

Greeley City Council Agenda

Regular Meeting

Tuesday, August 5, 2025 at 6:00 PM

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

via Zoom at: <https://greeleygov.zoom.us/j/87697861728>

NOTICE:

City Council Meetings are held on the 1st and 3rd 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 choose how to participate in Council meetings in the manner that works best for them.

Watch Meetings:

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

Meetings are televised live on GTV8 on cable television.

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

Comment in Real Time:

During the public input portion of the meeting and public hearings:

In person attendees can address the Council in the Chambers.

The public can join the Zoom Webinar and comment from the remote meeting.

Submit Written Comments:

Email comments about any item on the agenda before Noon on the day of the meeting to cityclerks@greeleygov.com.

Written comments can be mailed or dropped off at the City Clerk's office at City Hall, at 1100 10th Street Greeley, CO 80631. Any comments received prior to 12 p.m. on the day of the meeting, will be sent to Council and published in the agenda packet post meeting.

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
Regular Meeting Agenda**

Tuesday, August 5, 2025 at 6:00 PM

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

via Zoom at: <https://greeleygov.zoom.us/j/87697861728>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations
6. Citizen Input
7. Reports from Mayor and Councilmembers
8. Initiatives from Mayor and Councilmembers

Consent Agenda

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Councilmembers may request an item be pulled off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

9. Motion to approve the City Council Special Work Session Proceedings of July 8, 2025
10. Resolution authorizing the city to enter into an Intergovernmental Agreement (IGA) with Weld County to participate in the November 4, 2025, Coordinated Election and authorizing the City Clerk to sign said agreement
11. Resolution appointing Karen Goldman to serve as Hearing Officer for matters arising under Section 2-89 of the Greeley Municipal Code and Authorizing the City Attorney to engage an Independent Legal Advisor for the Hearing Officer
12. Resolution declaring the intent of the City of Greeley, Colorado to retain the Private Activity Bonds (PABs) allotted to it by the State of Colorado. These PABs will assist with the financing of residential facilities for low-and middle-income families or persons

13. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as Schmerge Annexation, located generally east of Weld County Road 17, north of Weld County Road 60 and west of State Highway 257 into the City of Greeley, the subject site is comprised of 219.221 acres (ANX2025-0002).
14. Resolution finding substantial compliance with State Annexation laws for the property known as the Kinnison Annexation, located generally east of 131st Avenue, north of US Highway 34 and west of State Highway 257, in the City of Greeley, the subject site consists of 73.319 acres (ANX2025-0003).
15. Resolution approving a Pre-Development Agreement between the City of Greeley and Richmark Vertikal, LLC related to development of the Civic Campus Project, including new City facilities in Downtown Greeley
16. Introduction and first reading ordinance of the City of Greeley, Colorado establishing the City of Greeley, West Greeley project area General Improvement District (GID) and other details relating thereto (Residential West Greeley GID)
17. Introduction and first reading ordinance of the City of Greeley, Colorado establishing the City of Greeley, Commercial General Improvement District (GID) and other details relating thereto

End of Consent Agenda

18. Pulled Consent Agenda Items
19. Public hearing and resolution adopting the Greeley Housing for All Five-Year Strategic Plan 2025-2030
20. Motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances
21. Scheduling of Meetings, Other Events
22. Adjournment



Council Agenda Summary

Item: 5.

Title:

Recognitions and Proclamations

Summary:

Councilmember Payton will present the *What's Great about Greeley* Report.

Attachments:

What's Great About Greeley Report



City Council Meeting
August 5, 2025

An aerial photograph of a city, likely Denver, with a large white banner overlaid in the center. The banner has a torn, paper-like edge. The background shows a vast cityscape with green trees, buildings, and parking lots, leading up to a range of mountains under a clear sky.

***In all ways, we will transmit
this City not only, not less, but
greater and more beautiful than
it was transmitted to us.***

- Athenian Oath

UCHealth Greeley Named One of the Nation's Most Socially Responsible Health Care Systems

- Ranked third of more than 2,700 hospitals.
- Evaluated on over 50 measures, including community benefits, racial inclusivity, cost efficiency and patient satisfaction.



Allena Portis Receives GFOA Recognition for Outstanding Public Service Award

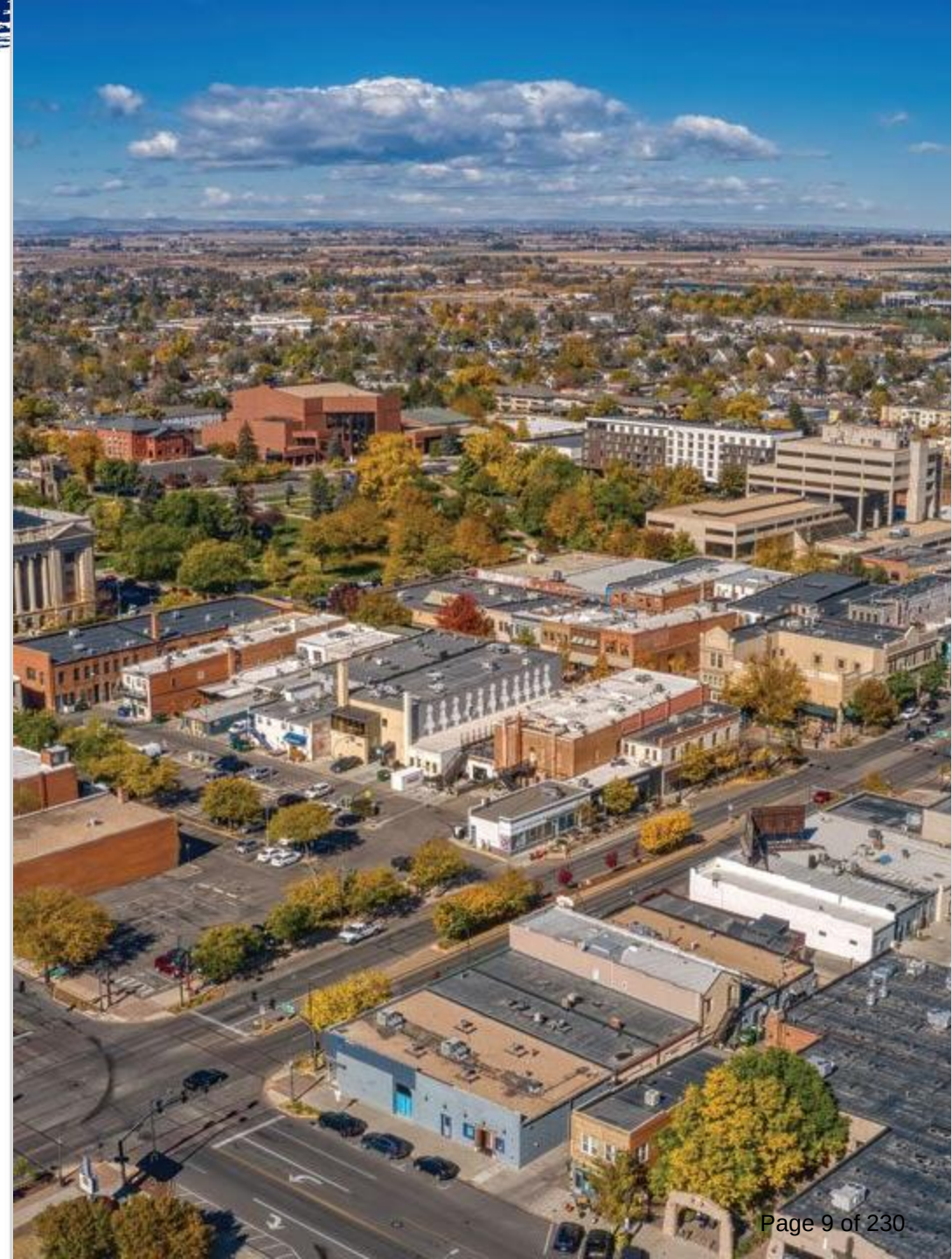
- Award recognizes how critical finance professionals are in supporting city governments.



GFOA Recognition for
**Outstanding Public
Service**

Greeley Named One of Colorado's Top Economic Signal Cities by MarketBeat

- Signal cities feel economic change before the rest of the state.
- Greeley's economy is tied to agriculture, oil and gas, and food production.



Greeley Water & Sewer Utilities Present at American Water Works Association Conference

- Presentations on Lead Protection Program, LILAC, and the Flush and Flow program.



Aims Students Win Gold at SkillsUSA National Leadership and Skills Conference

- Collision Repair
- Commercial sUAS Drone College Category
- Collision Damage Appraisal



John Poland and Viviana Carillo Earn National Rankings After USA Boxing National Junior Olympics



City of Greeley Awarded \$1.36 Million Community Clean Transportation Assistance Program Grant

- Grant will support the Greeley Connected: Mobility Hubs Project.



Regional Hub



Community Hub



Neighborhood Hub







Council Agenda Summary

Title

Citizen Input

Summary

During this portion of the meeting, anyone may address the city council on any item of city business that is not already listed on tonight's agenda as a public hearing.

Comments should be statements, not questions. Public comment is not a question-and-answer session, unless the presiding officer thinks some clarification is warranted.

Please be considerate of fellow speakers. There should be no applause, booing, or other audible disruption to the proceedings. Your city council desires respect, dignity and a welcoming environment.

Please limit your comments to three minutes and provide your name and city of residence for the record. When you see the yellow light coming on the display, please begin to wrap up your comments. When the red light comes on, your three minutes is up.

As this meeting is being conducted in a hybrid format, citizen input will be accepted first from those in the City Council Chambers, and then from the virtual meeting audience via the meeting's webinar.



Item: 7.

Council Agenda Summary

Title

Reports from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may offer announcements or reports on recent events and happenings. These reports should be a summary of the Councilmember's attendance at assigned board/commission meetings and should include key highlights and points that may require additional decision and discussion by the full Council at a future time.



Council Agenda Summary

Item: 8.

Title

Initiatives from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may bring before the Council any business that the member feels should be deliberated upon by the Council. These matters need not be specifically listed on the Agenda, but formal action on such matters shall be deferred until a subsequent Council meeting.

Initiatives will generally fall into three categories:

1. A policy item for Council deliberation and direction for a future Worksession, Committee meeting, or regular/special Council meeting;
2. A request to the City Manager for information or research;
3. A request involving administrative processes or procedures.

At the close of this portion of the meeting, the Mayor will confirm Council's consensus that the individual requests be pursued.

Attachments

Status Report of Council Initiatives and Related Information

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 August 19 and public hearing/second reading on September 2.	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	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. At the June 10 WS council requested staff to pause construction to ensure Lincoln Park compliments future vision for Greeley's Downtown Civic Campus.	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. The consultant is working on completing the study. Tentatively set for Sep.	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 scheduled for a later date The work is ongoing. Updates will be provided at a later time.	Kelli Johnson/Buxton Demers
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.	Received proposals on 2/13 and now in the evaluation Starting phase 1(procedures chapter) and remaining phases are on hold pending budget.	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 October 14 WS.	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.	Staff will return with a presentation including the Financial Model at the Aug 26 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.	Stacey will provide a memo to council regarding the policies regarding contracts. A presentation is tentatively scheduled for the August 12 WS.	Stacey Aurzada/Allena Portis
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.	CAO will send a memo to Council.	Public Works

9-2025	Olson	Executive Committee	May 20, 2025 Council Meeting	Requested staff to provide guidance on the setup and process for this committee. The committee would be provided monthly or bi-monthly updates on US 34 and 47th Ave (MERGE Project)	This is scheduled for the August 19 Council Meeting.	CMO
10-2025	DeBoutez	Weld County Redistricting	May 20, 2025 Council Meeting	Requested staff to provide an update to Council on the redistricting and the affect it has on the residents. The request also included for it to be monitored.	An update was sent to Council in the Friday (6/6) memo.	Kelli Johnson



Council Agenda Summary

August 5, 2025

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Motion to approve the City Council Special Work Session Proceedings of July 8, 2025

Summary:

The special work session of the City Council was held in City Council Chambers on July 8, 2025.

The draft proceedings of the meeting are presented for the Council's review and approval.

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

No impact

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Approve the motion as presented; or
2. Amend the motion and approve as amended; or
3. Deny the motion; or
4. Continue consideration of the motion to a certain date.

Council's Recommended Action:

Approve the motion.

Attachments:

1. 7.8 .2025 Regular Meeting Minutes Draft

City of Greeley, Colorado
CITY COUNCIL SPECIAL WORK SESSION
Budget Retreat
July 8, 2025

1. Call to Order

Mayor Gates called the meeting to order at 3 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance.

3. Roll Call

City Clerk Heid Leatherwood called the roll.

The following were present:

Councilmember Tommy Butler
Councilmember Deb DeBoutez
Mayor Pro Tem Dale Hall
Councilmember Johnny Olson
Councilmember Melissa McDonald
Mayor John Gates

Councilmember Brett Payton was absent and excused.

4. City Council 2026 Budget Session

City Manager Raymond Lee introduced the recommended budget portion emphasizing that this process was a continuation of prior work focused on prioritizing key projects and initiatives. He highlighted the strategic importance laying groundwork for operations and service delivery in the upcoming year.

Mr. Lee noted that while there are always more needs and ambitions than available funding, thoughtful prioritization can lead to meaningful community impact. He thanked the council's ongoing involvement and stressed that this presentation was the beginning, setting the stage for future discussions and work sessions. Mr. Lee commended the budget staff for their efforts and said that additional information would be gathered in response to their feedback.

Ms. Myers outlined the detailed agenda for the meeting, which included an economic update, a financial review, a discussion of the 2026 General Fund outlook, a brief capital update, ballot measure funding proposals, and a prioritization workshop. The purpose of

the session was to provide City Council with a clear understanding of the current budget outlook and to gather input on funding priorities for the 2026 proposed budget.

Brian Lewandowski, Executive Director of the Business Research Division at the University of Colorado at Boulder (CU), presented an economic update. He noted that while the economy remains resilient in some areas, several risks emerged. These included high tariffs, federal government restructuring, and challenges in commercial real estate.

Mr. Lewandowski highlighted slowing GDP (Gross Domestic Product) growth, weaker consumer spending—especially on durable goods—and historically large trade deficits driven by surging imports. Employment remained strong nationwide and in Colorado, with record labor force participation and two consecutive years of real wage growth. Colorado's inflation has cooled, particularly in housing, and remained below the national average.

He concluded with a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis for Greeley, highlighting strengths such as a young population, proximity to major corridors, and a diverse industrial base. Opportunities lie in expanding professional and business services, tourism, and leveraging federal policy changes. However, threats include uncertainty around tariffs, the broader costs of living, and potential policy impacts from major federal legislation. Overall, Mr. Lewandowski maintained a cautiously optimistic outlook, emphasizing that despite some economic softening, Greeley and Weld County are well-positioned for continued growth.

Division Treasurer Robert Miller provided a financial update for the second quarter, summarizing key developments from the first quarter. He highlighted positive trends such as increased interest earnings due to higher interest rates and strong online sales tax collections. He noted significant challenges, including sluggish sales tax growth at just 0.2%—well below the 5.4% budgeted rate—stagnant new construction levels, and anticipated declines in severance tax revenues due to producers claiming higher expenses. These factors, combined with broader economic uncertainty, were expected to impact the 2025 and 2026 budgets.

Mr. Miller reported an expected \$17.1 million shortfall in sales and use tax revenues (including building-related taxes), mostly affecting capital funds. Despite this, the city currently holds \$343 million in cash and investments, with \$13–14 million in interest earnings projected for the year—well above the \$8 million budgeted. Online sales were expected to comprise 15–30% of total collections. While categories like dining out were down, utilities and fuel were up due to cost increases. Building revenue remained flat compared to last year, falling below the 2025 budget expectations.

The City has \$11.1 million in one-time funds from 2024—mainly salary savings—and \$4.7 million in general fund stabilization reserves. These resources help offset anticipated

shortfalls in the 2025 and 2026 budgets. While Greeley's fiscal challenges were notable, Mayor Gates and City Manager Raymond Lee emphasized that similar shortfalls were affecting other municipalities, especially those reliant on sales tax and building permit revenues.

Council discussed the importance of a more conservative approach to future projections, particularly around building permit revenue, which consistently missed targets over the past three years. Interest rates and inflated construction costs were cited as key deterrents for developers. There was discussion around incentivizing development through infrastructure investment. A forthcoming update to development impact fees may drive increased permit activity. Councilmembers agreed on key strategic planning and proactive financial management to navigate the economic landscape.

Ms. Myers presented a comprehensive overview of the City's 2026 General Fund budget outlook, revealing a projected \$11 million gap between ongoing revenues and expenditures. The gap stems from several key challenges: softening sales and use tax revenues due to slowed development and consumer activity, rising expenditures driven by inflation and significant growth in full-time employees (FTEs), and optimistic growth projections that have not yet materialized.

Ms. Myers explained that while Greeley has strategically increased staffing over recent years to support new services and prepare for projected residential growth, slower-than-expected development has delayed anticipated revenue. From 2020 to 2025, the City added over 240 FTEs to address critical service needs, internal operations, and strategic initiatives such as homelessness and housing solutions. However, many of these positions were term-limited or grant-funded and could expire at the end of 2025 unless sustainable funding was identified.

A significant portion of the General Fund (68%) was dedicated to salaries and benefits, leaving limited discretionary spending and making cost reductions especially difficult. Ms. Myers emphasized that while Greeley's financial position remains stable for now—from carryover funds and a revenue stabilization reserve—the current trajectory was unsustainable without corrective action. The City's fund balance was projected to fall to or below the 16.7% reserve target unless growth picks up or expenses are curtailed.

To address the gap, the City enacted a hiring pause, directed departments to identify core services and realignment opportunities, and was refining revenue forecasts. A long-range financial plan was also in development, featuring a 10-year forecast, comprehensive financial policies, and strategies for cost recovery and revenue generation, which will be presented later in the year.

Councilmembers voiced concerns about maintaining essential services, prioritizing existing infrastructure, and aligning future investments with sustainable growth.

Discussions on the Capital Improvement Plan (CIP) emphasized focusing on system maintenance, critical infrastructure, and strategic development tied to projected residential growth, including projects like the Gold Hill pipeline and downtown stormwater upgrades. The session concluded with acknowledgment of the difficult budget choices ahead and the need for careful planning, prioritization, and potential voter-approved funding to ensure the city's long-term fiscal sustainability.

Ballot Measure Discussion:

Staff previewed four potential 2026 ballot measures to raise new revenue through a 0.5% sales tax increase, estimated to generate \$12–14 million annually. The proposals under consideration included:

- Public Safety Tax – To fund police, fire, and emergency management staffing, equipment, facilities, and operations, helping to support expanded public safety needs and to ease pressure on the General Fund.
- Housing & Homeless Solutions Tax – To sustain existing services (currently grant-funded), support a year-round shelter, and expand affordable housing incentives.
- Public Health & Safety Combined Measure – A merged option combining elements of the public safety and housing/homeless measures.
- Economic Development Tax – To support small businesses and efforts to attract new employers to Greeley.

During this portion of the meeting the Council and staff discussed several pressing budgetary and planning issues. The issue would focus on public safety infrastructure, homelessness and housing services, and potential tax measures to support these areas.

The Council questioned the \$3.4 million budgeted in 2026 for a new fire station, Station 8, since design and construction will take several years. Staff confirmed that the proposed 27,500 square foot joint public safety complex was estimated to cost \$26.7 million and highlighted the importance of beginning early due to long lead times for hiring, training, and equipment procurement. Concern was raised about funding Station 8 before it's urgently needed, particularly given the current low call volume at nearby Station 6. Chief Kuznik discussed resource strain and increased response times make facility expansion inevitable.

Council discussed continued investment in homelessness and housing programs. Without new funding, key staffing in these areas—23 homelessness-related and 5 housing-related positions—would be lost after 2025, potentially reversing recent progress.

Ms. Myers detailed the proposed uses of funding, which included sustained outreach and housing teams, creating a year-round homeless shelter, and launching affordable housing incentives such as down payment assistance and gap financing.

Homelessness and Housing Director Mandy Shreve added that shelter operating costs (\$2.9 million) were based on figures from potential partners, United Way and the Fort Collins Rescue Mission. Although grants were expected to offset some costs, long-term funding remains uncertain.

Discussion was raised about the combination of these topics into a single ballot measure. Ms. Myers noted concerns under Colorado's TABOR single-subject rule, but the team proposed packaging the issues as a broader "public health and safety" initiative. The combined measure would address staffing and facility needs in both areas but would reduce funding depth, for instance, omitting housing and shelter funding.

Council reviewed a proposed economic development measure, which would support small business grants, workforce development, entrepreneurial programs, and site redevelopment incentives. While many acknowledged long-term importance, some members of council were concerned about feasibility at the ballot without more public education and data on potential returns.

Council requested early access to polling data ahead of the July 22 decision deadline and emphasized transparent, simplified messaging—especially on economic development—to help voters understand the impacts. The meeting concluded with an acknowledgment of urgency and complexity of balancing priorities for long-term community growth and immediate service needs.

These proposals aligned long-term service demands with dedicated funding sources. City Council will review the polling results and discuss next steps at the July 22 work session.

5. Motion to go into Executive Session to receive legal advice and to instruct negotiators regarding the financing for the West Greeley project

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 determine positions, develop strategy, and instruct negotiators about the financing of pre-development services for the West Greeley project, and to receive legal advice from the City Attorney.

Councilmember Butler moved to approve the motion. Councilmember Olson seconded the motion. The motion passed 6-0 at 5:01 p.m. with Councilmember Payton absent.

Gates started the Executive Session at 5:16 p.m. in the Colorado Room of City Center South. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers were present, except for Councilmember Payton due to an excused absence. City Manager Raymond Lee, City Attorney Stacey Aurzada, Chief Operating Officer Blair Snow, Chief Financial Officer Allena Portis, Deputy City Attorney Moses Garcia, and Division Treasurer Robert Miller were also present. Attorney Dalton Kelley from Butler Snow and Jason Simmons, Hilltop Financial appeared remotely.

The executive session was to receive legal advice related to these matters as provided for under C.R.S. Section 24-6-402(4)(b) and 24-6-402(4)(e)(I), and Greeley Municipal Code Section 2-151 (a)(2) and 2-151(a)(5).

Mayor Gates cautioned each participant in this executive session to confine discussion to the stated purpose and reminded everyone that no formal action may occur in executive session. He asked if at any point in the executive session any participant believes that the discussion was going outside the proper scope of the executive session, to please interrupt the discussion and raise an objection.

The Executive Session concluded at 5:52 p.m.

The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with Colorado Open Meetings Law for a period of 90 days.

Mayor Gates reconvened the meeting at 6:01 p.m.

6. Continued Budget Session

Ms. Myers introduced a prioritization workshop exercise for Council participation. The task was to prioritize major capital projects and strategic initiatives. The workshop was facilitated by Strategy Director John Herge and Senior Facilitator and President of Peak Facilitation Heather Bergman.

Councilmembers had previously completed a pre-retreat task where they had allocated “points” to rank approximately 20 projects in specific categories. Results were anonymized and averaged. The project began with this prioritized list and the goal of the session was to identify Council priorities for allocating \$24 million in available capital funds for 2026.

Myers explained the categorization of projects into a "Go, Maybe, Pause" framework, where "Green" signified alignment and readiness to proceed, "Yellow" required further discussion and potential trade-offs, and "Red" indicated a pause or deferral.

Based on Council's scoring, only two projects—Downtown Civic Campus and Greeley-Weld County Airport improvements—could be fully funded within the \$24 million. (The West Greeley project was not counted against this budget due to alternative financing plans.)

Council discussion clarified the methodology behind the rankings and dollar amounts, as well as the possibility of partially funding projects like asset maintenance, trail development, and other infrastructure improvements. Questions arose about the status of projects, funding mechanisms, and long-term implications—such as the Lincoln Park redevelopment and the potential economic impact of sports facility upgrades. It was noted that many capital projects with separate or secured funding (e.g., wastewater treatment, stormwater improvements) were excluded from this prioritization.

Council began allocating the remaining funds, agreeing to move the Public Maintenance Infrastructure Campus project into the funded "green" category at \$500,000, despite some members expressing concern about its priority. With \$2.5 million remaining, Council debated allocating funds to Asset Maintenance and Replacement versus other initiatives like the Greeley Mall, Poudre River Restoration, and Sports Facilities.

Differing opinions emerged, weighing immediate infrastructure needs against long-term community and economic development goals. Ms. Myers emphasized that deferring some projects, particularly Poudre River Restoration, could risk losing planning momentum and increase future costs.

Another major focus was critical asset replacement needs, which totaled \$10 million and included projects such as roof repairs at Island Grove Event Center, playground replacements, pool refurbishments, and HVAC upgrades. Council agreed to allocate \$2 million toward these efforts and earmarked an additional \$500,000 for Island Grove enhancements, specifically for updating the comprehensive master plan.

The airport project, at \$10 million, was discussed. Although it offered significant potential for economic development and return on investment, particularly due to the JBS expansion and commercial flight ambitions—concerns were raised about the project's dependence on matching county funding. Council acknowledged the importance of having a contingency plan, suggesting that if the airport project falls through, the remaining funds should be redirected to asset replacements.

Other projects, such as sports facility improvements and mall redevelopment, were considered but did not receive majority support. Concerns about investing city funds into

privately owned properties, such as the Greeley Mall, were expressed despite recognizing its impact on the community. Some councilors also supported further investment in public safety and suggested additional discussions during the formal budget process.

The meeting concluded with consensus on the capital spending package:

- \$11 million for the Downtown Civic Campus,
- \$10 million for the Greeley-Weld County Airport (pending county participation),
- \$500,000 each for the Public Maintenance Infrastructure Campus and Island Grove enhancements, and
- \$2 million for Asset Maintenance and Replacement.

Council also prioritized strategic initiatives for the City Manager to consider during budget development, with affordable housing and homelessness strategies ranking highest.

Mayor Gates thanked staff and the facilitator for the exercise and outlined the next steps for upcoming budget sessions.

7. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 6:58 p.m.

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk



Council Agenda Summary

August 5, 2025

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Resolution authorizing the city to enter into an Intergovernmental Agreement (IGA) with Weld County to participate in the November 4, 2025, Coordinated Election and authorizing the City Clerk to sign said agreement

Summary:

The City of Greeley conducts its municipal elections in partnership with the Weld County Clerk and Recorder. This coordinated effort is formalized through an Intergovernmental Agreement (IGA), which outlines each party's responsibilities, deliverables, payment terms, and key deadlines.

Partnering with the County provides several advantages, including shared costs with neighboring jurisdictions, access to professionally trained election staff, streamlined processes, modern technology and equipment, and greater voter engagement and awareness.

The 2025 IGA reflects an update to the County's flat-rate cost structure, increasing the rate from \$1.25 to \$2.50 per voter. This is the first adjustment since 2016 and accounts for rising expenses related to printing, equipment licensing, and technology. The County reports a 72% increase in election-related costs since 2022 and determined that this adjustment is necessary to help offset those growing expenses.

The election will include the City's candidate races as well as any ballot measures submitted to the County by September 5, 2025.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Negative Impact: What is the ongoing amount? \$174,250

Is it budgeted? Yes.

Are there any long-term financial impacts? Yes. It will have to be budgeted each year.

Additional Comments: The fee charged to participate in the coordinated election is \$2.50 per registered voter. To date, the City has approximately 69,700 registered active and inactive voters.

Is there grant funding for this item? No.

Does this action have potential long-term fiscal implications? Yes.

Legal Issues:

Consideration of this matter is part of the legislative process.

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 37, 2025 with Exhibit A

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 37, 2025**

**A RESOLUTION OF THE GREELEY CITY COUNCIL AUTHORIZING THE
CITY TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH
WELD COUNTY TO PARTICIPATE IN THE NOVEMBER 4, 2025,
COORDINATED ELECTION, AND AUTHORIZING THE CITY CLERK TO
SIGN SAID INTERGOVERNMENTAL AGREEMENT**

WHEREAS, pursuant to Colorado law, the County of Weld and the City of Greeley may cooperate or contract with each other to provide any function, service or facility lawfully authorized to each, and any such contract may provide for the sharing of costs; and

WHEREAS, the County of Weld, through the Weld County Clerk and Recorder (County Clerk) and the City of Greeley (City) are authorized to conduct elections as provided by law; and

WHEREAS, the City has determined that it is in the best interests of the City to participate in Weld County's November 4, 2025, General Election, as a "coordinated election", as such term is defined in the Uniform Election Code of 1992, as amended, which also contemplates the entry into and performance of an intergovernmental agreement to cooperate in the conduct and financing of an election; and

WHEREAS, the County Clerk and the City have determined that it is in the best interest of Weld County, the City, and their respective inhabitants to cooperate and contract concerning the November 4, 2025, General Election upon the terms and conditions contained in the attached intergovernmental agreement; and

WHEREAS, Colorado Constitution Article X, Section 20 requires the production of a mailed notice (TABOR notice) concerning certain ballot issues that may be submitted to the electors of the City, and the TABOR notices of several jurisdictions are to be sent as a package where jurisdictions overlay; and

WHEREAS, the need to produce the TABOR notice package requires that there be county-wide coordination of the production and mailing of the TABOR notice package to effectuate the purposes of said constitutional section, and the County Clerk and the City desire to set forth their respective responsibilities in the production and mailing of the TABOR notice package for the election conducted pursuant to the intergovernmental agreement.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY,
COLORADO:**

Section 1. The attached Intergovernmental Agreement (Exhibit A) is hereby authorized;

Section 2. The City Clerk is hereby authorized to sign said Intergovernmental

Agreement; and

Section 3. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS _____ DAY
OF _____ 2025.**

ATTEST: THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

Memorandum of Intergovernmental Agreement
For Conduct of Coordinated Elections

City of Greeley, hereinafter referred to as "Jurisdiction," does hereby agree and contract with the Board of County Commissioners of the County of Weld, hereinafter referred to as "Commissioners," and the Weld County Clerk and Recorder, hereinafter referred to as "County Clerk," concerning the administration of the November 4, 2025, Coordinated Election conducted pursuant to the Uniform Election Code of 1992 as amended (hereinafter "Code"), and the rules and regulations promulgated thereunder, found at 8 C.C.R. 1505-1. This Agreement is not intended to address or modify statutory provisions regarding voter registration, nor to address or modify the County Clerk's duties thereunder.

WHEREAS, the Jurisdiction desires to conduct an election pursuant to its statutory authority or to have certain items placed on the ballot at an election pursuant to its statutory authority, such election to occur via mail ballot on November 4, 2025; and

WHEREAS, the Jurisdiction agrees to conduct a Coordinated Election with the County Clerk acting as the Coordinated Election Official; and

WHEREAS, the County Clerk is the "Coordinated Election Official," pursuant to C.R.S. §1-7-116, and is to perform certain election services in consideration of performances by the Jurisdiction of the obligations herein below set forth; and

WHEREAS, such agreements are authorized by statute at C.R.S. §§1-1-111(3), 1-7-116, and 29-1-203, et seq.

NOW, THEREFORE, in consideration of the mutual covenants herein, the parties agree as follows:

1. The Jurisdiction encompasses territory within Weld County and _____ County. This Agreement shall be construed to apply only to that portion of the Jurisdiction within Weld County.
2. Term of Agreement: This Agreement is intended only to deal with the conduct of the November 4, 2025, Coordinated Election.
3. The Jurisdiction agrees to perform the following tasks and activities:
 - a. Conduct all procedures required of the clerk or designated election official for initiatives, referenda, and referred measures under the provisions of C.R.S. §§31-11-101 through 31-11-118.
 - b. To do all tasks required by law of designated election officials concerning nomination of candidates by petition, including, but not limited to: issue approval as to form, where appropriate, of nominating petition; determine candidate eligibility; receive candidate acceptance of nominations; accept notice of intent, petitions for nomination, and affidavits of circulators; verify signatures on nominating petitions; and hear any protests of the nominating petitions, as said tasks are set forth in any applicable provisions of Title 1, Article IV, Parts 8 and 9, and C.R.S. §1-4-501, C.R.S., and those portions of the Colorado Municipal Election Code of 1965, Article X of Title 31, as adopted by reference pursuant to C.R.S. §1-4-805.

Memorandum of Intergovernmental Agreement
For Conduct of Coordinated Elections

- c. Establish order of names and questions for Jurisdiction's portion of the ballot and submit to the County Clerk in final form. The ballot content, including a list of candidates, ballot title, and text, must be certified to the County Clerk no later than 60 days before the election, pursuant to C.R.S. §1-5-203(3)(a). The Jurisdiction must provide a Spanish (US) translation of the ballot title and text for the County to provide a Spanish language sample ballot and a Spanish language in-person ballot pursuant to § 1-5-906 and 1-5-907, C.R.S. The translation services selected by the Jurisdiction must be screened and tested for proficiency in both written English and Spanish with affiliation or accreditation by a nationally recognized association of translators or have credentials or certifications that are comparable to or exceed the standards used by a nationally recognized association of translators, and must produce translations that are linguistically accurate, culturally appropriate, and technically consistent with the original documents. The County Clerk will require the certification of translation be turned in with the ballot content.
- d. Accept written comments for and against ballot issues pursuant to C.R.S. §§ 1-7-901 and Colorado Constitution Article 10, Section 20(3)(b)(v). Comments to be accepted must be filed by noon on the Friday before the 45th day before the election. Preparation of summaries of written comments shall be done by the Jurisdiction but only to the extent required pursuant to C.R.S. §1-7-903(3). The full text of any required ballot issue notices must be transmitted to and received by the County Clerk no later than 43 days prior to the election pursuant to C.R.S. §1-7-904. No portion of this Subsection 3(d) shall require the County Clerk to prepare summaries regarding the Jurisdiction's ballot issues.
- e. Collect, prepare, and submit all information required to give notice pursuant to Colorado Constitution Article 10, Section 20(3)(b), the Taxpayer's Bill of Rights. Such information must be received by the County Clerk no less than 43 days prior to the election to give the County Clerk sufficient time to circulate the information to voters.
- f. Accept affidavits of intent to accept write-in candidacy up until close of business on the 64th day before the election, provide a list of valid affidavits received and forward them to the County Clerk pursuant to C.R.S. §1-4-1102(2).
- g. Pay the sum of \$2.50 per registered elector eligible to vote in the Jurisdiction's election as of November 4, 2025, with a \$200 minimum, within 30 days of billing, regardless of whether or not the election is actually held. If the Jurisdiction cancels the election before its Section 20, Article X, the Taxpayer's Bill of Rights, notices are due to the County, and prior to the County Clerk incurring any expenses for the printing of the ballots, the Jurisdiction shall not be obligated for any expenses under this Subsection 3(g). The Jurisdiction shall also be responsible for costs of recounts pursuant to C.R.S. §§1-10.5-107 or 1-11-215, except for costs collected from an "interested party"

Memorandum of Intergovernmental Agreement
For Conduct of Coordinated Elections

pursuant to C.R.S. §1-10.5-106 which shall be collected by the entity conducting the recount.

- h. Designate an “election official” who shall act as the primary liaison between the Jurisdiction and the County Clerk and who will have primary responsibility for the conduct of election procedures to be handled by the Jurisdiction hereunder.
- i. By approval of this Agreement, any municipality thereby resolves to not use the provisions of the Colorado Municipal Election Code, except as otherwise set forth herein or as its use is specifically authorized by the Code.
- j. Mail ballot issue notices pursuant to C.R.S. §1-7-906(2) for active registered electors who do not reside within the county or counties where the political subdivision is located.
- k. Carry out all action necessary for cancellation of an election including notice pursuant to C.R.S. §1-5-208, and pay any costs incurred by the County Clerk within 30 days of receipt of an invoice setting forth the costs of the canceled election pursuant to C.R.S. §1-5-208(5).
- l. Jurisdiction shall verify as being accurate the list of registered elector’s names and addresses previously forwarded to the Jurisdiction by the Weld County Clerk and Recorder’s Office. By signing this Agreement, Jurisdiction represents that the list of registered elector’s names and addresses has been reviewed by the Jurisdiction and is accurate. The Jurisdiction will promptly notify the contact listed in section 5(f) of any changes to the information contained in said list.
- m. By September **5th**, Jurisdiction shall notify all candidates to call the Election Office at 970-400-3109, to leave a voice mail on how to pronounce the candidate’s name and the office the candidate is seeking.

4. The County Clerk Agrees to perform the following tasks and activities:

- a. Except as otherwise expressly provided for in this Agreement, to act as the Coordinated Election Official for the conduct of the election for the Jurisdiction for all matters in the Code which require action by the Coordinated Election Official.
- b. Circulate the Taxpayer’s Bill of Rights notice pursuant to Colorado Constitution Article X, Section 20.
- c. Circulate general Ballot Issues notices pursuant to C.R.S. §§ 1-7-905 and 1-7-906(1), and publish and post notice, as directed in C.R.S. §1-5-205.

Memorandum of Intergovernmental Agreement
For Conduct of Coordinated Elections

- d. Designate the statutory required number of drop boxes during the election cycle. Designate not less than the statutory requirement of voter service and polling centers for early voting and election day.
- e. After Election Day, bill Jurisdiction for number of registered electors within the Jurisdiction as of Election Day; identify the members of the Board of Canvassers eligible for receiving a fee; and bill the Jurisdiction for the fees.
- f. Designate an employee of the Weld County Clerk and Recorder's Office, Election Division to act as a primary liaison or contact between the County Clerk and the Jurisdiction (see contact information in 5(f)).
- g. The County Clerk shall appoint and train election judges and this power shall be delegated by the Jurisdiction to the County Clerk, to the extent required or allowed by law.
- h. Select and appoint a Board of Canvassers to canvass the votes, provided that the Jurisdiction, at its option, may designate one of its members and one eligible elector from the jurisdiction to assist the County Clerk in the survey of the returns for that Jurisdiction. If the Jurisdiction desires to appoint one of its members and an eligible elector to assist, it shall make such appointments, and shall notify the County Clerk in writing of such appointments not later than 15 days prior to the election. The County Clerk shall receive and canvass all votes, and shall certify the results in the time and manner provided and required by the Code. The County Clerk shall perform all recounts required by the Code.

5. Additional Provisions

a. Time of the Essence.

Time is of the essence in this Agreement. The statutory time frames of the Code shall apply to the completion of the tasks required by this Agreement.

b. Right of Termination.

If Jurisdiction fails to accomplish its obligations, County is relieved of any further obligation under this agreement. Jurisdiction is fully responsible for any actions that result from its failure to meet its obligations.

c. No Waiver of Privileges or Immunities.

No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections or other provisions, of the Colorado Governmental Immunity Act §§ 24-10-101 et seq., as applicable now or hereafter amended, or any other applicable privileges or immunities held by the parties to this Agreement.

Memorandum of Intergovernmental Agreement
For Conduct of Coordinated Elections

d. No Third Party Beneficiary Enforcement.

It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties and nothing in this Agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned parties that any entity other than the undersigned parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

e. Entire Agreement, Modification, Waiver of Breach.

This Agreement contains the entire Agreement and understanding between the parties to this Agreement and supersedes any other agreements concerning the subject matter of this transaction, whether oral or written. No modification, amendment, novation, renewal, or other alteration of or to this Agreement and any attached exhibits shall be deemed valid or of any force or effect whatsoever, unless mutually agreed upon in writing by the undersigned parties. No breach of any term, provision, or clause of this Agreement shall be deemed waived or excused, unless such waiver or consent shall be in writing and signed by the party claimed to have waived or consented. Any consent by any party hereto, or waiver of, a breach by any other party, whether express or implied, shall not constitute a consent to, waiver of, or excuse for any other, or subsequent, breach.

f. Notice provided for in this Agreement shall be given by the Jurisdiction to the primary liaison designated according to section 4.f. above:

Adam Gonzales
Phone: (970) 400-3178
Fax: (970) 304-6566
Email: agonzales@weld.gov
Address: PO Box 459, Greeley, CO 80632

Notice provided for in this Agreement shall be given to the Jurisdiction election official referred to in Subsection 3(h) of this Agreement by phone:

Designated Election Official for Jurisdiction: _____

Phone: _____

After hour phone number: _____

Additional Contact Information:

Fax: _____

E-mail: _____

Address: _____

_____.

Memorandum of Intergovernmental Agreement
For Conduct of Coordinated Elections

DATED this _____ day of _____, 2025.

WELD COUNTY CLERK AND RECORDER

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF WELD COUNTY

Carly Koppes, Clerk and Recorder

Perry Buck, Chair

APPROVED AS TO FORM:

ATTEST: _____
Clerk to the Board of County Commissioners

County Attorney

Deputy Clerk to the Board

City of Greeley
APPROVED AS TO FORM:

ATTEST:

Attorney for Jurisdiction (Signature)

Designated Election Official for Jurisdiction
(Signature)



Council Agenda Summary

August 5, 2025

Key Staff Contact: Heidi Leatherwood, City Clerk, Stacey Aurzada, City Attorney

Title:

Resolution appointing Karen Goldman to serve as Hearing Officer for matters arising under Section 2-89 of the Greeley Municipal Code and Authorizing the City Attorney to engage an Independent Legal Advisor for the Hearing Officer

Summary:

Title 2, Chapter 2 of the Greeley Municipal Code governing elections and Section 2-89, provides that the City Clerk shall preside over any hearings held with respect to a protest filed regarding an initiative or referendum petition and shall make determinations as to any such protests unless the Greeley City Council designates another person to serve in this capacity.

The City Clerk requests the appointment of another person to act as Hearing Officer and recommends Karen Goldman, a recognized subject-matter expert, to serve in this role. In addition, the City Attorney recommends that special counsel be provided for Ms. Goldman to receive legal advice in association with the conduct of any hearings, application of the law, and assistance with composing a written determination of any protest.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

No impact due to the appointment. If a protest is submitted, then there would be a cost for professional services rendered.

Does this action have potential long-term fiscal implications? No long-term fiscal implications from the appointment of the hearing officer. There may be costs associated with the outcome of the protest or related ballot measure.

Legal Issues:

Consideration of this matter is part of the legislative process.

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 38, 2025

CITY OF GREELEY, COLORADO
RESOLUTION NO. 38, 2025

**A RESOLUTION APPOINTING KAREN GOLDMAN TO SERVE AS HEARING
OFFICER FOR MATTERS ARISING UNDER SECTION 2-89 OF THE GREELEY
MUNICIPAL CODE AND AUTHORIZING THE CITY ATTORNEY TO ENGAGE AN
INDEPENDENT LEGAL ADVISOR FOR THE HEARING OFFICER**

WHEREAS, the City of Greeley ("City") is a Colorado home rule municipality with all powers and authority provided by Colorado law; and

WHEREAS, Title 2, Chapter 2 of the Greeley Municipal Code governs Elections within the City of Greeley; and

WHEREAS, Section 2-89 of the Greeley Municipal Code provides that the City Clerk shall preside over any hearings held with respect to a protest filed regarding an initiative or referendum petition, and shall make determinations as to any such protest(s), unless the Greeley City Council designates another person to serve in this capacity; and

WHEREAS, the City Clerk has requested the appointment of another person to act as the Hearing Officer, and has recommended the appointment of Karen Goldman to serve in this capacity; and

WHEREAS, the City Council finds that Ms. Goldman possesses the necessary skill and expertise to act as the Hearing Officer and preside over any protests filed pursuant to Section 2-89 of the Greeley Municipal Code; and

WHEREAS, the City Attorney recommends that the City engage an attorney to act as special counsel to Ms. Goldman for the purpose of providing independent legal advice in association with the conduct of any hearings, application of the law, and assistance with composing the Hearing Officer's written determination of any protest; and

WHEREAS, the Council finds that adoption of this Resolution promotes the public health, safety and welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
GREELEY, COLORADO, AS FOLLOWS:**

Section 1. Pursuant to Section 2-89 of the Greeley Municipal Code, Karen Goldman is hereby appointed to serve as the hearing officer to hear and determine any protest(s) filed with respect to an Initiative or Referendum Petition.

Section 2. The City Clerk is hereby authorized to execute an agreement for services with Karen Goldman.

Section 3. The City Attorney is authorized to engage special counsel to provide independent legal advice and assistance to the Hearing Officer.

Section 4. This Resolution shall take effect immediately upon its passage.

**PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____,
2025.**

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

August 5, 2025

Key Staff Contact: Deb Callies, Housing Director

Title:

Resolution declaring the intent of the City of Greeley, Colorado to retain the Private Activity Bonds (PABs) allotted to it by the State of Colorado. These PABs will assist with the financing of residential facilities for low-and middle-income families or persons

Summary:

The Colorado Housing and Finance Authority (CHFA) is the state entity that issues PABs in the capital markets. They are used to finance mortgage loans for first-time homeowners, veterans, or individuals and families that live in qualified census tracts. CHFA also issues PABs to support the new construction and preservation of affordable rental housing.

PABs enable investors to finance affordable housing projects at a tax-exempt rate. Issuance of PABs also leverages federal 4% Low-Income Housing Tax Credits (LIHTC), which then allows them to leverage other equity for affordable housing projects.

The City of Greeley has received an annual allocation in 2025 of \$7,341,179. If City Council approves the retention of these 2025 PABs, the City will add these to our 2024 allocation for a total of \$16,682,273. Staff expect these PABs to be distributed in late 2025 or early 2026 for local affordable housing development.

2024 Greeley Allocation -	\$6,932,476.00
2024 Windsor Allocation-	+ \$2,408,618.00
Total Current Retained PABs-	\$9,341,094.00

2025 Greeley Allocation -	+ \$7,341,179.00
Total w/ 2025 Retained PABs -	\$16,682,273.00

Anticipated applications for PABs include:

- Greeley Housing Authority - Three properties need re-syndication/renovation
- High Plains Development - North Weld Village campus phase 2
- Brickwell- LIHTC project - new construction or re-syndication/renovation
- Care Housing - LIHTC project- new construction or re-syndication/renovation
- Other Weld Co project request in south county area - new construction

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

There will be no fiscal impact, as no City funds are required for PAB issuance by CHFA. Additionally, the City will have no obligation for repayment, as investors are responsible for repayment of PABs.

Legal Issues:

Consideration of this matter is part of the legislative process.

Other issues and Considerations:

Strategic Focus Area:

Community Vitality

Housing For All

Quality of Life

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 39, 2025

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 39, 2025**

**A RESOLUTION DECLARING THE INTENT OF THE CITY OF GREELEY,
COLORADO TO ISSUE REVENUE BONDS IN CONNECTION WITH
FINANCING RESIDENTIAL FACILITIES FOR LOW-AND MIDDLE-INCOME
FAMILIES OR PERSONS**

WHEREAS, the City of Greeley, a home rule city and Colorado municipal corporation (the “City”) has been awarded \$7,341,179 (the “Greeley Allocation”) of 2025 private activity bond volume cap allocation for the State of Colorado (the “State”) and its issuing authorities (the “State Ceiling”) computed under Section 146(d) of the Internal Revenue Code of 1986, as amended (the “Code”), and under the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes, as amended (the “Allocation Act”), for use in the issuance of private activity bonds; and

WHEREAS, the County and Municipality Development Revenue Bond Act, constituting Article 3 of Title 29, Colorado Revised Statutes, as amended (the “Act”), and the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, Colorado Revised Statutes, as amended (the “Supplemental Act”), authorizes the City to finance or refinance one or more projects to the end that residential facilities for low- and middle-income families or persons, intended for use as the sole place of residence by the owners or intended occupants, may be provided in order to promote the public health, welfare, safety, convenience and prosperity; and

WHEREAS, in order to carryforward the City’s 2025 Allocation, the City wishes to declare its intention to issue single family or multifamily revenue bonds, in one or more series, in connection with financing residential facilities for low- and middle-income families or persons intended for use as the sole place of residence by the owners or intended occupants thereof, which facilities will be located within the boundaries of the City and other participating jurisdictions; and

WHEREAS, the City intends to issue multifamily revenue bonds, in one or more series, in an amount not to exceed \$7,341,179 (plus any additional amounts that the City may be awarded from the statewide balance pursuant to the Allocation Act); and

WHEREAS, such private activity bond volume cap allocation shall be utilized by the City pursuant to the Allocation Act;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY,
COLORADO:**

Section 1. In order to benefit the residents of the City, the City hereby declares its intent to issue its revenue bonds to finance single family or multifamily projects in one or more series (the “Bonds”) in an aggregate principal amount not to exceed \$7,341,179 (plus any additional amounts that the City may be awarded from the statewide balance pursuant to the Allocation Act), which shall be used in connection with financing residential facilities for low- and middle-income families or persons intended for use as the sole place of residence of the owners or intended

occupants thereof, which residential facilities shall be located within the boundaries of the City and other participating jurisdictions.

Section 2. In connection with the management and preservation of the City's private activity bond volume cap allocations, the City is hereby authorized to execute any Internal Revenue Service ("IRS") form and to enter into assignment agreements and delegation agreements with other Colorado "issuing authorities" as defined in Section 24-32-1703(12), Colorado Revised Statutes, as amended. The Mayor, the Director of Finance or an authorized representative of the City is hereby authorized and directed to execute any such IRS form and to execute and deliver any assignment agreements or delegation agreements and any other documents that are necessary in order to manage and preserve the City's private activity bond volume cap allocations. It is the specific intent of the City Council (the "Council") that this Resolution shall also apply to any amounts that are awarded to the City from the statewide balance or other issuing authorities pursuant to the Allocation Act. The appropriate officers of the City are hereby authorized to apply for an award from the statewide balance pursuant to the Allocation Act.

Section 3. The Council hereby finds, determines, recites and declares that the Bonds shall not constitute any multiple-fiscal year or indirect debt or other financial obligation whatsoever of the City or the State or any political subdivision of the State within the meaning of any provision or limitation of the State Constitution or statutes, and the Bonds shall not constitute or give rise to a pecuniary liability of the City or a charge against the City's general credit or taxing powers, or ever be deemed to be an obligation or agreement of any council member, officer, director, agent or employee of the City in such person's individual capacity, and none of such persons shall be subject to any personal liability by reason of the issuance of the Bonds.

Section 4. The Council hereby finds, determines, recites and declares that the issuance of the Bonds in connection with financing such residential facilities will promote the public purposes set forth in the Act, including, without limitation, assisting persons or families of low- and middle-income in obtaining adequate, safe and sanitary housing.

Section 5. The Council hereby finds, determines, recites and declares the City's intent that this Resolution constitutes an official indication of the present intention of the City to issue the Bonds, as herein provided.

Section 6. All actions not inconsistent with the provisions of this Resolution heretofore taken by the Board or any officer or employee of the City in furtherance of the issuance of the Bonds are hereby ratified, approved and confirmed.

Section 7. All prior acts, orders or resolutions, or parts thereof, of the City in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed to revive an act, order or resolution, or part thereof, heretofore repealed.

Section 8. If any section, paragraph, clause or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution.

Section 9. All bylaws, orders or resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency, and, if so repealed, no other bylaw, order or resolution, or part thereof, shall be revived.

Section 10. The Council hereby appoints Kutak Rock LLP as bond counsel in connection with the issuance of the Bonds.

Section 11. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2025.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

August 5, 2025

Key Staff Contact: Katelyn Puga, Planner III

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as Schmerge Annexation, located generally east of Weld County Road 17, north of Weld County Road 60 and west of State Highway 257 into the City of Greeley, the subject site is comprised of 219.221 acres (ANX2025-0002).

Summary:

The property owner, Patriot Energy, LLC and applicant WV Development, LLC have petitioned the City to annex a total of 219.221 acres of unincorporated property. The annexations consist of portions of two parcels: Parcel No. 095704000006 and Parcel No. 095704000031, including a portion of a dedicated 60-foot right-of-way on the south side of both parcels.

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response and maintenance of rights-of-way. The current zoning proposal is for a Planned Unit Development (PUD).

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a certain date.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 40, 2025 with Exhibit A

2. Petition of Annexation Schmerge Annexation with Legal Description and Plat

CITY OF GREELEY, COLORADO

RESOLUTION NO. 40, 2025

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS “SCHMERGE” LOCATED GENERALLY EAST OF WELD COUNTY ROAD 17 AND NORTH OF WELD COUNTY ROAD 60 AND WEST OF STATE HIGHWAY 257, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 219.221 ACRES.

WHEREAS, Patriot Energy, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally East of Weld County Road 17 and North of Weld County Road 60 and West of State Highway 257, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-101, *et seq.*; and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with C.R.S. § 31-12-107(1), or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

WHEREAS, the City Clerk shall deliver notice and publish the date, time, and place for said hearing;

NOW THEREFORE, BE IT RESOLVED BY THE GREELEY CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).
2. The public hearing for consideration of the proposed annexation petition is hereby set for September 16, 2025, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.
3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).
4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

Exhibit A – Legal Description

The SE 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

and

The South 1/2 of the SW 1/4, and the South 1/2 of the NE 1/4 of the SW 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

EXCEPTING THEREFROM the following described tracts of land:

- 1) Considering the West line of the SW 1/4 of said Section 4 as bearing North 05°12'23" East and with all bearings contained herein relative thereto;
Commencing at the SW Corner of said Section 4;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning;
thence continuing along the said West line, North 05°12'23" East, 450.00 feet to a point on the North line of the South ½ of the SW 1/4 of said Section 4;
thence along said North line, South 89°29'34" East, 636.00 feet, to a point on a meander line representing the approximate centerline of a drainage ditch;
thence along said meander line the following courses and distances:
South 58°12'22" West, 84.49 feet;
South 18°54'17" West, 77.16 feet;
South 61°12'33" West, 253.31 feet;
South 49°20'08" West, 196.43 feet;
South 75°05'39" West, 143.84 feet;
South 61°30'16" West, 79.65 feet to the True Point of Beginning;
- 2) Beginning at the SW corner of said Section 4, and considering the South line of the SW 1/4 of said Section 4 to bear South 89°07'32" East, and with all other bearings contained herein relative thereto;
thence South 89°07'32" East along the South line of said SW 1/4, 1580.73 feet;
thence North 42°34'24" West, 1173.00 feet to a point on the Southerly existing right-of-way of the Great Western Railroad Company;
thence along said Southerly right-of-way line the following courses and distances:
South 38°57'38" West, 406.00 feet;
Along the arc of a curve to the right having a radius of 1984.86 feet and a chord that bears South 49°03'14" West, 695.70 feet to a point on the West line of the SW 1/4 of said Section 4;
thence leaving said right-of-way line, South 05°12'23" West along said West line, 68.35 feet to the point of beginning;

3) A strip of land 150 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 75 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:

Beginning at a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4, 408 feet West of the NE Corner thereof;

thence South 39°37' West, a distance of 903 feet to a point of curve to the right, whose radius is 1910.1 feet;

thence along said curve a distance of 624 feet to the West line of said Section 4, crossing said line a point 177 feet North of the SW corner thereof;

4) A strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:

Beginning at a point on the North line of the NE 1/4 of the SW 1/4 of said Section 4, 612 feet West of the NE Corner thereof;

thence South 49°05' West, a distance of 592 feet, to a point of curve to the left, whose radius is 5729.6 feet;

thence along said curve a distance of 527 feet to the West line of said NE 1/4 of the SW 1/4, crossing said line at a point 537 feet North of the SW Corner thereof;

5) A tract of land conveyed to Randy R. Blackman and Karen E. Burkhart by Warranty Deed recorded September 20, 1991 in Book 1311 as Reception No. 2263754, which tract of land is more particularly described as commencing at the SW Corner of said Section 4, and considering the West line of the SW 1/4 to bear North 05°12'23" East, with all other bearings herein relative thereto;

thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of

Beginning, said point being on a meander line representing the approximate centerline of a drainage ditch;

thence along said centerline the following courses and distances:

North 61°30'16" East, 79.65 feet;

North 75°05'39" East, 143.84 feet;

North 49°20'08" East, 196.43 feet;

North 61°12'33" East, 253.31 feet;

North 18°54'17" East, 77.16 feet;

North 58°12'22" East, 84.49 feet to a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4;

thence South 89°29'34" East along said North line, a distance of 336.81 feet to the

centerline of the railroad track of the Great Western Railway, said centerline being 408 feet West of the NE Corner of said SW 1/4 of the SW 1/4;

thence Southwesterly along said centerline as follows:

South 39°37' West, 903 feet to a point of curvature;

thence on a curve to the right whose radius is 1910.1 feet, 624 feet to a point on the West line of said Section 4;
thence North 05°12'23" East along said line, 705.37 feet to the point of beginning.

TOGETHER WITH the North 30.00 feet of the Northeast Quarter of Section 9, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado.

Said described parcel of land contains 219.221 Acres, more or less (±).

PETITION FOR ANNEXATION

Schmerge Annexation

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "Schmerge Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.

2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:

A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.

B. A community of interest exists between the territory proposed to be annexed and The City of Greeley.

C. The territory sought to be annexed is urban or will be urbanized in the near future.

D. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

3. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has/have been divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.

4. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the

territory proposed to be annexed without the written consent of the land owner or land owners.

5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.

6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.

7. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.

8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.

9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are **the original and four copies of an annexation plat map** containing the following information:

A. A written legal description of the boundaries of the area proposed to be annexed.

B. A map showing the boundary of the area proposed to be annexed.

C. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.

D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed. E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.

F. Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley and providing for the effective date and City Clerk and Mayor attest signatures.

10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.

11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s) Mailing Address Date of Signing

PATRIOT ENERGY, LLC
1625 PELICAN LAKES PT STE 201
WINDSOR, CO 80550-6236

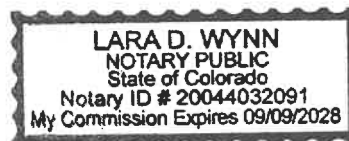
Date of Signing

Subscribed and sworn to before me this 17th day of June, 2025, by
Martin Lind, Manager

Witness my hand and official seal.

My commission expires: 9/9/2028

Lara D. Wynn
Notary Public



Land Owned

Parcels: 095704000031, 095704000006

Please reference attached Exhibit for full legal description

If necessary, attach separate sheet.

Legal Description

The SE 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

and

The South 1/2 of the SW 1/4, and the South 1/2 of the NE 1/4 of the SW 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

EXCEPTING THEREFROM the following described tracts of land:

- 1) Considering the West line of the SW 1/4 of said Section 4 as bearing North 05°12'23" East and with all bearings contained herein relative thereto;
Commencing at the SW Corner of said Section 4;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning;
thence continuing along the said West line, North 05°12'23" East, 450.00 feet to a point on the North line of the South ½ of the SW 1/4 of said Section 4;
thence along said North line, South 89°29'34" East, 636.00 feet, to a point on a meander line representing the approximate centerline of a drainage ditch;
thence along said meander line the following courses and distances:
South 58°12'22" West, 84.49 feet;
South 18°54'17" West, 77.16 feet;
South 61°12'33" West, 253.31 feet;
South 49°20'08" West, 196.43 feet;
South 75°05'39" West, 143.84 feet;
South 61°30'16" West, 79.65 feet to the True Point of Beginning;
- 2) Beginning at the SW corner of said Section 4, and considering the South line of the SW 1/4 of said Section 4 to bear South 89°07'32" East, and with all other bearings contained herein relative thereto;
thence South 89°07'32" East along the South line of said SW 1/4, 1580.73 feet;
thence North 42°34'24" West, 1173.00 feet to a point on the Southerly existing right-of-way of the Great Western Railroad Company;
thence along said Southerly right-of-way line the following courses and distances:
South 38°57'38" West, 406.00 feet;
Along the arc of a curve to the right having a radius of 1984.86 feet and a chord that bears South 49°03'14" West, 695.70 feet to a point on the West line of the SW 1/4 of said Section 4;
thence leaving said right-of-way line, South 05°12'23" West along said West line, 68.35 feet to the point of beginning;

3) A strip of land 150 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 75 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:

Beginning at a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4, 408 feet West of the NE Corner thereof;

thence South 39°37' West, a distance of 903 feet to a point of curve to the right, whose radius is 1910.1 feet;

thence along said curve a distance of 624 feet to the West line of said Section 4, crossing said line a point 177 feet North of the SW corner thereof;

4) A strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:

Beginning at a point on the North line of the NE 1/4 of the SW 1/4 of said Section 4, 612 feet West of the NE Corner thereof;

thence South 49°05' West, a distance of 592 feet, to a point of curve to the left, whose radius is 5729.6 feet;

thence along said curve a distance of 527 feet to the West line of said NE 1/4 of the SW 1/4, crossing said line at a point 537 feet North of the SW Corner thereof;

5) A tract of land conveyed to Randy R. Blackman and Karen E. Burkhart by Warranty Deed recorded September 20, 1991 in Book 1311 as Reception No. 2263754, which tract of land is more particularly described as commencing at the SW Corner of said Section 4, and considering the West line of the SW 1/4 to bear North 05°12'23" East, with all other bearings herein relative thereto;

thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning, said point being on a meander line representing the approximate centerline of a drainage ditch;

thence along said centerline the following courses and distances:

North 61°30'16" East, 79.65 feet;

North 75°05'39" East, 143.84 feet;

North 49°20'08" East, 196.43 feet;

North 61°12'33" East, 253.31 feet;

North 18°54'17" East, 77.16 feet;

North 58°12'22" East, 84.49 feet to a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4;

thence South 89°29'34" East along said North line, a distance of 336.81 feet to the centerline of the railroad track of the Great Western Railway, said centerline being 408 feet West of the NE Corner of said SW 1/4 of the SW 1/4;

thence Southwesterly along said centerline as follows:

South 39°37' West, 903 feet to a point of curvature;

thence on a curve to the right whose radius is 1910.1 feet, 624 feet to a point on the West line of said Section 4;
thence North 05°12'23" East along said line, 705.37 feet to the point of beginning.

TOGETHER WITH the North 30.00 feet of the Northeast Quarter of Section 9, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado.

Said described parcel of land contains 219.221 Acres, more or less (±).

SCHMERGE ANNEXATION
TO THE CITY OF GREELEY

Situate in the South Half of Section 4 and in the Northeast Quarter of Section 9,
Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado
219.221 Acres
Project Number ANX2025-0002

OWNER DEDICATION

I, Patriot Energy LLC, being the sole owner(s) in fee of:

The SE 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;
and

The South 1/2 of the SW 1/4, and the South 1/2 of the NE 1/4 of the SW 1/4 of Section 4,
Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

EXCEPTING THEREFROM the following described tracts of land:

1) Considering the West line of the SW 1/4 of said Section 4 as bearing North 05°12'23" East and
with all bearings contained herein relative thereto;
Commencing at the SW Corner of said Section 4;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning;
thence continuing along the said West line, North 05°12'23" East, 450.00 feet to a point on the
North line of the South ½ of the SW 1/4 of said Section 4;
thence along said North line, South 89°29'34" East, 636.00 feet, to a point on a meander line
representing the approximate centerline of a drainage ditch;
thence along said meander line the following courses and distances:
South 58°12'22" West, 84.49 feet;
South 18°54'17" West, 77.16 feet;
South 61°12'33" West, 253.31 feet;
South 49°20'08" West, 196.43 feet;
South 75°05'39" West, 143.84 feet;
South 61°30'16" West, 79.65 feet to the True Point of Beginning;

2) Beginning at the SW corner of said Section 4, and considering the South line of the SW 1/4 of
said Section 4 to bear South 89°07'32" East, and with all other bearings contained herein relative
thereto;
thence South 89°07'32" East along the South line of said SW 1/4, 1580.73 feet;
thence North 42°34'24" West, 1173.00 feet to a point on the Southerly existing right-of-way of the
Great Western Railroad Company;
thence along said Southerly right-of-way line the following courses and distances:
South 38°57'38" West, 406.00 feet;
Along the arc of a curve to the right having a radius of 1984.86 feet and a chord that bears South
49°03'14" West, 695.70 feet to a point on the West line of the SW 1/4 of said Section 4;
thence leaving said right-of-way line, South 05°12'23" West along said West line, 68.35 feet to the
point of beginning;

3) A strip of land 150 feet in width as conveyed to The Northern Construction Company in Warranty
Deed recorded December 9, 1907 in Book 271 at Page 68, 75 feet on each side of the centerline of
the track of the Great Western Railway, as the same was surveyed and located, said centerline being
described as follows:
Beginning at a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4, 408 feet
West of the NE Corner thereof;
thence South 39°37' West, a distance of 903 feet to a point of curve to the right, whose radius is
1910.1 feet;
thence along said curve a distance of 624 feet to the West line of said Section 4, crossing said line
a point 177 feet North of the SW corner thereof;

4) A strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty
Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of
the track of the Great Western Railway, as the same was surveyed and located, said centerline being
described as follows:
Beginning at a point on the North line of the NE 1/4 of the SW 1/4 of said Section 4, 612 feet
West of the NE Corner thereof;
thence South 49°05' West, a distance of 592 feet, to a point of curve to the left, whose radius is
5729.6 feet;
thence along said curve a distance of 527 feet to the West line of said NE 1/4 of the SW 1/4,
crossing said line at a point 537 feet North of the SW Corner thereof;

5) A tract of land conveyed to Randy R. Blackman and Karen E. Burkhardt by Warranty Deed recorded
September 20, 1991 in Book 1311 as Reception No. 2263754, which tract of land is more particularly
described as commencing at the SW Corner of said Section 4, and considering the West line of the
SW 1/4 to bear North 05°12'23" East, with all other bearings herein relative thereto;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning, said
point being on a meander line representing the approximate centerline of a drainage ditch;
thence along said centerline the following courses and distances:
North 61°30'16" East, 79.65 feet;
North 75°05'39" East, 143.84 feet;
North 49°20'08" East, 196.43 feet;
North 61°12'33" East, 253.31 feet;
North 18°54'17" East, 77.16 feet;
North 58°12'22" East, 84.49 feet to a point on the North line of the SW 1/4 of the SW 1/4 of said
Section 4;
thence South 89°29'34" East along said North line, a distance of 336.81 feet to the centerline of the
railroad track of the Great Western Railway, said centerline being 408 feet West of the NE Corner of
said SW 1/4 of the SW 1/4;
thence Southwesterly along said centerline as follows:
South 39°37' West, 903 feet to a point of curvature;
thence on a curve to the right whose radius is 1910.1 feet, 624 feet to a point on the West line of
said Section 4;
thence North 05°12'23" East along said line, 705.37 feet to the point of beginning.

TOGETHER WITH the North 30.00 feet of the Northeast Quarter of Section 9, Township 5 North, Range
67 West of the 6th P.M., Weld County, Colorado.

Said described parcel of land contains 219.221 Acres, more or less (±).

shown on the attached map as embraced within the heavy exterior lines thereon, has (have)
subdivided the same into lots and blocks as shown on the attached map; and does (do) hereby set
aside said portion or tract of land and designate the same SCHMERGE ANNEXATION to the City of
Greeley, Weld County, Colorado; and does (do) dedicate to the public, the streets and all easements
over and across said lots at locations shown on said map; and does (do) further certify that the
width of said streets, the dimensions of the lots and blocks and the names and numbers thereof are
correctly designated upon said map.

Signature of Owner_____

Witness my hand and seal this_____day of _____ A.D. _____.

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

PROPERTY DESCRIPTION by Surveyor

A parcel of land, being the Southeast Quarter (SE1/4) and a portion of the Southwest Quarter
(SW1/4) of Section Four (4), and a portion of the Northeast Quarter (NE1/4) of Section Nine (9),
Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th
P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 4 and assuming the South line of the SE1/4 of
said Section 4 as bearing North 89°06'31" West being a Grid Bearing of the Colorado State Plane
Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2633.13 feet with
all other bearings contained herein relative thereto;

The following Four (4) courses and distances are along the Easterly and Northerly contiguous lines
of the following Three (3) Annexation Maps, (1) Centennial Ridge III Annexation recorded February
22, 2002 as Reception No. 2927125, (2) Gold Hill Annexation #5 recorded December 15, 2000 as
Reception No. 2813625, (3) Lundvall West Annexation recorded May 21, 2001 as Reception No.
2849932, all of the Records of Weld County;
THENCE South 01°16'49" West along the East line of the NE1/4 of said Section 9 a distance of 30.00
feet to a line parallel with and 30.00 feet South of, as measured at a right angle to the North line
of NE1/4 of said Section 9;
THENCE North 89°06'31" West along said parallel line a distance of 2632.72 feet to the West line of
the NE1/4 of said Section 9;
THENCE North 00°30'42" East along said line a distance of 30.00 feet to the South Quarter corner of
said Section 4;
THENCE North 89°07'14" West along the South line of the SW1/4 of said Section 4 a distance of
1051.90 feet;
THENCE North 42°34'18" West a distance of 1173.63 feet;
THENCE North 38°58'01" East a distance of 592.30 feet;
THENCE South 88°32'56" East along the South line of the Northwest Quarter of the Southwest
Quarter of said Section 4 a distance of 268.75 feet to the Southwest Sixteenth corner of said
Section 4;
THENCE North 04°51'36" East along the East line of the Northwest Quarter of the Southwest Quarter
of said Section 4 a distance of 659.37 feet to the Center-North-Southwest 1/64 corner of said
Section 4;
THENCE South 88°15'36" East along the North line of the South Half of the Northeast Quarter of the
Southwest Quarter of said Section 4 a distance of 1303.22 feet to the Center-North-South 1/64
corner of said Section 4;
The following Three (3) courses and distances are along the Westerly, Northerly and Easterly lines
of the SE1/4 of said Section 4;
THENCE North 04°30'29" East a distance of 652.58 feet;
THENCE South 88°50'07" East a distance of 2424.64 feet;
THENCE South 00°04'39" East a distance of 2593.84 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a strip of land 100 feet in width as conveyed to The Northern Construction
Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each
side of the centerline of the track of the Great Western Railway.

Said described parcel of land contains 219.221 Acres, more or less (±), and is subject to any
rights-of-way or other easements of record or as now existing on said described parcel of land.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 4, T.5N., R.67W., as bearing
N89°06'31"W as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane
Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2633.13 feet with
all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this
survey within three years after you first discover such defect. In no event may any action based
upon any defect in this survey be commenced more than ten years from the date of the certification
shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or
easements of record. For all information regarding easements, rights-of-way and title of records,
King Surveyors relied upon Title Commitment Number 459-HS0832918-414, Amendment No. 4, dated
July 25, 2025, as prepared by Heritage Title Company to delineate the aforesaid information.

PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission,

this _____ day of _____, 20____.

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

Approved by the Community Development Director

on _____ day of _____, 20____.

Director of Community Development

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

Approved by the Development Review Manager

on _____ day of _____, 20____.

Development Review Manager

ACCEPTANCE

This annexation map was accepted by the City of Greeley, Weld County, Colorado and the territory
therein designated and made a part of the City of Greeley, and included within the limits and

jurisdiction thereon _____ day of _____, 20____.

Attest: _____
City Clerk Mayor

Ordinance No. _____

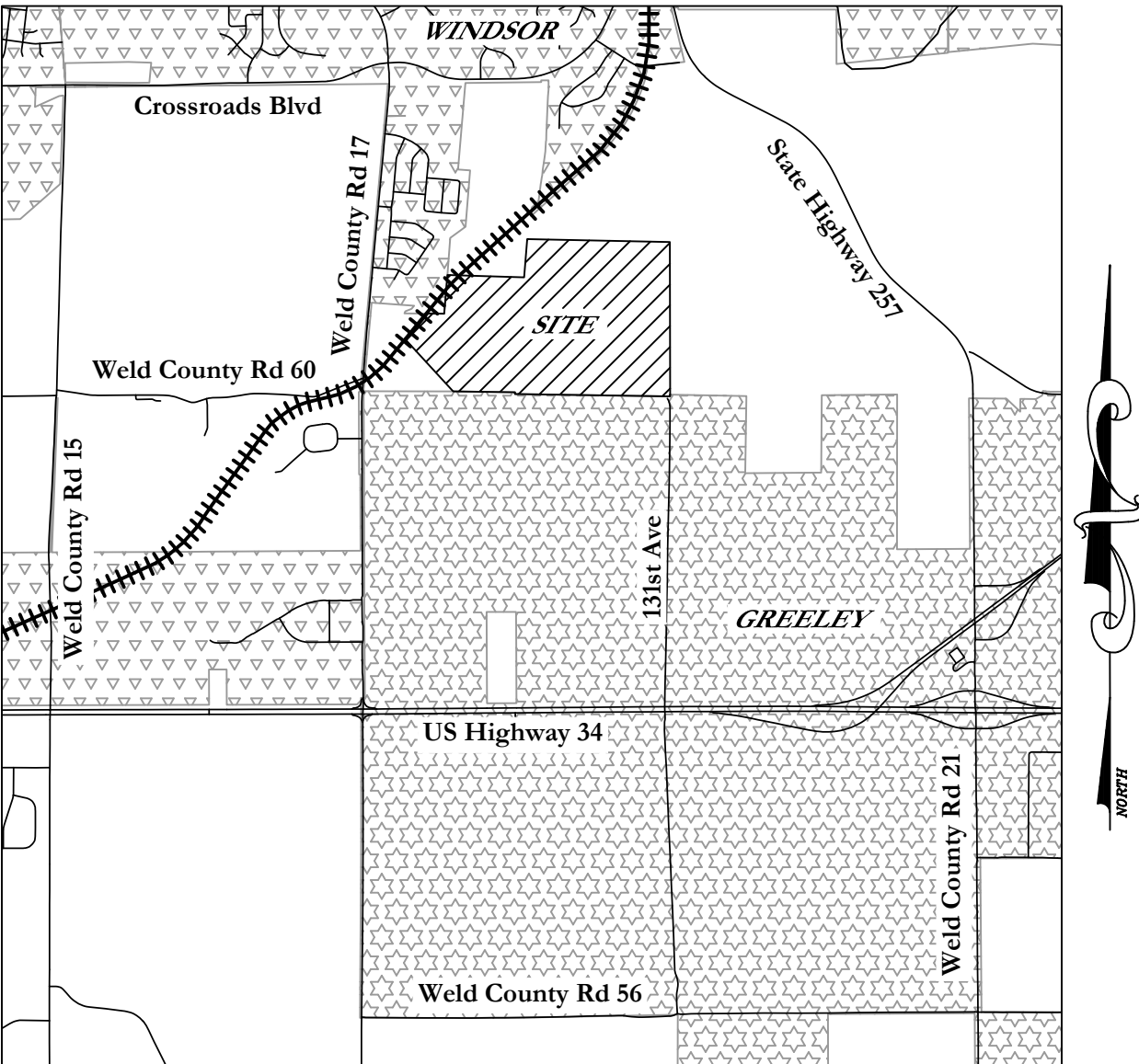
SURVEYOR'S STATEMENT

I, Roy Moesser, a Colorado Registered Professional Land Surveyor do hereby state that this map of
land proposed to be Annexed to the City of Greeley, County of Weld, State of Colorado was prepared
under my direct supervision from existing documents of record, and that the same is true and
correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is
contiguous to the boundary line of the City of Greeley, County of Weld, State of Colorado.

PRELIMINARY

Roy Moesser - On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #30110



VICINITY MAP
SCALE: 1"=3000'

CITY OF GREELEY
TOWN OF WINDSOR
WELD COUNTY
RAILROAD

CONTIGUOUS BOUNDARY = 3,744.62 L.F.
TOTAL BOUNDARY = 13,112.26 L.F.
PERCENTAGE OF CITY BOUNDARY CONTIGUITY = 28.6%
RATIO = 1 : 3.502
AREA = 219.221 ACRES

////// DENOTES CONTIGUOUS BOUNDARY

DATE:	8/1/2024
FILE NAME:	20250253ANX
SCALE:	1"=200'
DRAWN BY:	CSK
CHECKED BY:	RM

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE:	7/11/25	7/16/25
REVISED PER COMMENTS	CSK	CSK
REVISED PER COMMENTS		

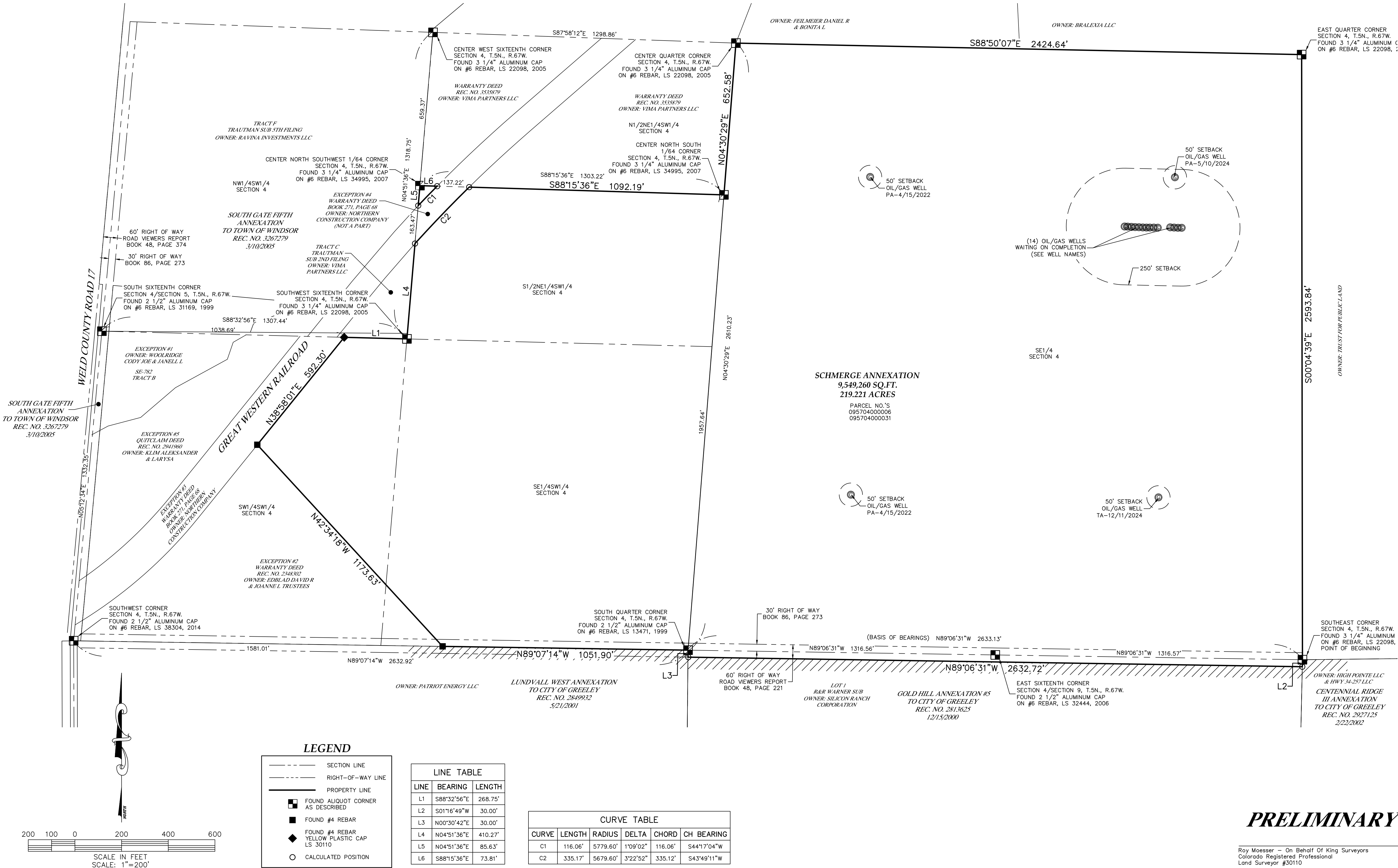
SCHMERGE ANNEXATION
FOR
PATRIOT ENERGY, LLC
1625 PELICAN LAKES POINT #201
WINDSOR, CO 80550

PROJECT #:
20240306

1
SHEET 1 OF 2

SCHMERGE ANNEXATION
TO THE CITY OF GREELEY

Situate in the South Half of Section 4 and in the Northeast Quarter of Section 9,
Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado
219.221 Acres
Project Number ANX2025-0002



DATE:
8/1/2024

FILE NAME:
20250253ANX

SCALE:
1"=200'

DRAWN BY:
CSK

CHECKED BY:
RM

KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | email: contact@KingSurveyors.com

REVISIONS:

REVISED PER COMMENTS	DATE
CSK	7/11/25
CSK	7/16/25

SCHMERGE ANNEXATION
FOR
PATRIOT ENERGY, LLC

1625 PELICAN LAKES POINT #201
WINDSOR, CO 80550

PROJECT #:
20240306

2

SHEET 2 OF 2

PRELIMINARY

Roy Moesser — On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #30110



Council Agenda Summary

August 5, 2025

Key Staff Contact: Katelyn Puga, Planner III

Title:

Resolution finding substantial compliance with State Annexation laws for the property known as the Kinnison Annexation, located generally east of 131st Avenue, north of US Highway 34 and west of State Highway 257, in the City of Greeley, the subject site consists of 73.319 acres (ANX2025-0003).

Summary:

The property owner, VIMA Partners, LLC and applicant WV Development, LLC have petitioned the City to annex a total of 73.319 acres of unincorporated property. The annexation consists of one Parcel: Parcel No. 095710000019.

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response and maintenance of rights-of-way. The current zoning proposal is for a Planned Unit Development (PUD).

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a certain date.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 41, 2025 with Exhibit A
2. Petition of Kinnison Annexation with Legal Description and Plat

CITY OF GREELEY, COLORADO

RESOLUTION NO. 41, 2025

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS “KINNISON” LOCATED GENERALLY EAST OF 131st AVE AND NORTH OF US HIGHWAY 34 AND WEST OF STATE HIGHWAY 257, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 73.319 ACRES.

WHEREAS, Vima Partners, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally East of 131st Ave and North of US Highway 34 and West of State Highway 257, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-101, *et seq.*; and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with C.R.S. § 31-12-107(1), or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

WHEREAS, the City Clerk shall deliver notice and publish the date, time, and place for said hearing;

NOW THEREFORE, BE IT RESOLVED BY THE GREELEY CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).
2. The public hearing for consideration of the proposed annexation petition is hereby set for September 16, 2025, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.
3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).
4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

EXHIBIT A PROPERTY DESCRIPTION

A parcel of land, being a portion of the East Half of the Northeast Quarter of the Northeast Quarter (E1/2NE1/4NE1/4) of Section Ten (10), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 10 and assuming the East line of said NE1/4NE1/4 as bearing South 00°25'48" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2637.44 feet with all other bearings contained herein relative thereto;

THENCE South 89°21'03" West along the North line of said E1/2NE1/4NE1/4 a distance of 205.00 feet to the **POINT OF BEGINNING**;

THENCE South 00°25'48" East a distance of 314.00 feet;

THENCE North 89°21'03" East a distance of 145.00 feet to the West line of Bader Farm Annexation recorded October 15, 2002 as Reception No. 2996049 of the Records of Weld County;

THENCE South 00°25'48" East along said West line a distance of 2323.18 feet to the Northerly line of Centennial Ridge II Annexation recorded February 22, 2002 as Reception No. 2927124 of the Records of Weld County;

The following Two (2) courses and distances are along the Northerly and Easterly lines of said Centennial Ridge II Annexation;

THENCE South 89°35'41" West a distance of 1239.38 feet;

THENCE North 00°00'05" West a distance of 2632.06 feet to the North line of said E1/2NE1/4NE1/4;

THENCE North 89°21'03" East along said North line a distance of 1074.70 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 73.319 Acres, more or less ($\pm$), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, Roy Moesser, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

Roy Moesser - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

PETITION FOR ANNEXATION

Kinnison Annexation

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "Kinnison Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.

2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:

A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.

B. A community of interest exists between the territory proposed to be annexed and The City of Greeley.

C. The territory sought to be annexed is urban or will be urbanized in the near future.

D. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

3. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has/have been divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.

4. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the

territory proposed to be annexed without the written consent of the land owner or land owners.

5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.

6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.

7. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.

8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.

9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are **the original and four copies of an annexation plat map** containing the following information:

A. A written legal description of the boundaries of the area proposed to be annexed.

B. A map showing the boundary of the area proposed to be annexed.

C. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.

D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed. E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.

F. Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley and providing for the effective date and City Clerk and Mayor attest signatures.

10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.

11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s) Mailing Address Date of Signing

VIMA PARTNERS, LLC

1625 PELICAN LAKES PT STE 201
WINDSOR, CO 80550-6236

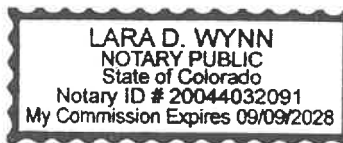
Date of Signing

Subscribed and sworn to before me this 17th day of June, 2025, by Martin Lind, Manager.

Witness my hand and official seal.

My commission expires: 9/9/2028

Notary Public



Land Owned

Parcel: 095710000019

Please reference attached Exhibit A for full legal description

If necessary, attach separate sheet.

EXHIBIT "A"

Legal Description

The East 1/2 of the Northeast 1/4 Section 10, Township 5 North, Range 67 West of the 6th P.M., except the following parcel:

Beginning at the Northeast corner of said Section 10, thence South along the East line of said Section 10 a distance of 264 feet; thence West parallel with the North line of said Section 10, 205 feet; thence North 264 feet to the North line of said Section 10; thence East 205 feet to the point of beginning, and EXCEPT that part conveyed to the Department of Highways by instruments recorded August 27, 1976 in Book 775 as Reception Nos. [1697285](#) and [1697286](#) and EXCEPT a parcel of land situated in the Northeast 1/4 of Section 10, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, described as follows: All bearings contained herein are relative to Grid North calculated from State Plane Grid, North Zone. Commencing at the Northeast corner of Section 10; thence South 89°22'04" West, along the Northerly line of said Section, 205.00 feet; thence South 0°24'48" East, along the Westerly line of that certain parcel excepted in Book 1089 at Reception No. [2030102](#), 264.00 feet to the Southwest corner of said parcel, to the True Point of Beginning; thence North 89°22'04" East, along the Southerly line of said excepted parcel, 145.00 feet to a point on the Westerly right of way line of State Highway 257; thence South 02°24'48" East, along said line, 50.00 feet; thence South 89°22'04" West, 145.00 feet; thence North 0°24'48" West, 50.00 feet to the True Point of Beginning, and ALSO EXCEPT that portion conveyed to the Department of Highways, State of Colorado by deed recorded November 21, 1962 in [Book 1630 at Page 616](#), County of Weld, State of Colorado.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PROPERTY DESCRIPTION

A parcel of land, being a portion of the East Half of the Northeast Quarter of the Northeast Quarter (E1/2NE1/4NE1/4) of Section Ten (10), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 10 and assuming the East line of said NE1/4NE1/4 as bearing South 00°25’48” East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2637.44 feet with all other bearings contained herein relative thereto;

THENCE South 89°21’03” West along the North line of said E1/2NE1/4NE1/4 a distance of 205.00 feet to the **POINT OF BEGINNING**;

THENCE South 00°25’48” East a distance of 314.00 feet;
THENCE North 89°21’03” East a distance of 145.00 feet to the West line of Bader Farm Annexation recorded October 15, 2002 as Reception No. 2996049 of the Records of Weld County;
THENCE South 00°25’48” East along said West line a distance of 2323.18 feet to the Northerly line of Centennial Ridge II Annexation recorded February 22, 2002 as Reception No. 2927124 of the Records of Weld County;

 The following Two (2) courses and distances are along the Northerly and Easterly lines of said Centennial Ridge II Annexation;
THENCE South 89°35’41” West a distance of 1239.38 feet;
THENCE North 00°00’05” West a distance of 2632.06 feet to the North line of said E1/2NE1/4NE1/4;
THENCE North 89°21’03” East along said North line a distance of 1074.70 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 73.319 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, Roy Moesser, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

Roy Moesser - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

KINNISON ANNEXATION

TO THE CITY OF GREELEY

Situate in the East Half of the Northeast Quarter of the Northeast Quarter of Section 10,
Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado
73.319 Acres
Project Number: ANX2025-0002

OWNER DEDICATION

I, VIMA Partners LLC, being the sole owner(s) in fee of:

The East 1/2 of the Northeast 1/4 Section 10, Township 5 North, Range 67 West of the 6th P.M.,
County of Weld, State of Colorado.

EXCEPT the following parcel:
Beginning at the Northeast corner of said Section 10,
thence South along the East line of said Section 10 a distance of 264 feet;
thence West parallel with the North line of said Section 10, 205 feet;
thence North 264 feet to the North line of said Section 10;
thence East 205 feet to the point of beginning.

and EXCEPT that part conveyed to the Department of Highways by instruments recorded August 27,
1976 in Book 775 as Reception Nos. 1697285 and 1697286,

and EXCEPT a parcel of land situated in the Northeast 1/4 of Section 10, Township 5 North, Range
67 West of the 6th P.M., County of Weld, State of Colorado, described as follows:
All bearings contained herein are relative to Grid North calculated from State Plane Grid, North Zone.
Commencing at the Northeast corner of Section 10;
thence South 89°22'04" West, along the Northerly line of said Section, 205.00 feet;
thence South 0°24'48" East, along the Westerly line of that certain parcel excepted in Book 1089 at
Reception No. 2030102, 264.00 feet to the Southwest corner of said parcel, to the True Point of
Beginning;
thence North 89°22'04" East, along the Southerly line of said excepted parcel, 145.00 feet to a point
on the Westerly right of way line of State Highway 257;
thence South 02°24'48" East, along said line, 50.00 feet;
thence South 89°22'04" West, 145.00 feet;
thence North 0°24'48" West, 50.00 feet to the True Point of Beginning.

and ALSO EXCEPT that portion conveyed to the Department of Highways, State of Colorado by Deed
recorded November 21, 1962 in Book 1630 at Page 616 as Reception No. 1394382,

Said described parcel of land contains 73.319 Acres, more or less (±).

shown on the attached map as embraced within the heavy exterior lines thereon, has (have)
subdivided the same into lots and blocks as shown on the attached map; and does (do) hereby set
aside said portion or tract of land and designate the same KINNISON ANNEXATION to the City of
Greeley, Weld County, Colorado; and does (do) dedicate to the public, the streets and all easements
over and across said lots at locations shown on said map; and does (do) further certify that the
width of said streets, the dimensions of the lots and blocks and the names and numbers thereof are
correctly designated upon said map.

Signature of Owner _____

Witness my hand and seal this _____ day of _____, A.D. _____.

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____ ss)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

PROPERTY DESCRIPTION by Surveyor

A parcel of land, being a portion of the East Half of the Northeast Quarter (E1/2NE1/4) of Section
Ten (10), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian
(6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 10 and assuming the East line of said
NE1/4NE1/4 as bearing South 00°25'48" East being a Grid Bearing of the Colorado State Plane
Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2637.44 feet with
all other bearings contained herein relative thereto;

THENCE South 89°21'03" West along the North line of said E1/2NE1/4NE1/4 a distance of 205.00
feet to the POINT OF BEGINNING;

THENCE South 00°25'48" East a distance of 314.00 feet;
THENCE North 89°21'03" East a distance of 145.00 feet to the West line of Bader Farm Annexation
recorded October 15, 2002 as Reception No. 2996049 of the Records of Weld County;
THENCE South 00°25'48" East along said West line a distance of 2323.18 feet to the Northerly line of
Centennial Ridge II Annexation recorded February 22, 2002 as Reception No. 2927124 of the Records
of Weld County;

The following Two (2) courses and distances are along the Northerly and Easterly lines of said
Centennial Ridge II Annexation;
THENCE South 89°35'41" West a distance of 1239.38 feet;
THENCE North 00°00'05" West a distance of 2632.06 feet to the North line of said E1/2NE1/4NE1/4;
THENCE North 89°21'03" East along said North line a distance of 1074.70 feet to the POINT OF
BEGINNING.

Said described parcel of land contains 73.319 Acres, more or less (±), and is subject to any
rights-of-way or other easements of record or as now existing on said described parcel of land.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the NE1/4NE1/4 of Section 10, T.5N., R.67W., as bearing South 00°25'48"
East as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane
Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2637.44 feet with
all other bearings contained herein relative thereto.

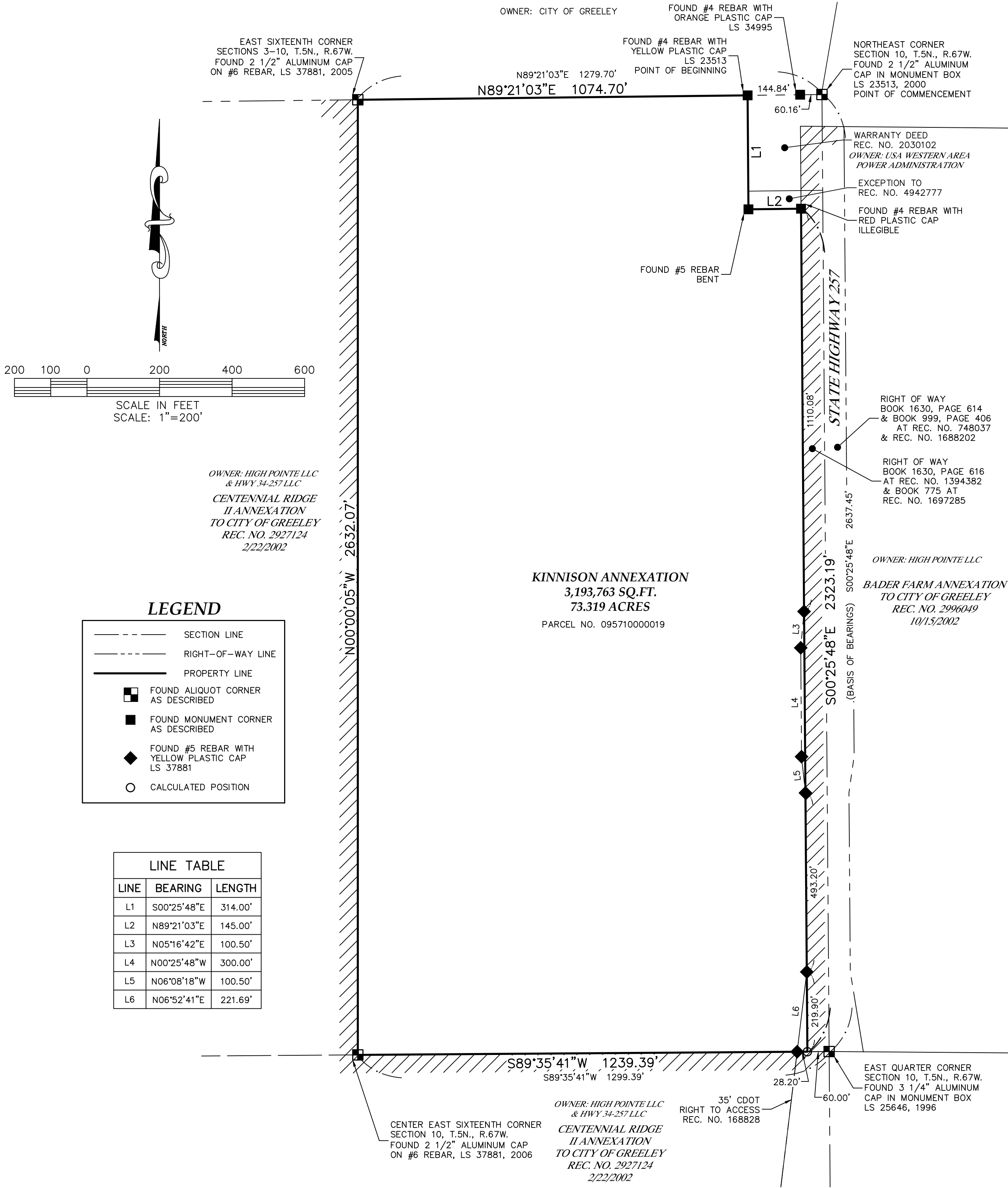
The lined dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this
survey within three years after you first discover such defect. In no event may any action based
upon any defect in this survey be commenced more than ten years from the date of the certification
shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or
easements of record. For all information regarding easements, rights-of-way and title of records,
King Surveyors relied upon Title Commitment Number 459-HS0827900-414, dated June 26, 2025, as
prepared by Heritage Title Company to delineate the aforesaid information.





Council Agenda Summary

August 5, 2025

Key Staff Contact: Kelli Johnson, Assistant City Manager

Title:

Resolution approving a Pre-Development Agreement between the City of Greeley and Richmark Vertikal, LLC related to development of the Civic Campus Project, including new City facilities in Downtown Greeley

Summary:

As part of our continued effort to advance the Downtown Civic Campus Project, staff is presenting a Pre-Development Agreement (PDA) for Council's review and approval.

The City and Richmark Vertikal, LLC (RV LLC) entered into a Memorandum of Understanding in October 2024 to explore a public-private partnership for a mixed-use Civic Campus in Downtown Greeley. Since then, RV LLC has led substantial pre-development work, including a conceptual master plan and financial modeling, and has engaged in preliminary negotiations with Weld County and School District 6.

It is in the shared interest of the City and RV LLC to construct a comprehensive public-private development in the downtown core. The current vision for the project includes a new City office facility, a new hotel, structured parking, multi-family housing, and ancillary retail and complementary uses. To the extent Weld County and School District 6 choose to formally participate, a new Justice Center and a new school facility may also be included.

Given RV LLC's development experience, long-standing ownership of key parcels in the project area, and prior public-private partnership history with the City RV LLC is uniquely positioned to serve as the City's Development Manager. The PDA outlines the terms under which they will continue in that role, working alongside City staff to coordinate development activities, partner negotiations, project feasibility and managing pre-development activities, and laying the groundwork for a comprehensive Development Agreement.

This project presents an unprecedented opportunity for coordination, investment, and long-term value creation in the downtown core.

Once complete, the project will deliver significant public benefits, including:

- Improved access to government services
- Job creation and economic activity
- Increased local tax revenue
- Revitalization of underutilized land
- Enhanced quality of life for residents

- A stronger and more resilient Downtown Greeley

Fiscal Impact:

The Pre-Development Agreement identifies and commits the City to \$10.7 million through a pre-development budget (Included as Schedule 1 to the Pre-Development Agreement). These funds have already been appropriated in the City's current budget. These monies would primarily be used for land acquisition, building demolition, and remediation. In addition, a portion of these funds would be used for soft cost expenses such as consulting services related to design and engineering.

The amount and structure for permanent financing would be determined through the pre-development process. Current modeling is based on a 95,000 square foot new city hall that would translate into an approximately \$90 million project (including land acquisition, hard costs, soft costs, and cost of financing). Further, the plan of finance contemplates the issuance of Certificates of Participation to finance the City's acquisition and ownership of new city facilities. City possession of the property could take the form of a purchase, a lease, or lease(s) with an option to purchase. Changes to building size and/or design would impact total project costs.

Legal Issues:

By adopting this Resolution, Council is authorizing City staff to move forward with the pre-development services required for the Project. Adoption of the Resolution is a legislative process.

Other issues and Considerations:

The execution of this agreement anticipates future negotiation and execution of a Development Agreement between the City of Greeley and RV LLC.

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 42, 2025 with Exhibit A

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 42, 2025**

**A RESOLUTION APPROVING A PRE-DEVELOPMENT
AGREEMENT BETWEEN THE CITY OF GREELEY AND RICHMARK VERTIKAL,
LLC**

WHEREAS, the City of Greeley (“City”) is a home rule municipality and political subdivision of the State of Colorado organized and existing under its home rule charter pursuant to Article XX of the Constitution of the State; and

WHEREAS, the City recognizes that City staff is located in several older City office facilities spread across the City creating operational inefficiencies and contributing to less effective coordination between departments; and

WHEREAS, the City desires to address this inefficiency by consolidating various administrative functions in new City office facilities in one Downtown Greeley (“Downtown”) location; and

WHEREAS, the City owns certain properties in Downtown and desires to cooperate and coordinate with other Downtown property owners for the sale, purchase, exchange, or conveyance of property to facilitate construction of the new City office facilities; and

WHEREAS, the County of Weld, Colorado (“County”), owns real property in Downtown and has expressed interest in replacing the County’s current justice center with a new justice center that is located Downtown; and

WHEREAS, Greeley 6 School District (“School District”) owns real property in Downtown and has expressed interest in a new office facility Downtown; and

WHEREAS, Richmark Vertikal, LLC (“RV LLC”), or its subsidiaries or affiliates owns real property in Downtown or is the contract purchaser of certain real property in Downtown which it hopes to use to facilitate private mixed-use development.; and

WHEREAS, the City desires to designate RV LLC as the Development Manager to assist in the purchase, sale, exchange or other conveyance of property and related negotiations in furtherance of designing and constructing new City office facilities; and

WHEREAS, the City and RV LLC desire to construct a public-private mixed-use project (“Project”) in Downtown which would be comprised of the new City office facilities, a new hotel, parking garage, multi-family residential, and certain ancillary retail and other complementary uses; and

WHEREAS, to the extent that the County and/or School District agree to enter into one or more development agreements with the City and RV LLC a new justice center and new school facility, respectively, may also be included in the “Project”; and

WHEREAS, RV LLC has already undertaken negotiations on behalf of the City as the Development Manager regarding the acquisition and exchange of certain Downtown real property to obtain the assemblage of land necessary for the development of the Project including the new City office facilities; and

WHEREAS, through the date hereof, RV LLC has performed certain predevelopment work and services related to new City office facilities while passing only direct costs and expenses through to the City, without markup or fee, in anticipation of entering into a subsequent development agreement with the City for the construction of the new City office facilities; and

WHEREAS, the City desires to authorize RV LLC to continue real property negotiations and to undertake further actions related to the advancement of the Project including new City office facilities; and

WHEREAS, the City has approved and appropriated Ten Million Seven Hundred Thousand and No/100 Dollars (\$10,700,000.00) to the Project, reflecting the amount of funds anticipated to fulfill the pre-development budget; and

WHEREAS, the City and RV LLC, entered into a Memorandum of Understanding dated October 17, 2024, setting forth the intent to evaluate the viability and public benefit of the development of a public-private mixed-use project in Downtown; and

WHEREAS, upon the successful assemblage of land for new City office facilities and approved conceptual designs, the City anticipates engaging RV LLC as the City's master developer and design-build general contractor for the subsequent construction of the new City office facilities; and

WHEREAS, the City Council hereby further finds that the Project is in the best interest of the City and its residents and will fulfill a public purpose and provide a public benefit to the City by improving the delivery of government services, creating and retaining jobs, boosting local tax revenues, revitalizing underutilized land areas, improving quality of life for residents, and generally contributing to a more robust Downtown economy within the Greeley community thereby promoting the health, welfare, and safety of its residents.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. That the City Council hereby approves the Pre-Development Agreement between the City and RV LLC (the "Agreement") attached hereto and incorporated herein as **Exhibit A** and authorizes the City Manager to execute the Agreement.

Section 2. That the City Council hereby delegates authority to City staff and legal counsel to revise the Agreement before execution, provided the substance of the Agreement remains unchanged, and authorizes City staff to perform all terms and conditions contemplated by the Agreement upon its final execution.

Section 3. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2025.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

Exhibit A

PRE-DEVELOPMENT AGREEMENT

THIS PRE-DEVELOPMENT AGREEMENT (this “Agreement”) is made as of July [], 2025 (the “Effective Date”) by and between RICHMARK VERTIKAL, LLC, a Colorado limited liability company (the “Development Manager”), and THE CITY OF GREELEY, a Colorado home rule municipal corporation (the “City”). The parties to this Agreement may be referred to individually in the singular, and collectively in the plural, as “Party” or “Parties”.

RECITALS

WHEREAS, Development Manager or its subsidiaries or affiliates own or are the contract purchasers of certain real property in the downtown area of the City of Greeley, Colorado (the “Downtown”), as more particularly set forth in **Exhibit A**.

WHEREAS, the City owns certain real property in Downtown, as more particularly set forth in **Exhibit B**.

WHEREAS, the City desires for its employees to occupy new office facilities in Downtown (the “New City Facility”).

WHEREAS, the County of Weld, Colorado (the “County”) owns real property in Downtown and has expressed interest in replacing the County’s current justice center with a new justice center that is located Downtown (the “New Justice Center”).

WHEREAS, Greeley 6 School District (the “School District”) owns real property in Downtown and has expressed interest in a new office facility Downtown (the “New School Facility”).

WHEREAS, the City and Development Manager desire to construct a public-private mixed use development in Downtown, which is intended to include the New City Facility; a hotel, parking garage, residential housing, and certain ancillary retail and other complimentary uses (the “Private Uses”); and to the extent that the County or School District, respectively, agree to enter into one or more development agreements with the Parties, the New Justice Center and New School Facility (collectively, the “Project”).

WHEREAS, the final location for development of the Project is depicted on **Exhibit C**, attached hereto, showing “Option A”, which contemplates a land swap with the County and would develop the Project at 10th Street from 8th Avenue to 11th Avenue.

WHEREAS, Development Manager has the resources, knowledge, experience and expertise to manage the development of the Project.

WHEREAS, Development Manager has already undertaken negotiations regarding the acquisition and exchange of certain Downtown real property to obtain the assemblage of land necessary for the development of the Project.

WHEREAS, through the date hereof, Development Manager has performed certain predevelopment work and services while passing only direct costs and expenses through to the City, without markup or fee, in reliance upon, and in anticipation of, entering into a subsequent development agreement with the City for the construction of the New City Facility.

WHEREAS, the City (i) desires to authorize Development Manager to undertake further actions related to the advancement of the Project and (ii) agrees to negotiate in good faith with Development Manager for the Development Manager to act as the City's master developer and design-build general contractor (the "Developer") during the subsequent construction of the New City Facility.

WHEREAS, the City has approved and appropriated Ten Million Seven Hundred Thousand and No/100 Dollars (\$10,700,000.00) (as updated from time to time, the "Cap Amount") allocated to the Project, reflecting the amount of funds anticipated to fulfill the pre-development budget attached hereto as **Schedule 1** (as amended and updated from time to time, the "Pre-Development Budget").

WHEREAS, the Parties understand that the Pre-Development Budget is based on the development specifications previously provided to Development Manager, which specifications contemplate a development of ninety five thousand (95,000) square feet.

WHEREAS, the Parties acknowledge that the final Pre-Development Budget will necessarily be determined during the design process and will change as the City refines its requirements for the New City Facility and as the final square footage is determined during the production of architectural drawings and construction plans.

WHEREAS, the City and Development Manager acknowledge and agree that, given the absence of a final decision regarding the final location for the Project, and the potential that the City may elect to revise the development specifications, the Cap Amount and the Pre-Development Budget may need to be increased and updated from time to time.

WHEREAS, Development Manager will make a good faith attempt to accomplish the pre-development activities within the Pre-Development Budget.

WHEREAS, in connection with the Project, the Parties desire to enter into this Agreement to set forth (i) the respective roles and responsibilities of the Parties during the Pre-Development Term (defined below), (ii) the provisions for payment of Pre-Development Costs (defined below), and (iii) an outline of the basic terms and conditions for the Development Agreement (defined below).

NOW, THEREFORE, in recognition of the foregoing Recitals and in consideration of the mutual covenants, conditions and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Pre-Development Agreement.

1.1. From the Effective Date until the date on which the first of the following occurs: (i) the Parties enter into the Development Agreement, (ii) the date that is eighteen months after the Effective Date of this Agreement or (iii) termination of this Agreement in accordance with Section 6 hereof (the “Pre-Development Term”), each of the Parties shall in good faith negotiate to determine the feasibility of the Project and to prepare one or more written agreements memorializing a mutually acceptable arrangement between the Parties (the “Development Agreement”) for the development of the Project with terms and conditions consistent with Section 5.

1.2. As of the Effective Date, the City selects Development Manager to be the City’s Developer for the Project, and Development Manager agrees to such selection, and to serve in that capacity with respect to any development of the New City Facility, as the same is more particularly set forth in the City’s requirements for the Project, attached hereto as **Exhibit D**. During the Pre-Development Term, Development Manager shall undertake the PDA Activities (defined below) as specified in Section 2. In the event that the Parties agree to and execute the Development Agreement prior to any other expiration of the Pre-Development Term, this Agreement shall automatically terminate, and the Development Agreement shall supersede and replace this Agreement.

1.3. The Parties acknowledge and agree that the cost for the acquisition, demolition, and abatement of certain real property is anticipated and is included within the Pre-Development Budget (as further depicted on **Exhibit C**, the “Approved Acquisitions”). Subject to the gross cost of any such acquisition, demolition, and abatement being within the Pre-Development Budget and not impairing the fulfillment of any other requirement of this Agreement (taking into account any permitted shifting of amounts from one line item to another in accordance with **Schedule 1**), Development Manager shall have the authority to negotiate on behalf of the Parties and execute binding contracts in a form approved by the City for such Approved Acquisitions without any further City approval. If the cost of an Approved Acquisition is in excess the Pre-Development Budget, Development Manager shall not enter into a binding contract for the same without the prior written approval of the City. The Parties acknowledge that exceeding the Pre-Development Budget may result in delays due to required internal administrative approvals and fund appropriations by the City Council.

1.4. Subject to the terms and conditions of this Agreement, each Party shall use its commercially reasonable efforts to take, or cause to be taken, all actions and to do, or cause to be done, all things necessary, proper, or advisable to agree on the scope of the Project and negotiate the Development Agreement as soon as practicable after the Effective Date. Each Party shall make reasonable efforts to attend scheduled meetings; direct its consultants, attorneys, and employees to cooperate with the other Party; provide all pertinent or requested information with respect to the transactions contemplated herein and use reasonable efforts to promptly review and return with comments all correspondence, reports, documents, or agreements received from the other Party so requiring comments.

1.5. If the Parties fail to negotiate a mutually acceptable Development Agreement on or before the expiration of the Pre-Development Term, this Agreement shall automatically terminate, the City shall reimburse Development Manager for all due and payable Pre-Development Costs (as defined below) that remain unpaid or unreimbursed, subject to the Cap Amount, within fifteen (15) days following such termination, and the Parties hereto shall have no further obligations hereunder, except as expressly set forth herein.

2. Pre-Development Activities; Payments and Reimbursements.

2.1. During the Pre-Development Term, Development Manager shall be authorized on behalf of the Parties to engage third party consultants, conduct inspections of prospective properties, negotiate terms for acquiring properties necessary for the Project, and negotiate the terms of the Land Trade Agreement (defined below) with the County and School District. For the avoidance of doubt, in addition to any actions expressly outlined or detailed as individual line items on the Pre-Development Budget, the Development Manager is authorized to undertake reasonable pre-development activities including, without limitation, the following:

- 2.1.1. performing or causing to be performed the testing, physical examinations, studies, and analysis (including but not limited to surveys, environmental testing, soil and geological testing, asbestos testing, yield studies, and preliminary site plans and renderings) on prospective properties as Development Manager or the City reasonably determines to be necessary for the evaluation of such property's suitability for the Project (the "Due Diligence");
- 2.1.2. engaging any consultants, architects, engineers, surveyors, and contractors (together with Development Manager, its members, and its affiliates, collectively the "Consultants") necessary, in Development Manager's reasonable discretion at reasonable market rates, to perform the Due Diligence and other pre-development activities; provided that (i) Development Manager shall provide the City with notice of each proposed Consultant, (ii) the Consultant's rates are not to exceed the amount to be paid under the proposed contract, (iii) the City may object to the engagement of any Consultant by providing a written objection within 10 business days to Development Manager specifying with reasonable detail its objections to such Consultant, and (iv) Development Manager may not engage any Consultant to which the City has objected unless such objection is later waived by the City;
- 2.1.3. in consultation with the City, directing the Consultants' work;
- 2.1.4. producing or causing the production of development plans and architectural drawings for the Project;
- 2.1.5. negotiating on behalf of both Parties the terms of one or more additional development agreements with the County and/or School District (collectively, the "Land Trade Agreement") providing for either one or both of the (i) Justice Center and (ii) School Facility to be included as part of the Project; and
- 2.1.6. negotiating for the acquisition of real property as necessary to develop the Project; and

- 2.1.7. performing or causing to performed any approved pre-development construction, demolition, and abatement work (items 2.1.1 through 2.1.7, together with any actions described in **Schedule 1**, are collectively the “PDA Activities”).

Development Manager shall perform the PDA Activities that Development Manager reasonably determines are necessary, or which the City may reasonably request, for the negotiation of any Land Trade Agreement and to obtain sufficient information to allow Development Manager and the City to select a mutually agreeable Development Option for the Project and to negotiate the Development Agreement. Any Land Trade Agreement, Exchange Agreement (defined below), or real estate transactions negotiated by Development Manager on behalf of the City is subject to approval by the City Manager, and Development Manager is not authorized to execute any such agreement or transaction on behalf of the City.

Notwithstanding the foregoing, all PDA Activities or other performance pursuant to this Agreement shall be subject to the Pre-Development Budget and may not exceed such budget or the Cap Amount without the prior written approval of the City.

2.2. The Parties agree that, to the extent possible, it is preferable that the City directly pay third party vendors and Consultants. Development Manager shall assemble and submit to the City all third party and Consultant invoices for Pre-Development Costs (the “Invoices”), whether for Pre-Development Costs incurred before or after the Effective Date, as promptly after receiving the same as is reasonably practicable. For clarity, Invoices that were received, and Invoices that are for work that was performed, before the Effective Date shall be paid or reimbursed if such Invoices are for line items that are expressly outlined or detailed on the Pre-Development Budget, regardless of whether such Invoices were received, or such work was performed, prior to the Effective Date. In the event that the City, in good faith, finds that an Invoice or any portion thereof is not (i) consistent with the Pre-Development Budget or (ii) valid, documented, and complete and in material compliance with this Agreement (the “Payment Request Criteria”), the City shall, within ten (10) business days after receipt of such Invoice, give written notice to Development Manager specifying with reasonable detail its objections to the Invoice (a “Rejection Notice”). The City shall directly remit the payment to the third parties and Consultants for the Invoices on or before the date on which payment of the Invoice is due or within thirty 30 days of receipt of such invoices whichever is later, or shall repay the Development Manager if such Invoices were already paid by Development Manager within thirty (30) days after receiving the Invoices and the request for reimbursement, unless the City issues a Rejection Notice, in which case the Parties will address such payments pursuant to the Alternate Payment Process provided below; except that all invoices for legal services shall be paid by the Development Manager directly and submitted to the City for reimbursement following the process herein set forth.

2.3. If the City delivers a Rejection Notice to Development Manager, Development Manager may, at its reasonable discretion, (i) withhold payment while it disputes such payment directly with the third party or Consultant or (ii) make payment for the Invoices and assemble and submit to the City, on or before the fifteenth (15th) day of the next calendar month, a requisition package (a “Repayment Request”) containing a request for repayment in connection with such Invoices accompanied by any material demonstrating how the Repayment Request satisfies the Payment Request Criteria, and the Parties shall resolve the Repayment Request pursuant to the

Disputed Invoice Resolution Process outlined below. The foregoing process shall be referred to herein as the “Alternate Payment Process.”

2.4. If the City timely and properly sends a Rejection Notice, then for any Invoice line items to which the Rejection Notice has made specific objection, the Parties shall work in good faith to promptly resolve the Rejection Notice. If the Parties are unable to promptly resolve any portion of the Rejection Notice, Development Manager shall request that Wember Inc., a Colorado corporation (the “Neutral Third Party”), review the Invoice, Payment Request, Rejection Notice and any additional relevant material that the Parties have exchanged in connection with the disputed Invoice for the purpose of making a recommendation to the Parties as to how to resolve the Rejection Notice. The recommendation of the Neutral Third Party, while not binding on the Parties, shall be admissible in any further dispute among the Parties. The fees of the Neutral Third Party shall be shared with 50% paid by the City and 50% paid by the Development Manager, unless the Neutral Third Party finds that the City did not have a reasonable basis to issue the Rejection Notice in which case the City shall pay 100% of the Neutral Third Party fees due in connection with such review. The foregoing process shall be referred to herein as the “Disputed Invoice Resolution Process.”

2.5. If this Agreement terminates or the Parties otherwise do not execute the Development Agreement, the terms of Sections 2.2, 2.3, 2.4, and 2.5 shall survive termination of this Agreement; for the avoidance of doubt and subject to the foregoing sentence, all Invoices shall remain due and payable as provided herein until all outstanding Invoices have been paid or otherwise resolved pursuant to the terms of this Agreement; provided that the payment of any Invoice remains subject to the Pre-Development Budget and the Cap Amount. Otherwise, the terms of the executed Development Agreement shall supersede this Section 2.

3. Pre-development Budget

3.1. Attached hereto as **Schedule 1** is the Pre-Development Budget, outlining the respective budgets that are anticipated for both Option A and Option B, approved by the Parties for the PDA Activities described herein and the anticipated costs associated with the same (the “Pre-Development Costs”) expected to be incurred prior to the execution of the Development Agreement.

3.2. There shall be no material change of any of the plans or working drawings whether by change order or otherwise which will increase the Pre-Development Costs from the approved Pre-Development Budget to an amount in excess of the Cap Amount without the prior written approval of the City and an amendment to this Agreement, unless such increase is pursuant to Section 3.3 below. Notwithstanding the foregoing, the Parties agree that the Pre-Development Budget attached hereto as **Schedule 1** may be updated and increased upon approval by the City and mutual written consent of the Parties without the need for a formal amendment of this Agreement. If any proposed change to the approved Pre-Development Budget requires approval, Development Manager shall follow the procedure described in this Agreement in requesting the City to approve such change. For the avoidance of doubt, unless a formal amendment to this Agreement is required under this Section 3.2, individual change orders may be approved by the written consent of the City Representative. The “City Representative” shall be the Assistant City Manager, who is currently Kelli Johnson.

3.3. If the City desires to make any material change of any of the plans or working drawings or to the City's Requirements and Specifications attached hereto as **Exhibit D**, the City shall submit the proposed change to the Development Manager (a "Change Order"). The Development Manager shall review the requested Change Order and provide the City with the amount of the proposed increase to the Pre-Development Budget that would be required to accommodate the Change Order. Within the following thirty (30) days, the City shall either (i) withdraw the Change Order in which case the Parties will continue with the then current version of the City's Requirements and Specifications attached hereto as **Exhibit D**, or (ii) approve an amendment to the Pre-Development Budget and the City's Requirements and Specifications, provide the Development Manager with written consent to update **Schedule 1** and **Exhibit D** in accordance with the Change Order, and make funds available to cover the increase in the Pre-Development Budget. Upon making funds available to cover the increase in the Pre-Development Budget related to a Change Order, the Cap Amount shall be deemed to increase by such amount.

3.4. If the Development Manager desires to make any change to the Cap Amount that is not subject to Section 3.3 above, a request for such change ("Budget Increase Request") shall be submitted to the City. The Development Manager shall provide the City with the amount of the proposed increase to the Pre-Development Budget and the basis for such increase. The City Representative in consultation with the City Finance Department shall review the requested Budget Increase Request and determine whether there are available, appropriated funds within the specific fund accounts that are designated to cover the costs of the Project or within the City's General Fund. If such funds are available, the City may fund the Budget Increase Request, in whole or in part, but in no case shall the total of all Budget Increase Requests exceed 10% of the original Cap Amount without approval of City Council.

Within thirty (30) days following a Budget Increase Request, the City shall either (i) deny the Budget Increase Request in which case the Parties will continue with the then current version of the City's Requirements and Specifications attached hereto as **Exhibit D**, or (ii) approve the Budget Increase Request and provide the Development Manager with written acknowledgment of the increase to the Cap Amount and make funds available to cover the increase in the Pre-Development Budget. Upon making funds available to cover the increase in the Pre-Development Budget related to a Budget Increase Request, the Cap Amount shall be deemed to increase by such amount.

In the event the City denies any Budget Increase Request that the Development Manager determines will impact the ability of the Project to be completed the Parties will undertake good faith efforts to mutually agree upon changes to the scope of the Project or other cost reduction measures that bring the Project into alignment with the Pre-Development Budget.

4. Property Acquisition.

4.1. Attached hereto as **Exhibit C** are maps showing two potential locations for the Project (as applicable, the "Property"). The City acknowledges that Development Manager does not own all of the Property and is presently negotiating for the acquisition of such Property as will be needed for development of the Project. The City shall reasonably cooperate with Development Manager in conducting all Due Diligence and in the negotiations for the purchase or transfer of any interest in the Property (or any company having an interest therein) during the Pre-

Development Term. Other than as expressly provided for herein, Development Manager shall not take any action binding upon the City with respect to the Property without the prior written consent of the City Representative; provided, however, the City shall assume from Development Manager the acquisition and exchange agreements (the “Exchange Agreements”), as applicable, to the extent Development Manager reasonably determines that such assignment and assumption is necessary to the Project, except that the City shall not be required to assume any agreement that would be inconsistent with or violate state or local law or policy, e.g., indemnification provisions. The City shall reasonably cooperate with Development Manager to create a form buy and sell real estate agreement that facilitates City assumption of any such agreement and shall promptly review and provide comments on any Exchange Agreement that is proposed to be assumed by the City.

4.2. Additionally, within fifteen (15) days after the Effective Date and subject to Section 4.1 above, the City shall (a) assume pursuant to a separate written instrument, reasonably acceptable to the City and Development Manager, that certain Contract to Buy and Sell Real Estate (Commercial) dated October 7, 2024 (the “Wheeler Contract”), by and between Richmark Real Estate Partners, LLC, a Colorado limited liability company (“Richmark RE”), and Wheeler Properties, LLC, a Colorado limited liability company, and that certain Contract to Buy and Sell Real Estate (Commercial) dated September 12, 2024, as amended by that certain Agreement to Amend/Extend Contract, dated March 3, 2025 (collectively, the “Church Contract”, and together with the Wheeler Contract, the “Existing Contracts”), by and between Richmark RE, and First United Methodist Church of Greeley, a Colorado nonprofit corporation; and (b) in accordance with the Pre-Development Budget, reimburse Development Manager for all earnest money payments made and all reasonable documented due diligence costs incurred, including without limitation for physical inspections and environmental testing, in connection with the Existing Contracts.

5. **Development Agreement.** The Parties agree that any Development Agreement shall include a plan for development of the New City Facility and the Private Uses in the Project and shall incorporate, without being limited to, the following concepts:

- a. Allocating responsibility for (i) the demolition and abatement of public works; and (ii) the construction of required offsite improvements.
- b. Determining the budget and funding sources for ongoing pre-development costs and the cost of developing the Project.
- c. A design/build delivery method for the development of the Project.
- d. The plan of finance for the contemplated issuance of either bonds or certificates of participation to finance the City’s acquisition of portions of the Project, with any such acquisitions structured as (i) purchase and sales; (ii) leases; (iii) leases with a purchase option; or (iv) any other acceptable acquisition structure.
- e. Outline the necessary steps to acquire any additional land required for the development of the Project.
- f. The payment of a five percent (5%) development fee to Development Manager for hard construction costs, with such payment due fifty percent (50%) in advance, and

the remaining fifty percent (50%) paid in equal monthly payments during construction with semi-annual true ups.

- g. The City contributing Four Million Seven Hundred Thousand Dollars (\$4,700,000.00) towards a hotel as part of the Private Uses (“Hotel”) and providing parking for the Hotel in a parking facility.
- h. The City contributing Four Million Dollars (\$4,000,000.00) towards a multifamily residential building as part of the Private Uses.
- i. Any other terms or provisions that the Parties agree are necessary and appropriate.

The Parties shall negotiate in good faith to find mutually acceptable terms that incorporate the following additional concepts:

- j. The waiver of certain development fees for uses other than the City facilities, including, without limitation, impact fees, development fees, permit fees, plan review fees, use taxes, plant investment fees and other similar City fees and monetary costs and charges that is consistent with the City’s Economic Development Policy.
- k. Outlining any additional incentives for the private developments in the Project, including the Hotel, private offices, retail, and residential improvements.

6. Default; Remedies. Upon the occurrence of a default hereunder by any Party which continues uncured for fifteen (15) days after written notice thereof to the defaulting party, in addition to and cumulative of any and all rights and remedies available to the non-defaulting Party under this Agreement, at law or in equity, the non-defaulting Party may give to the defaulting Party notice of its intention to terminate this Agreement, whereupon this Agreement shall terminate upon the giving of such notice and the City shall reimburse Development Manager in accordance with Section 2 hereof for all due and payable Pre-Development Costs that remain unpaid or unreimbursed within thirty (30) days following such termination, subject to the Pre-Development Budget and the Cap Amount; provided, however, that if such default cannot with due diligence and dispatch be wholly cured within fifteen (15) days but can be wholly cured, the failure of such Party to remedy such default within such 15-day period shall not constitute a default hereunder if such Party immediately upon receipt of such notice commences with due diligence and dispatch the curing of such default and, having so commenced the curing of such default, shall thereafter prosecute and complete the same with due diligence and dispatch the period to cure shall be extended while such Party so prosecutes the cure of such default, provided, however, in no event shall such cure period exceed ninety (90) days. Each Party hereby waives any right to seek any consequential, punitive, indirect, special, or exemplary damages or lost profits in connection with any default by the other Party hereto. The terms of this Section 6 shall survive any termination of this Agreement.

7. Termination Fee. If for any reason the City does not ultimately select Development Manager as its Developer for the New City Facility or if this Agreement expires or otherwise terminates without culminating in the execution of any Development Agreement, the City shall compensate Development Manager for its work performed and services rendered by paying to Development Manager a termination fee in the amount of ten percent (10%) of the cumulative Pre-

Development Costs incurred as of the earlier of the termination of this Agreement or the delivery of a notice of termination; provided, however, if the City terminates this Agreement for cause pursuant to Section 6, such termination fee shall be in the amount of five percent (5%) of the cumulative Pre-Development Costs incurred as of the earlier of the termination of this Agreement or the delivery of a notice of termination.

8. Ownership of Plans, Designs, Due Diligence Materials, Etc. All plans and specifications, drawings and designs, due diligence materials, consulting or other reports prepared by or on behalf of a Party in connection with the Project, whether or not fully completed or approved (collectively, the “Plans, Designs, and Materials”), shall be and remain the property of the City to use with unlimited license to the fullest extent practicable, whether or not the Project is completed or this Agreement is terminated for any reason, so long as the City has paid all amounts due and owing at the time of termination to the Development Manager and any service provider pursuant to an Invoice; the City shall not utilize the Plans, Designs, and Materials unless and until the City shall have paid all amounts due and owing at the time of termination to the Development Manager and any Consultant or service provider pursuant to an Invoice.

9. General Provisions.

9.1. Entire Agreement; Amendment; Modification. This Agreement constitutes the entire understanding of the Parties regarding the subject matter hereof and may be amended only written agreement signed by both Parties. The Parties agree that **Schedule 1** and **Exhibit D** to this Agreement may be updated or modified with the prior written consent of each Party without the need to amend this Agreement. No waiver or modification of this Agreement shall be binding upon the Parties other than by a writing signed by a duly authorized representative from each of the Parties hereto. Notwithstanding the foregoing, the City agrees that the City Representative shall have sole discretion and authority to approve on behalf of the City amendments or modifications to this Agreement that do not materially alter the obligations contained herein.

9.2. Severability. If any provision of this Agreement shall be invalid, illegal or unenforceable, it shall not affect or impair the validity, legality or enforceability of any other provision of this Agreement, and there shall be substituted for the affected provision a valid and enforceable provision as similar as possible to the affected provision.

9.3. Third Parties. There are no intended third-party beneficiaries to this Agreement.

9.4. Binding Effect. This agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

9.5. Time is of the Essence. Time is of the essence in the performance of each and every term, condition, and covenant of this Agreement.

9.6. Assignment. The City shall not assign this Agreement and any attempted assignment in violation of this provision shall be null and void ab initio and of no force and effect. The Development Manager shall not assign this Agreement without the prior written consent of the City and any attempted assignment in violation of this provision shall be null and void ab initio and of no force and effect; except that Development Manager may assign this Agreement without the City’s consent to other entities that (i) are owned by Development Manager; (ii) are owners of

Development Manager; or (iii) are, directly or indirectly, in control of, controlled by, or under common control with Development Manager.

9.7. Counterparts. This Agreement may be executed in any number of counterparts which together shall constitute one and the same instrument. Executed copies hereof may be delivered by email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the Parties hereto. Signature pages may be detached and reattached physically to form one document.

9.8. Computation of Time. In computing days for performance or payment as provided hereunder, the first day shall be excluded and the last day shall be included. If the last day of any such period is a Saturday, Sunday, legal holiday, or other day that the City's offices are closed, the period shall extend to include the next day which is not Saturday, Sunday, a legal holiday, or a day when the City's offices are closed.

9.9. Governing Law. This Agreement shall be construed, interpreted and enforced according to the laws of the State of Colorado, without regard to principles of conflict of laws. DEVELOPMENT MANAGER AND THE CITY AGREE THAT ALL ACTIONS OR PROCEEDINGS ARISING OUT OF OR RELATED TO THIS AGREEMENT SHALL BE LITIGATED IN THE DISTRICT COURT OF WELD COUNTY, COLORADO, WHICH SHALL BE THE EXCLUSIVE VENUE FOR ALL SUCH ACTIONS. DEVELOPMENT MANAGER AND THE CITY EACH HEREBY WAIVES ANY CLAIM THAT THE AGREED VENUE IS AN INCONVENIENT FORUM OR AN IMPROPER FORUM BASED ON LACK OF VENUE. DEVELOPMENT MANAGER AND THE CITY (BY ACCEPTANCE HEREOF), HAVING BEEN REPRESENTED BY COUNSEL EACH KNOWINGLY AND VOLUNTARILY WAIVES ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING ARISING OUT OF OR RELATED TO THIS AGREEMENT, AND AGREES THAT ANY SUCH ACTION OR PROCEEDING WILL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY.

9.10. General Cooperation. Notwithstanding any other provision of this Agreement to the contrary, the Parties agree in good faith to execute such further or additional documents, and to take such other actions, as may be reasonably necessary and appropriate to fully carry out the intent and purpose of the Parties as set forth in this Agreement.

9.11. Relationship of the Parties. Notwithstanding anything contained in this Agreement, the anticipated Exchange Agreements, or any other agreement, representation, or warranty to the contrary, nothing contained herein or therein will be construed or interpreted as (i) creating a joint venture, partnership, or other similar relationship between the Parties; (ii) obligating any Party to perform any of the obligations of another Party; (iii) entitling any person or entity not a Party to this Agreement to any of the benefits of this Agreement; (iv) appointing a Party to this Agreement as an agent of the other or authorizing a Party to this Agreement to make contracts in the name of the other; or (v) creating, establishing or imposing a fiduciary duty owned by one Party to the other or in any way creating a fiduciary duty between the Parties.

9.12. Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be delivered to the receiving party at the address below by (i) personal

delivery (including by means of professional messenger service); (ii) nationally recognized overnight courier; (iii) registered or certified mail, postage prepaid, return receipt requested; or (iv) electronic mail, or electronic transmission of a pdf document followed by delivery of a hard copy through one of the methods outlined in (i) through (iii) above, and shall be deemed received upon the date of receipt thereof.

If to Development Manager: Richmark Vertikal, LLC
Attention: Adam Frazier
5200 W. 20th Street
Greeley, CO 80634
Telephone No.: (970) 420-7537
Email: adam@richmarkcompanies.com;
cc: walker@vertikalco.com

with copies to: Brownstein Hyatt Farber Schreck, LLP
Attention: Carolynne White
675 15th Street
Suite 5900
Denver, CO 80202
Telephone No.: (303) 223-1100
Email: cwhite@bhfs.com

If to the City:
City Manager
City of Greeley
1000 10th Street
Greeley CO 80631
(970) 350-9741
raymond.lee@greeleygov.com

With copies to
City Attorney
City of Greeley
1100 10th St, Suite 401
Greeley CO 80631
(970) 3500-9757
CityAttorney@greeleygov.com

Assistant City Manager
City of Greeley
1000 10th Street
Greeley CO 80631
(970) 350-9702
kelli.johnson@greeleygov.com

Notice of change of address shall be given by written notice in the manner detailed in this Section.

9.13. Professional Fees. In the event of the bringing of any action or suit by a Party hereto against another Party hereunder arising out of or related to this Agreement, the non-prevailing Party shall pay all costs and expenses of the prevailing Party incurred in connection with such action or suit, including actual attorneys' fees, accounting and engineering fees, and any other professional fees resulting therefrom. The terms of this subparagraph shall survive the termination of this Agreement.

9.14. No Recording. The provisions hereof will not constitute a lien on the any Party's property, and neither this Agreement nor any notice or memorandum of this Agreement will be recorded by either Party.

9.15. City Payment Obligations. All payment obligations of the City under this Agreement are subject to annual appropriation by the City Council, and this Agreement does not constitute a general obligation, other indebtedness or a multiple fiscal year financial obligation of the City within the meaning of any constitutional, statutory or Charter debt limitation.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have executed this PRE-DEVELOPMENT AGREEMENT as of the date first above written.

DEVELOPMENT MANAGER:

Richmark Vertikal, LLC,
a Colorado limited liability company

Signed by:
By: Adam Frazier
6CF3275FAADF4F3...

Name: Adam Frazier

Title: Authorized Agent

CITY:

By: _____

Name: Raymond Lee

Title: City Manager

SCHEDULE 1

Approved Pre-Development Budget

[See Attached]

Civic Campus - Greeley, CO

7.31.25

Schedule 1 - Approved Pre-development Budget

Option - A				
#	Description	Total	To Date	Remaining
Total Land Costs (Acquisition + Abatement)*		\$ 7,242,077	\$ 150,000	\$ 7,092,077
Total Hard Costs		\$ -	\$ -	\$ -
46	Soft Costs⁽³⁾			
47	A&E*	\$ 1,336,499	\$ 102,743	\$ 1,233,755
48	3rd Party Reports & Consultants*	\$ 98,581	\$ 38,046	\$ 60,534
49	Insurance*	\$ -	\$ -	\$ -
50	Title (inc Draw Downs, etc.)*	\$ 52,642	\$ -	\$ 52,642
51	Developer Fees	\$ -	\$ -	\$ -
52	Proj Management*	\$ 52,000	\$ -	\$ 52,000
53	Legal*	\$ 60,186	\$ -	\$ 60,186
54	Property Tax	\$ -	\$ -	\$ -
55	Materials Testing*	\$ 96,823	\$ 11,940	\$ 84,883
56	City Development Fees*	\$ -	\$ -	\$ -
57	Permit Fee*	\$ -	\$ -	\$ -
58	Water & Sewer PIFS*	\$ -	\$ -	\$ -
59	Raw Water *	\$ -	\$ -	\$ -
60	Misc. Soft Cost*	\$ 69,824	\$ 4,174	\$ 65,650
61	Owner Contingency*	\$ 1,691,369	\$ -	\$ 1,691,369
Total Soft Costs*		\$ 3,457,923	\$ 156,904	\$ 3,301,019
Total Pre-Dev Budget		\$ 10,700,000	\$ 306,904	\$ 10,393,096

* Within the asterisked line items amounts may shift due to actual costs in one line item, and cost savings in one line item may be applied to cost overruns in other line items.

EXHIBIT A
Development Manager’s Downtown Property
[See attached]

Exhibit A Development Managers Downtown Property

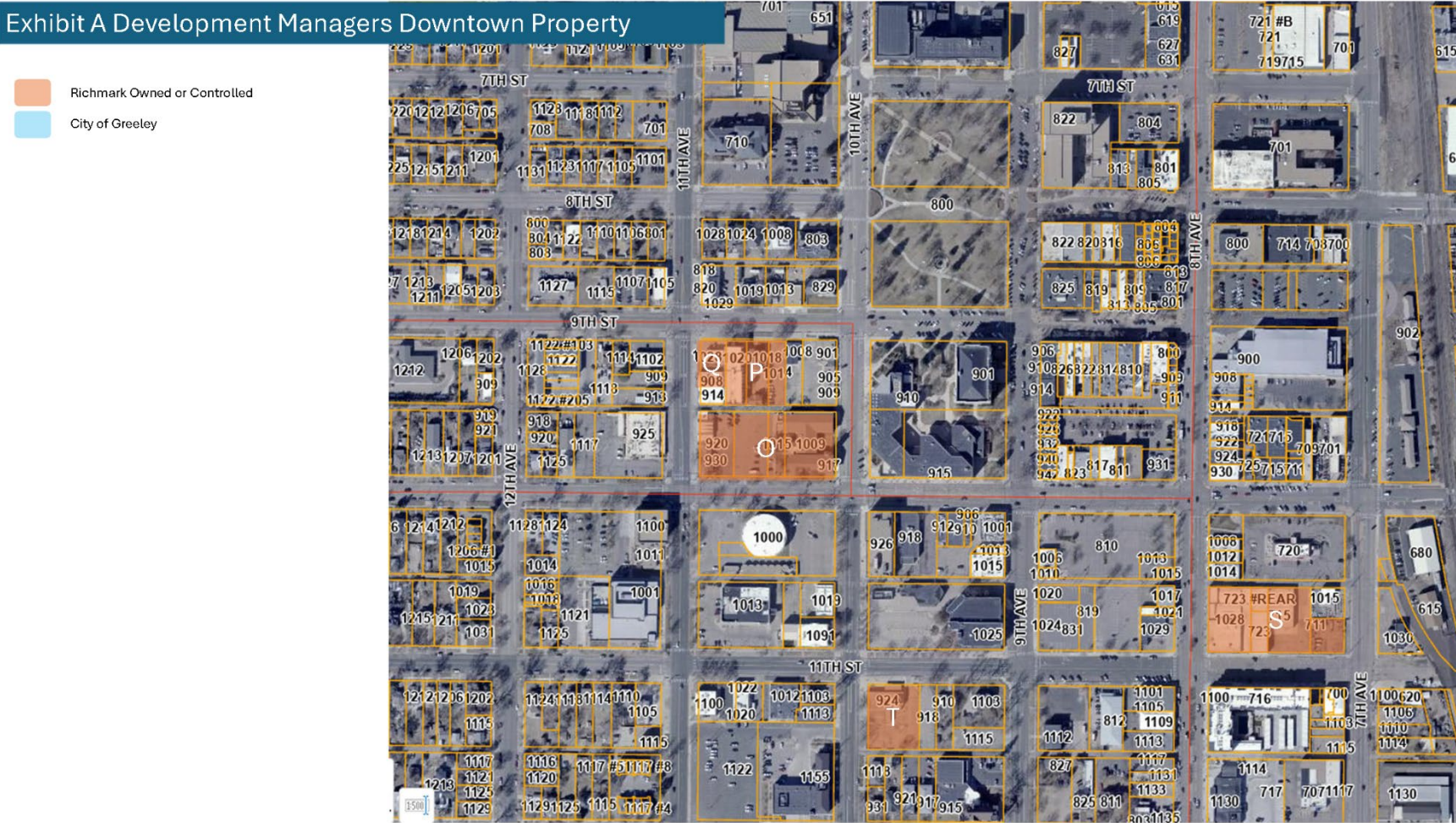


EXHIBIT B
City's Downtown Property

[See attached]

Exhibit B City Downtown Property

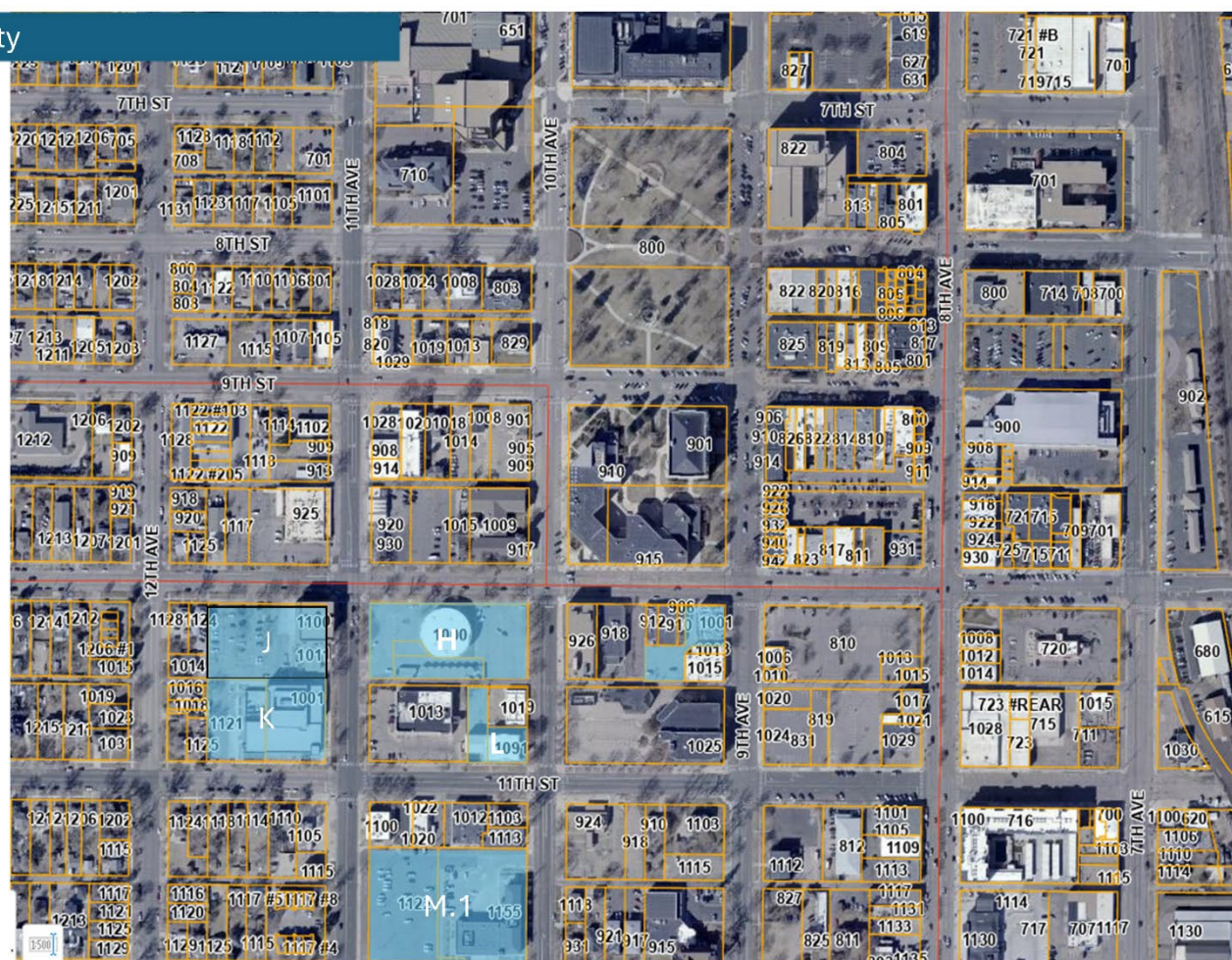
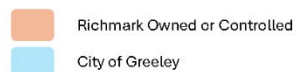


EXHIBIT C Potential Project Locations

[See attached]

Exhibit C Potential Project Locations

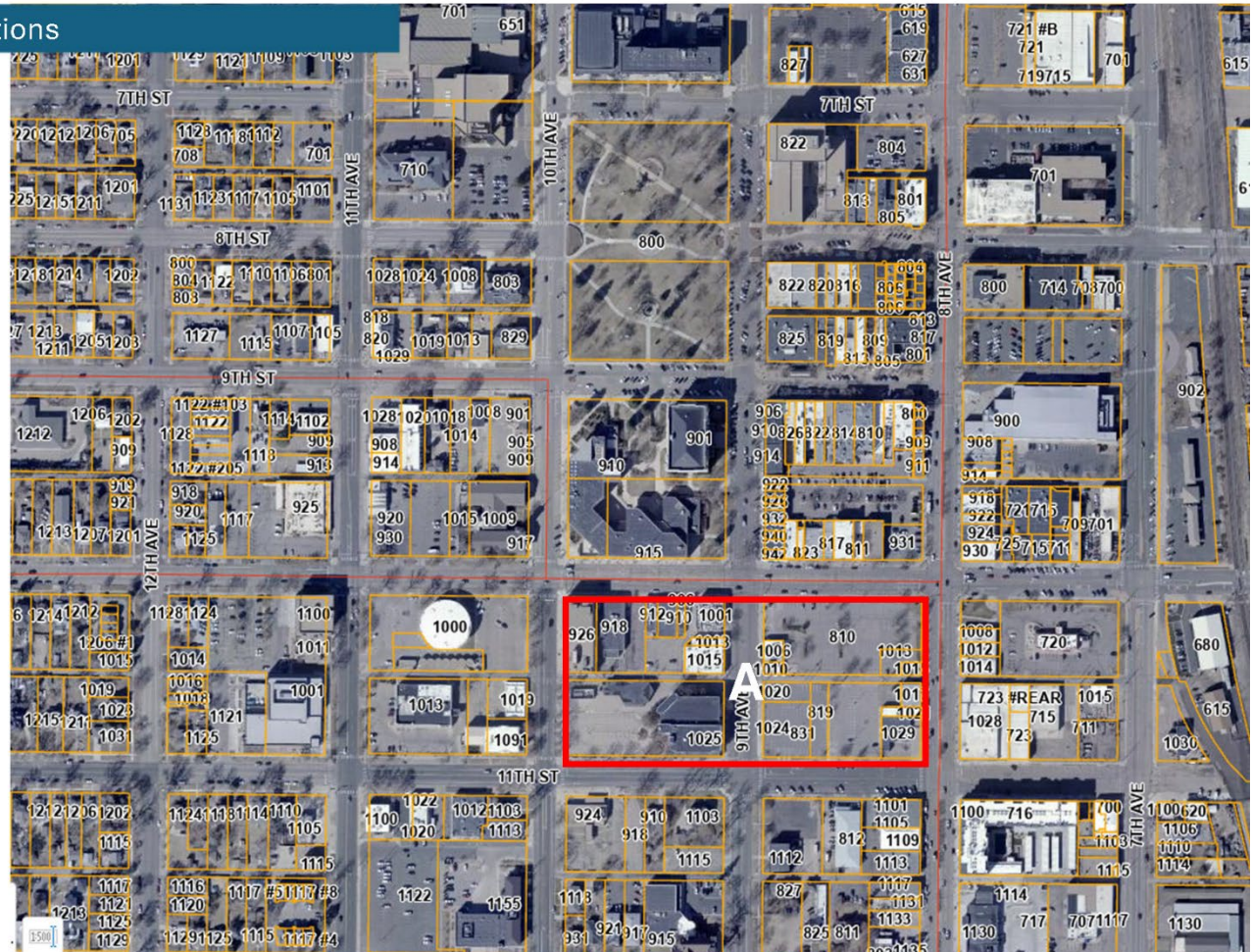


EXHIBIT D

City's Requirements and Specifications

City Requirements for the Downtown Redevelopment and Civic Campus Project

1. Project Purpose

The City of Greeley seeks to develop a New City Facility as the centerpiece of a larger effort to redevelop the downtown core into a vibrant, mixed-use civic and cultural district. This project will be delivered through a public-private partnership (P3) and is intended to consolidate City services, enhance community access to government, and serve as a catalyst for economic development, placemaking, and long-term sustainability.

2. Project Goals and Objectives

A. Establish a Centralized Civic Campus

- Consolidate dispersed City operations into a modern, efficient, and accessible civic campus
- Replace and modernize aging facilities
- Design facilities to reflect long-term municipal and community needs

B. Catalyze Private Investment and Economic Growth

- Stimulate redevelopment of underutilized properties
- Attract private capital, jobs, and diverse commercial activity
- Promote inclusive, equitable economic development

C. Maximize Fiscal Sustainability

- Increase the City's tax base through strategic land use and development
- Incorporate revenue-generating components (e.g., retail, lodging, residential)
- Ensure financially responsible and scalable project delivery

D. Activate Land and Public Space

- Convert underused parcels into vibrant, walkable mixed-use spaces
- Strengthen downtown connectivity and public realm improvements

E. Align with Greeley's Long-Term Vision

- Reflect the City's Comprehensive Plan and strategic growth priorities
- Reinforce Greeley's identity as a forward-thinking, civic-minded community

3. Project Scope and Deliverables (Pre-Development Term)

During the Pre-Development Term, the Development Manager will support and deliver the following scope items:

- Site planning, feasibility analysis, and space programming for a New City Facility
- Refinement of square footage needs and operational requirements based on previous programming studies
- Land use and zoning strategy, including entitlements and public approvals
- A schedule for timing and phasing of development

Financial modeling and preliminary funding strategies (e.g., Certificates of Participation)
Stakeholder coordination, including School District 6, Weld County, and private partners
Public and partner engagement planning in coordination with the City's Communications and Engagement team
Master schedule development, with key milestones for City Council decision-making and partner approvals
Support for real estate negotiations and property control strategy
Preparation of a draft Development Agreement outlining roles, obligations, phasing, and funding structures

4. New City Facility Requirements

The following preliminary requirements reflect the City's current expectations for the New City Facility:

A. Functional Spaces

- Customer service counters (e.g., utility billing, permits)
- Administrative office space for departments
- Flexible conference and community meeting rooms
- Secure areas for records, IT, and sensitive services
- Shared break and amenity spaces for staff
- Modern public-facing lobbies and check-in systems

B. Size and Configuration

The total square footage is to be determined during programming validation, but must meet the City's long-term operational needs while balancing cost-efficiency and adaptability.
Currently, the city hall portion of the development program assumes a 95,000 square foot building and a need for 352 parking spaces.

C. Design and Performance Standards

- High-quality, durable, and energy-efficient construction
- Target sustainability certifications (e.g., LEED or equivalent)
- Fully accessible (ADA-compliant and universally designed)
- Integrated technology and security infrastructure
- Civic-oriented architecture that reflects community identity

D. Site and Connectivity

- Location within the previously defined downtown core
- Strong pedestrian and multimodal access
- Coordination with existing infrastructure capacity
- Integration with public open space and downtown amenities

5. Engagement and Public Process

All engagement efforts must support transparency and alignment with City Council direction. The Development Manager will assist the City in coordinating partner updates, community briefings,

and messaging through established communications channels. Public input will be considered through phased engagement to ensure meaningful participation.

6. Constraints and Assumptions

Constraints:

- Scope is limited to the downtown core area and coordinated with existing development agreements (e.g., RVJV)

- Legal and regulatory compliance is required for all public funding and land use changes

- Capital funding is constrained and must be aligned with other City priorities

Assumptions:

- The City will negotiate and secure necessary land agreements with public partners

- The Development Manager will operate under City direction and in partnership with City staff

- The project will leverage shared infrastructure improvements and financial tools (e.g., TIF, COPs, BID/GID)

7. Transition to Development Agreement

The Development Manager will assist in drafting and negotiating a full Development Agreement that formalizes:

- Project phasing and milestones

- Responsibilities for design, financing, construction, and operation

- Financial contributions and incentives

- Partner roles, risk allocation, and legal commitments

Upon execution of the Development Agreement, this Exhibit and the Pre-Development Agreement will terminate and be superseded by the formal agreement



Council Agenda Summary

August 5, 2025

Key Staff Contact: Brian McBroom, Community Development Director

Title:

Introduction and first reading ordinance of the City of Greeley, Colorado establishing the City of Greeley, West Greeley project area General Improvement District (GID) and other details relating thereto (Residential West Greeley GID)

Summary:

A key tool for funding needed public infrastructure in the West Greeley area is a new Residential West Greeley General Improvement District (RWGGID). City Council received an overview of General Improvement Districts (GID) on February 25, 2025 and a progress update on July 22, 2025. A new GID can be created by ordinance by the City Council once a petition is received. An additional ordinance and other actions are planned for this fall to formalize how the RWGGID will operate, including the adoption of a 2026 Budget, should this establishing ordinance be approved on August 19, 2025.

The recommended action is for council to approve the motion to introduce the ordinance on August 5, 2025, and schedule the public hearing for August 19, 2025. On August 19, 2025, after the public hearing, the recommended action will be to adopt the ordinance.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Positive Impact: What is the onetime and/or ongoing amount?

Is it budgeted? Not applicable. No 2025 expenditures are anticipated.

Does it require a new appropriation? Not at this time

Are there any long-term financial impacts? Yes. A new GID will create new opportunities to fund infrastructure in West Greeley that will reduce impacts on the city's General Fund, which provides significant positive long-term financial impacts.

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

The creation of the Residential West Greeley General Improvement District is an essential component of the financing model for the proposed Catalyst Project, including funding key infrastructure to support the project and enable significant additional development in West Greeley.

Strategic Focus Area:

Business Growth

Community Vitality

High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

Decision Options:

1. Introduce the ordinance as presented; or
2. Amend the ordinance and introduce as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and set second reading for August 19, 2025.

Attachments:

1. Ordinance No. 22, 2025 with Exhibit A
2. West Greely Residential GID Petition

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 22, 2025**

**AN ORDINANCE OF THE CITY OF GREELEY, COLORADO ESTABLISHING THE
CITY OF GREELEY, RESIDENTIAL WEST GREELEY GENERAL IMPROVEMENT
DISTRICT AND OTHER DETAILS RELATING THERETO**

WHEREAS, the City of Greeley, Colorado (the “City”) is a duly organized and existing home rule municipality of the State of Colorado (the “State”), created and operating pursuant to Article XX of the Constitution of the State and the home rule charter of the City (the “Charter”); and

WHEREAS, the City has received a petition (the “Petition”) to organize the City of Greeley, Residential West Greeley General Improvement District (the “GID”) within the City; and

WHEREAS, the Petition has been signed by Martin Lind as the authorized representative of Vima Partners, LLC and Patriot Energy, LLC that are owners of one hundred percent (100%) of the taxable real property to be included in the initial boundaries of the GID, and contains a request, pursuant to Section 31-25-607(3.5), C.R.S., for a waiver of all requirements for notice, publication, hearing, and election set forth in Sections 31-25-606 C.R.S. and Section 31-25-607, C.R.S.; and

WHEREAS, the City Council of the City of Greeley (“Council”) wishes to organize the GID and waive the notice, publication, hearing, election, and bond requirements because the Petition is signed by the owners of one hundred percent (100%) of the taxable real property to be included in the GID, pursuant to Section 31-25-607(4)(c), C.R.S.

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

1. **Findings and Determinations.** The Council hereby finds and determines the following with respect to the Petition and proposed GID:

(a) The Petition is duly signed by the owners of one hundred percent (100%) of the taxable real property of the initial boundaries of the proposed GID presented in conformity with Part 6, Article 25, Title 31, C.R.S., and contains a request for a waiver of all requirements for notice, publication, hearing, and election set forth in Sections 31-25-606, C.R.S. and Section 31-25-607, C.R.S.

(b) The allegations of the Petition in all respects appear to be true.

(c) It has not been shown that the proposed improvements or services will not confer a general benefit on the area of the GID or that the cost of the improvements or services would be excessive as compared to the property value within the GID.

(d) The organization of the GID will serve a public use and will promote the health, prosperity, security and general welfare of the inhabitants of and visitors to the City and the GID.

2. **Waiver of Notice, Publication, Hearing, and Election.** Pursuant to Section 31-25-607(3.5), C.R.S., the Council waives all requirements for notice, publication and a hearing, and the organization election set forth in Sections 31-25-606, C.R.S. and Section 31-25-607, C.R.S.

3. **Establishment of District.** In accordance with the provisions of Section 31-25-607(4)(c), C.R.S., the Council, having jurisdiction, power, and authority under the law to adopt this Ordinance, hereby declares the GID organized and that it shall be known as the City of Greeley, Residential West Greeley General Improvement District in all proceedings. The GID shall be a public or quasi-municipal subdivision of the State of Colorado and a body corporate with the powers set forth in Part 6, Article 25, Title 31, C.R.S. The ex officio Board of Directors of the GID shall be the Council.

4. **District Boundaries.** The GID is located entirely within the boundaries of the City and the legal description of the initial boundaries of the GID is set forth in Exhibit A hereto and incorporated herein by this reference.

5. **District Improvements and Services.** A general description of the anticipated improvements to be acquired, constructed and installed within the GID and the services to be provided are as follows:

Improvements to be acquired, constructed, installed, operated and/or maintained may include, but are not limited to all utilities, gas, electric, water, storm sewer, sanitary sewer, drainage, all communications facilities such as cable, fiber, and broadband, roadways and alleyways, trails and sidewalks, environmental remediation, fill, street lights, landscaping, irrigation, public parking areas, signage, parks, and open space, together with land, easements and extensions of and improvements to said facilities within and without the boundaries of the GID.

6. **Recording.** In accordance with Section 31-25-608, C.R.S., within 30 days after the effective date of this Ordinance, the City Clerk shall transmit a copy of this Ordinance to the County Clerk and Recorder in Weld County, Colorado for recording.

7. **Authorized Actions.** The City Manager, City Clerk, and City Attorney are authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance.

8. **Ordinance Conclusive.** This ordinance shall finally and conclusively establish the regular organization of the GID against all persons unless an action attacking the validity of the organization is commenced in a court of competent jurisdiction within 30 days after the adoption of this ordinance. Thereafter, any such action shall be perpetually barred.

9. **Repealer.** All bylaws, orders, resolutions and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer

shall not be construed to revise any such bylaw, order, resolution or ordinance, or part thereof, heretofore repealed.

10. **Severability.** If any section, subsection, paragraph, clause or other provision of this Ordinance for any reason is invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

11. **Charter Controls.** Pursuant to Article XX of the State Constitution and the Charter, all State statutes that might otherwise apply in connection with the provisions of this Ordinance are hereby superseded to the extent of any inconsistencies between the provisions of this Ordinance and such statutes. Any such inconsistency is intended by the City Council and shall be deemed made pursuant to the Charter.

12. **Effective Date.** This Ordinance shall become effective in accordance with Greeley City Charter Section 3-16.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS _____ DAY OF _____ 2025.

ATTEST:

CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN THE ALTA SURVEY AS RECORDED DECEMBER 09, 2024 AT RECEPTION NO. 4998863 OF THE WELD COUNTY CLERK AND RECORDER (WCCR), THE WEST HALF OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: BEARING ARE BASED ON THE EASTERLY LINE OF SAID PARCEL , WHICH BEARS S 0°30'42" W.

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL,

THENCE S 0°30'42" W, ON THE EAST LINE OF SAID PARCEL, A DISTANCE OF 935.00 FEET;

THENCE N 90°00'00" W A DISTANCE OF 924.54 FEET;

THENCE N 90°00'00" E A DISTANCE OF 949.28 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL ;

THENCE S 89°07'14" E, ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 933.00 FEET TO **POINT OF BEGINNING**

CONTAINING AN AREA OF 874,994 SQUARE FEET (20 AC) MORE OR LESS.

PROPERTY KEY MAP

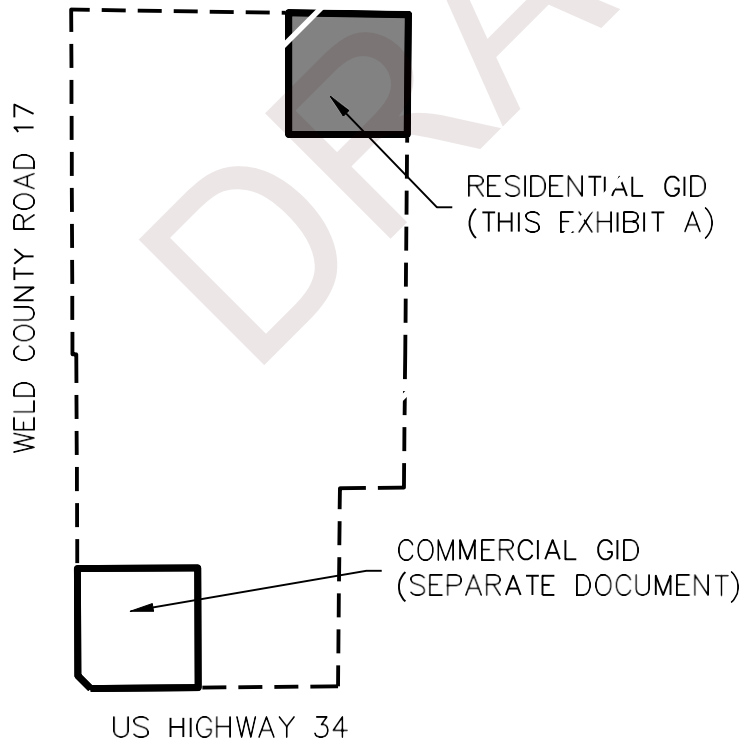


EXHIBIT A
DATE: JULY 2025
JOB NO. 0732.XXXX.XX
SHEET 1 OF 2

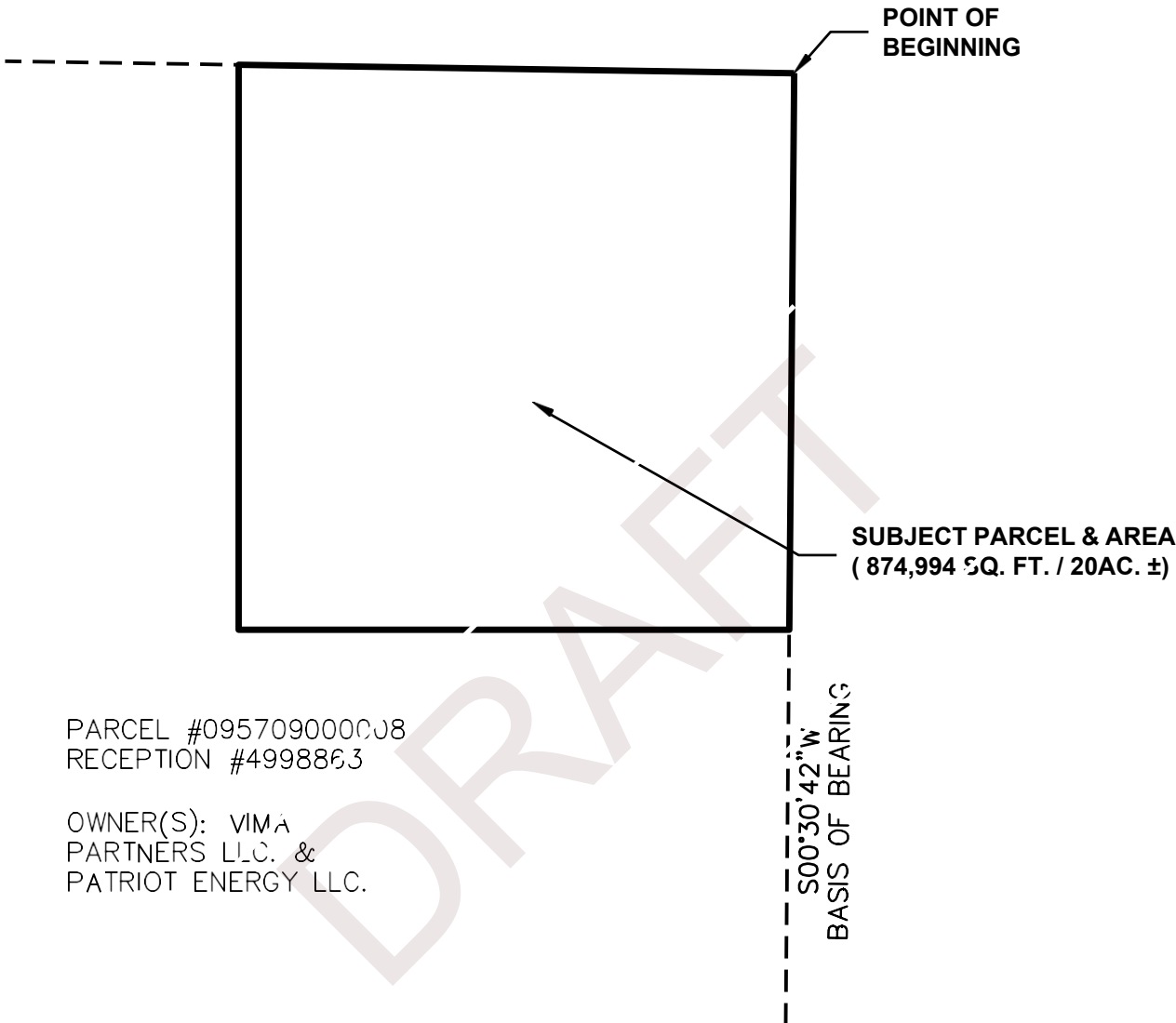


TST, INC. CONSULTING ENGINEERS



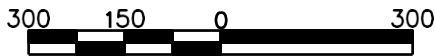
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT A



PARCEL #0957090000J8
RECEPTION #4998863

OWNER(S): VIMA
PARTNERS LLC. &
PATRIOT ENERGY LLC.



scale 1"=300' feet

EXHIBIT A
DATE: JULY 2025
JOB NO. 0732.XXXX.XX
SHEET 2 OF 2



748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

STATE OF COLORADO)
)
COUNTY OF WELD)
)
CITY OF GREELEY)

**PETITION FOR IMPROVEMENTS
AND CREATION OF A GENERAL
IMPROVEMENT DISTRICT**

The undersigned owners (the “Petitioners”), constituting one hundred percent of the owners of the taxable real within the following described area within the City of Greeley, Colorado (the “City”), hereby petitions the City Council of the City (the “Council”) of the City for the creation of a General Improvement District (the “District”) pursuant to Part 6, Article 25, Title 31, Colorado Revised Statutes (the “GID Act”), and for the construction, installation, and/or acquisition of certain improvements (the “Improvements”) and/or services (the “Services”) in the proposed District. In accordance with the GID Act, the Petitioners state:

1. Name of District. The General Improvement District petitioned for shall be known as CITY OF GREELEY, RESIDENTIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT.

2. Authorized Improvements and Services. The main purpose of the District is to provide an alternative financing mechanism for the funding of certain Improvements and certain Services benefiting the properties included within the boundaries of the District. The District shall be authorized to provide for the construction, operation and maintenance of all Improvements permitted under the GID Act that serve the property within the District, and provide such Services permitted under the GID Act.

A general description of the Improvements to be acquired, constructed, installed, operated or maintained, and the Services to be provided within and for the District are as follows:

IMPROVEMENTS generally to be acquired, constructed, installed, operated, and maintained may include but are not limited to:

- (a) Water improvements including, but not limited to, transmission and distribution lines, reservoirs, hydrants, meters, pumping stations, water taps, and all necessary, incidental and appurtenant properties and facilities;
- (b) Sewer improvements including, but not limited to, collection and transmission lines, laterals, lift stations, sewer taps, and all necessary, incidental and appurtenant properties and facilities;
- (c) Storm sewers and drainage improvements;
- (d) Public roadways, including road and pedestrian underpasses and overpasses, site grading, sidewalks, bridges, and parking improvements;

- (e) Fire protection improvements, including fire hydrants and stations;
- (f) Landscaping, irrigation, and ditches;
- (g) Site and traffic lighting, and required signage;
- (h) Parks, trails, open space and recreation facilities;
- (i) Utilities;
- (j) Site amenities such as benches, fountains and monuments; and
- (k) Related improvements.

SERVICES generally to be provided may include but are not limited to police and fire protection, municipal and building code enforcement, professional services including but not limited to planning, engineering, building and construction inspection, financial administration and legal services, and any other service that the City is authorized to provide.

3. Estimated Costs. An estimated total costs of the Improvements is \$2,000,000,000 and an estimated annual cost of providing the proposed Services is \$10,000,000. The total cost of the Improvements and Services may be paid or reimbursed by ad valorem property taxes to be imposed against all taxable real property within the District pursuant to Section 31-25-612, C.R.S.

4. District Boundaries. The initial boundaries of the District will encompass approximately 20 acres within the City. The legal description of the Initial Boundaries of the District and a map of the Initial Boundaries of the District are attached hereto as Exhibit A (the "Initial Boundaries").

It is anticipated that the boundaries of the District will expand over time as property owners in the surrounding area petition to be included within the District in accordance with Section 31-25-618 of the GID Act. The anticipated inclusion area of the District encompasses approximately 12,000 acres and is depicted in the map attached hereto as Exhibit B.

5. Petitioners' Representatives. The Petitioners hereby name the following three persons to represent the Petitioners in the organization of the District and to enter into agreements relating to the organization of the District (which agreements shall be binding on the District, if created):

- (a) Martin Lind;
- (b) Gary Kerr; and
- (c) Colton Lind.

6. Statement Required by Section 31-25-604, C.R.S. This petition is signed by the owners of one hundred percent of the taxable real property to be included in the proposed District.

7. Petitioners' Elector Designation. The Petitioners are not natural persons but owners 100% of the taxable real property located in the Initial Boundaries of the proposed District. The Petitioners hereby authorize and designate the elector who signed the signature page of this petition as the person designated, pursuant to Section 31-25-602(2)(b), C.R.S., to vote for the undersigned Petitioners.

9. Request for Waiver. Pursuant to Section 31-25-607(3.5), C.R.S, Petitioners hereby request the City Council waive any and all requirements for notice, publication, hearing, and election set forth in Section 31-25-606, C.R.S and Section 31-25-607, C.R.S., and waive the bond required pursuant to Section 31-25-605, C. R.S.

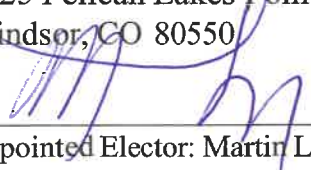
WHEREFORE, Petitioners request that the above-described CITY OF GREELEY, RESIDENTIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT be organized in accordance with Part 6, Article 25, Title 31, C.R.S., and all other statutes and laws of the State of Colorado amendatory thereof or supplemental thereto, and ask the City Council to take all steps and procedures required by law for the organization of said District, and request that, pursuant to Section 31-25-607(3.5), C.R.S., the City Council waive all the requirements for notice, publication and a hearing set forth in Sections 31-25-606 and 31-25-607, C.R.S., and for the organizational bond set forth in Section 31-25-605, C.R.S., and adopt an ordinance declaring the District organized.

VIMA PARTNERS, LLC
(Owner of 87.33%)

By: 
Martin Lind, Manager

Date: July 31, 2025

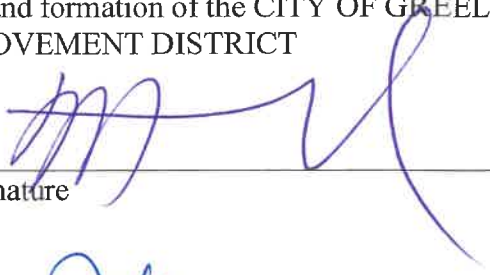
Address of Property Owner:
1625 Pelican Lakes Point, Suite 201
Windsor, CO 80550


Appointed Elector: Martin Lind

VERIFICATION

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

I, Martin Lind, hereby certify that I have read the attached PETITION FOR IMPROVEMENTS AND CREATION OF A GENERAL IMPROVEMENT DISTRICT in the City of Greeley, Colorado. I further certify that I am an owner of real property within the area to be included in the District and I consent to the Petition and formation of the CITY OF GREELEY, RESIDENTIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT

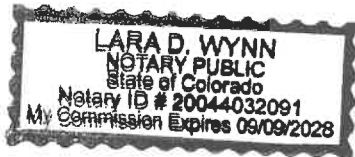


Signature

Subscribed and sworn to before me this 31st day of July, 2025 by Martin Lind.

WITNESS my hand and official seal.

My commission expires: 9/9/2028





Notary Public (Signature)

Lara D. Wynn

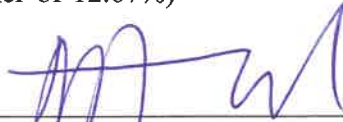
Notary Public (Name – please print)

3752 Nations Way
Berthoud CO 80513

Address

PATRIOT ENERGY, LLC
(Owner of 12.67%)

By: _____

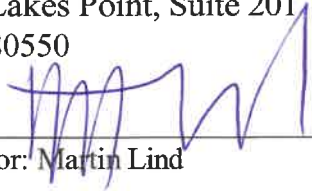


Martin Lind, Manager

Date: _____

July 31, 2025

Address of Property Owner:
1625 Pelican Lakes Point, Suite 201
Windsor, CO 80550



Appointed Elector: Martin Lind

VERIFICATION

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

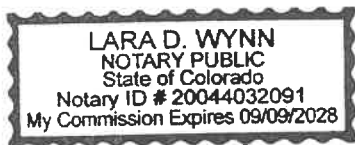
I, Martin Lind, hereby certify that I have read the attached PETITION FOR IMPROVEMENTS AND CREATION OF A GENERAL IMPROVEMENT DISTRICT in the City of Greeley, Colorado. I further certify that I am an owner of real property within the area to be included in the District and I consent to the Petition and formation of the CITY OF GREELEY, RESIDENTIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT

Signature

Subscribed and sworn to before me this 31st day of July 2025 by Martin Lind.

WITNESS my hand and official seal.

My commission expires: 9/9/2028



Notary Public (Signature)

Notary Public (Name – please print)

Lara D Wynn
3752 Nations Way
Berthoud CO 80513
Address

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN THE ALTA SURVEY AS RECORDED DECEMBER 09, 2024 AT RECEPTION NO. 4998863 OF THE WELD COUNTY CLERK AND RECORDER (WCCR), THE WEST HALF OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: BEARING ARE BASED ON THE EASTERLY LINE OF SAID PARCEL , WHICH BEARS S 0°30'42" W.

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL,

THENCE S 0°30'42" W, ON THE EAST LINE OF SAID PARCEL, A DISTANCE OF 935.00 FEET;

THENCE N 90°00'00" W A DISTANCE OF 924.54 FEET;

THENCE N 90°00'00" E A A DISTANCE OF 949.28 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL ;

THENCE S 89°07'14" E, ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 933.00 FEET TO **POINT OF BEGINNING**

CONTAINING AN AREA OF 874,994 SQUARE FEET (20 AC) MORE OR LESS.

PROPERTY KEY MAP

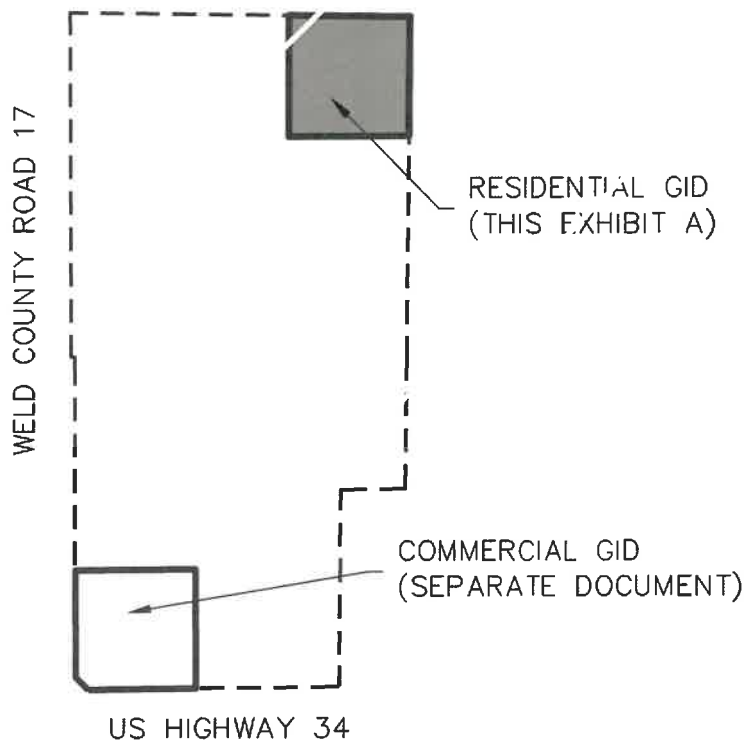
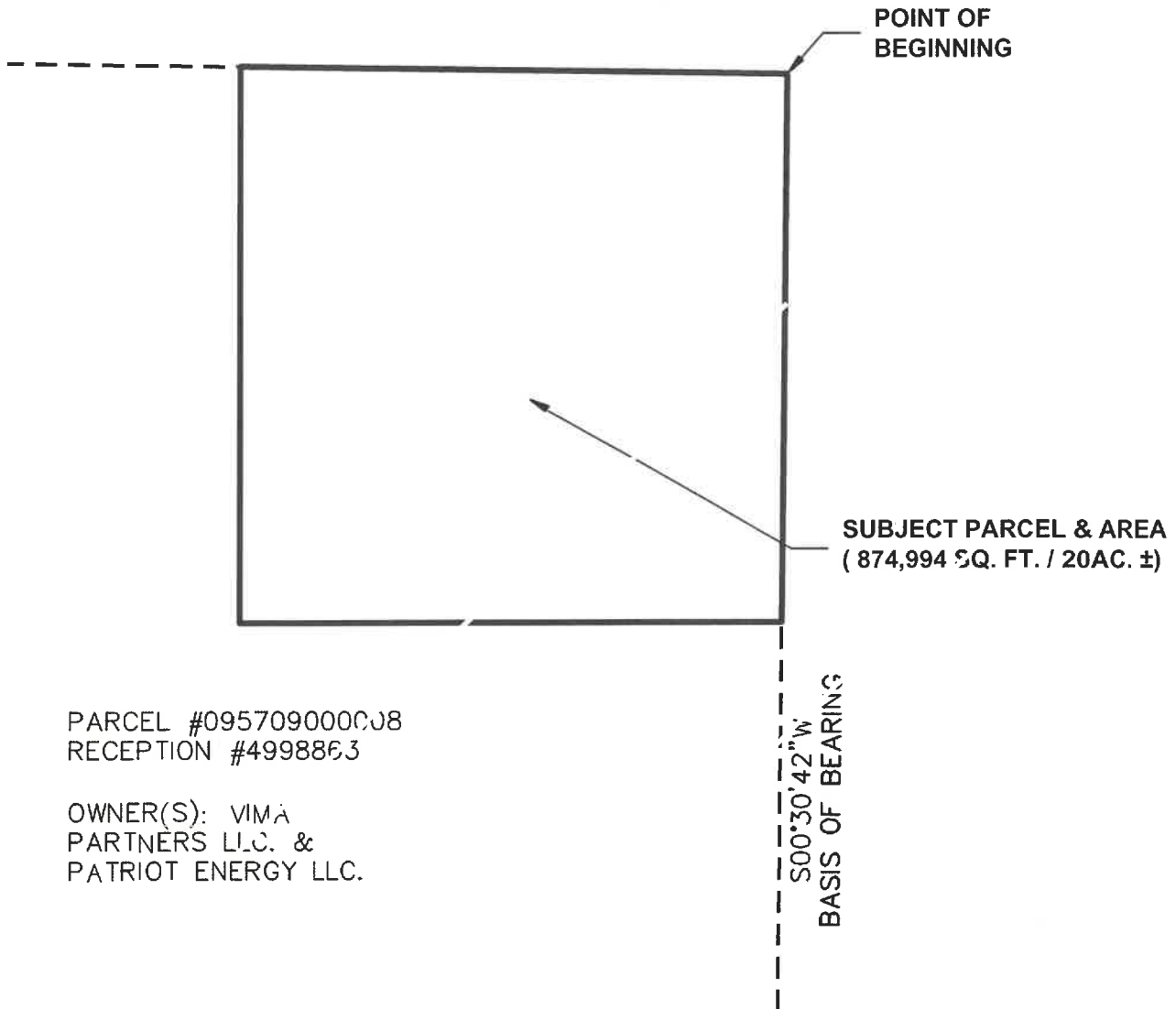


EXHIBIT A
DATE: JULY 2025
JOB NO. 0732.XXXX.XX
SHEET 1 OF 2

TST TST, INC. CONSULTING ENGINEERS

748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT A



PARCEL #0957090000J8
RECEPTION #4998863

OWNER(S): VIMA
PARTNERS L.L.C. &
PATRIOT ENERGY LLC.

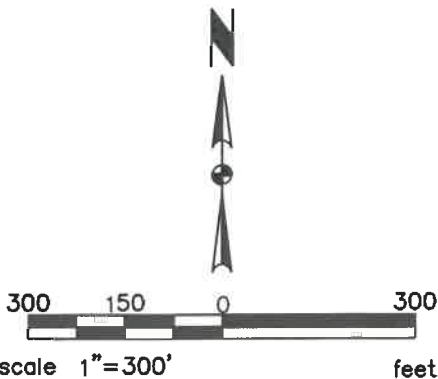


EXHIBIT A
DATE: JULY 2025
JOB NO. 0732.XXXX.XX
SHEET 2 OF 2

TST TST, INC. CONSULTING ENGINEERS

748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT B

INCLUSION AREA BOUNDARIES





Council Agenda Summary

August 5, 2025

Key Staff Contact: Brian McBroom, Community Development Director

Title:

Introduction and first reading ordinance of the City of Greeley, Colorado establishing the City of Greeley, Commercial General Improvement District (GID) and other details relating thereto

Summary:

A key tool for funding needed public infrastructure in the West Greeley area is a new Commercial West Greeley General Improvement District (CWGGID). City Council received an overview of general improvement districts on February 25, 2025 and a progress update on July 22, 2025.

A new GID can be created by ordinance by the City Council once a petition is received. An additional ordinance and other actions are planned for this fall to formalize how the CWGGID will operate, including the adoption of a 2026 Budget, should this establishing ordinance be approved on August 19.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Positive Impact: What is the onetime and/or ongoing amount?

Is it budgeted? Not applicable. No 2025 expenditures are anticipated.

Does it require a new appropriation? Not at this time

Are there any long-term financial impacts? Yes. A new GID will create new opportunities to fund infrastructure in West Greeley that will reduce impacts on the city's General Fund, which provides significant positive long-term financial impacts.

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

The creation of the Commercial West Greeley General Improvement District is an essential component of the financing model for the proposed Catalyst Project, including funding key infrastructure to support the project and enable significant additional development in West Greeley.

Strategic Focus Area:

Business Growth

Community Vitality

High-Performance Government

Housing For All

Infrastructure and Mobility

Quality of Life
Safe and Secure Communities

Decision Options:

1. Introduce the ordinance as presented; or
2. Amend the ordinance and introduce as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for August 19, 2025.

Attachments:

1. Ordinance No. 23, 2025 with Exhibit A
2. West Greeley Commercial GID Petition

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 23, 2025**

**AN ORDINANCE OF THE CITY OF GREELEY, COLORADO ESTABLISHING THE
CITY OF GREELEY, COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT
DISTRICT AND OTHER DETAILS RELATING THERETO**

WHEREAS, the City of Greeley, Colorado (the “City”) is a duly organized and existing home rule municipality of the State of Colorado (the “State”), created and operating pursuant to Article XX of the Constitution of the State and the home rule charter of the City (the “Charter”); and

WHEREAS, the City has received a petition (the “Petition”) to organize the City of Greeley, Commercial West Greeley General Improvement District (the “GID”) within the City; and

WHEREAS, the Petition has been signed by Martin Lind as the authorized representative of Vima Partners, LLC and Patriot Energy, LLC that are owners of one hundred percent (100%) of the taxable real property to be included in the initial boundaries of the GID, and contains a request, pursuant to Section 31-25-607(3.5), C.R.S., for a waiver of all requirements for notice, publication, hearing, and election set forth in Sections 31-25-606 C.R.S. and Section 31-25-607, C.R.S.; and

WHEREAS, the City Council of the City of Greeley (“Council”) wishes to organize the GID and waive the notice, publication, hearing, election, and bond requirements because the Petition is signed by the owners of one hundred percent (100%) of the taxable real property to be included in the GID, pursuant to Section 31-25-607(4)(c), C.R.S.

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

1. **Findings and Determinations.** The Council hereby finds and determines the following with respect to the Petition and proposed GID:

(a) The Petition is duly signed by the owners of one hundred percent (100%) of the taxable real property of the initial boundaries of the proposed GID presented in conformity with Part 6, Article 25, Title 31, C.R.S., and contains a request for a waiver of all requirements for notice, publication, hearing, and election set forth in Sections 31-25-606, C.R.S. and Section 31-25-607, C.R.S.

(b) The allegations of the Petition in all respects appear to be true.

(c) It has not been shown that the proposed improvements or services will not confer a general benefit on the area of the GID or that the cost of the improvements or services would be excessive as compared to the property value within the GID.

(d) The organization of the GID will serve a public use and will promote the health, prosperity, security and general welfare of the inhabitants of and visitors to the City and the GID.

2. **Waiver of Notice, Publication, Hearing, and Election.** Pursuant to Section 31-25-607(3.5), C.R.S., the Council waives all requirements for notice, publication and a hearing, and the organization election set forth in Sections 31-25-606, C.R.S. and Section 31-25-607, C.R.S.

3. **Establishment of District.** In accordance with the provisions of Section 31-25-607(4)(c), C.R.S., the Council, having jurisdiction, power, and authority under the law to adopt this Ordinance, hereby declares the GID organized and that it shall be known as the City of Greeley, Commercial West Greeley General Improvement District in all proceedings. The GID shall be a public or quasi-municipal subdivision of the State of Colorado and a body corporate with the powers set forth in Part 6, Article 25, Title 31, C.R.S. The ex officio Board of Directors of the GID shall be the Council.

4. **District Boundaries.** The GID is located entirely within the boundaries of the City and the legal description of the initial boundaries of the GID is set forth in Exhibit A hereto and incorporated herein by this reference.

5. **District Improvements and Services.** A general description of the anticipated improvements to be acquired, constructed and installed within the GID and the services to be provided are as follows:

Improvements to be acquired, constructed, installed, operated and/or maintained may include, but are not limited to all utilities, gas, electric, water, storm sewer, sanitary sewer, drainage, all communications facilities such as cable, fiber, and broadband, roadways and alleyways, trails and sidewalks, environmental remediation, fill, street lights, landscaping, irrigation, public parking areas, signage, parks, and open space, together with land, easements and extensions of and improvements to said facilities within and without the boundaries of the GID.

6. **Recording.** In accordance with Section 31-25-608, C.R.S., within 30 days after the effective date of this Ordinance, the City Clerk shall transmit a copy of this Ordinance to the County Clerk and Recorder in Weld County, Colorado for recording.

7. **Authorized Actions.** The City Manager, City Clerk, and City Attorney are authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance.

8. **Ordinance Conclusive.** This ordinance shall finally and conclusively establish the regular organization of the GID against all persons unless an action attacking the validity of the organization is commenced in a court of competent jurisdiction within 30 days after the adoption of this ordinance. Thereafter, any such action shall be perpetually barred.

9. **Repealer.** All bylaws, orders, resolutions and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer

heretofore repealed.

10. **Severability.** If any section, subsection, paragraph, clause or other provision of this Ordinance for any reason is invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

11. **Charter Controls.** Pursuant to Article XX of the State Constitution and the Charter, all State statutes that might otherwise apply in connection with the provisions of this Ordinance are hereby superseded to the extent of any inconsistencies between the provisions of this Ordinance and such statutes. Any such inconsistency is intended by the City Council and shall be deemed made pursuant to the Charter.

12. **Effective Date.** This Ordinance shall become effective in accordance with Greeley City Charter Section 3-16.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS _____ DAY OF _____ 2025.

ATTEST:

CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN THE ALTA SURVEY AS RECORDED DECEMBER 09, 2024 AT RECEPTION NO. 4998863 OF THE WELD COUNTY CLERK AND RECORDER (WCCR), THE WEST HALF OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: BEARING ARE BASED ON THE SOUTHERLY LINE OF SAID PARCEL , WHICH BEARS N 89°30'14"E.

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL,

THENCE N 89°30'14" E, ON THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 840.00 FEET;

THENCE N 0°16'36" W A DISTANCE OF 934.48 FEET;

THENCE S 89°43'18" W A DISTANCE OF 940.13 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL FOLLOWING (2) COURSES:

- 1) THENCE S 0°16'12" E, ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 838.07 FEET;
- 2) THENCE S 45°27'33" E A DISTANCE OF 141.31 FEET; **POINT OF BEGINNING**

CONTAINING AN AREA OF 875,257 SQUARE FEET (20 AC) MORE OR LESS.

PROPERTY KEY MAP

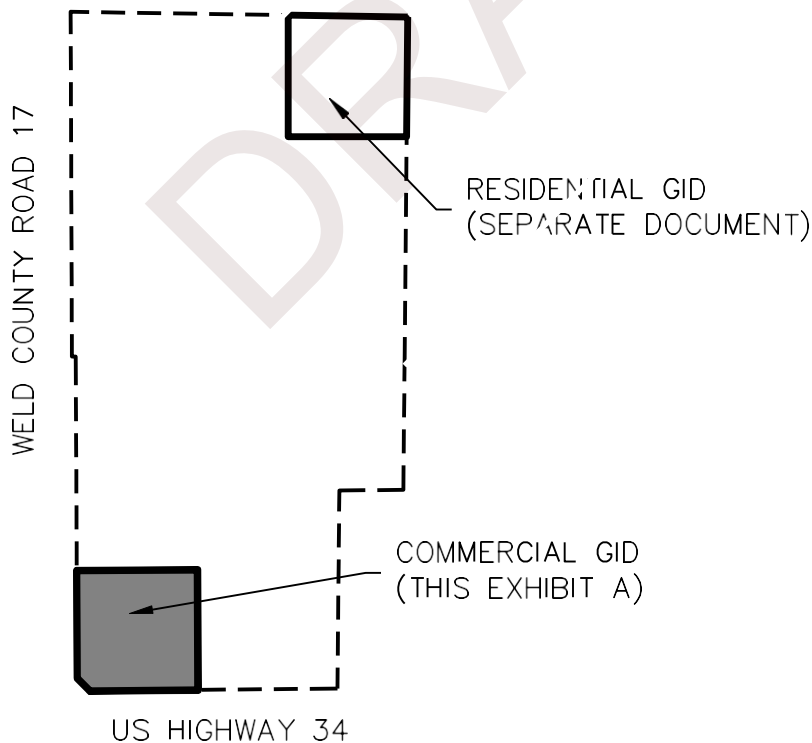


EXHIBIT A
DATE: JULY 2025
JOB NO. 0732.XXXX.XX
SHEET 1 OF 2

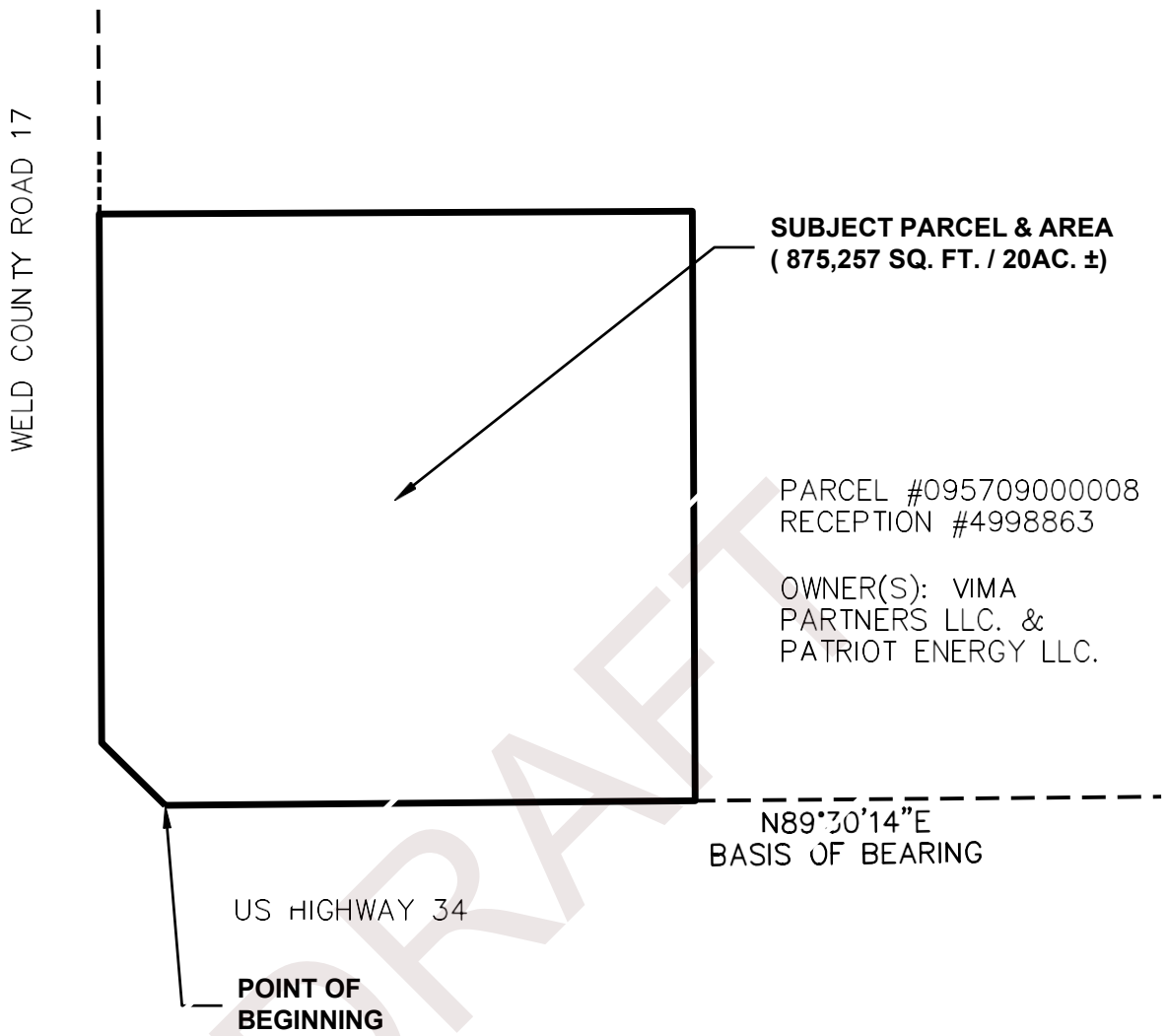


TST, INC. CONSULTING ENGINEERS



748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT A



K:\8888\0378 - Water Valley - Greeley West\Legal\GID\GID Legal COMM

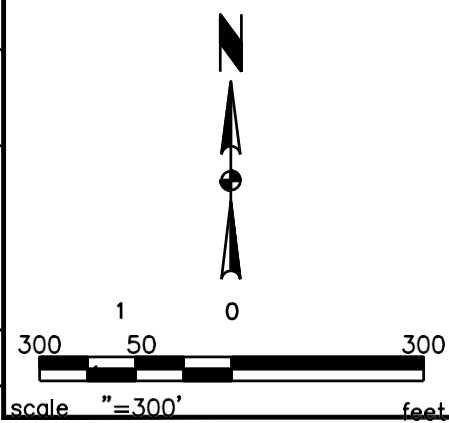


EXHIBIT A
DATE: JULY 2025
JOB NO. 0732.XXXX.XX
SHEET 2 OF 2

TST TST, INC. CONSULTING ENGINEERS



748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

STATE OF COLORADO	)	PETITION FOR IMPROVEMENTS AND CREATION OF A GENERAL IMPROVEMENT DISTRICT
	)	
COUNTY OF WELD	)	
	)	
CITY OF GREELEY	)	

The undersigned owners (the "Petitioners"), constituting one hundred percent of the owners of the taxable real within the following described area within the City of Greeley, Colorado (the "City"), hereby petitions the City Council of the City (the "Council") of the City for the creation of a General Improvement District (the "District") pursuant to Part 6, Article 25, Title 31, Colorado Revised Statutes (the "GID Act"), and for the construction, installation, and/or acquisition of certain improvements (the "Improvements") and/or services (the "Services") in the proposed District. In accordance with the GID Act, the Petitioners state:

1. Name of District. The General Improvement District petitioned for shall be known as CITY OF GREELEY, COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT.

2. Authorized Improvements and Services. The main purpose of the District is to provide an alternative financing mechanism for the funding of certain Improvements and certain Services benefiting the properties included within the boundaries of the District. The District shall be authorized to provide for the construction, operation and maintenance of all Improvements permitted under the GID Act that serve the property within the District, and provide such Services permitted under the GID Act.

A general description of the Improvements to be acquired, constructed, installed, operated or maintained, and the Services to be provided within and for the District are as follows:

IMPROVEMENTS generally to be acquired, constructed, installed, operated, and maintained may include but are not limited to:

- (a) Water improvements including, but not limited to, transmission and distribution lines, reservoirs, hydrants, meters, pumping stations, water taps, and all necessary, incidental and appurtenant properties and facilities;
- (b) Sewer improvements including, but not limited to, collection and transmission lines, laterals, lift stations, sewer taps, and all necessary, incidental and appurtenant properties and facilities;
- (c) Storm sewers and drainage improvements;
- (d) Public roadways, including road and pedestrian underpasses and overpasses, site grading, sidewalks, bridges, and parking improvements;

- (e) Fire protection improvements, including fire hydrants and stations;
- (f) Landscaping, irrigation, and ditches;
- (g) Site and traffic lighting, and required signage;
- (h) Parks, trails, open space and recreation facilities;
- (i) Utilities;
- (j) Site amenities such as benches, fountains and monuments; and
- (k) Related improvements.

SERVICES generally to be provided may include but are not limited to police and fire protection, municipal and building code enforcement, professional services including but not limited to planning, engineering, building and construction inspection, financial administration and legal services, and any other service that the City is authorized to provide.

3. Estimated Cost. An estimated total cost of the Improvements is \$2,000,000,000 and an estimated annual cost of providing the proposed Services is \$10,000,000. The total cost of the Improvements and Services may be paid or reimbursed by ad valorem property taxes to be imposed against all taxable real property within the District pursuant to Section 31-25-612, C.R.S.

4. District Boundaries. The initial boundaries of the District will encompass approximately 20 acres within the City. The legal description of the Initial Boundaries of the District and a map of the Initial Boundaries of the District are attached hereto as Exhibit A (the "Initial Boundaries").

It is anticipated that the boundaries of the District will expand over time as property owners in the surrounding area petition to be included within the District in accordance with Section 31-25-618 of the GID Act. The anticipated inclusion area of the District encompasses approximately 12,000 acres and is depicted in the map attached hereto as Exhibit B.

5. Petitioners' Representatives. The Petitioners hereby name the following three persons to represent the Petitioners in the organization of the District and to enter into agreements relating to the organization of the District (which agreements shall be binding on the District, if created):

- (a) Martin Lind;
- (b) Gary Kerr; and
- (c) Colton Lind.

6. Statement Required by Section 31-25-604, C.R.S. This petition is signed by the owners of one hundred percent of the taxable real property to be included in the proposed District.

7. Petitioners' Elector Designation. The Petitioners are not natural persons but owners 100% of the taxable real property located in the Initial Boundaries of the proposed District. The Petitioners hereby authorize and designate the elector who signed the signature page of this petition as the person designated, pursuant to Section 31-25-602(2)(b), C.R.S., to vote for the undersigned Petitioners.

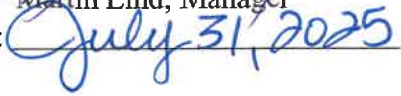
9. Request for Waiver. Pursuant to Section 31-25-607(3.5), C.R.S, Petitioners hereby request the City Council waive any and all requirements for notice, publication, hearing, and election set forth in Section 31-25-606, C.R.S and Section 31-25-607, C.R.S., and waive the bond required pursuant to Section 31-25-605, C. R.S.

WHEREFORE, Petitioners request that the above-described CITY OF GREELEY, COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT be organized in accordance with Part 6, Article 25, Title 31, C.R.S., and all other statutes and laws of the State of Colorado amendatory thereof or supplemental thereto, and ask the City Council to take all steps and procedures required by law for the organization of said District, and request that, pursuant to Section 31-25-607(3.5), C.R.S., the City Council waive all the requirements for notice, publication and a hearing set forth in Sections 31-25-606 and 31-25-607, C.R.S., and for the organizational bond set forth in Section 31-25-605, C.R.S., and adopt an ordinance declaring the District organized.

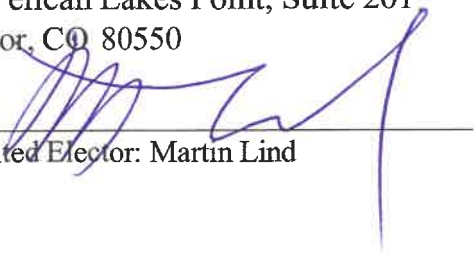
VIMA PARTNERS, LLC
(Owner of 87.33%)

By: 

Martin Lind, Manager

Date: 

Address of Property Owner:
1625 Pelican Lakes Point, Suite 201
Windsor, CO 80550


Appointed Elector: Martin Lind

VERIFICATION

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

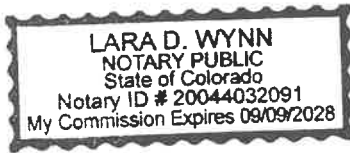
I, Martin Lind, hereby certify that I have read the attached PETITION FOR IMPROVEMENTS AND CREATION OF A GENERAL IMPROVEMENT DISTRICT in the City of Greeley, Colorado. I further certify that I am an owner of real property within the area to be included in the District and I consent to the Petition and formation of the CITY OF GREELEY, COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT

[Signature]
Signature

Subscribed and sworn to before me this 31st day of July, 2025 by Martin Lind.

WITNESS my hand and official seal.

My commission expires: 9/9/2028



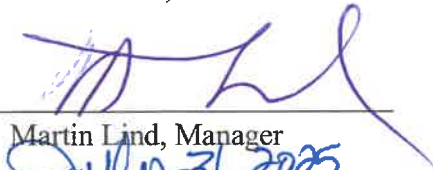
[Signature]
Notary Public (Signature)

Lara D. Wynn
Notary Public (Name – please print)

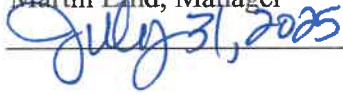
3752 Nations Way
Berthoud CO 80513
Address

PATRIOT ENERGY, LLC
(Owner of 12.67%)

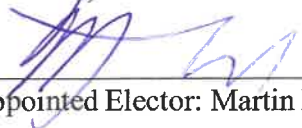
By: _____


Martin Lind, Manager

Date: _____


July 31, 2025

Address of Property Owner:
1625 Pelican Lakes Point, Suite 201
Windsor, CO 80550


Appointed Elector: Martin Lind

VERIFICATION

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

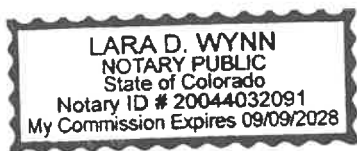
I, Martin Lind, hereby certify that I have read the attached PETITION FOR IMPROVEMENTS AND CREATION OF A GENERAL IMPROVEMENT DISTRICT in the City of Greeley, Colorado. I further certify that I am an owner of real property within the area to be included in the District and I consent to the Petition and formation of the CITY OF GREELEY, COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT

[Signature]
Signature

Subscribed and sworn to before me this 31st day of July, 2025 by Martin Lind.

WITNESS my hand and official seal.

My commission expires: 9/9/2028



[Signature]
Notary Public (Signature)

Lara D. Wynn
Notary Public (Name – please print)

3752 Nations Way
Berthoud CO 80513
Address

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN THE ALTA SURVEY AS RECORDED DECEMBER 09, 2024 AT RECEPTION NO. 4998863 OF THE WELD COUNTY CLERK AND RECORDER (WCCR), THE WEST HALF OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: BEARING ARE BASED ON THE SOUTHERLY LINE OF SAID PARCEL , WHICH BEARS N 89°30'14"E.

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL,

THENCE N 89°30'14" E, ON THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 840.00 FEET;

THENCE N 0°16'36" W A DISTANCE OF 934.48 FEET;

THENCE S 89°43'18" W A DISTANCE OF 940.13 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL FOLLOWING (2) COURSES:

- 1) THENCE S 0°16'12" E, ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 838.07 FEET;
- 2) THENCE S 45°27'33" E A DISTANCE OF 141.31 FEET; **POINT OF BEGINNING**

CONTAINING AN AREA OF 875,257 SQUARE FEET (20 AC) MORE OR LESS.

PROPERTY KEY MAP

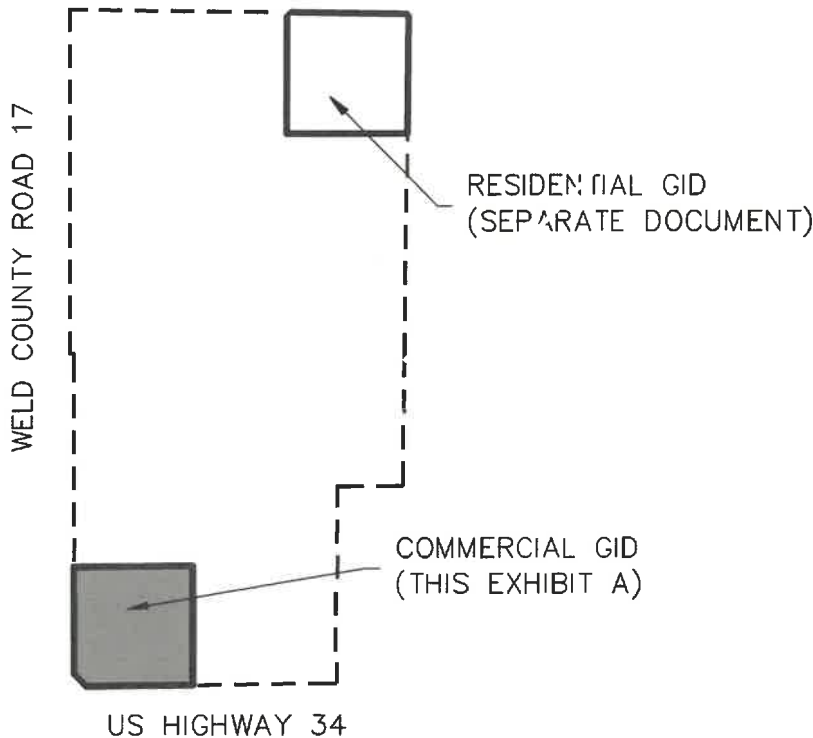


EXHIBIT A
DATE: JULY 2025
JOB NO. 0732.XXXX.XX
SHEET 1 OF 2

TST TST, INC. CONSULTING ENGINEERS

748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT A

WELD COUNTY ROAD 17

SUBJECT PARCEL & AREA
(875,257 SQ. FT. / 20AC. $\pm$)

PARCEL #095709000008
RECEPTION #4998863

OWNER(S): VIMA
PARTNERS LLC. &
PATRIOT ENERGY LLC.

N89°30'14"E
BASIS OF BEARING

US HIGHWAY 34

POINT OF
BEGINNING

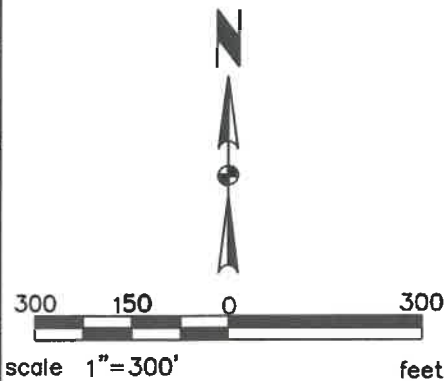


EXHIBIT A
DATE: JULY 2025
JOB NO. 0732.XXXX.XX
SHEET 2 OF 2

TST TST, INC. CONSULTING ENGINEERS

748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT B

INCLUSION AREA BOUNDARIES





Item 18: Council Agenda Summary

Title:

Pulled Consent Agenda Items

Summary:

Pulled Consent Agenda items will be considered in the order they appeared on the consent agenda.



Council Agenda Summary

August 5, 2025

Key Staff Contact: Deb Callies, Housing Director

Title:

Public hearing and resolution adopting the Greeley Housing for All Five-Year Strategic Plan 2025-2030

Summary:

In 2024, the City of Greeley solicited support through its newly created Housing Solutions Department to execute its vision, specifically related to implementing the Housing for All City Council priority. The City's bold vision of prioritizing housing across all income levels simultaneously demonstrates a sincere commitment from City leadership to genuinely see its community thrive, along with a readiness to engage in a complex endeavor that will serve as a model for other growing communities.

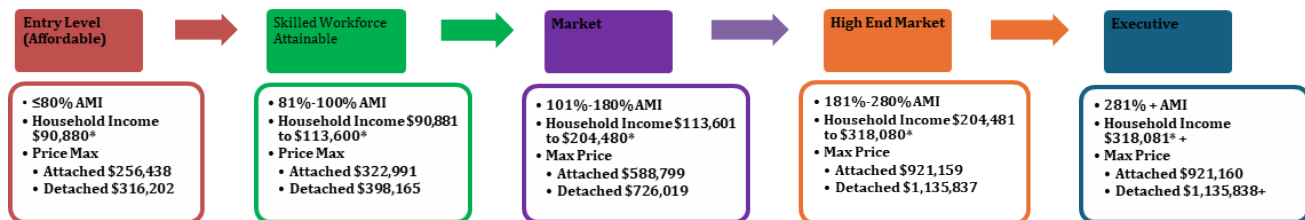
The City of Greeley's Housing Solutions Department is committed to ensuring access to safe, affordable, and fair housing for all residents. The Department plays a critical role in implementing housing policies, programs, and initiatives to address the housing needs of the community. The Department is responsible for the general oversight of housing initiatives for the City of Greeley. This includes housing-specific projects ranging from affordable housing to executive-level housing. The Department also manages entitlement allocations from the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG); Home Investment Partnership (HOME); private activity bonds and other applicable state and federal funding resources.

The Request for Proposal from the City of Greeley Housing Solutions Department sought a consultant to lead the city through a streamlined strategic planning process designed to:

- Define the future of the Housing Solutions Department by charting a clear path for the next five years. This includes outlining City of Greeley's vision, priorities, goals, and objectives for 2025-2030.
- Identify incentive programs to stimulate desired housing in community opportunity areas: affordable through executive.
- Position the department within the broader housing and economic development ecosystems. This includes understanding how the plan connects/intersects/has interplay with those on the local, regional, state, and federal levels (as applicable), as well as incorporating relevant sector and cross-sector-related policies, priorities, and strategic guidance.
- Support the City of Greeley in addressing Greeley's critical mixed-income housing needs and creating positive and equitable outcomes for Greeley's community members and economic development initiatives.

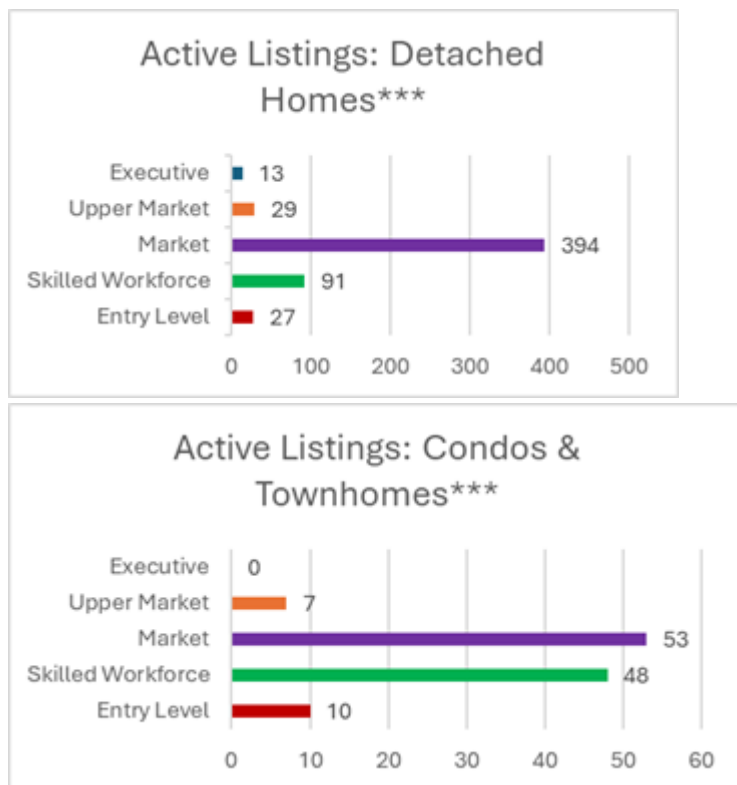
The planning process was to address housing strategy, including housing development, public/private partnerships, the housing relationship with economic development, and staffing/personnel needs. The planning process prioritized these areas while leaving space for other areas of need that arise from the stakeholder engagement process.

The strategic plan is rooted in the following affordability structure:



The proposed City of Greeley Housing Affordability Spectrum includes five categories of housing price points- “entry level” to “executive”. Each category is defined by the area median income (AMI) range that can reasonably afford (30% of monthly income) the defined price range. Categories are updated annually based on market trends and pricing variables (e.g. interest rates, insurance costs, etc.) and developers and homebuilders can access incentives to create the entry level, skilled workforce, high end market, and executive housing**.

The Housing for All Strategic Plan can be implemented as either a requirement for developments to include multiple categories of housing, or just as an incentive for developments to receive financial benefits related to eligible housing products. Market trends are monitored to ensure incentives & assets are reserved for housing products that are not otherwise created in the natural market.



*2025 HUD household income; 4-person household AMI;

**Incentives are offered to developers and builders with qualifying housing products as defined by the City of Greeley

***Active “for sale” and “under contract” listings on IRES MLS on June 17, 2025

According to the 2023 housing needs assessment, the following units, related to the affordability spectrum, should be generated:

For Sale	Affordable	Attainable	Market	Upper Market	Executive	
<30% AMI	433					27%
31%-50% AMI	530					
50%-80% AMI	2072					
80%-120% AMI		2716				25%
120%-200% AMI			3495			32%
>200% AMI				1282		12%
>300% AMI					554	5%
Totals	3035	2716	3495	1282	554	11082

For Rent	Affordable	Attainable	Market	Upper Market	Executive	
<30% AMI	2456					68%
31%-50% AMI	1590					
50%-80% AMI	1628					
80%-120% AMI		1164				14%
120%-200% AMI			1165			14%
>200% AMI				324		4%
Totals	5674	1164	1165	324	0	8327

Housing Incentives Menu

Entry Level (or “Affordable”): For Sale and Rental
Building incentives, assets & programs

- Fee waivers/offsets
- Local fund investment
- Density/height bonus consideration (downtown)
- Water/ land donation
- Land lease/land trust

- Condominium (for-sale) specific incentives
- Fast track review
- Developer liaison service
- Federal, state, and local funds (source/s TBD)
- Down payment assistance network development
- Water resources and land banking
- Forgivable or deferred loan: = to city investment
- CHFA mortgages or similar products
- Down payment assistance network
- Federal, state, and local fund eligible

Implementation considerations

- City sets price range for >80% AMI
- Income qualified buyers
- Deed restricted/recorded covenants for long-term affordability
- Proof of sale at “entry level” price

Skilled Workforce Housing (or attainable housing): For Sale Building incentives, assets & programs

- Fee discounts/offsets
- Density/height bonus consideration (downtown)
- Water/ land discounts
- Fast track review
- Developer liaison service
- CHFA mortgages or similar products
- Down payment assistance network
- State and local funds (source TBD)
- Down payment assistance network development
- Deed restricted = number of years in relation to investment

Implementation considerations

- City sets price range for 81% -100% AMI
- Forgivable or deferred loan: = to city investment
- Income qualified buyers
- Proof of sales at skilled workforce price

High End Market Housing (or upper market): For Sale Building incentives, assets & programs

- Low interest/deferred loan
- Density/height bonus consideration (downtown)
- Fast track review
- Developer liaison service

Executive Housing (or Luxury/Custom Homes): For Sale Building incentives

- Low interest/deferred loan
- Fast track review
- Developer liaison service
- Deferred fees/land sale
- Property tax resolutions/deferred for executive lots

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Negative Impact: What is the onetime and/or ongoing amount? All amounts are included in the 2026 Budget Request process:

One time to ongoing: \$1,090,171

New FTEs: \$688,684

Base Budget Increase: \$194,334

Development Incentives: \$2,000,000

Is it budgeted? No

If not, will it require a new appropriation? Yes

If yes, what source and fund will be used? TBD

(If yes, please notify the budget of the process.)

Are there any long-term financial impacts? Yes

Is there grant funding for this item? No

Does this action have potential long-term fiscal implications? Yes

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

Strategic Focus Area:

Community Vitality
Housing For All
Quality of Life

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 43, 2025 with Exhibit A
2. Item 19 - Presentation

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 43, 2025**

**A RESOLUTION ADOPTING THE GREELEY HOUSING FOR ALL FIVE-YEAR
STRATEGIC PLAN 2025-2030**

WHEREAS, the City of Greeley is committed to building a thriving, inclusive future for every resident; and

WHEREAS, after completing the 2023 Housing Needs Assessment, City Council initiated a comprehensive “Housing for All” strategy to address the city’s growth as part of Greeley’s 2037 Community Vision Plan; and

WHEREAS, the Housing Solutions Department has engaged with Breakthrough Leadership Inc, in partnership with local stakeholders, residents, and housing experts to create this strategic plan; and

WHEREAS, the strategic plan outlines the City’s vision, priorities and goals for Housing over the next five years; and

WHEREAS, the plan outlines strategic goals to create a full-spectrum mixed-income development throughout the city, promoting economic development, and developing the necessary organizational capacity to meet current and future needs; and

WHEREAS, the plan outlines an implementation roadmap with key strategy approaches for implementation to ensure all residents have access to safe, affordable, and high-quality housing; and

WHEREAS, adopting the strategic plan reflects the city's dedication to creating housing that is accessible, high-quality and sustainable for all residents.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. That the Greeley Housing for All Five-Year Strategic Plan 2025-2030, attached as Exhibit A, is adopted.

Section 2. This Resolution shall take effect immediately upon its passage.

**PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS 5TH DAY OF
AUGUST, 2025.**

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

EXHIBIT A

GREELEY HOUSING FOR ALL FIVE-YEAR STRATEGIC PLAN 2025-2030



“Building a Thriving Future for Every Resident”

Greeley Housing for All

Five-Year Strategic Plan

2025-2030

Prepared by the City of Greeley and Breakthrough Leadership Inc in partnership with local stakeholders, residents, and housing experts.

Contact:

City of Greeley Housing Solutions Department
Deb Callies- Director of Housing

Deb.Callies@greeleygov.com

Table of Contents

Project Background, Vision, and Methodology	3
Greeley Housing Needs- Community Growth and Values	10
Greeley Housing Growth Overview and Catalytic Projects	15
Strategic Goals and Framework	20
Implementation Roadmap	28
Key Strategy: Approaches for Implementation	33
Conclusion and Next Steps	59
Glossary of Terms	60
References	61
City of Greeley Housing Affordability Spectrum Summary	62

Project Background, Vision, and Methodology

Greeley at a Glance: Overview

Greeley, Colorado, is a vibrant city located in Weld County in northern Colorado, approximately 50 miles northeast of Denver. Named after Horace Greeley, a prominent newspaper editor and politician, the city has evolved from its agricultural roots into a growing and diverse community. Below is an overview of Greeley's key features:

Population and Demographics

- **Population:** According to the U.S. Census Bureau, Greeley has a population of approximately 114,363, making it the ninth-largest city in Colorado.
- **Demographics:** The city has a diverse population, with a significant Hispanic/Latino community comprising over 40% of residents. The median age is 31.6, reflecting a younger population compared to the national average.

Economy

- **Industries:** Historically known for agriculture and livestock, Greeley's economy has diversified to include education, healthcare, government, energy, and manufacturing. The city is home to major employers like the University of Northern Colorado (UNC) and JBS USA, one of the world's leading food companies.
- **Median Income:** The 2025 area median income (AMI) in Weld County for a household of four is \$113,600, according to the U.S. Department of Housing and Urban Development (HUD).
- **Cost of Living:** Greeley offers a lower cost of living compared to many cities in the Front Range, making it an attractive location for families, young professionals, and empty nesters.

Education

- **Higher Education:** UNC and Aims Community College are key institutions in Greeley. Aims provides associate and bachelor's degrees in a wide variety of fields and UNC provides undergraduate and graduate programs. It will soon open a College of Osteopathic Medicine, only one of three medical schools in Colorado. Both Aims and UNC contribute to the city's robust workforce in a variety of fields, and enhances the city's cultural and intellectual vitality

- **K-12 Education:** Greeley-Evans School District 6 serves the area, emphasizing innovation and equity in education.

Population Trends

According to the U.S. Census, Greeley's population grew from 108,809 in 2020 to 114,363 in 2024, marking a 5% increase in 4 years. This growth positions Greeley among the fastest-growing cities in Colorado, reflecting its appeal as a residential and economic hub.

Racial and Ethnic Composition

As indicated above, Greeley boasts a diverse population most notably Hispanic or Latino individuals (of any race), who constitute **41.5%** of Greeley's population, underscoring the city's rich cultural tapestry. Greeley is also 52% white, 2.4% black, and 4.1% of all other races.

Income Distribution and Poverty Rates

As of 2025, Greeley's Area Median Income (AMI) for a household of four is \$113,600, yet 14.74% of its residents still live below the poverty line ([source](#)).

Employment Dynamics

Greeley's economy is bolstered by several key employers:

1. JBS USA: 5,000 employees
2. Banner Health / North Colorado Medical Center: 4,558 employees
3. Greeley-Evans School District 6: 2,252 employees
4. Weld County Government: 1,900 employees
5. City of Greeley: 1400 employees
6. University of Northern Colorado: 1186 employees

From 2022 to 2023, employment in Greeley, CO grew at a rate of 1.28%, from 52k employees to 52.7k employees ([source](#)) .

The need for a “Housing for All” plan arose from the City's vision for its growing and vibrant community, recognizing the need to proactively shape opportunities for growth aligned with the values and goals of the City of Greeley.

City of Greeley’s Housing Vision: 2037 Community Vision Plan

Building on the 2023 housing needs assessment, Greeley’s City Council initiated a comprehensive "Housing for All" strategy to address the city's growth. This initiative is part of Greeley's 2037 Community Vision Plan, which identifies "Housing for All" as one of seven key focus areas guiding the city's development.

Greeley's 2037 Community Vision Plan	Key Components of the "Housing for All" Strategy
1. Community Vitality 2. Housing for all 3. Quality of Life Amenities 4. Safe and Secure Communities 5. Infrastructure and Mobility 6. Economic Health and Housing 7. Environmental Stewardship	1. Establishment of the Housing for All Advisory Board: This board advises the City Council and City Manager on housing issues, strategies, and policies, focusing on both short- and long-term goals. It also provides input on funding priorities, including allocations from programs like the HOME Investment Partnership Program and the Community Development Block Grant. 2. Creation of the Housing Solutions Department: This department oversees housing initiatives across the city, managing projects ranging from affordable housing to executive-level housing. It plays a critical role in implementing housing policies, programs, and initiatives to address the community's housing needs. 3. Implementation of the Housing First Model: Greeley's approach to homelessness centers on the evidence-based Housing First model, which prioritizes providing immediate access to safe, secure, and permanent housing without preconditions. This model emphasizes consumer choice and self-determination, allowing individuals to select the type and location of housing and services they receive. 4. Pursuit of Diverse Housing Options: The city is actively seeking to develop a full range of housing types to meet the needs of its diverse population. This includes aggressively pursuing state and federal grant opportunities, developing partnerships with for-profit and non-profit housing developers, and identifying incentive programs to

	stimulate desired housing in community opportunity areas. 5. Community Engagement and Assessment: Greeley has initiated a Housing Needs Assessment and Subarea Plan to determine the types of housing needed now and in the future. This assessment focuses on affordable and equitable housing types and involves community input to ensure that housing solutions align with residents' needs.
--	---

5-Year Strategic Plan for Housing for All

In 2024, the City of Greeley solicited support through its newly created Housing Solutions Department to execute its vision, specifically related to implementing Housing for All. The City's bold vision of prioritizing housing across all income levels simultaneously demonstrates a sincere commitment from City leadership to genuinely see its community thrive, along with a readiness to engage in a complex endeavor that will serve as a model for other growing communities.

The Housing Solutions Department

The City of Greeley's Housing Solutions Department is committed to ensuring access to safe, affordable, and fair housing for all residents. The Department plays a critical role in implementing housing policies, programs, and initiatives to address the housing needs of the community. The Department is responsible for the general oversight of housing initiatives for the City of Greeley. This includes housing-specific projects ranging from affordable housing to executive level housing. The Department also manages entitlement allocations from the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG); Home Investment Partnership (HOME); private activity bonds and other applicable state and federal funding resources.

Scope of Work

The Request for Proposal from the City of Greeley Housing Solutions Department sought a consultant to lead the city through a streamlined strategic planning process designed to:

- Define the future of the Housing Solutions Department by charting a clear path for the next five years. This includes outlining City of Greeley's vision, priorities, goals, and objectives for 2025-2030.
- Identify incentive programs to stimulate desired housing in community opportunity areas: affordable through executive.

- Position the department within the broader housing and economic development ecosystems. This includes understanding how the plan connects/intersects/has interplay with those on the local, regional, state, and federal levels (as applicable), as well as incorporates relevant sector and cross-sector related policies, priorities, and strategic guidance.
- Support the City of Greeley in addressing Greeley's critical mixed-income housing needs and create positive and equitable outcomes for Greeley's community members and economic development initiatives.

The planning process was to address housing strategy through a race/ethnicity equity lens, including housing development, economic development, exploration of a local housing fund(s), informational technology, communications, partnerships, and staffing/personnel needs. The planning process should prioritize these areas while leaving space for other areas of need that arise from the stakeholder engagement process.

Project Methodology and Approach

The following outlines Breakthrough's approach to the delivery of this Housing for All Strategic Plan.

AUGUST 2024

Breakthrough's process began with a project kickoff meeting. The meeting convened city officials representing various departments, including the Housing Solutions Department, Economic Development & Urban Renewal Department, City Manager's Office, Community Development, Public Works, Water and Sewer, and Finance. During the kickoff meeting, participants discussed how the work of individual departments intersects with housing. This revealed the synergy required to form and maintain a successful approach to housing.

SEPTEMBER - OCTOBER 2024

Following a successful kickoff, the project team engaged Greeley City Council members in one-on-one interviews to understand their vision for and perspectives on housing for needs and opportunities. Next, the project team began the landscape analysis. This analysis utilized subject matter expertise, industry best practices, and case studies from comparable communities to identify top-tier housing and financing options, key levers for realizing the vision for Greeley. Additionally, an equity assessment was conducted as part of this phase, with the initial findings incorporated into the strengths, weaknesses, opportunities, and threats (SWOT) section of this report.

DECEMBER 2024

The landscape analysis continued with a series of in-person roundtables. A range of stakeholders (funders, lenders, employers, and developers) shared their perspectives on the current state of the City, particularly the housing and economic development landscape. These roundtables provided critical insights to city leaders on strengths, weaknesses, opportunities, and threats related to the housing-for-all vision. As part of this engagement, a tour of some master-developed communities in the North metro Denver area and visualizing the process and final product resulting from coordinated and comprehensive development efforts.

Furthermore, numerous one-on-one interviews were conducted to gain specific insights for the analysis.

JANUARY 2025

The project team has conducted a program review of the housing department, engaging other relevant City Departments in a housing-for-all strategy, such as Community Development and Economic Development. Additionally, the program review will capitalize on the analysis of relevant data sources, including the U.S. Census Bureau, U.S. Department of Agriculture, and the U.S. Department of Housing and Urban Development, to ensure that the Housing Department has the strongest organizational design to fulfill the vision of a housing-for-all strategy.

February-March 2025

The project team engaged a broad array of community engagement to ensure that various voices were represented in the planning process and final plan. This included conversations with UNC students and professors, commercial bankers, and nonprofit organizations leaders, the Greeley Evans Superintendent and engagement with a number of other groups and organizations via a community-wide survey.

Additionally, the project team worked alongside the Housing Solutions Department to ensure that our ongoing planning process was built with an awareness of the rapidly changing dynamics of the current federal administration's housing policies and what insights could be gained to support uninterrupted momentum for Greeley's work.

April 2025

The project team worked closely with the Housing Solutions Department to execute a Housing Opportunities Summit that brought together developers, financial institutions, employers, City Officials and citizens to gain a common understanding of the needs for housing across Greeley and to provide input into how to collaboratively move forward to deliver on Greeley's housing for all vision. The Summit was well attended and received by partners and served as a platform for the Housing Solutions Department to continue to engage willing and desired partners in this work.

Greeley Housing Needs: Community Growth and Values

As Greeley continues to grow, access to safe, stable, and diverse housing remains a pressing need for residents across the income spectrum. In 2023, the City of Greeley completed the *At Home in Greeley: Housing Needs Assessment* (HNA), a comprehensive, data-driven analysis of housing market conditions, affordability trends, and future demand. Supported by the Colorado Department of Local Affairs and extensive community engagement, the HNA findings provided a solid starting point for this strategic plan.

A Community Under Housing Pressure

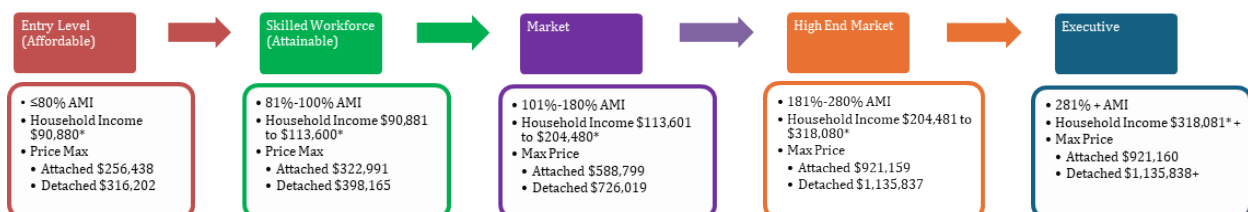
Over the past decade, home prices in Greeley have nearly tripled, and rents have climbed steadily, placing increasing strain on household budgets. The 2023 housing needs assessment found that:

- 85% of local households cannot afford the median price of a newly built home (\$429,443 as of May 2025)
- 52% of renters are cost-burdened, spending more than 30% of their income on housing
- The city has only one month of housing inventory, well below the six months needed for a healthy housing market

These trends have deepened housing insecurity, especially for renters and first-time homebuyers, and contributed to a housing environment where both ends of the market—affordable and luxury—lack sufficient supply.

Affordability Spectrum for Mixed-Income Development

To ensure Greeley’s housing growth reflects the real and diverse needs of its residents, the Housing Solutions Department is anchoring a mixed-income development strategy in a clear, data-informed affordability spectrum. This spectrum, derived from the Housing Needs Assessment outlined above, projects housing demand by Area Median Income (AMI) level over the next 20 years. It serves as the foundation for setting citywide expectations around unit mix, incentive eligibility, and developer accountability. (*Taken from the Housing Solutions Department, Greeley Affordability 20 Year Needs Projection, Appendix 1*)



Projected Housing Demand: Full Spectrum Needs

The HNA projects that Greeley will need approximately **19,410 new housing units over the next 20 years**, or about 970 units annually. This demand spans all income levels:

- **8,710 units** for households earning below 80% of Area Median Income (AMI), including deeply affordable units for low-income families and seniors
- **3,880 units** for middle-income households earning 80%–120% of AMI, including “missing middle” or “attainable” ownership and rental options
- **6,820 units** for households earning above 120% of AMI, including high-end and luxury market-rate homes

Greeley’s Projected 20-Year Housing Demand by AMI Level

For Sale	Affordable	Attainable	Market	Upper Market	Executive	
<30% AMI	433					27%
31%-50% AMI	530					
50%-80% AMI	2072					
80%-120% AMI		2716				25%
120%-200% AMI			3495			32%
>200% AMI				1282		12%
>300% AMI					554	5%
Totals	3035	2716	3495	1282	554	11082

For Rent	Affordable	Attainable	Market	Upper Market	Executive	
<30% AMI	2456					68%
31%-50% AMI	1590					
50%-80% AMI	1628					
80%-120% AMI		1164				14%
120%-200% AMI			1165			14%
>200% AMI				324		4%
Totals	5674	1164	1165	324	0	8327

Meeting this demand will require coordinated investments in new construction, preservation of existing units, and strategic use of incentives and public-private partnerships.

Economic and Social Benefits of Full-Spectrum Mixed-Income Development

Full spectrum (full range of income levels) mixed-income development — the intentional inclusion of housing units suitable for all income levels within the same community — offers a range of economic and social benefits. These benefits span across individual, community, and societal levels, creating more stable and resilient urban environments. Below are the key advantages:

Diverse and Resilient Local Economies

- A mix of income levels supports a broader range of local businesses and services, from high-end retail to essential everyday services.
- It also helps stabilize housing markets by reducing the likelihood of economic collapse in a single-income bracket.

Improved Educational and Health Outcomes

- All families in mixed-income neighborhoods gain access to better-funded schools, healthier environments, and safer surroundings.
- Studies show children from families in mixed-income areas often achieve better academic and health outcomes compared to those in high-poverty areas.

Economic Mobility and Opportunity

- Proximity to middle- and upper-income earning opportunities for all residents — access to job networks, mentorship, and role models.
- All residents benefit from better infrastructure and public services, such as transportation, libraries, and parks.

Lower Crime Rates and Increased Community Safety

- Mixed-income communities often experience lower crime rates than high-poverty, segregated areas due to increased informal social control and investment in public safety.
- Diverse income levels can foster collective efficacy, where residents are more likely to work together to maintain community norms.

Fiscal Benefits for Cities

- Mixed-income developments typically result in higher values and, therefore, tax revenues.
- They can also attract private investment and spur broader urban regeneration.

Social Cohesion and Reduced Stigma

- Living in diverse communities can reduce stereotypes and stigma associated with different income brackets and socioeconomic classes
- Mixed-income environments promote social and civic engagement, fostering stronger ties among residents.

Reduced Economic and Cultural Segregation

- Integration across income levels reduces concentrations of poverty, which historically correlated with racial segregation.
- It promotes culturally rich communities, allowing residents of different backgrounds to live in the same neighborhood.

Neighborhood Revitalization Without Displacement

- Mixed-income development can revitalize underinvested areas while mitigating the negative impacts of displacement by adding new housing and preserving existing housing that serves as “naturally occurring affordable housing” (NOHA).
- Existing residents can benefit from new amenities in their communities as part of new infill development.

Resources: For a deeper understanding, you might explore the following resources:

- [The Benefits of Mixed-Income Housing Developments: BDP Development](#)
- [Mixed-Income's Anticipated and Realized Benefits: housingmatters.urban.org](#)
- [Affordable Housing and Mixed-Income Communities: HomeSight.org](#)
- [Strategies for Increasing the Production of Mixed-Income Communities: Federal Reserve Bank of Atlanta](#)

Entry Level (Affordable) and Workforce Housing Challenges

Greeley faces a clear and urgent shortfall of housing that is affordable to households earning under 80% AMI—approximately \$90,880 for a household of four. Nearly half of all future housing demand falls into this category. Key challenges include:

- A mismatch between local wages and housing costs
- An aging rental stock, especially naturally occurring affordable housing
- Insufficient new development without public subsidy due to rising land, labor, and materials costs

Cost-burdened households in this income band are more likely to experience housing instability, overcrowding, or displacement. Addressing this need will require both new development and preservation efforts, especially in Greeley’s older neighborhoods.

Skilled workforce, or attainable housing needs (81%-100% AMI) may be less severe however, the rising costs of housing continue to expand the gaps between what households need and what housing is available.

High-End and Executive Housing Gaps

While affordable housing is essential to community stability, the HNA also identifies a critical need to expand Greeley’s luxury and executive housing offerings. Although higher-income households generally have greater housing choices, Greeley currently lacks a sufficient supply of high-end homes, particularly those appealing to executive-level professionals.

Stakeholders report that some high-income households and professionals are relocating to nearby communities like Windsor or Fort Collins due to a broader selection of upscale housing options. This trend challenges efforts to retain local talent and economic contributors. Expanding the high-end executive housing market in Greeley will:

- Enhance the city’s competitiveness in attracting and retaining high-salaried professionals.
- Increase local property tax revenues
- Prevent upward pressure on moderately priced housing stock by offering alternatives to high-income buyers

Providing more high-quality, market-rate and executive homes also improves overall market fluidity—freeing up other housing types and promoting greater mobility.

Geographic Equity and Neighborhood Investment

The assessment underscores clear disparities across neighborhoods. East of 35th Avenue, particularly in the northeast quadrant and along the 10th Street corridor, residents face lower home values, higher poverty rates, and fewer housing options. These areas, home to a significant share of Greeley’s Hispanic/Latino community, have been identified as priority zones for reinvestment and revitalization through the City’s forthcoming Subarea Plan.

Opportunity exists in greenfield areas, such as west Greeley, to build developments with full-spectrum mixed-income development concurrently reducing segregation and providing equal access to all resources, education and health care access for all income levels.

Community Voice and Housing Preferences

Extensive community engagement, including surveys and roundtables, revealed strong preferences for:

- Smaller, efficient single-family homes and town homes
- For-sale homes under \$300,000 and rental units under \$1,250/month
- Housing near parks, grocery stores, and amenities that promote walkability

Residents also expressed concern about the gap between what they can afford and what is available, highlighting a clear need to align housing development with local income realities and quality of life goals.

Greeley Housing Growth Overview and Catalytic Projects

Population and Housing Need

Projections indicate that Greeley's population could double by 2050, requiring a corresponding increase in the current housing stock, which breaks down to approximately 970 total housing units annually. By strategically expanding housing options to serve all income levels, Greeley can meet future demand while promoting sustainable growth. Thoughtful planning today will help ensure that tomorrow's growth is both manageable and beneficial for the entire community.

Current Affordable Housing Developments

Project	Units/Focus	Description
Hope Springs	174 units by 2029	3D-printed, energy-efficient, Habitat for Humanity
Mission Village	50 townhomes	Family housing with shared amenities
North Weld Village	Less than 50% AMI and mixed use	Adaptive reuse, supports vulnerable populations

Catalytic Growth Areas

Area	Focus	Key Features
Downtown Greeley and UNC	Infill & urban revitalization	Medical school, walkability, mixed-use
West Greeley	Master-planned communities	Thousands of units, parks, schools
Greeley-Weld County Airport Zone	Workforce housing potential	FAA certification, industrial/job growth
East Greeley	Equitable development	Affordable housing, legacy neighborhood support

Catalytic Areas and Demonstration Projects

Catalytic projects are high-impact developments that spark broader transformation within a neighborhood or city. They typically integrate public and private investments, align with local planning goals, and demonstrate how coordinated actions—such as zoning reform, infrastructure upgrades, and institutional partnerships—can accelerate housing production and community revitalization.

Greeley’s Housing for All strategy is already visible through a set of catalytic projects—each aligned with subarea plans and citywide development goals. These initiatives demonstrate how planning, partnerships, and infrastructure investment can converge to drive housing outcomes.

Downtown Greeley and UNC Medical School The Downtown area, bolstered by the University of Northern Colorado’s new medical school (launching Fall 2026), is emerging as a dense, mixed-use district. With strong institutional presence and walkability, this zone is ideal for infill housing, urban revitalization, and public space enhancements. Downtown 2032 – The Path Forward supports this evolution. Together, UNC and Downtown demonstrate how higher education investment, housing strategy, and downtown vibrancy intersect to support a range of residents: students, faculty, workforce households, and seniors.	West Greeley Residential Expansion West Greeley, guided by the West Greeley Subarea Plan, is a key site for large-scale residential growth. Cascadia, a recently approved development that includes an entertainment district, will deliver thousands of housing units, both for sale and rental, integrated with infrastructure, parks, schools, and commercial amenities. This area is a testbed for master-planned communities that embody the city’s commitment to mixed-income development, neighborhood connectivity, and greenfield coordination.
Greeley-Weld County Airport Zone As the airport pursues FAA Part 139 certification, this area may see increased industrial and employment activity. Although not traditionally residential, land use changes may open opportunities for workforce	East Greeley Revitalization East Greeley, a historically underinvested part of the city, is undergoing comprehensive planning to address housing, transportation, and community services. The East Greeley

housing aligned with aviation, logistics, and manufacturing sectors. This project underscores the potential for infrastructure investments to catalyze new housing markets and economic synergies.	Subarea Plan builds upon prior studies and prioritizes equitable development. Opportunities include: ● Affordable housing aligned with legacy neighborhood needs ● Improved connectivity and infrastructure ● Industrial-residential land use reconciliation ● Meaningful community engagement East Greeley will be critical to ensure that growth is inclusive and benefits long-term residents.
--	---

Affordable Housing Innovations

Greeley is also already pursuing new models and tools to expand affordable housing, including innovative construction methods, public-private partnerships, and federal financing programs through the Housing Solutions Department.

Hope Springs- Led by Greeley-Weld Habitat for Humanity, Hope Springs will entail 174 homes of mixed incomes by 2029. A development of this scale is made possible through a uniquely structured private for-profit and nonprofit partnership with Baessler Homes. The Community will include childcare, trails, parks and sports amenities.

Mission Village of Greeley: Mission Village offers 50 affordable townhomes with 2–4 bedrooms, garages, large kitchens, and access to shared facilities like a clubhouse and playground, providing high-quality, family-oriented housing.

North Weld Village (Phases II–IV): Advanced by High Plains Housing Development Corporation, this project will deliver very low-income housing and mixed-use spaces through both new construction and adaptive reuse. It targets vulnerable populations and integrates housing with community and commercial functions.

Systemic Barriers to Housing Production

While the catalytic projects and affordable housing progress above demonstrate strengths and opportunities in Greeley that will serve the Housing for All strategy, extensive stakeholder engagement by the Breakthrough team and City staff identified key challenges and threats that could hinder housing delivery and economic development lag during the strengths, weaknesses, opportunities and threats (SWOT) phase of the strategic planning process. These insights were gathered from focus groups and interviews with nonprofit and for-profit developers, homebuilders, infrastructure partners, financial institutions, and real estate professionals. *(See Appendix 2 for a detailed list of participants.)*

1. Process Uncertainty and Delays

- Some developers expressed concerns that approval timelines can be unpredictable, depending on the complexity of the project, and that zoning codes are difficult to navigate.
- Developers, especially small and nonprofit— can face costly delays and unpredictability in achieving final approvals.

2. Underutilization of Financing Tools

- Greeley has access to programs like LIHTC, CDBG, HOME, and Section 108 but the Housing Solutions Department lacks the current capacity to coordinate all opportunities with the development community.
- Matching funds, bundled incentives, and strategic packaging need coordination and dedicated staff.

3. Limited Local Developer Capacity

- Northern Colorado has access to non-profit developers and CDCs equipped to build/manage affordable housing, who are interested in project opportunities in Greeley.
- Predevelopment support such as technical support for the review process, land banking, adverse funding streams, have not been established in Greeley despite interest from the development community.

4. Zoning and Infrastructure Misalignment

- Certain areas of the city face zoning restrictions that limit density or prohibit mixed-use/multifamily housing.

- Infrastructure is either insufficient or aging, particularly in key growth corridors.

5. Cost Pressures and Capital Stack Gaps

- Inflation, high interest rates, and rising land prices pose a threat to feasibility.
- Without reliable gap financing, projects, especially workforce housing, struggle to close.

6. Community Perception and Market Risk

- Greeley's image, when compared to cities like Fort Collins or Windsor, affects investor confidence.
- Some indicate a lack of amenities, and a cohesive urban brand were cited as risks for attracting higher-income residents.

7. Organizational and Structural Gaps

- The limited internal capacity in the Housing Department may bottleneck the implementation.
- Stakeholders recommend a stronger coordination hub and additional experienced practitioners in housing affordability.

Conclusion of Background and Current State Analysis Section

This current state analysis highlights the work ahead for Greeley to achieve its ambitious housing goals through integrated planning, development accessible to all people, and public-private collaboration.

The extensive background work that Greeley has done to date to address housing needs in front of them, alongside the extensive engagement with Greeley stakeholders and the creation of the Housing Solutions Department, led to the decision to develop this strategic plan and its implementation plan outlined in subsequent chapters.

Vision for the Housing for All Strategic Plan

The City of Greeley will create an environment that enables families to flourish. Greeley is dedicated to building an inclusive community where housing is accessible, high-quality, and sustainable for all residents by guiding transparent and coherent development pathways aligned with its vision. Greeley aims to balance economic growth with quality of life, fostering neighborhoods that are economically vibrant, socially connected, environmentally responsible, and financially viable, appealing to both current and future community members and stakeholders.

This plan outlines 3 strategic goals to prioritize in the execution of the Housing for All vision.

- 1. Facilitate full-spectrum mixed-income development throughout the city in a comprehensive, action-oriented approach to community development that supports housing for all affordability categories.
- 2. Develop the necessary organizational capacity within the city government and through public and private partnerships to implement a long-term, comprehensive plan for community development and housing that meets current and future needs.
- 3. Develop, manage and measure effective policies and processes that enable the City of Greeley to promote economic development, effectively manage growth, foster access to capital by implementing this housing strategic plan that supports all market segments.

Strategic Goal #1: A Comprehensive Approach Facilitate full-spectrum mixed-income development throughout the city in a comprehensive, action-oriented approach to community development that supports housing for all affordability categories. Impact: Builds the ecosystem, tools, and authority needed for large-scale, inclusive, mixed-income development.	
Objectives	Rationale
1. Implement a Full-Spectrum Mixed-Income Development Framework Position the City to lead comprehensive neighborhood and citywide development using a full-spectrum mixed-	Greeley’s rapid population growth and evolving economic landscape demand a coordinated, future-ready approach to community development that can deliver housing at scale, across all income levels, and in alignment with the city's vision for inclusive prosperity. A

income development model that integrates high standards for design, clear criteria for developer selection, financing strategies, and public-private partnerships. 2. Establish a Coordinated Growth and Accountability Framework Align internal systems and policies (e.g., zoning, permitting, performance tracking) across departments under a unified vision to ensure timely, equitable, and measurable progress toward Housing for All. 3. Prioritize Incentives for Mixed-Income Development Strategically deploy financial and non-financial incentives to maximize the production of affordable and workforce housing units, guided by transparent criteria and tracked through an annual public reporting process.	fragmented or piecemeal housing strategy will not suffice to meet the projected need for over 19,000 new housing units over the next 20 years, nor will it ensure equitable outcomes for all residents. To this end, a full-spectrum mixed-income development model offers Greeley a transformative pathway—one that integrates design, land use, financing, and implementation into a unified, accountable system. This model empowers the City to guide development through clear standards, defined objectives, and a holistic framework that encourages innovation while maintaining local values. It enables Greeley to shape not just housing stock but entire neighborhoods, which are anchored by quality, accessibility, and sustainability—while building in the flexibility to respond to evolving demographic and economic conditions. The comprehensive approach outlined in this goal strengthens institutional collaboration by aligning city departments under a common vision, enabling cross-sector data sharing, and establishing mechanisms for transparency and measurable outcomes. It also supports smart growth principles through zoning reforms, affordability spectrum and infill development incentives, and the integration of housing with transit, employment, and recreational infrastructure. Critically, this strategy lays the groundwork for a housing ecosystem that can serve all market segments—from deeply affordable housing to executive-level units—by leveraging public-private partnerships and modern financing mechanisms. In doing so, Greeley positions itself as a model for equitable growth, ensuring that as the city expands, it remains a place where residents across the income spectrum can live, work, and thrive.
---	--

For a detailed understanding of the Master Developer approach and Housing Incentives, both linked to Strategic Goal #1, please refer to Appendix 3.

Strategic Goal #2: The Capacity for Execution

Develop the necessary organizational capacity within city government and through public and private partnerships to implement a long-term comprehensive plan for community development and housing for current and future needs.

Develop the necessary organizational capacity within the city government and through public and private partnerships to implement a long-term, comprehensive plan for community development and housing that meets current and future needs.

Impact: Creates the internal horsepower and external coordination to deliver on vision that is consistent and scalable.

Objectives	Rationale
1. Build the internal infrastructure within city government to effectively manage and oversee the implementation of the Housing for All vision. ● Invest in a quality organizational structure for the Housing Solutions Department to drive the vision and execution of strategy related to housing availability for all market segments. ● Invest in staff training, technology, and data systems to further improve project tracking and inter-departmental collaboration. 2. Maximize internal systems for close collaboration between Housing Solutions, Community Development,	To bring Greeley’s bold Housing for All vision to life, the City must possess the internal strength and external alignment required to manage, implement, and sustain large-scale housing efforts over time. Ambitious strategies demand more than vision; they require departments that are coordinated, empowered, and equipped to act. This goal acknowledges that organizational capacity is the backbone of successful implementation. Greeley cannot deliver housing at the scale or complexity required without investing in the people, systems, and structures that will manage the effort. A high-performing Housing Solutions Department, supported by streamlined interdepartmental

and Economic Development.

3. Leverage the strengths of private, public, and nonprofit entities to enhance housing development and expand resources.
 - Formalize partnerships through agreements that define roles, responsibilities, and resource contributions of all parties.
 - Develop joint pilot projects to showcase the effectiveness of public-private collaborations in delivering affordable and sustainable housing.
4. Strengthening the capacity of current housing developers while attracting new high-quality entities to the market.
 - Provide technical assistance, capacity-building grants, and training to enhance the capabilities of existing housing developers and home builders.
 - Actively recruit new developers and home builders, particularly those with experience developing affordable and mixed-income housing development.
 - Create a funding roadmap to help developers and home builders with access to financial resources through public-private partnerships, philanthropic contributions, and housing bonds.
 - Foster collaboration among developers and home builders to share best practices and reduce inefficiencies.

collaboration and modernized tools, ensures the City can be both agile and accountable in its development approach.

Furthermore, by building robust public-private-nonprofit partnerships, the City can tap into the full spectrum of available expertise, financing, and innovation. Formalizing these collaborations ensure clarity of roles and shared responsibility. Equally important is Greeley's commitment to enhancing the developer ecosystem, supporting current partners while attracting new, high-quality actors, especially those with experience in mixed-income housing.

Ultimately, this goal ensures that Greeley does not just plan for housing- it builds the muscle to deliver it, in ways that are scalable, inclusive, and resilient for decades to come.

Strategic Goal #3: Housing for All and Economic Development

Develop, manage, and measure effective policies and processes that enable the City of Greeley to promote economic development, effectively manage growth, and foster access to capital by implementing a housing strategic plan that supports all market segments.

Impact: Ensures Greeley remains regionally competitive and inclusive, with development that supports jobs, housing diversity, and infrastructure growth.

Objectives	Rationale
1. Identify Catalytic Projects that help anchor and guide future development ● Identify key industries and sectors to attract and retain businesses that support local job growth and economic diversification. 2. Leverage Greeley's strengths and opportunities from the past, present, and future to retain and attract businesses, retain graduating students from the University of Northern Colorado (UNC) and AIMS, and draw in residents from other Northern Colorado cities and towns. 3. Invest in infrastructure and public realm improvements that enable smart growth, expand multimodal transportation options, and ensure all neighborhoods benefit from housing and economic development.	Greeley stands at a pivotal moment of opportunity to shape its economic and housing future with intention and inclusivity. As Northern Colorado continues to grow, Greeley must position itself as both a competitive destination for businesses and a livable community for current and future residents across all income levels. This goal recognizes that economic development and housing policy are deeply interconnected. To promote local job growth, retain and attract targeted industries, and retain talent from institutions like UNC and AIMS, the city must continue to cultivate an environment where both businesses and people can thrive. That includes identifying catalytic projects that unlock private investment, aligning development with Greeley's unique cultural and economic assets, and implementing policies that foster economic diversification. At the same time, a housing strategy that supports all market segments is critical to long-term prosperity. By investing in infrastructure and public realm improvements, the City can ensure that growth is not only strategic but also equitable, enhancing quality of life, reducing barriers to

	mobility, and expanding opportunity for all neighborhoods. This holistic approach will make Greeley more resilient, more inclusive, and better positioned to compete regionally and nationally in the decades ahead.
--	--

Housing Incentives Menu

Explore the menu of building incentives based on affordability spectrum categories, including but not limited to:

- Entry Level (or “Affordable”) <80% AMI: For Sale and Rental
 - Building incentives
 - fee waivers/offsets
 - local fund investment
 - density/height bonus consideration (downtown)
 - water/ land donation
 - land lease
 - condominiums
 - fast track review
 - developer liaison service
 - federal, state, and local funds
 - Down payment assistance network development
- Implementation considerations
 - City sets price range for >80% AMI
 - forgivable or deferred loan: = to city investment
 - income-qualified buyers
 - deed restricted = number of years in relation to the investment
 - recorded covenants for long-term affordability
 - CHFA mortgages or similar products
 - Down Payment Assistance Network
 - fee waivers/offsets
 - water resources and land banking

- proof of sale at “starter” price
- condominiums ideal; townhomes & other attached
- eligible full-spectrum mixed-income development category

- Skilled Workforce Housing (or attainable housing) 81%-100% AMI: For Sale
- Building incentives
 - fee waivers/offsets
 - local fund investment
 - density/height bonus consideration (downtown)
 - water/ land discounts
 - fast track review
 - developer liaison service
 - state and local funds
 - Down payment assistance network development

- Implementation considerations
 - City sets price range for 81% -100% AMI
 - forgivable or deferred loan: = to city investment
 - income-qualified buyers
 - deed restricted = number of years in relation to the investment
 - CHFA mortgages or similar products
 - Down Payment Assistance Network
 - fee waivers/offsets/deferrals
 - water resources and land banking
 - proof of sale at skilled workforce price
 - townhomes & other attached, smaller detached
 - eligible full-spectrum mixed-income development category

- High End Market Housing (or upper market) 181%-280% AMI: For Sale
- Building incentives
 - local fund investment

- density/height bonus consideration (downtown)
- fast track review
- developer liaison service
- Implementation considerations
 - City sets price range for 181% -280% AMI
 - proof of sale at high-end market price
 - eligible full-spectrum mixed-income development category
- Executive Housing (or Luxury/Custom Homes)280%+ AMI: For Sale
- Building incentives
 - Low-interest construction loans: local fund
 - fast track review
 - developer liaison service
 - deferred fees
 - deferred land sale
- Implementation considerations
 - City sets price range for 280% + AMI
 - proof of sale at executive market price
 - eligible full-spectrum mixed-income development category
 - Explore property tax resolutions for executive lots

Implementation Roadmap

Implementation Overview: Turning Strategy into Action

To successfully bring the Housing for All Strategic Plan from vision to reality, the City of Greeley must coordinate efforts at multiple levels—internally among city departments and externally across partners, developers, and the broader community.

While the Strategic Plan sets the direction—defining what Greeley aims to achieve in terms of housing equity, community development, and economic vitality, **the implementation plan details how to get there**. It should, ultimately, specify what tools and tactics will be used, when key actions occurs, who will lead them, and how progress will be measured.

This **implementation plan** should serve as a detailed work plan that lays the groundwork for long-term execution. It outlines the early actions needed to build institutional infrastructure, expand staff capacity, establish governance systems, and launch core enabling tools such as permitting reform and housing incentives. It ensures that city leadership, departmental teams, and project managers are aligned on responsibilities, timelines, and decision-making frameworks from day one. Key Performance Indicators (KPIs) are embedded throughout the roadmap to track progress, from permitting turnaround times to the mix of housing units produced by AMI tier. Feedback loops—such as annual housing reports, community surveys, and incentive impact assessments—enable the City to continuously refine its approach based on real-world results and evolving needs.

Timelines and specific key performance indicators will need to be updated by the Greeley team for implementation, and phases will inevitably overlap.

PHASE 1: Internal Implementation Plan (Q3 2025 – Q1 2026)

This phase focuses on aligning departments, building capacity, and establishing governance structures necessary for implementation.

Key Actions:

- **Governance & Alignment**
 - Publicly release the strategic plan with city leadership messaging
 - Engage the Housing for All Advisory Board (HAAB) to develop strategic tools according to the work plan timeline

- Establish Housing for All Implementation Steering Committee
- Assign project managers for each strategic goal
- Adopt a formal decision-making framework (e.g., [RAPID](#)) to utilize
- **Infrastructure & Staffing**
 - Initiate exploration of a “Master Developer Authority”
 - Expand Housing Solutions Department staffing (investment, incentives, and development)
 - Develop internal KPI dashboards and project tracking systems
- **Policy & Tools Development**
 - Finalize and adopt a citywide housing incentive framework
 - Explore resources for a revolving loan fund for full-spectrum mixed-income housing unit generation
 - Implement the fast-track review process (90x90 Project) and complete affordable housing code changes
- **Early Activation**
 - Identify an early pilot project to implement within the new fast track review process.
 - Develop vehicles and processes to capture ongoing developer feedback and explore technical assistance needs
 - Create Housing for All web portal
- **Accountability**
 - Publish quarterly implementation progress reports to City Council and City leadership with a progress report presentation annually or as programs are created/released
 - Finalize key performance indicator templates and update 1–2-year resource needs.
 - Possible KPIs to establish might address: units produced by AMI tier, permitting turnaround time, developer satisfaction, public-private investment leveraged, and resident perception of affordability.

PHASE 2: Policy Execution (2026-2027)

This phase focuses on executing the major elements outlined in the strategic plan fully.

A. Infrastructure & Incentive Design (2026)

To effectively implement policies needed for Greeley’s Housing for All Strategic plan, building internal capacity and setting up enabling structures will be essential as outlined the strategic goals section of this plan. Initial efforts will:

- Expand the Housing Solutions Department with key hires to guide large-scale, mixed-income development best practice investment and incentive programs that are developer-friendly.
- Launch housing incentives menu tailored to different AMI tiers:
- Create permitting and compliance tracking systems to ensure transparency and efficiency.
- Explore a Master Developer Authority to guide large-scale, mixed-income development projects across catalytic sites. *(See Appendix 10 for more on implementation)*

Sample Key Performance Indicators:

- Staff hired and systems in place
- List of incentive programs developed
- Units approved under new incentive programs
- Permit turnaround time improved/fast track review

B. Incentives and Financial Too Expansion (2026–2027)

With infrastructure in place, Greeley will move into pilot execution and early project activation:

- **Market incentive tools** to developers and provide technical assistance, particularly to nonprofits and small-scale builders.
- **Formalize partnerships** with nonprofit, public, and private sector developers.
- **Activate the revolving loan fund** and begin disbursing capital for qualifying projects as the resources are available.
- **Support capacity-building for emerging developers**, especially those from historically excluded groups.

Sample Key Performance Indicators

- Number of development partnerships formalized

- First round of supported mixed-income projects approved
- % of identified departments that include housing-related priorities in work plans
- # of FTEs onboarded across priority functional areas in Housing Solutions Department

PHASE 3: Scaling & Transparency (ongoing)

This phase focuses on expanding implementation and increasing public accountability:

- Initiate new catalytic projects in targeted areas such as Downtown, West Greeley, and the East Greeley corridor.
- Scale housing production across all income segments, including entry level, skilled workforce, upper market, and executive tiers.
- Publish the first Housing Progress Report, tracking AMI mix, infrastructure investment, and incentive uptake.
- Refine tools and approaches based on early results and utilization trends.

Sample KPIs:

- Number of developments and units generated within catalytic project areas
- Housing progress report published

Phase 4: Evaluation & Refinement (2027–2029)

This phase ensures continuous improvement through data and feedback:

- Conduct a citywide housing perception and affordability survey to capture resident experience and satisfaction with ongoing efforts.
- Evaluate program performance based on cost-burden reductions, stakeholder input, and development outcomes from developers, financial institutions, etc.
- Publish an Incentive Impact Report with policy recommendations and tool effectiveness insights.
- Adjust incentive and financing tools to increase alignment with evolving needs and market conditions.

Sample Key Performance Indicators

- Survey and incentive report completed
- Adjustments to programs finalized and adopted
- Unit generation trends and progress update

Key Strategy Approaches for Implementation

The Housing for All Strategic Plan establishes a comprehensive vision for Greeley's housing future. Through extensive collaboration between the Housing Solutions Department, key city agencies, and the Breakthrough Leadership consulting team, the plan reflects interviews and focus groups with local housing developers, homebuilders, anchor institutions, financial services entities, state officials, and community development organizations. The result is a flexible, field-tested implementation framework consisting of five interrelated areas of opportunity based on proven development models, incentives, and financing products designed to facilitate construction of residential property. The strategies undergird this framework will not only help Greeley increase the inventory of residential units, but create vibrant, mixed-use, mixed-income neighborhoods that will help unlock the city's potential to produce a more expansive array of housing options for residents across a broad economic spectrum- and ultimately make Greeley a preferred destination for residents and businesses.

For the city to achieve its vision of housing for all, Greeley must combine clear direction with tactical flexibility.

Over the next five years, city leaders from various departments will need to make thoughtful decisions about which approaches to utilize to pursue its strategic housing goals. These decisions will be influenced by evolving housing needs, financing conditions, developer capacity, and political priorities. The strength of this targeted implementation lies in its ability to be customized and responsive for the duration of the strategic plan and in anticipation of shifts within Greeley and nationally.

The multitude of approaches for Greeley to consider are organized through 5 themes

- A. Development Finance Toolbox
- B. Policy Shifts
- C. Capacity of Housing Solutions Department
- D. Developer and Homebuilder Partnerships
- E. Catalytic Projects

A. Expand the Development Finance Toolbox

Greeley's ability to launch and sustain a diverse pipeline of high-impact residential and mixed-use real estate projects would be greatly enhanced by assembling a more comprehensive assortment of debt and equity financing tools designed to support everything from pre-development and land acquisition, infrastructure investment, and vertical construction. As was borne out in focus groups and interviews with various real estate developers and community

development organizations, Greeley is underserved by conventional lending institutions, including Community Development Financial Institutions, among other sources of real estate finance, which can complicate efforts to undertake projects of scale in the city.

The financing of residential and community development projects often requires the use of multiple tools in a single project. It is not unusual for certain projects to have as many as twelve financing or funding sources within their respective capital stacks. Given this reality, many local governments around the country, including the City of Denver and many other municipalities—have become intentional about activating and directly administering financing products, especially those intended to close gaps on high-priority transactions. Some of these city governments have also been entrepreneurial in forming alliances and partnerships with traditional lenders as well as CDFIs to ensure that said organizations are prioritizing projects being spearheaded or championed by municipalities. If the City of Greeley is to fulfill its vision of stimulating the construction of more income specific and market rate housing, in addition to mixed-use, it too will have to establish an infrastructure of relevant real estate finance tools, starting with those highlighted in the following paragraphs.

Activate local fund options to establish a revolving loan fund (or funds) for full spectrum mixed income residential and mixed-use projects

The City of Greeley should also consider utilizing the following public funding programs and resources¹ to establish a revolving loan fund, administered by the Housing Solutions Department, for developers of residential and mixed-use developments. The City has, in previous years with HUD CDBG and HOME funds, operated revolving loan pools including a fund that provides relatively small loans of up to \$24,999 to individual low- to moderate-income households seeking assistance for basic renovations, updates to plumbing and electricity, and energy efficiency improvements. However, the demand for additional residential units across multiple market segments captured in the City's 2023 housing needs analysis, combined with insights shared by members of the local real estate development sector, suggests that additional financial tools must be implemented to address the need for increased housing supply.

This capital pool could initially be used to help cover financing gaps in certain types of projects in priority target areas—for example, adaptive reuse of downtown buildings—to increase the inventory of residential units in mixed-income communities. Additionally, these loans could be

¹The consulting team acknowledges that the new federal administration's FY2026 budget, which seeks to slash funding to a number of housing and economic development programs including the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Programs, creates a great deal of uncertainty for municipal governments over the future availability of these federal dollars. However, as of this writing HUD Entitlement Funds remain in existence; therefore, must continue to be cited as a potential resource for the City of Greeley as it weighs options for capitalizing a revolving loan fund.

structured as subordinate debt, which would make it more feasible to participate in transactions with banks and other conventional lending institutions, which are typically not inclined to subordinate their lien position to other lenders or investors without substantial guarantees.² Because there are relatively few sources of patient, flexible gap financing available within Greeley-based institutions, a new source of gap financing would likely be favorably received by the real estate development community. Moreover, recently the City of Greeley repositioned the Housing Solutions Department as the administrator of this important financing program to enhance the City's stature and role within the local housing and community development ecosystem.

Direct down payment assistance programs and fund opportunities should be explored to accentuate development resources by offering individual household support and activities to produce buyer ready pipelines for efficient sales of new homes.

Private Activity Bonds (PABs)

PABs are a type of municipal bond that allows state and local governments to finance projects carried out by private entities, while potentially offering tax advantages to investors.

The main purpose of PABs is to enable private-sector investment in projects that serve a public purpose. These bonds act as a bridge between the risk-adjusted profit motives of private capital and the public-need mandates of government entities. This allows governments to leverage private capital for projects that might otherwise be difficult or expensive to finance solely through public funds.

Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME)

Established by the Housing & Community Development Act of 1974, the Community Development Block Grant Program (CDBG) and HOME Investment Partnership programs are administered by the U.S. Department of Housing & Urban Development and is one of the longest continuously operating community and economic development federal funding programs. CDBG is made available to over 1,200 units of local government and States on a formula basis each year, and the program affords them the ability to provide grant support to address a broad range of services for low- and moderate-income persons including, but not limited to, affordable housing.

² Please see Appendix 6 for a sample/draft underwriting guidelines document, as well as a sample sources and uses and proforma for a transaction receiving subordinate debt via a City of Greeley-administered revolving loan pool.

According to Greeley's HUD Entitlement Funds Consolidated Plan, the City's allocation is a modest \$1,225,000 (\$850,000 for CDBG and \$375,000 for HOME). It has historically given the largest portion of CDBG funds to the Public Works & Transportation Department for sidewalk repairs/replacement. As of fund year 2025, slightly less than half of both CDBG and HOME funds are distributed to housing entities. To help grow this limited resource, the City of Greeley may want to consider using a portion of its CDBG and/or HOME program income to help capitalize a revolving loan fund for projects that can sustain debt. This loan pool would serve as a self-perpetuating resource. As loans are repaid, these dollars get invested back into a revolving fund and can thus be recycled into future housing projects. Provided that these loans have been skillfully and judiciously underwritten and have been secured with guarantees and/or real estate, Greeley could, over time, amass healthy loan portfolios that generate substantial sums of money for worthy projects.

In order to be eligible for a loan using CDBG and/or HOME funding, a project must meet at least one of the national objectives outlined in Title 24, Section 570.208 of the Code of Federal Regulations:

§ Area benefit activity – This is one that benefits all residents of low to moderate income in a particular area, in which 51 percent of the residents are low to moderate income persons. (NB: This selection is applicable only if the project will be located in a neighborhood or census tract where more than 51% of the persons or households qualify as low to moderate income.

§ Limited Clientele – This applies to a specific group of persons and at least 51% of them qualify as low to moderate income.

§ Housing activities – An eligible activity in this category is one that is carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households.

§ Job creation or retention activities –This refers to an activity designed to create or retain permanent jobs where at least 51 percent of the jobs, computed on a full-time equivalent basis, involve the employment of low- and moderate-income persons. (NB: Certain mixed-use projects containing mixed-income apartments can qualify for CDBG-funded loans under this eligibility category.)

HUD Section 108 Loan Guarantee Program as a Development Finance Tool

City governments are able to borrow up to five times their annual allocation of CDBG to address unique development or infrastructure opportunities and are given 20 years to repay these funds. This means that since Greeley's CDBG allocation is \$850,000, the City of Greeley would be eligible for a \$4.5 million infusion of HUD Section 108 capital, which would represent a meaningful lending resource. The City would be well-advised to use Section 108 dollars for a lending product that supports larger-scale and/or catalytic projects secured by third-party

collateral. This means that if loans from a Section 108 pool are carefully vetted through a professionally managed underwriting process, borrowers will be less likely to default. And in the unfortunate event of a default, a loan backed by an adequate combination of a hard asset and a personal guarantee can be repaid with this collateral as opposed to Greeley's CDBG resources.

There is not a formal application for the Section 108 program, so Greeley would likely have to seek technical assistance in accessing said monies from HUD. As part of the City's proposal to HUD, it must pledge the CDBG grant as collateral. Borrowers of loans utilizing Section 108 capital should also be adequately collateralized to protect the City's CDBG funds. According to experienced community development lenders, Section 108 capital, as with other financing resources, should be used strategically and always undergo rigorous underwriting to minimize defaults. There are numerous municipalities that utilize Section 108 for revolving loan funds, including the City of Denver, so there is substantial proof of concept relating to strategies for sound underwriting and risk mitigation.

Proposition 123: Affordable Housing Financing Fund

Proposition 123: Affordable Housing Financing Fund is a relatively new State of Colorado-administered resource available for qualifying local housing projects across the state. As background, Colorado voters, in 2022, passed a ballot measure authorizing the state to retain money from existing state tax revenue to support affordable housing investment. These funds are split 60/40 between the Office of Economic Development and International Trade (OEDIT) and the Department of Local Affairs (DOLA), respectively, through DOLA's Division of Housing (DOH). OEDIT manages the Affordable Housing Financing Fund, in partnership with the Colorado Housing and Finance Authority (CHFA), which serves as Contract Administrator. DOH manages the Affordable Housing Support Fund. To be eligible for funding, affordable housing projects must be in a jurisdiction that has completed Proposition 123 Local Government Affordable Housing Commitment with the Colorado Department of Local Affairs. The City of Greeley has opted into this program for affordable housing development projects in the city and could explore with State of Colorado officials the feasibility of utilizing Proposition 123 funds for the proposed City of Greeley revolving loan fund specifically for land banking, Downtown redevelopment, homeownership activities and opportunities, equity, capital stack financing, and continued planning activities.

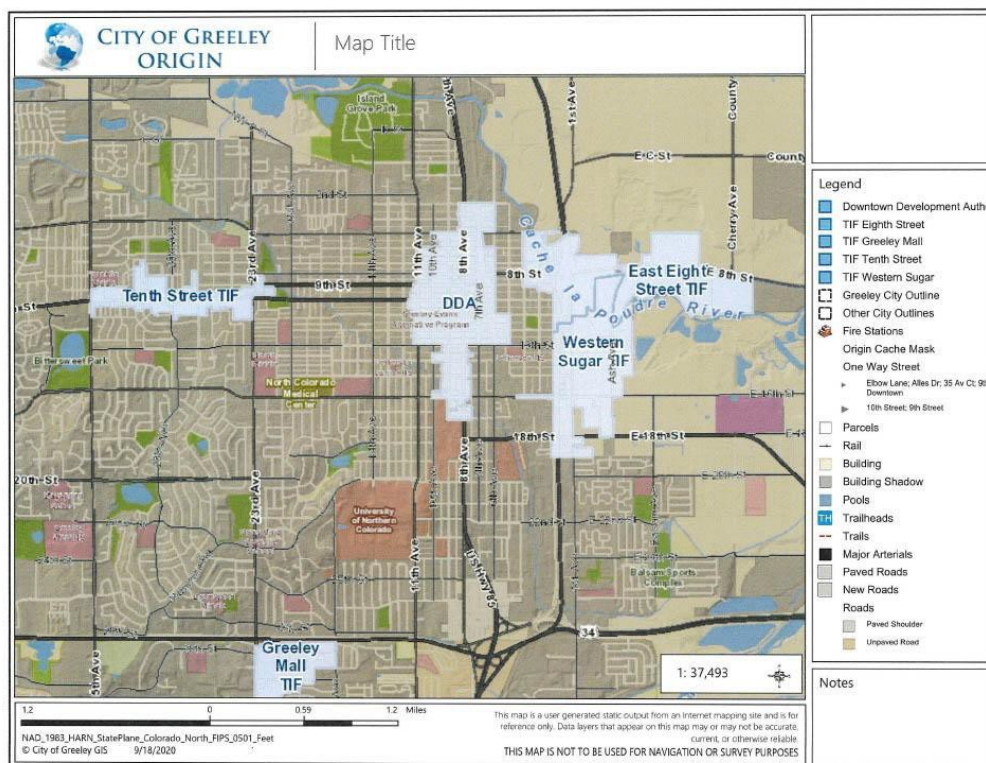
Consider use of existing financing tools such as Tax Increment Financing toward high-impact residential and mixed-use projects

Tax Increment Financing (TIF) can be a powerful tool for redevelopment. When a local government designates an area as a TIF district, the current property value of all the real estate within its boundaries becomes the base property value. As new development projects occur, any increases in existing or new property values are set aside for future revitalization activities. TIF revenues captured from large-scale projects can be used to cover public improvements and infrastructure, thereby reducing the costs borne by the project. Greeley has a history of using

TIF, but there's no evidence that this tool is being utilized as part of a targeted strategy to increase the supply of housing in the city.

The City of Greeley, operating through the Greeley Urban Renewal Authority (GURA), operates four TIF districts for the purpose of facilitating certain forms of economic development as follows:

- *Industrial development in the Western Sugar TIF District*
- *Regional retail in the Greeley Mall TIF District*
- *Industrial development in the East 8th Street TIF District*
- *Local retail in the 10th Street Corridor TIF District*



Additionally, the local Downtown Development Authority has established a Tax Incremental Financing (TIF) district throughout downtown Greeley. Funds from these TIF dollars fund grants for façade improvements, building improvements, retail/restaurant rent assistance and other incentives. (See additional GURA TIF District Maps in Appendix 7)

The City of Greeley should explore the feasibility of redesigning its TIF program to serve as a financing tool for larger-scale mixed-income and mixed-use projects, in addition to sector-oriented economic development. Additionally, the City's TIF program could also be amended to

establish a subsidy pool for public improvements associated with affordable residential projects.

Generate new local funding streams that can be used to establish additional financing products for a diverse array of housing and community development projects and initiatives

The importance of generating new local funding streams for housing and community development is underscored by the need to address the anticipated increased demand for housing and other types of facilities resulting from Greeley's projected growth, as well as the proposed federal cuts to certain housing and economic development programs. The City of Greeley should take steps to create new local revenue sources to help jump-start catalytic (re)development initiatives. The following are specific mechanisms for new funding that merit the City's consideration.

Dedicated Revenue Sources/Affordable Housing Trust Fund

As Greeley Housing Solutions Department officials have acknowledged the need for dedicated revenue for housing that serves low- and moderate-income residents represents an important area of opportunity for the City of Greeley. While the amount of funding raised by a dedicated revenue source can fluctuate year-to-year, a dedicated source can help increase the total funding available for affordable housing and reduce the risk associated with reliance on annual appropriations. A dedicated revenue source for housing affordability provides an ongoing, committed stream of revenue for full spectrum mixed income development. The City of Greeley should therefore establish a housing trust fund that is supported with multiple sources of dedicated revenue.

The housing trust fund is a resource for generating both public and private capital to support, for example, down payment assistance or the construction of units for low- and moderate-income homebuyers. Local governments, including some in Colorado, use housing trust funds as tools to create a dedicated revenue source for affordable housing. As mentioned above, the capital generated can be used to support down payment assistance for homeownership, subsidizing the construction of affordable for-sale units, and other interventions designed to facilitate access to homeownership for low- and moderate-income families.

The three typical revenue options include: 1) a dedicated revenue stream from specified taxes and fees; 2) support from local government annual appropriations from the general fund, or 3) a combination of options 1 and 2. An advantage of a dedicated revenue stream is that it provides better assurances of long-term funding availability in comparison to general fund support. The City of Greeley should conduct a detailed analysis of potential sources of dedicated revenue. Other cities have utilized the following as dedicated revenue sources for housing trust funds:

- *Real estate transfer tax*
- *Document recording fees*
- *Development impact fees (including fee-in-lieu of full spectrum mixed income housing development)*
- *Permit fees, including for development, conversions, and demolitions*
- *Property taxes*
- *Tax increment financing district revenues*
- *Sales tax*
- *Hotel/motel tax*
- *Restaurant meal surcharges*

Special Purpose Tax (similar to Oklahoma City's Metropolitan Area Plan and Denver's Scientific & Cultural Facilities District)

Communities like Oklahoma City, OK could serve as a model for Greeley as it explores options for identifying new revenue sources to help fund housing, community development projects and other quality of life needs. One of the most prominent local (re)development taxing initiatives of the past thirty years is Oklahoma City's Metropolitan Area Projects (MAPS) program. The MAPS initiative is funded by a one-cent sales tax which was approved by voters to help fund capital projects, neighborhood improvements and job-creating economic development. When MAPS was first proposed in the early 1990s, downtown Oklahoma City was in a state of decline after decades of insufficient public and private investment and the overall economic instability fostered by the region's boom-and-bust oil industry cycles. Without a clear means of catalyzing redevelopment of the urban core, City officials and private sector stakeholders launched a bold initiative to generate a new local revenue stream to fund new placemaking and revitalization investments that would help make downtown Oklahoma City a more attractive destination for those seeking to live, work and play. MAPS was borne of this effort, and the original \$350-Million package of projects was approved on December 14, 1993, by 54 percent of voters. The results were impactful for Oklahoma City's downtown, creating an enhanced business and employment presence, a vibrant residential community, expanded retail and services options, medical and education facilities and a range of cultural, and new recreational and entertainment venues.

To date there have been four rounds of MAPS funding approved by the voters, and the City of Oklahoma City is presently overseeing sixteen projects earmarked for funding under MAPS 4, which was passed in 2019, including a new coliseum, upgrades to the NBA Thunder basketball team's arena, as well as programs for youth, senior citizens and the homeless. In total, MAPS 4 is expected to generate more than \$1 billion for a diverse array of local projects and programs.

Under the first three rounds of MAPS funding the City of Oklahoma City generated revenues to help construct, renovate or expand:

- *a new minor league ballpark;*
- *the existing convention center;*
- *a new sports arena (which was instrumental in helping the city attract the NBA Seattle Supersonics basketball team, later renamed the Thunder);*
- *the Oklahoma River system;*
- *a downtown library;*
- *a new trolley system for transportation to/from downtown and the surrounding area*
- *many other civic, arts and entertainment destinations.*

Nearby metropolitan Denver also provides a compelling case study for entrepreneurial strategies for generating local funding for priority projects and initiatives. The Scientific and Cultural Facilities District (SCFD) is a metropolitan district that generates funding for nonprofit arts and culture organizations located in seven greater Denver counties, consisting of Denver, Adams, Arapahoe, Boulder, Jefferson, Broomfield and Douglas via a 0.1 percent sales tax. The drive to establish the SCFD began in the mid-1980s, following several major Denver-area cultural institutions' loss of state funding during a regional economic downturn. The SCFD was initially authorized by voters in 1988, and has since been reauthorized three times, most recently in 2016. The SCFD tax has generated a total of more than \$1 Billion in funding for arts and cultural institutions over more than three decades in operation and has served as a model for similar initiatives launched in other markets Kansas City, Salt Lake City, and Pittsburgh.

In summary, both the Oklahoma City MAPS initiative and the metropolitan Denver SCFD have provided decades' worth of proof of concept as it relates to the benefits of launching campaigns to generate new funding for both capital projects and the operation of certain civic institutions and programs; and therefore, could help substantially inform Greeley's approach to undertaking similar initiatives to help create new revenue streams for housing and community development.

Prioritize the creation and increased utilization of financing tools explicitly intended to create/renovate the stock of affordable homes for the most cost-burdened populations, specifically households earning <80% AMI and below

City of Greeley officials have expressed an interest in increasing the stock of housing for all income segments ranging from the lowest-income households to those earning substantial incomes. Recognizing the financial challenges that accompany building income-restricted units and maintaining their long-term affordability, the City of Greeley must be intentional about ensuring that the expanded development finance toolbox consists of effective products that are

explicitly intended to preserve the stock of affordable homes for the most cost burdened populations, specifically households earning 80 percent of the Area Median Income and below. Outlined below are options for the City's consideration.

The Low-Income Housing Tax Credit/Gap Funding Pool

The Low-Income Housing Tax Credit (LIHTC), which is administered locally by the Colorado Housing Finance Authority, funds approximately 90 percent of affordable housing built in the U.S. Currently Greeley has 16 properties with LIHTC awards from 1991-2023. This is the smallest list of LIHTC projects when compared to neighboring communities: Fort Collins- 34; Loveland- 20; Longmont- 33. There are creative ways that the City and other housing industry stakeholders could incentivize the utilization of LIHTC, assuming the political interest to do so. For example, the City could establish a gap funding pool for multifamily projects financed with 4 percent LIHTC deals. While the competitive (or 9 percent) LIHTC program may be infrequently utilized for Greeley projects, it appears that the noncompetitive (or 4 percent) program may be severely underutilized. This gap funding pool—which, like the revolving loan pool, should be administered by the Housing Solutions Department—could be capitalized with some combination of CDBG funds, unused American Rescue Plan Act (ARPA) funding, or even philanthropic dollars and investments from banks seeking Community Reinvestment Act credits. Building a robust gap financing pool of resources with patient repayment terms could unlock the full potential of the 4 percent LIHTC program as a resource for Greeley's affordable housing needs.

Several Colorado communities have successfully utilized LIHTC to support high-impact, quality multi-family housing. Following is an example of a recent Longmont, CO project, the Alta & 15th apartments. This project received \$7.8 Million in LIHTC equity financing, offering 88 units for households earning up to 60% of the Area Median Income.

The City of Greeley has already engaged in retention of private activity bonds (PAB's) and the competitive process associated with allocating those PAB's is being developed by the Housing Solutions Department, City Attorney's Office, and the Housing for All Advisory Board at the time of this writing.

Public Housing Redevelopment Funding Programs

Several public housing authorities (PHAs), since the creation of the federal HOPE VI program in 1992, have played a significant role in large-scale revitalization of distressed public housing and surrounding neighborhoods. HUD's HOPE VI Program and its successor, the Choice Neighborhoods Program ("Choice"), have awarded grants to public housing authorities via a competitive Notice of Funding Opportunity (NOFA) process, to support the redevelopment of public housing projects. These funds were used to leverage other funding and financing neighborhood redevelopment in which the public housing communities are located. More recently, HUD established the Rental Assistance Demonstration (RAD) Program to help public

housing authorities (PHAs) preserve, improve and expand public housing properties. RAD allows PHAs to leverage public and private debt and equity to reinvest in the public housing stock. According to HUD, the national backlog of public housing capital needs is estimated to be \$115 Billion when analyzing the approximately 300 RAD transactions that have closed over the last three years.

While the Greeley-Weld Housing Authority has eighty-six public housing units (located at three apartment complexes and six single-family home sites) it has not participated in HOPE VI, Choice, or RAD programs. Choice and RAD merit the City's consideration as it explores housing funding options for low-income residents, assuming the new Administration maintains these programs. It is important to note that as of the end of 2024 the Greeley-Weld Housing Authority has new leadership committed to increasing customer service and satisfaction as well as enhancing their affordable housing portfolio over the next few years, becoming a valuable community partner.

Cultivate alliances with various financial institutions and investors via executive-level engagement forums as a way to stimulate greater lending and investment into Greeley projects

The City of Greeley must also take steps to increase the flow of capital into local residential and community development projects by engaging with certain financial services entities that provide debt and equity for real estate ventures. City of Greeley officials should actively forge and maintain executive-level relationships with key regional and national institutions such as banks that operate in metropolitan Denver, but which do not actively lend to real estate projects in Greeley; the Colorado Housing Finance Authority; Community Development Financial Institutions such as Enterprise Community Partners; HUD 221d mortgage lenders; and Qualified Opportunity Zone* funds. The City would be well-advised to establish two separate engagement platforms: 1) a lenders' consortium designed to stimulate greater lending activity in Greeley projects, and 2) an aggressive outreach plan directed towards Qualified Opportunity Zone funds.

The Greeley Lenders Consortium

This annual consortium would serve as Greeley's principal mechanism for engaging housing and community development lenders and ensuring alignment of residential and other real estate priorities. The first consortium was held on April 21, 2025, and was well attended. This forum helps identify opportunities for synergy and to leverage capital, thereby affording all parties a chance to fill capital stack gaps on projects of shared interest. This group could also help lead the process of: 1) commissioning a much-needed gap analysis that quantifies the demand for myriad types of capital among a diverse array of real estate developers pursuing various types of projects; and 2) creating a deal-matching portal that makes it easier for Opportunity Zone investors (which are discussed in greater detail in subsequent paragraphs) to identify potential qualified projects in Greeley's State of Colorado-designated federal Opportunity Zone.

Marketing to Enterprise and Opportunity Zone Funds

Greeley's downtown development area is both an enterprise and opportunity zone.

Businesses operating within the boundaries of the enterprise zone map can receive various state income tax credits for equipment investment, new employees, job training, R&D, vacant building rehab, and more. One of particular importance for housing strategy is the Vacant Building Rehab Tax Credit- 25% of eligible rehab expenditures (hard costs).

Opportunity Zones were created under the 2017 Tax Cuts and Jobs Act to spur economic growth and job creation in designated low-income communities. They offer tax benefits to investors who elect to temporarily defer tax on capital gains if they timely invest those gain amounts in a Qualified Opportunity Fund (QOF). Investors can defer tax on the invested gain amounts until an event occurs that reduces or terminates the qualifying investment in the QOF (an "inclusion event"), or until December 31, 2026, whichever is earlier.

The length of time the taxpayer holds the QOF investment determines the tax benefits they receive.

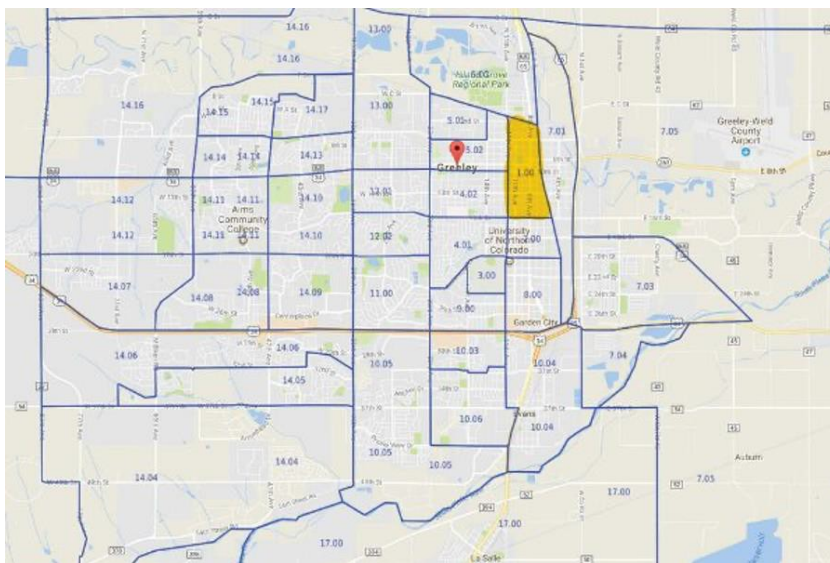
- *If the investor holds the QOF investment for at least five years, the basis of the QOF investment increases to 10% of the deferred gain.*
- *If the investor holds the QOF investment for at least seven years, the basis of the QOF investment increases to 15% of the deferred gain.*
- *If the investor holds the investment in the QOF for at least 10 years, the investor is eligible to elect to adjust the basis of the QOF investment to its fair market value on the date that the QOF investment is sold or exchanged.*

Low-income communities and certain contiguous communities qualify as Opportunity Zones if a state nominated them for that designation and the U.S. Treasury certified that nomination. Following the nomination process, 8,764 communities in all 50 states, the District of Columbia and five U.S. territories were certified as Qualified Opportunity Zones (QOZs).

According to the Urban Institute, more than \$100 billion investment has flowed to Opportunity Zones between 2018 and 2024. The program, which is set to expire at the end of 2026, has been cited by several individuals in the current Trump administration, including HUD Secretary Scott Turner, as a key mechanism for fostering continued investment into qualifying areas. Additionally, several members of Congress have expressed interest in extending and expanding the program. Given that a portion of the city of Greeley is within the boundaries of a Qualified Opportunity Zone (See Appendix 8), the City should seek to harness equity investments for high-priority projects from QOZ investor groups.[3] A U.S. Treasury Department analysis found

\$89 Billion in investments earmarked for qualifying projects were placed with said groups, officially known as Qualified Opportunity Zone Funds, between 2019 and 2022. These groups factor prominently in placing investor capital into pipelines of primarily real estate projects, many of which have been market rate residential rental complexes.

The City of Greeley should create a marketing plan—replete with a professionally-produced, detailed investment prospectus for high-priority housing and commercial real estate projects—and launch a national “road show” in which a delegation of Greeley officials and real estate developers visit targeted Qualified Opportunity Zone Fund managers across the country to boost awareness of Greeley projects.



B. Policy Shifts

Mixed-Income Housing Development Ordinance

If Greeley is to gain traction in the housing affordability space, it will need to enact a set of policies that encourage and incentivize the construction of more units. These policies should, at a minimum, consist of inclusionary principles that overlay the whole city. Inclusionary housing program principals refer generally to a range of housing policies that encourage or mandate the incorporation of affordable housing as a component of development. For Greeley, additional housing affordability categories can be added to include incentivizing upper market and executive level housing development by using the same principals. These policies enable local governments to capitalize on the economic benefits of rising real estate values to create multiple housing affordability categories within the same geographical area, effectively linking the development of homes for low- or moderate-income households to the construction of market-rate and executive residential or commercial projects. For jurisdictions struggling to maintain economic integration, inclusionary housing principles are some of the most promising strategies available to ensure that the benefits of development are shared widely. These policies require developers and home builders of new market-rate real estate to provide affordable units as well.

In 2021, the Colorado legislature approved a bill (HB21-1117) which allows local governments to require rental housing developers to provide affordable units in new development projects. The bill supersedes a Colorado Supreme Court decision prohibiting these “inclusionary” measures. Local governments that wish to adopt inclusionary housing type ordinances can now be required to design and implement their ordinances in a manner that comports with HB21-1117. Even before HB21-1117’s passage, some local governments such as Denver, Boulder, and others required rental housing developers to pay linkage fees to support affordable housing development, with an option to provide affordable housing units in lieu of fees. The bill ensures that these and other practices are lawful.

Greeley could explore implementing a full spectrum mixed income housing development ordinance where projects of scale produce some percentage or number of multiple, or all housing affordability categories. Exploration of this type of ordinance should include input from the development and homebuilder community to ensure the incentives will adequately produce the desired price ranges of housing. Alternatives should be included for developers and home builders to preserve options favorable to both the City and developers and home builders. There are many examples of successful outcomes related to the impact of these types of ordinances enacted in places such as Denver, Boulder and Longmont. These three Colorado cities can serve as benchmark communities for Greeley in this housing plan. (See Appendix 4 for examples of the type of projects being developed in Colorado with the support of IZO/IHO policies.)

Enact legislation to support a referendum measure for a new Special Purpose Tax

The recommended strategy for using a special purpose new taxing program to generate revenue for housing, economic development and quality of life investments discussed in the first section of the report will likely require City Council legislation.

Explore establishing a master developer authority for the city of Greeley

Explore the appointment of a commission of subject-matter professionals in urban planning, real estate development, and real estate law to:

- Analyze and assess other local authorities for legal structure, funding sources, and capacity in adopting activities of a development authority as we have laid out in this plan.
- Create an organizational development and governance plan for the proposed master developer authority that provides a detailed business plan for the new entity, including a scope of responsibilities vis-à-vis comprehensive land use planning and project execution

- Craft a financial sustainability strategy for the authority entity to ensure that it can be self-supporting and self-perpetuating.
- Propose a slate of candidates to serve as inaugural board members; and
- Oversee the drafting of local legislation to help codify the new master developer entity.

Regarding laws that enable redevelopment, the City of Greeley established the Greeley Urban Renewal Authority (GURA) in 1969 which currently has four plan areas also known as TIF Districts to address redevelopment in blighted areas. Urban Renewal Authorities, such as GURA, are important mechanisms that capture and deploy tax increment to finance redevelopment of areas that meet the statutory definition of blight. The GURA is authorized by C.R.S. §31-25-101 *et seq.*, which implements Colorado Article XIV, Section 18 of the State Constitution.

The consulting team envisions the City of Greeley creating one or more new plan areas for redevelopment in Greeley to be overseen by GURA. Using tax increment financing (TIF) from a specific plan area, GURA would facilitate certain projects in that plan area on its own or through an intergovernmental agreement with another entity that would manage and leverage GURA plan funds to address unmet needs related to housing, safety, infrastructure and other economic or social liabilities where existing governmental entities such as the City, the Greeley-Weld Housing Authority and the Downtown Development Authority may need support or are unable to respond.

An assessment of GURA's mission and a restructuring of the board will be necessary in order to meet state law requirements on board composition and sharing of tax increment, and to cooperate and develop coordinated plans of action with other governmental entities as authorized by C.R.S. §29-1-201, *et seq.*, for future catalytic projects undertaken in the City. More communication with existing development authorities should be explored to determine the City's best options that achieve specific objectives in new or existing plan areas.

- Should the Greeley City Administration and City Council embrace the master developer authority concept, the recommended next steps should, at minimum, include appointing a commission of subject-matter professionals in urban planning, real estate development, and real estate law too:
 - create an organizational development and governance plan for the proposed master developer authority that provides a detailed business plan for the new entity, including a scope of responsibilities vis-à-vis comprehensive land use planning and project execution.
 - craft a financial sustainability strategy for the new entity to ensure that it can become self-supporting and self-perpetuating.
 - propose a slate of candidates to serve as inaugural board members; and
 - oversee the drafting of local legislation to help codify the new master developer authority.

Analyze future policies to ensure support for full spectrum mixed-income development and regulatory reform; as well as the creation of new funding streams and development mechanisms

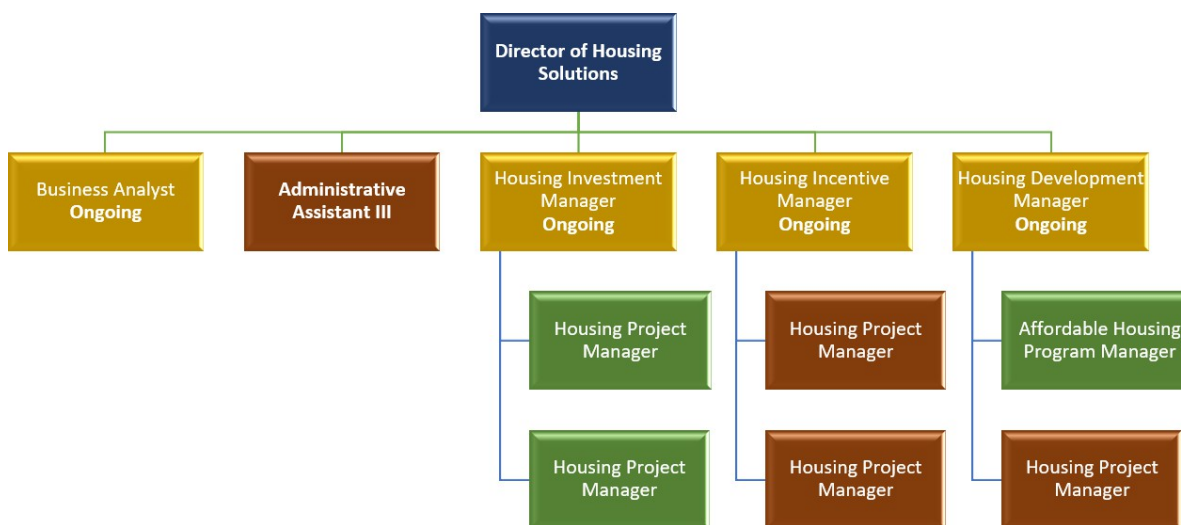
The City of Greeley can also use its legislative and regulatory powers to incentivize and encourage full spectrum mixed-income residential development and impactful mixed-use projects.

C. Capacity of the Housing Solutions Department

The Housing Solutions Department has built a solid set of institutional competencies—including federal funds administration and timely deployment, and the design and execution of convenings and stakeholder events. The Department—with the support of the City administration and City Council—must now build upon these capabilities to keep up with the ever-changing need for innovative solutions to Greeley’s increasing demand for impactful, best practices-centered housing and community development projects and initiatives. The Housing Solutions Department should become an even more important mechanism for helping drive a change agenda, and as such, will be transformed into a unique gap lender and a facilitator of new partnerships that help strengthen the Greeley housing and community development ecosystem. Described below are approaches for strengthening the capacity of the Housing Solutions Department and enhancing the effectiveness of the City’s development portfolio.

Increase the staff component of the Housing Solutions Department

The Department’s current staffing level is insufficient to allow for the fulfillment of an expanded role. As the Housing Solutions Department builds out its planned organizational structure to deliver the Housing for All Strategic Plan, it should remain open to adding additional resources or building out roles that enhance its capacity to manage and underwrite housing finance tools, oversee loan compliance and collections, and engage more proactively with regional and national development partners.



Currently, the Housing Solutions Department is organized in the manner represented in the organization chart above. Blue indicates the position currently funded by ongoing general fund dollars. Green boxes indicate positions currently funded with federal or state grant funds.

Yellow boxes indicate positions allocated in 2025, and red boxes indicate positions being requested as additional general fund dollars in 2026 and beyond.

It is important to note that should additional and diverse local revenue sources be identified, positions funded with general funds currently could be re-assessed for funding through new revenue sources creating a more self-sufficient department within the city.

Reorganize the development portfolio to enhance its effectiveness

While the capacity of the Housing Solutions Department factors prominently in the success of the City's housing and community development activities, this department does not exist in a vacuum. The City of Greeley's quest for more effective and informed development planning and execution would be best served by a holistic approach to organizational development for the entire portfolio of development-related departments consisting of: 1) increased department alignment and coordination, 2) process reform and 3) capacity-building and talent development.

Additionally, other internal city departments will experience increased work demands with the created and implemented investment and incentive programs, specifically finance and legal services.

Increased Department Alignment and Coordination It bears emphasis that the internal organization of each department and the alignment and coordination of the overall development portfolio can weigh heavily on policy development and the ability to execute effectively. An approach that could be leveraged is adding a representative from the Housing Solutions Department to the City's Engineering Development Review (EDR) team to ensure housing policies are followed as part of the entitlement process, particularly if the City implements new affordable housing incentive policies and deed restricted housing. Additionally, a representative from Economic Development and Urban Renewal (EDUR) should participate in the Design Review team process, when relevant. For example, if EDUR has been involved in the project with incentives, etc. The principal rationale for this lever is that these departments have a shared focus on the planning and execution of strategies that concentrate on real estate and the built environment. More specifically, the interconnectedness between housing and economic development discussed in previous sections of this report—and validated by multiple leading practices as well as by federal policy over the last three decades—necessitates that the City bring these entities together under a unified review structure relating to development.

Another critical rationale for this review structure is precedent in other localities. Two promising examples are highlighted in the following paragraphs. The criteria for selection include:

- Municipal governments seeking economic and community development remedies for concentrated poverty and economic disparities.
- Localities with extensive history of using complex financing tools for larger projects (including HUD Section 108).
- Communities that rely heavily on infill sites and adaptive reuse to foster new investment.
- Economic development ecosystems that have addressed or explored the need for major restructuring of economic/community development institutions or portfolios within the last twenty (20) years.
- Municipal government agencies that are advancing projects and initiatives that are contributing to a renaissance of their respective downtowns and/or urban core neighborhoods.

Case Study: City of Denver Department of Economic Development & Opportunity:

Denver, Colorado has in recent years become a top destination for tech talent and other professionals seeking access to opportunity in a growing, thriving market. One of the factors in Denver's success is the evolution of its downtown and urban core neighborhoods. Over the last fifteen years two of the major themes that have emerged from Denver's (re)development efforts are public housing transformation, and successful transit-oriented development projects. With respect to both, Denver has won federal HOPE VI and Choice Neighborhoods grants to not only modernize outmoded, deteriorated public housing complexes, but to also stimulate reinvestment in long-neglected areas adjacent to the central business district. Exemplary projects include the Uptown redevelopment, and more recently, the 10th & Osage/Mariposa redevelopment which was among the earliest public housing redevelopment projects in the west to fully capitalize upon its proximity to light rail, thereby affording local residents more direct access to key job centers throughout the metropolitan region. Denver's urban core has also benefited handsomely from the success of the Denver Union Station revitalization effort, the \$500-million catalytic project that helped transform what was once a decommissioned rail yard into a dense, vibrant, mixed-use area replete with apartments, offices and retail. All three of these projects were substantially facilitated and/or conceptualized by professionals within the City's cross-disciplinary agencies, who were engaged in recruiting developer partners, marshaling funding/financing, recruiting anchor tenants, and underwriting financing.

Case Study: Oklahoma City Economic & Community Development Cluster of Agencies:

- Alliance for Economic Development (redevelopment agency that controls publicly owned sites)

- City of OKC Economic Development (TIF, other tax-based development tools)
- City of OKC Division of Housing & Neighborhood Development (CDBG, HOME, etc.)
- Greater OKC Chamber (business attraction, retention, expansion)

The Oklahoma City municipal economic and community development-focused corporations operate according to a unifying policy and appear to function almost seamlessly in executing certain transactions. The OKC economic development agency cluster has a decades-long track record of driving demonstrable change in the city's downtown and urban core through the conceptualization and sustained execution of an ambitious plan to harness underutilized sites for projects of scale, several of which are destination anchors. Many of these sites are under the control of the OKC Alliance for Economic Development, which often appears to work very closely with the City's Economic Development agency—the administrator of TIF, a primary source of capital for larger projects, as well as the aforementioned Metropolitan Area Projects initiative, OKC's signature capital improvement program for new and renovated sports, recreation, entertainment, cultural and convention facilities. Overall, TIF and MAPS have played a critical role in fostering the revitalization and redevelopment of a substantial portion of OKC's urban core—an effort made feasible in part because of the vital collaborative efforts of the OKC Alliance for Economic Development and the OKC Economic Development agency.

Focusing on the capacity of city departments and how they interact in service of strategies outlined throughout this plan will establish mechanisms for ensuring alignment (and where necessary, integration) among emerging strategies, plans and (re)development initiatives (including the ongoing Economic Development Strategic Plan, this Housing for All Strategic Plan, and Sub Area Plans in East Greeley and West Greeley). Specifically, City leadership should:

- Continue to assess the City's Development Review Process and further implement fast tracking components. One of the themes of the December focus group with real estate developers is the need to further improve the development review process for residential projects.
- Convene an oversight panel of subject-matter professionals from relevant disciplines (housing, place-based revitalization, land use planning, development finance, sector-based economic development) that is charged with identifying links/synergies among the redevelopment and planning initiatives.
- Charge the panel with targeting strategies for ensuring advancement of policies, projects and initiatives across the various exercises/work products with the greatest potential to achieve the relevant residential and economic development objectives contained within the reports.

D. Developer Partnerships

Cultivate and strengthen partnerships with, and enhance the capacity of, a broad array of real estate developers

Based upon the developer focus group held in December 2024 and the Housing Summit in April 2025, there appear to be several local real estate development entities that are prepared to partner with the City of Greeley on both income-restricted projects as well as market rate ventures. Their interest bodes well for the City's housing development vision and aspirations. However, the key findings of Greeley's housing needs assessment suggest that Greeley will need an even more expansive cadre of real estate developers to effectively keep pace with demand across all relevant Area Median Income (AMI) levels .

Community Development Corporations (CDCs)

One type of housing development institution that merits consideration is the Community Development Corporation model. CDCs are typically 501(C)(3) nonprofit organizations that concentrate long-term on fostering the revitalization of disinvested or under-performing communities. CDCs generally serve as developers of affordable housing for low- and moderate-income households, and some of these place-based entities also participate in commercial real estate development, technical assistance services to small businesses as well as other activities that are intended to strengthen local economies. There are three nonprofit development entities—Greeley-Weld Habitat for Humanity, High Plains Housing Development Corp. and Catholic Charities of Weld County, of which High Plains is a CDC. These entities could, collectively, concentrate on filling the demand for units for households up to 80% of the Area Median Income, which is the market segment often addressed by CDCs.

Local, Regional and National For Profit Real Estate Developers

As the City of Greeley takes steps to strengthen and expand the housing development ecosystem, it will also be critically important for local officials to cultivate partnerships with for-profit real estate development entities with the capability to deliver high-quality projects, consisting of units for households across all market segments, to the community.

National For Profit and Nonprofit Affordable Housing Developers

In addition to CDCs, some communities with robust affordable housing development ecosystems also attract participation of national affordable housing developers. These entities, which tend to have very relevant experience in taking on projects of scale, often have strong balance sheets and the ability to tap both equity and debt financing products that might not otherwise be available for mixed-income projects in each market. Several of these housing developers, such as Baessler Homes, Hartford Homes, Blueline Development, Care Housing

Brickwell, Vertikal, Neighbor to Neighbor, and North Pointe among others, have expressed interest in developing affordable housing opportunities in Greeley and Weld County.

Public/Quasi-Public Development Authorities

A review of leading practices in large scale housing (re)development, and neighborhood revitalization also shows that local governments (and their affiliate entities) can play a leading role in real estate development. Local governments have employed various mechanisms such as a redevelopment authority organizational structure, to foster (re)development and revitalization. Redevelopment authorities are entities established by governmental institutions for the purpose of executing public purpose (re)development goals. Redevelopment authorities, by virtue of their legal structure, can often perform certain key functions (e.g., acquiring land, facilitating the cleanup of brownfields, partnering on LIHTC deals, qualifying for certain grants and loans, etc.) that may not be feasible for local governments to directly undertake. A relevant example is Denver's Lowry Redevelopment Authority (LRA). As highlighted during the December 2024 tour of selected planned communities, the City of Denver and Aurora City Councils in the 1990s formed the LRA to acquire and redevelop the site that housed the former Lowry Air Force base. The LRA also factored prominently in the ability of the municipal governments of Denver and Aurora to serve as *master developer* for the 1,900-acre area, thereby ensuring maximum control over virtually all project elements including planning, design and the overall financing strategy.

Outlined below are approaches for cultivating and strengthening partnerships with and enhancing the capacity of a broad array of real estate developers.

Increased public and philanthropic investment into nonprofit developers

Recognizing the important role that local nonprofit developers play in building affordable housing, Housing Solutions Department staff and senior City officials should advocate for increased public and private investment in local organizations such as:

Greeley-Weld Habitat for Humanity, High Plains Housing Development Corp., Catholic Charities of Weld County, Care Housing, Neighbor to Neighbor and other entities within the broader Northern Colorado and Denver regions. The City of Greeley presently has a very constructive and collaborative partnership with several entities. Nonprofits are often subrecipients of CDBG and HOME funds administered by the City. Going forward, the City of Greeley should continue consistent dialogue between local nonprofit developers and:

- Philanthropies such as the Weld Trust. Foundations and social investors with an active community development investment program often engage in *catalytic investing*—using program-related investments (PRIs)—which are very low-interest, flexible loans.³
- Community Development Financial Institutions (CDFIs) such as Enterprise Community Partners. CDFIs are lenders with a mission to provide fair, responsible financing to communities that mainstream finance doesn't traditionally reach. These are 501(c)3 institutions and are administered through the U.S. Department of the Treasury. They finance development projects, especially affordable housing transactions. The CDFI industry has seen significant growth over the last five years in both the number of certified CDFIs, which increased from 1,066 to 1,487, and total assets, which nearly tripled for CDFI banks and credit unions. However, there are few CDFIs investing in housing development projects in Greeley. Link to list of certified CDFIs: [List of Certified CDFIs](#)
- Anchor institutions such as UNC-Greeley and AIMS. Colleges, universities and hospitals are typically not direct financial investors in nonprofit development institutions, but they can still benefit said organizations through conveyance of nonperforming land or property owned that can be used for affordable or mixed-income residences. In certain instances, anchor institutions such as Boston's Northeastern University have formed joint ventures with nonprofit development entities such as the Madison Park Development Corporation to construct housing that serves both university students and local residents who need affordable housing.

Market Greeley real estate development opportunities more systematically and aggressively to local, regional and national real estate developers

Greeley has the potential to become one of Northern Colorado's most consequential centers of growth, and City officials continue to promote and influence this evolution in myriad ways. This includes direct, systematic marketing to local, regional and national real estate developers with the potential to serve as value-added partners with the City in pursuing residential and mixed-use projects in the city.

The City of Greeley could establish a marketing and outreach platform which is intended to provide developers with a substantive exploration of Greeley's assets with the objective of making them more excited about the benefits of doing business in the city. The underlying assumption is that many developers may not fully appreciate Greeley if they're only learning about the city via third-party sources. The marketing platform serves as a more direct and aggressive means of highlighting Greeley's assets and telling the city's story.

³ A leading foundation in the provision of PRIs and overall support to the affordable housing and community development industries is the Cleveland Foundation, the the second-largest community foundation in the US, with assets of \$3.2 billion.

The approach is straightforward—City officials would bring a carefully selected group of developers to Greeley for roughly a day-and-a-half, and take them through a meaningful and structured program consisting at minimum of:

- A tour of development sites and redevelopment areas.
- Opportunities to hear directly from C-suite executives, anchor institution leaders and other private sector partners as to why they've invested in Greeley.
- A tour of catalytic projects/sites.
- A briefing on development assistance tools and resources.
- A tour of ideal full spectrum mixed-income developments in Denver and Longmont areas

Launch a capacity-building program for emerging local developers

While it will be essential that the City of Greeley attract more developer partners with the wherewithal to take on larger and more complex real estate projects, some housing development opportunities may be relatively small-scale, and therefore lend themselves to smaller, entrepreneurial local developers and home builders. The City should seek opportunities to strengthen the capacity of aspiring or emerging local developers and home builders, including those from the Latino community. This represents over 40 percent of the Greeley population yet is severely underrepresented within the ranks of local real estate developers, home builders, and decision makers. Two relevant models are presented below for the City of Greeley's consideration.

In recent years several communities have implemented comprehensive initiatives for aspiring local real estate developers and construction contractors. The City of Denver has been one of the leaders in this space. As part of a broader effort to promote higher levels of inclusion in larger-scale real estate projects, the City of Denver in 2008 partnered with University of Denver faculty and small group of independent real estate developers to provide a combination of classroom instruction in relevant topics (i.e., real estate finance, construction management, urban planning), mentorship, and experiential learning opportunities to aspiring real estate developers from historically excluded groups. This initiative captured the attention and imagination of the Urban Land Institute (ULI), a prestigious national trade association for real estate developers, which became a sponsor.

More than a decade later, ULI's *Real Estate Diversity Initiative* assisted over 200 aspiring and emerging real estate developers, thereby enabling them to either secure positions with established real estate development firms or successfully undertake real estate projects as independent developers. Since the emergence of the Real Estate Diversity Initiative, a few organizations have launched similar, albeit more streamlined programs, that should be examined by local governments. (See Appendix 8 for case studies.)

Also noteworthy is the *Contractors on the Rise* program in Cleveland, which is operated by a local CDFI, Village Community Capital. This program is intended to build the financial and technical capacity of small home repair contractors, thereby enabling them to contribute to the revitalization of distressed Cleveland neighborhoods while simultaneously expanding their workforce and business operations. Each program participant receives between \$100,000 and \$250,000 in low-interest revolving lines of credit, as well as a suite of technical assistance, advisory and referral services

E. Catalytic Projects

Adopt a framework for catalytic projects in targeted areas

Greeley has several opportunities to plan and implement catalytic, high-impact residential development and economic revitalization projects in targeted areas of the city, notably:

- Downtown, which continues redevelopment efforts, has tremendous potential to add more housing, particularly with the new UNC Osteopathic Medical College planned for opening in the fall of 2026).
- West Greeley, the planned-for Entertainment District and the surrounding master planned community, respectively.
- East Greeley, which is planning for an expanded airport, more industrial development, new public parks, Poudre River restoration, and new market rate and affordable housing development.

Projects undertaken in these areas will increase the stock of housing—both affordable and market rate—while simultaneously stimulating economic growth and diversification. Holistic or *comprehensive* revitalization models that concentrate in a coordinated manner on housing, commercial development, education, and other disciplines—not only help promote high-quality housing for low- and moderate-income households—but also help attract higher-income residents.

Downtown should remain a focus on new housing at all income levels and all types (rental and for-sale); multi-family, townhouses, and single-family homes. The densest housing should be built around Lincoln Park to take advantage of this historic civic space and to add “great addresses” downtown. More people living on the park will further activate it and provide the 24-7 “eyes on the street” that denser development provides. Eighth Avenue should also continue to be a focus for in-fill housing on parking lots and to replace deteriorated buildings that have no historic value. On blocks further out, new housing should be of lower density, like townhouses and single-family homes – to complement the historic homes along the avenues and streets closer to the UNC campus.

The City is currently developing a West Greeley Sub-Area Plan to ensure the development of high-quality master planned communities with a focus on well-designed architecture, ample amenities, and walkability. As part of this, the City seeks to facilitate an increase in the supply of high-end housing (up to and including executive housing). The intention is to meet the demands of a growing market in Greeley and, as part of that, to attract more professionals and executives to the City. Adding to this housing supply should, in turn, bring more businesses to Greeley that have owners and employees who seek higher-end housing – and want to live close to their place of work. Furthermore, as Greeley seeks to foster the development of both affordable and market-rate units, it is important that the City harness best practices that place a premium on the following:

- **Full Spectrum Mixed-Income Communities.** Among the many advantages of these master planned communities is that they typically avoid negative reactions from existing homeowners as new houses are built out (at any income level) because these residents are aware of the planned build-out when they purchase their homes. Another advantage is that affordable housing tends to be more economically viable and sustainable from an asset management perspective when constructed as part of mixed-income and mixed-tenure (for-sale and rental) communities and complexes. Concentrating low-income units is no longer viewed as a best practice in the real estate and home building industry, local governments, and HUD. Instead, these entities have become much more intentional over the past two plus decades about striving for higher levels of income diversification when pursuing larger-scale affordable residential development.
- **Mixed-Use Communities.** Case studies from across the country support the view that when housing is part of a mixed-use fabric—i.e., built within proximity of retail, recreation facilities and resources, schools, transit, centers of commerce—those housing communities tend to be more attractive and appealing to both renters and homebuyers. There is also evidence to suggest that residential units within proximity of the elements tend to retain their value much better than housing assets that are relatively isolated or disconnected from such amenities.
- **Quality design and placemaking,** which entails understanding the nexus between aesthetics and functionality of a building or physical structure, and the desirability of that asset for renters or homebuyers, is critical to planning the development of residential properties. Placemaking includes partnering and collaborating with other internal city departments as well as external partners to create quality design and walkable communities (e.g. CPRD, water conservation, transportation, historic preservation, and others) Additionally, the role of placemaking—the creation of communities where people want to be—is an essential consideration for stakeholders engaged in large-scale affordable and mixed-income residential development.

Increasing Greeley's stock of residential units that are designed for higher-income earners is a complex issue that is affected by many different factors, location, lot size, home size, and the quality of design and construction. Not all of these are within the control of City officials. However, the City of Greeley can take certain steps to foster the conditions that are favorable for the construction of more housing, including market rate and high-end residences, by promoting the creation of comprehensive, dynamic communities. Indeed, the road to more of these product types runs through well-planned mixed-use concepts with robust nonresidential amenities. Such projects should explicitly seek to:

- Build upon Greeley's competitive advantages.
- Emphasize catalytic projects that help diversify the local economy and also serve as a destination that draws people from Greeley and from throughout the region.
- Harness key assets include the presence of UNC and AIMS. It is worth noting that having a major university within its borders affords Greeley a chance to foster the "eds and meds" dynamics of many emerging local and regional economies that are now increasingly powered by knowledge-based and research-intensive sectors, which, in turn, attracts high-income earners.
- Address opportunities to strengthen Greeley's economic development programming capabilities across key areas, most notably entrepreneurship, attraction of larger primary employers, real estate development and development finance.
- Integrate rental and homeownership (at all income levels).
- Be holistic by incorporating housing with commercial, retail, recreational facilities, open space, schools.
- Incorporate new urbanist, "walkable neighborhood" elements.
- Strengthen Greeley's brand identity.

Conclusion and Next Steps

The *Greeley Housing for All Strategic Plan* reflects the City's bold and urgent commitment to ensuring that all residents—across income levels, life stages, and other demographics—can access safe, affordable, and high-quality housing. Grounded in deep community engagement, a robust housing needs assessment, and the City's long-term vision for inclusive growth, this plan sets forth a comprehensive roadmap to meet the moment.

With housing needs spanning from deeply affordable rental units to executive-level homes, and with projected population growth and economic development on the rise, Greeley must act decisively. This strategy introduces a pragmatic and equity-centered framework for implementation—one that aligns new financial tools, zoning reforms, development incentives, and public-private partnerships to deliver real results.

The City's leadership recognizes that housing is not only a matter of shelter—it is the foundation of economic resilience, educational opportunity, family stability, and public health. In launching this strategy, Greeley positions itself as a statewide and national model for how growing cities can build a future that works for all.

Final Note

The Greeley Housing for All Strategic Plan is a living document—meant not only to guide policy, but to drive sustained action. Its success will depend on the City's continued leadership, community trust, and the coordinated efforts of public, private, and nonprofit partners. By moving deliberately and transparently, Greeley can ensure that its future is built on a foundation of equity, innovation, and shared prosperity

Glossary of Terms

Accessory Dwelling Unit (ADU): A secondary housing unit on a single-family residential lot. ADUs are typically smaller, self-contained living spaces that can be attached to or detached from the main home, and are often used as rental units, guest quarters or living spaces for extended family members.

Amortization: The gradual repayment of a loan in monthly installments comprised of both principal and interest components. Generally, for the first few years of the loan repayment schedule, the monthly payment is primarily comprised of interest. Gradually, the monthly principal portion of the loan payment will increase, therefore decreasing the interest portion of the payment in an equal amount.

Area Median Income (AMI): A measure used to determine the median household income in a specific geographic area. AMI is a key metric for local, county and federal agencies in designing targeted affordable housing programs.

Collateral: Asset pledged as security to ensure payment or performance of an obligation. In bank lending, it is generally something of value owned by the borrower. If the borrower defaults, the asset pledged may be taken and sold by the lender to fulfill completion of the original contract.

Default: Failure to make payments for a debt in accordance with the agreed payment schedule required by the lender, and/or failure to meet other terms and conditions of the loan.

Equity: (real estate transactions) The difference between the current market value of a property and the total amount of liens against the property.

Executive Housing: Local definition of luxury market rate housing, typically units priced to the highest-income market segments.

Loan-to-Value Ratio (LTV): The ratio, expressed as a percentage, between the loan amount and the lesser of the estimated property value or appraised value. To calculate the LTV, the loan amount is divided by the lesser of the estimated property value or appraised value.

Mixed-use Development: Real estate projects that combine residential, commercial (e.g., office, retail), cultural and sometimes other uses within a single complex or physical space.

Net Income: The total income after taxes and/or expenses is deducted.

Principal: The remaining unpaid balance on a loan which excludes interest and penalties. Also, the portion of the monthly payment that reduces the remaining balance of a loan.

Principal & Interest (P&I): The base components of a monthly loan payment.

References

Chapman, Peter; Ciurea, Michelle; Epp, Gayle; *Exploring the Impacts of the HOPE VI Program on Surrounding Neighborhoods* (Abt Global, 2003).

Cisneros, Henry G., Engdahl, Lora, *From Despair to Hope: Hope VI and the New Promise of Public Housing in America's Cities* (Brookings Institution Press, 2009.)

City of Denver, *Expanding Housing Affordability Through Market-Based Tools*, October 1, 2022.

City of Greeley, *Housing Needs Assessment*, January, 2024.

Dwyer, Lee, *Mapping Impact: An Analysis of the Dudley Street Neighborhood Initiative Land Trust* (Massachusetts Institute of Technology, Department of Urban Studies Master's Thesis, June 2015).

Hickman, Reverend Dr. Donte L., *Missing the Point in Baltimore* (The Baltimore Sun, March, 2016).

Miller, Rodrick; Chapman, Peter; Shah, Angana; *Cities and Businesses of Color: A Guide to Economic Growth* (Living Cities, 2020).

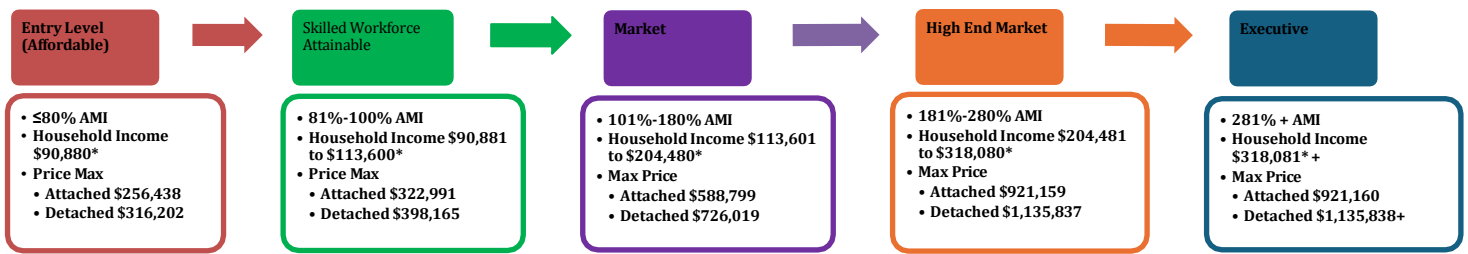
McChesney, C., Covey, S., & Huling, J. (2012). *The 4 Disciplines of Execution: Achieving Your Wildly Important Goals*. Free Press.

Murakami, Kery, *Diverse Strategies to Ease Housing Supply Constraints* (Pew Charitable Trusts, January 17, 2025).

National Housing Policy Conference, *How TIFs Can Be Used For Affordable Housing*.

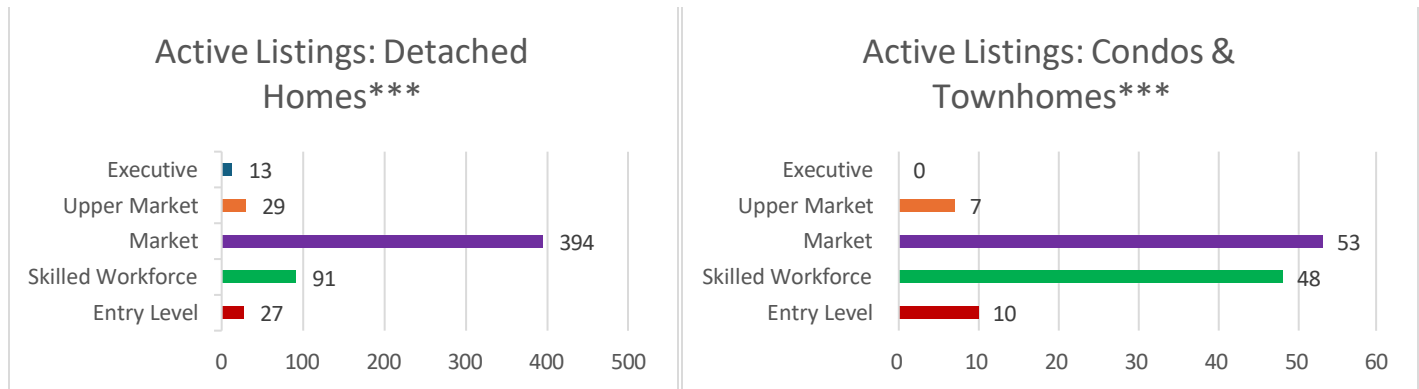
Thedos, Brett, *The East Baltimore Development Initiative: A Long-Term Impact Evaluation of a Comprehensive Community Initiative* (Urban Institute, 2022).

City of Greeley Housing Affordability Spectrum Summary 2025 Housing for All Strategic Plan



The proposed City of Greeley Housing Affordability Spectrum includes five categories of housing price points- “entry level” to “executive”. Each category is defined by the area median income (AMI) range that can reasonably afford (30% of monthly income) the defined price range. Categories are updated annually based on market trends and pricing variables (e.g. interest rates, insurance costs, etc.) and developers and homebuilders can access incentives to create the entry level, skilled workforce, high end market, and executive housing**.

The Housing for All Strategic Plan can be implemented as either a requirement for developments to include multiple categories of housing, or just as an incentive for developments to receive financial benefits related to eligible housing products. Market trends are monitored to ensure incentives & assets are reserved for housing products that are not otherwise created in the natural market.



*2025 HUD household income; 4-person household AMI;

**Incentives are offered to developers and builders with qualifying housing products as defined by the City of Greeley

***Active “for sale” and “under contract” listings on IRES MLS on June 17, 2025

20 Year Housing Need Projection

The “At Home in Greeley Housing Needs Assessment”, completed in 2023, included a 20 Year housing demand projection based on AMI levels. Housing incentives created (and progress tracked) should be based on the projected need for each affordability category:

For Sale	Affordable	Attainable	Market	Upper Market	Executive	
<30% AMI	433					27%
31%-50% AMI	530					
50%-80% AMI	2072					
80%-120% AMI		2716				25%
120%-200% AMI			3495			32%
>200% AMI				1282		12%
>300% AMI					554	5%
Totals	3035	2716	3495	1282	554	11082

City of Greeley Housing Affordability Spectrum Summary 2025 Housing for All Strategic Plan

For Rent	Affordable	Attainable	Market	Upper Market	Executive	
<30% AMI	2456					68%
31%-50% AMI	1590					
50%-80% AMI	1628					
80%-120% AMI		1164				14%
120%-200% AMI			1165			14%
>200% AMI				324		4%
Totals	5674	1164	1165	324	0	8327

Housing Incentives Menu

Entry Level (or "Affordable"): For Sale and Rental

Building incentives, assets & programs

- Fee waivers/offsets
- Local fund investment
- Density/height bonus consideration (downtown)
- Water/ land donation
- Land lease/land trust
- Condominium (for-sale) specific incentives
- Fast track review
- Developer liaison service
- Federal, state, and local funds (source/s TBD)
- Down payment assistance network development
- Water resources and land banking
- Forgivable or deferred loan: = to city investment
- CHFA mortgages or similar products
- Down payment assistance network
- Federal, state, and local fund eligible

Implementation considerations

- City sets price range for >80% AMI
- Income qualified buyers
- Deed restricted/recorded covenants for long-term affordability
- Proof of sale at "entry level" price

Skilled Workforce Housing (or attainable housing): For Sale

Building incentives, assets & programs

- Fee discounts/offsets
- Density/height bonus consideration (downtown)
- Water/ land discounts
- Fast track review
- Developer liaison service
- CHFA mortgages or similar products
- Down payment assistance network
- State and local funds (source TBD)
- Down payment assistance network development
- Deed restricted = number of years in relation to investment

Implementation considerations

- City sets price range for 81% -100% AMI
- Forgivable or deferred loan: = to city investment
- Income qualified buyers
- Proof of sales at skilled workforce price

High End Market Housing (or upper market): For Sale

Building incentives, assets & programs

- Low interest/deferred loan
- Density/height bonus consideration (downtown)
- Fast track review
- Developer liaison service

Executive Housing (or Luxury/Custom Homes): For Sale

Building incentives

- Low interest/deferred loan
- Fast track review
- Developer liaison service
- Deferred fees/land sale
- Property tax resolutions/deferred for executive lots

City of Greeley Housing for All Strategy

Deb Callies, Housing Director
Breakthrough Leadership Consulting & Urban Policy & Innovations
City Council Meeting– August 5, 2025



Agenda



Above: Beeler Park Neighborhood, Central Park Denver CO

- Strategic Plan Assumptions
- Strategic Plan Approach
- Strategic Goals
- Case Studies
- Additional Opportunities to Explore
- Next Steps
- Purpose: Approval of Housing for All Strategic Plan

Assumptions

- ❑ Housing is necessary across all market segments in Greeley-from entry level homes to executive level housing.
- ❑ The implementation of a Housing for All Strategy will require coordination among various city departments and a broader ecosystem of developers, financial institutions, and both public and private sector stakeholders.
- ❑ A comprehensive housing strategy and economic development are inextricably linked.

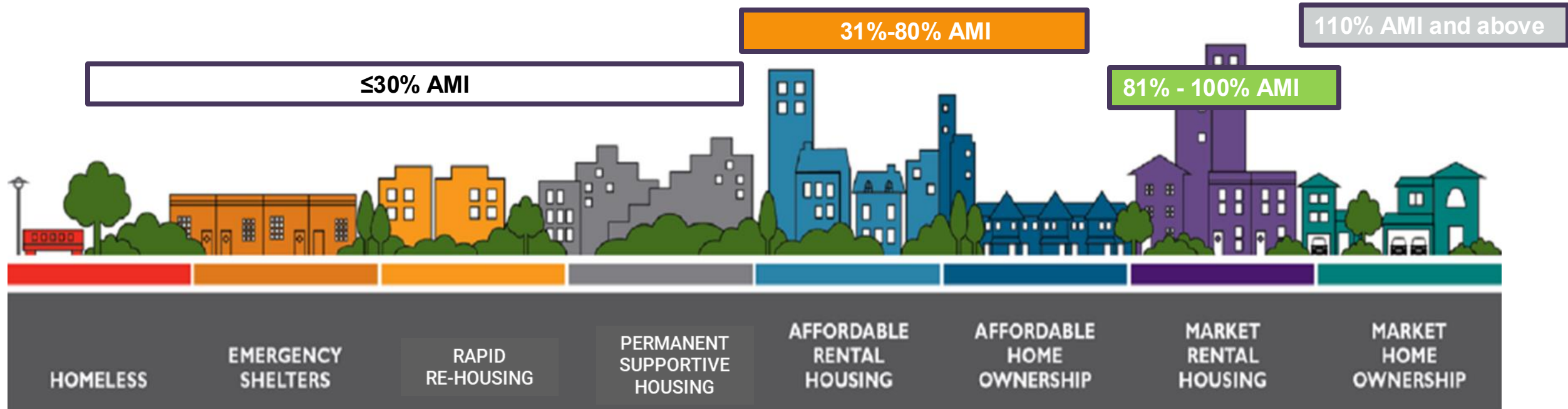
Housing for All: Affordability Fundamentals

- Housing is “affordable” when it is no more than 30% of your household income.
- 2025 HUD Area Median Income- (100% AMI for household of one- \$79,600)



	2025 Income Limits							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
120%	95,520	109,080	122,760	136,320	147,240	158,160	169,080	180,000
110%	87,560	99,990	112,530	124,960	134,970	144,980	154,990	165,000
100%	79,600	90,900	102,300	113,600	122,700	131,800	140,900	150,000
90%	71,640	81,810	92,070	102,240	110,430	118,620	126,810	135,000
80%	63,680	72,720	81,840	90,880	98,160	105,440	112,720	120,000
70%	55,720	63,630	71,610	79,520	85,890	92,260	98,630	105,000
60%	47,760	54,540	61,380	68,160	73,620	79,080	84,540	90,000
55%	43,780	49,995	56,265	62,480	67,485	72,490	77,495	82,500
50%	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
45%	35,820	40,905	46,035	51,120	55,215	59,310	63,405	67,500
40%	31,840	36,360	40,920	45,440	49,080	52,720	56,360	60,000
30%	23,880	27,270	30,690	34,080	36,810	39,540	42,270	45,000
20%	15,920	18,180	20,460	22,720	24,540	26,360	28,180	30,000

Housing For All: Affordability Fundamentals



Executive Housing →

Build to Rent

Approach to Housing for All Strategic Planning

Strategic Planning Timeline	Activities
September-October 2024 Project Initiation	Engaged Greeley City Council members in interviews to gather insights on housing. Initiated landscape analysis using expertise and case studies to identify housing and financing options. Conducted an equity assessment, with findings included in the SWOT analysis.
December 2024 Analysis of Greeley Market	Held in-person roundtables with stakeholders (funders, lenders, employers, developers) to discuss housing and economic development. Gained insights on strengths, weaknesses, opportunities, and threats for the housing-for-all vision. Conducted a tour of master-developed communities in North metro Denver for best practices.
January-March 2025 Program Review & Community Engagement	Ongoing program review of the housing department, collaborating with other City Departments. Analyzing data from U.S. Census Bureau, USDA, and HUD to enhance organizational design for housing solutions. Engaging community stakeholders to ensure diverse input in the planning process, which will inform the final SWOT analysis.
June 2025-August 2025 HFA Strategic Planning Development	Alignment with other City strategic plan efforts. Final comprehensive Housing for All Strategic Plan Delivered.

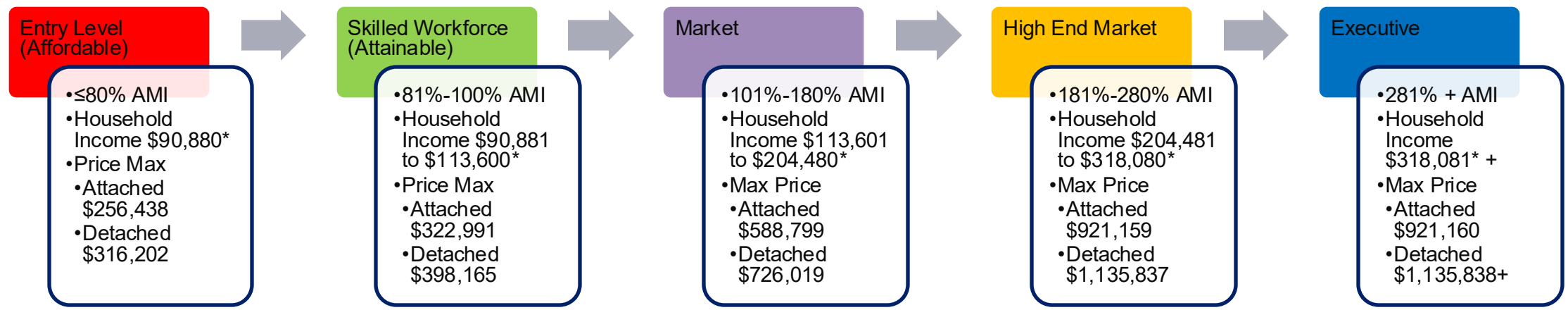
Board & Commission Reviews

July 10, 2025	Housing for All Advisory Board	Unanimous approval to support
July 23, 2025	Citizen Budget Advisory Committee	Informational Presentation
August 12, 2025	Planning Commission	Informational Presentation

Housing for All Strategic Goals

- #1: Facilitate full-spectrum mixed-income development throughout the City
- #2: Promote and provide the capacity for execution
- #3: Connect “Housing for All” and economic development

#1: Mixed Income Development Model



FOR SALE FEASIBILITY/ GAP ANALYSES

Uses

Design Services	\$167,000
CM/GC Fee	\$411,719
Materials/General Services	\$7,020,455
Bonds/Insurance	\$85,200
Financing	\$450,000
Development Fee	\$100,000
Total	\$8,234,374

Sources

Conventional Loan	\$7,000,000
Equity	\$500,000
Total	\$7,500,000
Gap	\$734,374

Incentives Menu & Financial Resources

Housing Incentives Menu

Entry Level (or "Affordable"): For Sale and Rental

Building incentives, assets & programs

- Fee waivers/offsets
- Local fund investment
- Density/height bonus consideration (downtown)
- Water/ land donation
- Land lease/land trust
- Condominium (for-sale) specific incentives
- Fast track review
- Developer liaison service
- Federal, state, and local funds (source/s TBD)
- Down payment assistance network development
- Water resources and land banking
- Forgivable or deferred loan: = to city investment
- CHFA mortgages or similar products
- Down payment assistance network
- Federal, state, and local fund eligible

Skilled Workforce Housing (or attainable housing): For Sale

Building incentives, assets & programs

- Fee discounts/offsets
- Density/height bonus consideration (downtown)
- Water/ land discounts
- Fast track review
- Developer liaison service
- CHFA mortgages or similar products
- Down payment assistance network
- State and local funds (source TBD)
- Down payment assistance network development
- Deed restricted = number of years in relation to investment

High End Market Housing (or upper market): For Sale

Building incentives, assets & programs

- Low interest/deferred loan
- Density/height bonus consideration (downtown)
- Fast track review
- Developer liaison service

Executive Housing (or Luxury/Custom Homes): For Sale

Building incentives

- Low interest/deferred loan
- Fast track review
- Developer liaison service
- Deferred fees/land sale
- Property tax resolutions/deferred for executive lots

☐ Financing the Work

- ☐ The City will have to make investments and use creative financing to shepherd the desired development.

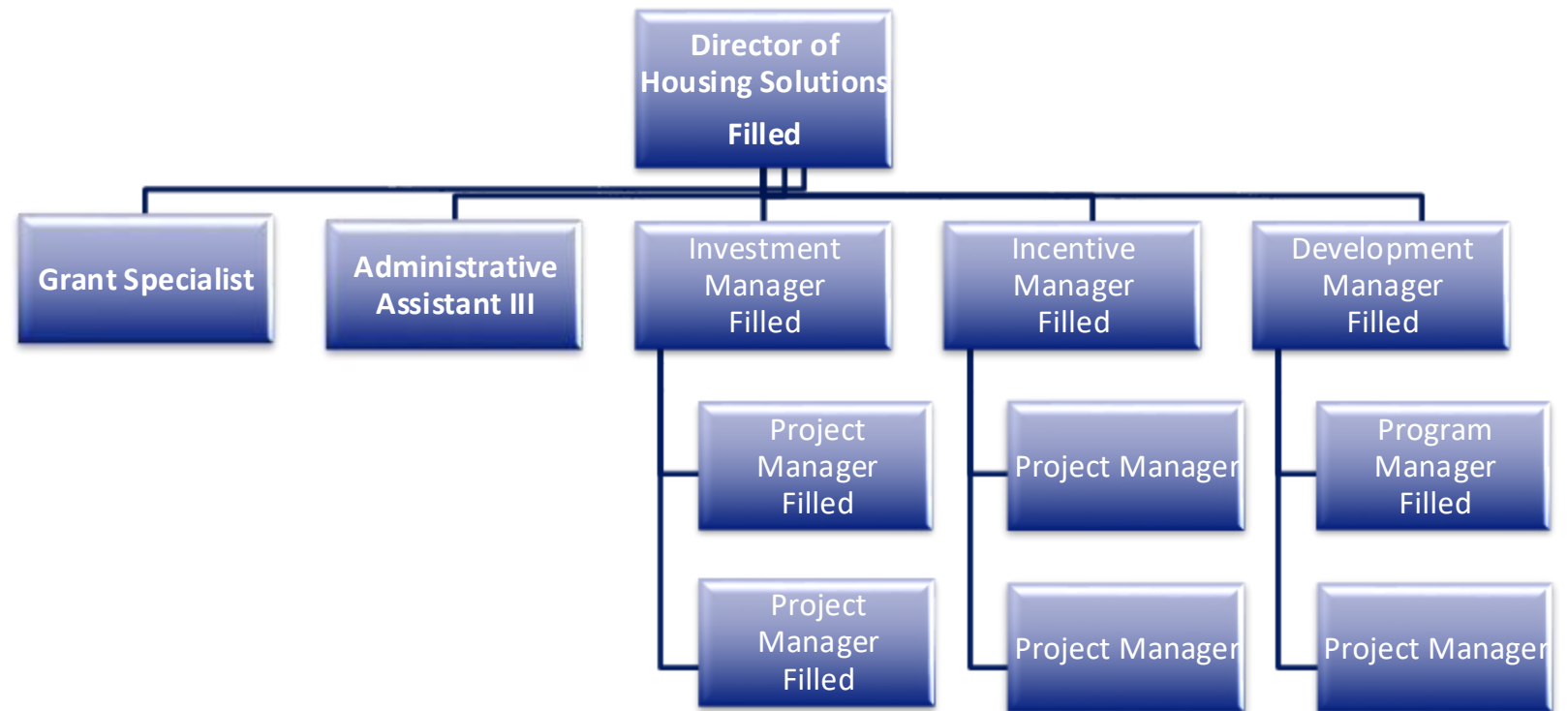
Financial Tools

- ☐ Local fund exploration
 - ☐ Sales tax
 - ☐ Fee-in-lieu
 - ☐ Impact Fees
- ☐ Private Activity Bonds
- ☐ The Low-Income Housing Tax Credit (LIHTC) and Historic Tax Credits
- ☐ Tax Increment Financing (TIF)
- ☐ HUD Entitlement Programs as Development Finance Tools*
- ☐ HUD Section 108 Loan Guarantee Program as a Development Finance Tool*
- ☐ Prop 123 Funds- State Affordable Housing Fund
- ☐ Public Housing Redevelopment Programs*

*Federal funding at risk of termination in 2025 and beyond

#2: Capacity to Execute

- ❑ Cities must plan for growth, as Greeley is prepared to do, or risk disorganized and erratic development.
- ❑ State and federal funds are restricted to affordable housing efforts, and some are currently in threat of reduction or termination.



Implementation Plan



#3: Housing Strategy & Economic Development



- ❑ There are three projects that the City and developers both jointly agree would greatly enhance Greeley's strategy for housing and economic development
 - Downtown
 - West Greeley
 - The Airport expansion

Case Study: Central Park & Beeler Park



Central Park Redevelopment

Key Takeaways for Greeley Stakeholders:

- Integration of rental and homeownership (market rate and workforce)
- Holistic re-development incorporating housing with commercial, retail, recreational facilities, open space, schools
- Incorporation of new urbanist, “walkable urbanity” elements
- Beneficiary of Inclusionary Zoning and Tax Increment Financing
- Utilization of the master developer approach to large-scale redevelopment

Case Study: Lowry Redevelopment

Lowry Redevelopment

Key Takeaways for Greeley Stakeholders:

- Large-scale infill project developed by a public entity (the “master developer”) created by local governments.
- Integration of rental and homeownership (market rate and workforce)
- Holistic re-development incorporating housing with commercial, retail, recreational facilities, open space, schools
- Beneficiary of Tax Increment Financing and myriad other financing tools.



Case Study: Green Valley Ranch

Green Valley Ranch



Key Takeaways for Greeley Stakeholders:

- Large-scale mixed-income homeownership (market rate and workforce)
- Integration of robust K-12 education focus into residential complexes
- Beneficiary of Inclusionary Zoning



Explore Additional Opportunities

- ❑ In the Redevelopment or Master Development Authority approach to large-area real estate development, a single organization takes on several key responsibilities
- ❑ Obtain and review legal structures used in various master planned communities that produced mixed income housing areas
- ❑ Explore benefits of the role of Master Developer in relation to the City's existing authorities including:
 - Greeley Urban Renewal Authority
 - Downtown Development Authority
 - Greeley Housing Authority

Next Steps - Concurrent

- Exploration of all funding opportunities
- Incentive program build out
- Strengthen existing developer partners & cultivate additional partnerships
- Create progress dashboard for quarterly and annual reporting and monitoring

Thank you





Council Agenda Summary

Title:

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



Council Agenda Summary

Item: 21.

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 Planning Calendar and Schedule for City Council Meetings and Work Sessions and make any necessary changes regarding any upcoming meetings or events.

Attachments:

Council Meetings and Other Events Calendar

Council Meeting and Work Session Schedule

Council Meetings and Other Events Calendars

August 3 – August 30, 2025

Monday, August 4, 2025

- High Plains Chautauqua Kick-Off Reception Proclamation 5:30 p.m. Aims Community College (5401 W. 20th Street, Greeley CO 80634)
- Candidate 101 6 p.m. (informational session for candidates running for public office) Council Chambers (1001 11th Ave Greeley CO 80631)

Tuesday, August 5, 2025

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

Thursday, August 7, 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)

Monday, August 11, 2025

- Greeley/Weld Quarterly Breakfast Meeting 7 a.m. Doug's Diner (801 9th St, Greeley, CO 80631)

Tuesday, August 12, 2025

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

Tuesday, August 19, 2025

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

Wednesday, August 20, 2025

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

Thursday, August 21, 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)

Friday, August 22, 2025

- 2025 Water and Sewer Tour 8 a.m. Location to be determined
-

Monday, August 25, 2025

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

Tuesday, August 26, 2025

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

Wednesday, August 27, 2025

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

2025 Council Meeting/Work Session Agenda Items Schedule

7/29/2025			
This schedule is subject to change			
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
August 12, 2025 City Council Work Session	Poudre River Restoration Initiative	Consultants/Victoria Leonhardt	WS
	Stormwater Capital Improvement Projects & Utility Rates Update	Kalen Myers(Intro)/Paul Trombino	WS
	Budget Update - Utility Enterprise	Kalen Myers(Intro)/Sean Chambers/Paul Trombino	WS
	Initiative 5-2025 Contracts Update	Allena Portis/Levi Dyer	WS
	West Greeley Update	Paul Trombino	WS
August 19, 2025 Council Meeting	Minutes - July 15 RM; July 22 WS	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Willow Vista Annexation 1	Katelyn Puga/Brian McBroom	Consent
	Intro & 1st Rdg Ord - Willow Vista Annexation 2	Katelyn Puga/Brian McBroom	Consent
	Intro & 1st Rdg Ord - Willow Vista Annexation 3	Katelyn Puga/Brian McBroom	Consent
	Intro & 1st Rdg Ord - Willow Vista Annexation Zoning	Katelyn Puga/Brian McBroom	Consent
	Intro & first reading ord - Landscape code amendment	Meg Oren/Don Threewitt	Consent
	PH & second reading Ord - GID Commercial (ord to be effective immediately)	Brian McBroom	Regular
	PH & second reading Ord - GID Residential (ord to be effective immediately)	Brian McBroom	Regular
	Informational - Budget Update (Hold)	Kalen Myers	Regular
	B&C Appointments	Jennifer Middleton	Regular
August 26, 2025 City Council Work Session	Civic Campus Update (tentative)	Kelli Johnson	WS
	CPRD Master Plan	Diana Frick	WS
	CIS Utility Billing update	Erik Dial/Krystal Dilka	WS
	Budget Update (Hold)	Kalen Myers	WS
September 02, 2025 Council Meeting	Minutes - August 5 RM; August 12 WS	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Cascadia PUD	Katelyn Puga/Brian McBroom	Consent
	Intro & 1st Rdg Ord - Schmerge Annexation	Katelyn Puga/Brian McBroom	Consent
	Intro & 1st Rdg Ord - Kinnison Annexation	Katelyn Puga/Brian McBroom	Consent
	PH & second reading ord - Landscape code amendment	Meg Oren/Don Threewitt	Regular
	PH & second reading Ord - Willow Vista Annexation 1	Katelyn Puga/Brian McBroom	Regular
	PH & second reading Ord - Willow Vista Annexation 2	Katelyn Puga/Brian McBroom	Regular
	PH & second reading Ord - Willow Vista Annexation 3	Katelyn Puga/Brian McBroom	Regular
	PH & second reading Ord - Willow Vista Annexation Zoning	Katelyn Puga/Brian McBroom	Regular
September 2, 2025 GID Board of Director Meeting - Commercial			
September 2, 2025 GID Board of Director Meeting - Residential			
September 09, 2025 City Council Work Session			
September 16, 2025 Council Meeting	City Manager's Budget Presentation	Kalen Myers	WS
	EDUR Strategic Plan	Michelle Claymore	WS
	Proclamation - National Public Lands Day	Mayor	Intro
	Proclamation - Suicide Awareness and Prevention Month	Mayor	Intro
	Proclamation - National Constitution Week	Mayor	Intro
	Minutes - August 19 RM; August 26 WS	Heidi Leatherwood	Consent
	Weld County Presentation	Mayor	Consent
	PH & second reading ord - Cascadia PUD	Katelyn Puga/Brian McBroom	Regular
	PH & second reading ord - Schmerge Annexation	Katelyn Puga/Brian McBroom	Regular
	PH & second reading ord - Kinnison Annexation	Katelyn Puga/Brian McBroom	Regular
	B&C Appointments	Jennifer Middleton	Regular
September 23, 2025 City Council Work Session	City Manager's Budget Presentation (If needed)	Kalen Myers	WS
	Real Time Information Center Update	Adam Turk	WS



Council Agenda Summary

Item: 22.

Title

Adjournment