be required during the 2026 Budget to ensure a solid financial condition in 2026
- $11.1 Million in remaining onetime 2024 General Fund Carryover Funds
- $4.8 Million in General Fund Revenue Stabilization Funds
- The City continues to focus on economic development, to increase revenue and financial viability as the City continues to grow

Grant Awards by Department 2025

2025 CITY OF GREELEY GRANT AWARD ANNUAL REPORT

Department	New Grants	Grant Total	
Community and Engagement	2	$	19,000
Community Development	2	$	245,783
CPRD	3	$	163,290
Fire	0	$	-
Homeless	2	$	158,490
Housing	0	$	-
IT	0	$	-
Muni Court	0	$	-
OEM	0	$	-
Police	0	$	-
Public Works	0	$	-
Water and Sewer	0	$	-
TOTAL 2024 GRANTS AWARDED		**$**	**567,563**

Federal Grant Update

REVOKED GRANT AWARDS	Awarded Amount	Remainder revoked
Greeley Tree Canopy Rescue - CPRD	$689,134	**$459,422**

FEDERAL EMERGENCY MANAGEMENT AGENCY GRANTS OUTCOMES PROGRAM TERMINTATED	Amount Applied	
Bellevue Pipeline-Gold Hill Pipeline - Water and Sewer	$13,819,346	
12th Street Stormwater Outfall Project - Public Works	$20,749,366	
	34,568,712	
	TOTAL LOSS 2025	**$35,028,134**

Annual Audit

- Fieldwork is ongoing
- Weekly meetings scheduled with auditors to discuss audit items and timelines
- Reports will be finalized and issued by required deadlines
  - State deadline (ACFR) – July 31, 2025
  - Single Audit deadline (federal reporting) – September 30, 2025
- Turnover of Accounting Manager – Financial Reporting position. Responsibilities have been reallocated. We are actively recruiting this position and have interviews scheduled this week.

Thank you

City of Greeley Colorado

Work Session Agenda Summary

Item: 8.

May 13, 2025
Key Staff Contact: John Hall, Economic Development Director

Title:
Economic Development Incentive Policy

Background:

Economic incentives play a key role in economic development due to increased national, statewide and regional competition for businesses and jobs. The City utilizes economic incentives as a strategic investment to attract preferred development projects and new businesses, to assist in the expansion and retention of existing businesses, to create new jobs, and to help increase the tax base for new services and amenities for residents.

Incentive Policy Purpose: The City of Greeley desires to stimulate economic growth by recruiting, retaining and expanding quality businesses and jobs, bringing new investment to the community, diversifying the local economy and growing an innovative and entrepreneurial ecosystem. This is consistent with city council's vision that *Greeley will be a future-focused city that is intentionally developed, safe, affordable, innovative, sustainable, healthy, and inclusive*; and city council's *Business Growth* key focus area and desired outcomes that:

- Greeley is a business place of choice;
- There is growth in entrepreneurship and innovation; and
- The city promotes resilient and sustainable economic development growth and activity.

The City's incentive policy is designed to support these objectives by providing an array of financial tools and technical resources that can be utilized to help minimize project costs and timelines, making Greeley more competitive as a business location.

Need for New Incentive Policy: Economic Development & Urban Revitalization (EDUR) Department team members worked with a consultant and the City Attorney's office to develop a new Economic Development Incentive Policy for City Council's consideration. The new policy will replace Greeley's existing incentive policy which was originally adopted in 2011 and is outlined in the city's municipal code. By contrast, neighboring communities outline theirs through an incentive policy. This makes changing or updating the incentive policy in the future an easier and more efficient process.

The new policy gives city council more options by authorizing various tools that can be used to incentivize existing and future economic development projects desired by the city. The new policy also:

- Establishes clearer policy on eligibility
- Helps evaluate an incentive request, review ROI
- Makes available "The Right Tool for the Job"

- Is flexible with case-by-case evaluation

If city council supports the new policy, then the old policy will be repealed and replaced with a new one during future city council meetings.

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government
Quality of Life

Attachments:

1. Draft Final Incentive Policy
2. Item 8 - Presentation

DRAFT

ECONOMIC DEVELOPMENT INCENTIVE POLICY

Policy Statement

The City of Greeley desires to stimulate economic growth by recruiting, retaining and expanding quality businesses and jobs, bringing new investment to the community, diversifying the local economy and growing an innovative and entrepreneurial ecosystem. This is consistent with city council's vision that *Greeley will be a future-focused city that is intentionally developed, safe, affordable, innovative, sustainable, healthy, and inclusive*; and city council's *Business Growth* key focus area and desired outcomes that:

- Greeley is a business place of choice;
- There is growth in entrepreneurship and innovation; and
- The city promotes resilient and sustainable economic development growth and activity.

The city's incentive policy is designed to support these objectives and the Economic Development Strategic Plan initiatives by providing an array of financial tools and technical resources that can be utilized to help minimize project costs and timelines, making Greeley more competitive as a business location.

Purpose

Economic incentives play a key role in economic development due to increased national, statewide and regional competition for businesses and jobs. The city utilizes economic incentives as a strategic investment to attract preferred development projects and new businesses, to assist in the expansion and retention of existing businesses, to create new jobs, and to help increase the tax base for new services and amenities for residents.

This policy outlines criteria and procedures to ensure that the use of public resources creates exceptional value to support the city's desired development and the well-being of the community.

Requests for economic incentives by businesses are reviewed by the economic development and urban revitalization (EDUR) department on a case-by-case basis. Projects requesting financial assistance that meet the criteria for economic incentives may be presented to the city council for consideration, or in certain cases, the city manager with a recommendation from the department. The determination of whether to authorize any economic incentive is wholly discretionary on the part of the city council or, in certain instances, the city manager, and any economic incentive authorized pursuant to this policy must be set forth in a written agreement with a finding of public purpose. All incentives granted by the city are subject to a recapture provision.

Business Assistance Tools for Incentive Packages

The city may offer one or more of the following economic incentive tools to assist a new business in overcoming barriers to relocation or development, or to support an existing business in its efforts to remain and/or expand in the city. The incentive tools identified below may be utilized as part of an incentive package at the sole discretion of the city council or, in certain cases, the city manager.

Financial Resources - Grants, Loans, or Forgivable Debt

The city may consider various types of direct financial assistance for a business location, retention or expansion project. Greeley has created the Economic Development Incentive Fund (EDIF) to provide economic development grants and loans to companies seeking to create jobs and investment in the city. This program is considered in combination with, or as an alternative to other incentive programs.

- *Grants* – Any economic incentive in the form of a cash grant to support an economic development project must be performance based.

- *Loans* – An economic incentive in the form of a below market interest rate loan may be utilized to reduce the cost of locating a new business to the city or of expanding a business located in the city.

- *Forgivable Debt* – A city loan to a business under this policy as part of an economic incentive may be structured as a forgivable debt conditioned upon the business meeting certain criteria, e.g., performance such as sales tax revenue or job growth, continued location in the city, and other factors.

Tax Reductions

The city may consider up to a 50% rebate or credit of the non-encumbered city sales, lodging and/or business property tax collected from a business requesting an economic incentive for a limited time and with a maximum rebate or credit amount to cover the costs of public improvements.

- *Sales Tax Increment Program* – This incentive, also referred to as the *Enhanced Sales Tax Program* (ESTIP), is designed to assist with the recruitment, expansion or retention of a primarily sales-tax generating business (retailer) within the city that seeks assistance to cover the cost of certain public improvements as part of its development or expansion. All or a portion of the non-encumbered sales taxes generated by the business above a city-determined baseline could be rebated back to the business for a limited time to help offset the costs of public or public related improvements.

- *Sales/Use Tax Deferrals or Reductions* – This incentive is designed to assist with the development costs of a business locating to or relocating within the city or expanding in the city by deferring, rebating or crediting all or a portion of the city's sales tax and/or use tax that is collected on construction materials, fixed equipment and machinery installation, facilities lease, equipment and machinery, research equipment, computer hardware, retail sales and other taxable items.

- *Public Accommodation/Lodging Tax Rebates*– This incentive is designed to attract hospitality projects and would offer a rebate of all or a portion of the city's lodging tax also referred to as the public accommodations tax for a limited time, but no more than 20 years. A business designated as a lodging establishment must pay the full value of lodging taxes owed; and the city would rebate all or a portion of the lodging taxes to assist with the development costs for public improvements.

- *Business Property Tax Rebates and Credits* – This incentive is designed to assist with the development costs of a business locating to or relocating within the city or expanding in the city by rebating or crediting all or a portion of the city's personal property tax and/or real property tax that is collected. The rebate or credit cannot exceed the maximum city mill levy and must be for a limited time.

City Development Incentives

The city may consider up to a 50 percent waiver, reduction, deferral or reimbursement of city fees associated with the construction or expansion of a business facility located in the city. The city may also expedite reviews, use favorable contract terms, or assist with funding for certain public improvements affecting broader areas within which the business or development is located.

- *Fee Reductions* – This incentive waives, reduces or reimburses a business for all or a portion of fees due or paid to the city for a new development or expansion. This could include, but is not limited to, site plan review fees, building permits and certain development impact fees.

- *Fee Deferrals* -This incentive defers a portion of city fees in order to provide a business with an opportunity to ramp up operations and begin generating revenues before the fees must be paid.

- *Fast Track Permitting* – This incentive offers expedited review by the city through the development review process.

- *Real Estate Cost Reductions* – This incentive may provide favorable terms for the leasing or purchase of city-owned land or property to support a business locating to or relocating within the city or expanding within the city.

- *Public Infrastructure Assistance* – This incentive may provide some funding for area wide roadways, traffic lights, utilities or other large infrastructure needs to meet city development requirements, or, for overcoming project impediments. The city may also assist in the coordination of any infrastructure reimbursement with other businesses or developments benefiting from the public infrastructure. A reimbursement agreement is required between the city and the Developer.

Eligibility Requirements

The city evaluates economic development incentives on a case-by-case basis balancing quantitative and qualitative factors. However, incentives are offered at the sole discretion of the city council or, in certain cases the city manager.

The following factors will be considered when evaluating eligibility for business incentives:

PROJECT TYPE	PROJECT IMPACT

• Business attraction, retention and expansion projects
  ○ Primary employers*
  ○ Major retailers
  ○ Targeted industries found in ED Strategic Plan
• Business retention and expansion projects
• Catalytic projects in targeted areas of the city
	• The size and location of the project
	• The project's total capital investment
	• The number and/or type of jobs created or retained and average wage
	• Whether the company will lease, purchase or construct a building
	• Whether the project location is in-fill or blighted
	• The public benefit provided
	• The impact of the project on the community

**A primary employer or job produces goods and/or services for customers that are predominantly outside the community.*

Minimum qualifications to be considered for an incentive from the city include the following:

- The project must be located within the city's municipal boundary or within an area that is currently seeking annexation by the city;
- The project passes the "but for" test which means that "but for" the incentive, the project would not move forward in the city;
- The project has a minimum of $1 million in new capital investment;
- The project adds and/or retains jobs that pay at least the average minimum wage for the area;
- The project meets one or more of the identified objectives in the city's comprehensive Economic Development Strategic Plan;
- An analysis of the project's fiscal impact demonstrates an economic benefit to the city; and
- There is a clearly articulated public purpose for the incentive that promotes the health, welfare and safety of the community.

Exceptions to the conditions set forth in this policy may be made by city council in its sole discretion.

Process

The city's economic development team will work with applicants requesting an incentive to determine eligibility and assist with the application process below outlined.

1. Applicants must submit a completed economic incentive application to EDUR department and must meet with EDUR staff to discuss the project and the incentive request.
2. EDUR staff and the city manager will evaluate the economic incentive request based on this policy.
3. The city manager will determine whether the economic incentive request moves forward for further consideration.

    a. If the economic incentive is $100,000 or less, the incentive request meets the minimum qualifications and the factors set forth above are favorable to the city, the economic development director may in his/her sole discretion approve the incentive request, utilizing the EDIF.
    b. If the economic incentive is more than $100,000 and meets the minimum qualifications and the factors set forth above are favorable to the city, the city manager may present the request to the city council for consideration.
4. If, at the direction of the city manager, the economic incentive agreement is presented to city council for consideration, the city council, in its sole discretion, will determine whether to approve it.
5. If an economic incentive request is approved by the economic development director, by the city manager or by the city council, an incentive agreement in a form approved by the city and with a finding of public purpose must be executed between the city and the applicant.
6. An economic incentive agreement may contain additional requirements, such as:
    a. Minimum capital investment and job creation guarantees, and other performance metrics;
    b. Public disclosure and reporting of certain financial and other performance information;
    c. Repayment requirements of any economic incentive received by the applicant if performance metrics are not achieved (also referred to above as a recapture provision); or
    d. Each applicant must comply with all regulatory agencies and must obtain a city sales tax license before any economic incentives are granted.

Other Programs

There are other city programs and partner organizations that have business assistance programs. These include the following programs:

Greeley Water Resource Programs

A developer or business in need of raw water is deferred substantial costs by purchasing raw water at the time of building permit rather than much earlier in the process typically required by other municipalities. There are three ways to meet water dedication requirements:

1. By dedicating certain water shares (dedicated at plat);
2. By dedicating raw water credits associated with the Terry Ranch Water Supply Project; or
3. By a cash-in-lieu payment

For more information, visit https://greeleygov.com/services/ws/ongoing-development/raw-water .

Greeley/Weld Enterprise Zone State Tax Benefits

This is a state program designed to assist with the revitalization of economically distressed areas in Colorado. Companies located within the Greeley/Weld Enterprise Zone boundary are eligible for various state tax credits based on certain activities, including adding investment and employment. For boundary maps and more information, visit https://upstatecolorado.org/site-selection/enterprise-zone/ .

Private Activity Bond Allocation (PAB)

PABs are tax-exempt bonds that can be issued for several eligible purposes, including the construction of manufacturing facilities. As a general guideline, project size should be between $3 million - $10 million and application deadlines are in January and August of each year. For more information, visit www.chfainfo.com/rental-housing/private-activity-bonds/pab-overview-guide-for-local-communities.

Greeley Community Development Fund

The Greeley Community Development Fund is a loan fund typically used for “gap” financing. It is a short-term financing or loan guarantee (5-year maximum term) for up to 45 percent of total project costs, that are between $20,000 and $125,000. Upstate Colorado Economic Development manages the fund. For more information, visit http://upstatecolorado.org/wp-content/uploads/2016/02/GCDFApplication.pdf .

Downtown Greeley Programs

Businesses looking to locate in downtown Greeley may qualify for specific assistance as authorized under the Downtown Development Authority plan of development, the Greeley Urban Renewal Authority Re-Development and TIF Districts, the Greeley General Improvement District No. 1, or other downtown district plans and boundaries.

The approved downtown district-authorized grants and/or tax credits may include:

- Façade grants
- Safety and security grants
- Building improvement grants
- Retail and restaurant rental assistance grants
- Tax increment financing
- Opportunity Zone tax benefits *(expires in 2026)*
- State historic preservation tax credits
- State historical fund grants

To apply for any of the listed incentives above, applicants are encouraged to contact Greeley’s Downtown Development Authority (DDA), which manages the city’s ongoing downtown revitalization effort. For more information, visit www.greeleydowntown.com/business-incentives/

Economic Development Incentive Policy

John L. Hall, Economic Development Director
Michelle Claymore, Deputy Economic Development Director

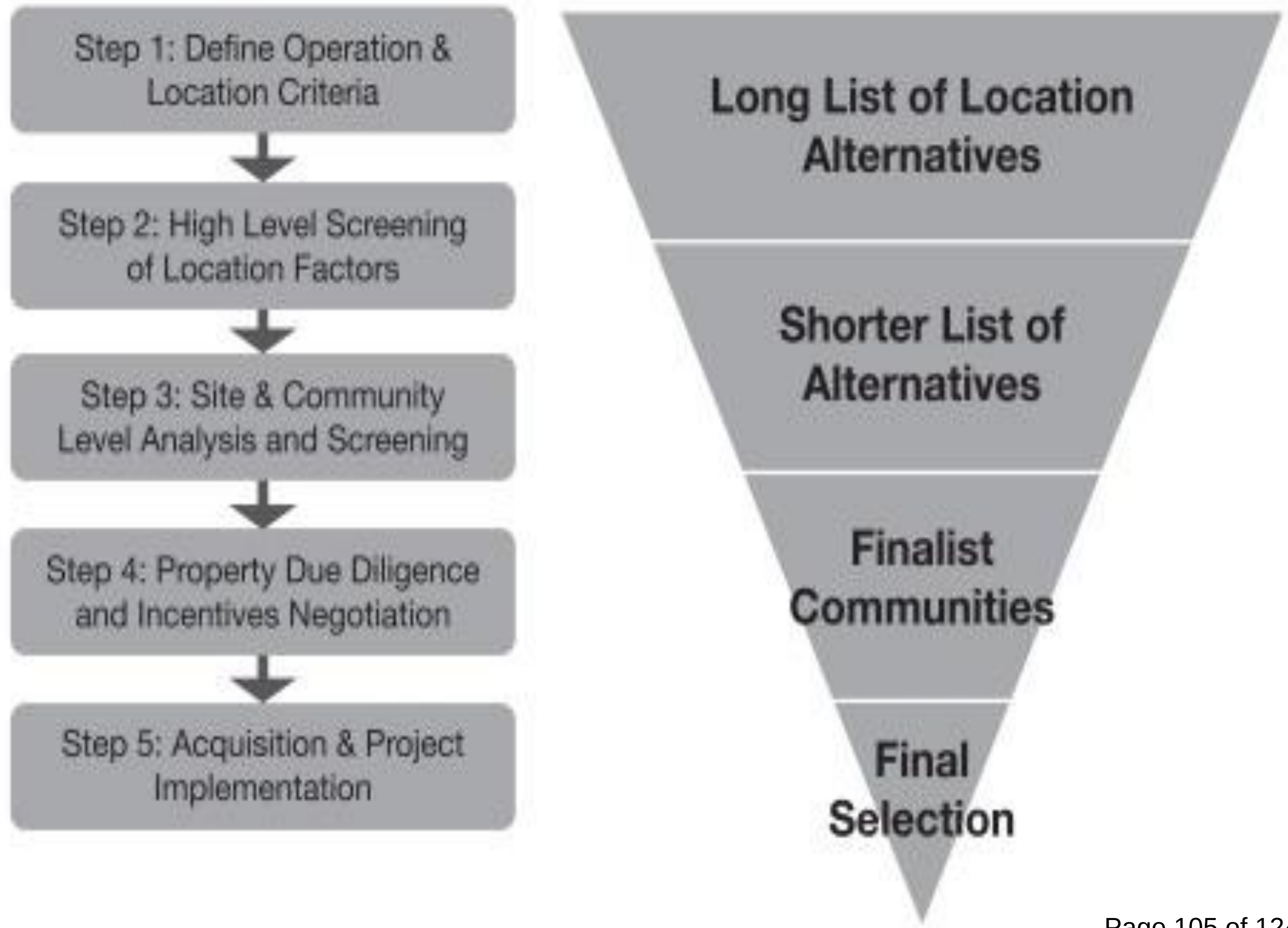
City Council Work Session - May 13, 2024

Agenda

- Site Selection Process
- Role of Incentives
- Comparison to Surrounding Communities
- Business Incentive Policy Statement
- Available Tools
- Eligibility and Process
- Purpose: Consensus on next steps

Site Selection Process

- **Factors that drive site selection:**
  - Taxes and Fees
  - Financing
  - Regulatory and Plan Approval Process
  - Workforce
  - Infrastructure
  - Quality of Place
  - Available and Suitable Real Estate
  - Proximity to Sources of Market Support
  - Speed to Market
  - Incentives (Financial and Non-financial)



Role of Incentives

- Influence a location decision to generate economic activity:
  - Attract and Retain Businesses
  - Promote New Investment
  - Create New Jobs
  - Create New Tax Revenue
  - Address Economic Distress
  - Foster Innovation
- Incentives can’t make a bad deal good
- Incentives can’t make a deal, but they can break a deal

Elements of Best Practices

- Establish clear policy
- Integrate and coordinate
- Evaluate, ROI, transparent, accountable
- “The Right Tool for the Job”
- Understanding their value
- Flexible with case-by-case evaluation

Competing Cities

- Greeley has maintained all incentive language in code
- Loveland, Windsor, and Johnstown all articulate incentives in policy
- Greeley has highly specific language regarding the types of businesses that are eligible and numerical measures for eligibility:
  - *Sales and use taxes on amounts in excess of $500,000.00 may be waived in the amount equal to the sales and use tax due on the first $500,000.00 invested plus one percent per $100,000.00, including the first $500,000.00, to a maximum of 100 percent waiver when the amount of equipment and machinery reaches or exceeds $10,000,000.00*
- Other cities have general categories of businesses such as a primary employer, retail, destination, lodging

Proposed Incentive Policy

Incentive Policy Statement

- The City of Greeley desires to stimulate economic growth by recruiting, retaining and expanding quality businesses and jobs, increasing our local tax base, bringing new investment to the community, diversifying the local economy and growing an innovative and entrepreneurial ecosystem.
- City Council's Vision
  - *Greeley will be a future-focused city that is intentionally developed, safe, affordable, innovative, sustainable, healthy, and inclusive*;
- City Council Key Focus Areas - *Business Growth*
  - *Greeley is a business place of choice;*
  - *There is growth in entrepreneurship and innovation; and*
  - *The city promotes resilient and sustainable economic development growth and activity.*

Business Incentive Tools

Financial Resources	Tax Reductions	City Development Incentives
▪ Grants ▪ Loans ▪ Forgivable Debt	▪ Sales Tax Increment and Rebate Programs ▪ Sales/Use Tax Rebates and Reductions ▪ Public Accommodation/ Lodging Tax Rebates ▪ Business Property Tax Rebates and Credits	▪ Fee Reductions ▪ Fast-Track Permitting ▪ Real Estate Cost Reductions ▪ Public Infrastructure Assistance

Eligibility Requirements

- Economic development incentives are evaluated on a case-by-case basis using quantitative and qualitative factors
  - Supports a primary employer or preferred retailer
  - Supports business retention, expansion and/or attraction
  - Catalytic project that will help bring future investment to targeted areas of the city
  - Positive impact on the community
- Business incentives are offered at the sole discretion of the City Council or, in certain cases the City Manager
- City Council may deviate from the policy at their sole discretion

Minimum Qualifications

- Located within the City’s municipal boundary or within an area seeking City annexation;
- Passes the “but for” test which means that “but for” the incentive, the project would not move forward in the City;
- The project has a minimum of $1 million in new capital investment;
- The project adds and/or retains jobs that pay at least the average minimum wage for the area;
- The project meets one or more of the identified objectives in the City’s strategic plan
- An analysis of the project’s fiscal impact demonstrates an economic benefit to the City; and
- There is a clearly articulated public purpose for the incentive

Application Process

Application
- Submitted to Economic Development and Urban Revitalization

Evaluation
- Based on Incentive Policy

CMO
- City Manager determination to move forward for City Council review

Over $100,000

City Council
- Executive Session

Under $100,000

CMO/EDUR
- Administrative Approval

Agreement
- Incentive agreement executed if approved

Next Steps

- May 20 - 1st Reading Ordinance to schedule a public hearing
- June 3 - 2nd Reading Ordinance to hold a public hearing to repeal existing code and add new code language referencing new policy
- June 3 - Resolution adopting new policy

Thank you

City of Greeley Colorado

Item: 9.

Work Session Agenda Summary

May 13, 2025
Key Staff Contact: Rachel Flynn, Deputy City Manager Intentional Growth & Strategic Infrastructure

Title:

Motion to go into Executive Session to discuss the potential purchase of a property in the City of Greeley and to receive instructions regarding negotiations about the purchase and about potential economic development incentives

Background:

The Executive Session will focus on discussing potential opportunities involving the purchase of property in connection with ongoing City initiatives. Staff will also seek Council's direction regarding potential negotiations related to real property transactions and economic development incentives.

Council's Recommended Action:

A motion to go into executive session to discuss the potential purchase of property and the negotiation of economic development incentives, and to receive instructions regarding negotiations, as provided for in C.R.S. § 24-6-402(4)(a) and § 24-6-402(4)(e)(I) and Greeley Municipal Code § 2-151 (a)(1) and § 2-151(a)(5); and if necessary to receive advice from the City Attorney related to these matters as provided for in C.R.S. § 24-6-402(4)(b) and Greeley Municipal Code § 2-151(a)(2)

Strategic Focus Area:

Business Growth
Community Vitality
Quality of Life

Attachments:

None

Work Session Agenda Summary

Item .

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

May 11 – June 7, 2025

Tuesday, May 13, 2025

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

Wednesday, May 14, 2025

- Frontier House 14th Annual Breakfast 7:30 a.m. DoubleTree by Hilton Greeley at Lincoln Park (919 7th St., Greeley, CO 80631)

Thursday, May 15, 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)

Saturday, May 17, 2025

- Armed Forces Day Celebration (Proclamation) 11 a.m. Bittersweet Park (3500 16th St, Greeley, CO 80634); Weld County Veteran's Memorial

---

Tuesday, May 20, 2025

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

Wednesday, May 21, 2025

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

---

Monday, May 26, 2025

- Memorial Day Proclamation 9 a.m. Linn Grove Cemetery (1700 Cedar Ave, Greeley, CO 80631)

- Greeley Chamber of Commerce 11:30 a.m.

Tuesday, May 27, 2025

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

Wednesday, May 28, 2025

- Upstate Colorado Economic Development 7 a.m. Upstate Colorado Conference Room (822 7th Street Greeley CO 80631

Thursday, May 29, 2025

- Boards and Commissions Appreciation Event 5:30 p.m. University of Northern Colorado Longs Peak Ballroom (2101 10th Ave Greeley CO 80631)

Tuesday, June 3, 2025

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

Thursday, June 5, 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)

2025 Council Meeting/Work Session Agenda Items Schedule

5/6/2025

This schedule is subject to change

Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
May 20, 2025 Council Meeting	Minutes - April 15 RM; April 22 WS	Heidi Leatherwood	Consent
	Resolution - CDOT/City of Greeley IGA for Mobility Hub Funding (MERGE Project)	Bhooshan Karnik	Consent
	Resolution - Civic Campus Master Plan Project	Stacey Aurzada	Consent
	Intro & first reading ord - Eagles Lease (Hold)	Stacey Aurzada	Consent
	Intro & first reading ord - COP for Building Purchase	Allena Portis	Consent
	Intro & first reading ord - appropriation for building purchase	Kalen Myers/Allena Portis	Consent
	Intro & first reading ord - Camping Restriction	Bobbier Cranston/Adam Turk	Consent
	PH & second reading ord - L&T Annexation	Doug May/Don Threewitt	Regular
	PH & second reading ord - L&T Annexation Zoning	Doug May/Don Threewitt	Regular
	B&C Appointments	Jennifer Middleton	Regular
May 27, 2025 City Council Work Session	Civic Campus Financing	Allena Portis	WS
	Economic Development Strategic Plan Update	John Hall	WS
	Overview and Discussion of the Small Business Land Use Center Program (Hold)	Brian McBroom	WS
	Overview of Affordable Land Use Center (Hold)	Brian McBroom	WS
June 03, 2025 Council Meeting	Minutes - May 6 RM; May 13 WS	Heidi Leatherwood	Consent
	Resolution - 3 Mile Annexation (Hold)	Brian McBroom	Consent
	Resolution - Designating speed corridors for photo radar enforcement	Mike Heck/Adam Turk	Consent
	Intro & first reading ord - Arroyos Del Sol Annexation	Don Threewitt	Consent
	Intro & first reading ord - City Owned Annexation (Hold)	Don Threewitt	Consent
	Intro & first reading ord - Downtown Overlay	Doug May/Don Threewitt	Consent
	Intro & first reading ord - Landscape code amendment	Meg Oren/Don Threewitt	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 and first reading ord - Refuse Service Provider Reporting Requirement Code Change	Will Jones	Consent
	PH & second reading ord - Eagles Lease (Hold)	Stacey Aurzada	Regular
	PH & second reading ord - COP of building purchase	Allena Portis	Regular
	PH & second reading ord - appropriation for building purchase	Kalen Myers/Allena Portis	Regular
	PH & second reading ord - Camping Restriction	Bobbier Cranston/Adam Turk	Regular
June 10, 2025 City Council Work Session	Water & Sewer Board Interviews	Jennifer Middleton	WS
	East and West Subarea Plan Update (Tentative)	Brian McBroom	WS
	High Performance and Information Update	Bret Naber	WS
June 17, 2025 Council Meeting	Greeley Stampede Proclamation	Mayor	Intro
	Minutes - May 20 RM; May 27 WS	Heidi Leatherwood	Consent
	Resolution - amending Council Policies and Protocol	Heidi Leatherwood	Consent
	PH & second reading ord - Arroyos Del Sol Annexation	Don Threewitt	Regular
	PH & second reading ord - City Owned Annexation	Don Threewitt	Regular
	PH & second reading ord - Downtown Overlay	Doug May/Brian McBroom	Regular
	PH & second reading ord - Landscape code amendment	Meg Oren/Don Threewitt	Regular
	PH and 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 - Refuse Service Provider Reporting Requirement Code Change	Will Jones	Regular
	B&C Appointments	Jennifer Middleton	Regular

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	The Landscape Code Amendment is scheduled for first reading on June 3 and public hearing and second reading on June 17	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
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 begun working on the next report to council to be schedued for a later date The work will be ongoing and staff will provide a status update at a later time	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 Consultant has been hired and the code audit has started.	Brian McBroom
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.	This is scheduled for the August 12 work session	Diana Frick
4-2025	Butler	**Civic Campus Funding**	4/15/2025 Council Meeting	Requested staff to bring back funding plan options that does not require the funding to go to voters.	This is scheduled for the May 27, 2025 WS.	Allena Portis

5-2025	Hall	**Contracts**	April 22,2025 Work Session	Staff to send a descriptive memo or schedule a work session regarding all contract policies and options that were discussed at a previous meeting.		Allena Portis
6-2025	Hall	**County Road 17**	April 22, 2025 Work Session	Requested staff hold a work session to discuss the concept of CDOT vs Public Works for interchanges 47th Ave and 35th Ave. Possibly looking into merging CR 17 contract with this project.		Public Works
7-2025	Butler	**12th Street Outfall Project and Quiet Zones**	May 6, 2025 Council Meeting	Update at a future work session on the 12th Street Outfall and quiet zone projects.		Public Works

Work Session Agenda Summary

Item: 11.

Title
Adjournment