Greeley City Council Agenda

Special Work Session

Tuesday, July 8, 2025 at 3:00 PM

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

NOTICE:

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

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

Watch Meetings:

Meetings are open to the public and can be attended in person by anyone.
Meetings are livestreamed on the City's Meeting Portal https://greeleyco.portal.civicclerk.com/.

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

Mayor
John Gates
Councilmembers
Tommy Butler - Ward I
Deb DeBoutez - Ward II
Johnny Olson - Ward III
Dale Hall - Ward IV
Brett Payton - At-Large
Melissa McDonald - At-Large

City Council
Special Work Session Agenda

Tuesday, July 8, 2025 at 3:00 PM
City Council Chambers at City Center South
1001 11th Avenue, Greeley, CO 80631

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. City Council 2026 Budget Session
5. Motion to go into Executive Session to receive legal advice and to instruct negotiators regarding the financing for the West Greeley project
6. Continued Budget Session
7. Adjournment

Work Session Agenda Summary

Item: 4.

July 8, 2025
Key Staff Contact: Kalen Myers, Budget & Policy Deputy Director

Title:
City Council 2026 Budget Session

Background:
This work session provides an overview of the City's 2026 general fund budget outlook and resource prioritization. The session is designed to give Council the financial context needed to help guide strategic decisions in the weeks ahead, particularly as the organization works to address a projected General Fund gap.

Key components of the session include:

- **Economic & Revenue Forecast:**
  Presentation from the local Economist on regional economic trends, followed by a local revenue update from the City Treasurer.
- **General Fund Outlook & Capital Planning:**
  Staff will present the preliminary 2026 General Fund forecast, outlining current budget pressures, key cost drivers, and the impact of revenue softening. Council will also receive a high-level Capital Improvement Plan (CIP) update, with additional detail expected in upcoming work sessions.
- **Ballot Measure Discussion:**
  Review and discussion of potential November 2025 ballot measures focused on public safety, housing/homelessness and economic development funding. Council input will help refine funding proposals and intended uses. We will return at the July 22 Council work session with results from the recent poll conducted on proposed measures.
- **Prioritization Workshop:**
  A facilitated discussion using results from a pre-session Council prioritization exercise to align on the most critical investments for the 2026 budget. Staff will also highlight resource constraints and trade-offs.
- **Next Steps:**
  The session will conclude with a summary of key takeaways, any staff assignments, and upcoming milestones in the budget process, including work sessions planned for August and September.

Council's input at this session will help shape the 2026 recommended budget, including which initiatives advance, pause, or are sequenced over time.

Strategic Focus Area:

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

Attachments:

1. Budget Session Agenda
2. Council Priority Exercise 2026 Budget Session
3. Item 4 - Presentation

City Council Budget Session

Tuesday, July 8, 2025

AGENDA

3:00 | City Manager Welcome & Objectives

3:10 – 4:00 | Economic Update

- Presentation by Brian Lewandowski, Executive Director, Leeds School of Business, University of Colorado Boulder
- Greeley Q2 Financial Update by Division Treasurer Robert Miller

4:00 – 5:00 | General Fund Outlook & CIP Update

- Economic pressures
- Gap magnitude, steps to realign
- Brief CIP Update

5:00 – 5:30 | Ballot Measure Discussion

- Review proposed ballot language
- Discuss use of funds

5:30 – 6:30 | Break for Dinner

- Council to go into Executive Session

6:30 – 8:00 | Facilitated Prioritization Workshop

- Review results of the Council prioritization exercise
- Identify top-ranked investments with strong shared support
- Explore areas of divergence or low ranking
- Lay groundwork for upcoming funding decisions

8:00 – 8:30 | Closing & Action Items

- Summary of key takeaways
- Next step timelines
- Staff Assignments as applicable

Council Budget Session Prioritization Exercise

Prioritizing Major Projects & Strategic Initiatives

Instructions for Council Budget Prioritization Workbook

Thank you for participating in the upcoming council budget workshop. To ensure a productive session, we have prepared a council budget prioritization workbook that includes a subset of large projects and strategic initiatives designed to capture your preferences and priorities. Please follow the instructions below to complete the workbook prior to the workshop.

Workbook Overview

The workbook contains three tabs:
Major Projects
Strategic Initiatives
Pre-Retreat Questions

Scoring System

You have 100 points to allocate across each of the Major Projects and Strategic Initiatives tabs.

- Assign more points to items you believe are more critical.
- Do not exceed 100 points per tab.

Steps to Complete the Workbook

1. Review the Items: Carefully review each item listed in the Major Projects and Strategic Initiatives tabs.
2. Allocate Points: Assign points to each item based on its importance to you. You may use up to 100 points per tab.
3. Provide Notes: Add any comments or context that you believe would be helpful for the facilitation team to consider.
4. Answer the two open-ended Pre-Retreat Questions as applicable

Submission

Please complete and submit your workbook by Friday, June 27.
Your responses will be compiled into an anonymized summary of priorities to guide the workshop discussion.

Additional Information

Thank you for your time and effort in this important process.
We look forward to your valuable contributions during the workshop.

2026 Council Budget Retreat Prioritization List: Major Projects - CIP

Instructions: Score (0 - 100) - you have 100 Points to assign across all the below priorities, the higher the score, the greater the importance to you.

Legend - Budgetary Proportional $ Scale: $100 Million or Greater - $$$$$ | $50-$100 Million - $$$$ | $10-$50 Million - $$$ | $3-$10 Million - $$ | $0-$3 Million - $

Remaining Points: 100

	Focus Area	Item	Description	Proportional $ Scale	Score (0 - 100)
1	High Performance Government	Downtown Civic Campus	New City Hall and office campus downtown. Initial cost estimates: $100–$150M. Completion by 2030. Planning phase funded in 2025.	$$$$$	
2	High Performance Government	Public Maintenance Infrastructure Campus	Replace outdated maintenance facilities. W&S leading Phase 1 at Lowell site; future phases depend on funding for other departments.	$$$$$	
3	Quality of Life Amenities	Replace UCCC, Rec Center, Active Adult Center	Replace three aging community facilities (all 35–45 years old) with a new joint-use facility that meets modern recreation and arts needs.	$$$$$	
4	Business Growth	West Greeley [Cascadia] Project	A 300-acre mixed-use development featuring an entertainment district with a hotel, water park, and ice arena. The City's $12M/year economic development payment is expected to phase out as the project generates revenues.	$$$$	
5	Safe and Secure Communities	Public Safety Facilities	Build new fire and police facilities on the west side, plus in-fill stations, Station #4 replacement, Station #5 renovation, and a new training site.	$$$$	
6	Community Vitality	Island Grove Enhancements	Plan and invest in upgrades to Island Grove Regional Park to enhance its role as a regional destination for more events like the Stampede and Blues Jam.	$$$	
7	Quality of Life Amenities	Sports Facilities Improvements	Redesign and improve existing sports complexes to boost usage and support large tournaments and events.	$$$	
8	Sustainable Infrastructure & Mobility	Asset Maintenance & Replacement	Address deferred maintenance and facility renewal (e.g., pools, HVAC, irrigation, roofs) to avoid costly failures, emergency repairs and closures.	$$$	
9	Business Growth	Greeley Mall Redevelopment	Revitalize the aging Greeley Mall through a redevelopment vision. Planning and cost estimation are still pending funding.	$$$	
10	Quality of Life Amenities	Lincoln Park Redevelopment	Redesign Lincoln Park to support vibrant downtown events, expand amenities, and enhance its role as a civic anchor.	$$$	
11	Quality of Life Amenities	Open Space & Trail Development	Acquire land and expand trail networks to protect open space, natural habitats and support recreational connectivity across Greeley.	$$$	
12	Quality of Life Amenities	Downtown Plazas Redesign	Refresh the 8th & 9th Street Plazas to improve walkability, gathering space, and downtown vibrancy.	$$$	
13	Sustainable Infrastructure & Mobility	Micromobility Expansion	Add more e-bike/scooter stations and integrate them with transit to improve short-trip first/last mile mobility options across the city.	$$	
14	High Performance Government	Fiber Network Expansion	Expand the city's fiber backbone for redundancy, cybersecurity, and to connect underserved government facilities.	$$	
15	Business Growth	Carestream Acquisition	Explore acquiring land and facilities at the former Kodak site as an economic development opportunity centered on energy infrastructure.	$$	
16	Community Vitality	Development of Arroyos Del Sol	Create trail access, recreation, and educational amenities across the Arroyos Del Sol site, connecting to the regional Poudre River Trail.	$$	
17	Sustainable Infrastructure & Mobility	Greeley Weld County Airport Investments	Airport road extension funded 2025. Further ability to explore infrastructure to attract commercial jet services to Greeley.	$$	
18	Sustainable Infrastructure & Mobility	Poudre River Restoration Initiative	Restore habitat, improve flood resilience, and develop the river corridor as a recreation and economic development asset.	$$	

2026 Council Budget Retreat Prioritization List: Strategic Initiatives

Instructions: Score (0 - 100) - you have 100 Points to assign across all the below priorities, the higher the score, the greater the importance to you.

Legend - Budgetary Proportional $ Scale: $100 Million or Greater - $$$$$ | $50-$100 Million - $$$$ | $10-$50 Million - $$$ | $3-$10 Million - $$ | $0-$3 Million - $

Remaining Points 100

	Focus Area	Item	Description	Proportional $ Scale	Score (0 - 100)
1	Housing for All	Homeless Response Model	Sustain staffing and operations for the Homeless Solutions Team to continue advancing Housing First strategies, helping individuals exit homelessness, and preventing housing instability in the community.	$$$	
2	Quality of Life Amenities	Animal Shelter Partnership NOCO Humane	Explore a partnership to build a new regional animal shelter, with potential City roles in funding, land, and infrastructure support.	$$$	
3	High Performance Government	People, Process & Tech Investments	Improve efficiency and performance of Greeley's people, processes and software. Investment of time and resources into process improvements and evaluating outdated and underutilized systems.	$$	
4	Safe and Secure Communities	Real-Time Information Center (RTIC) Enhancement	Scale up GPD's RTIC with upgraded tech and staffing to improve real-time response, data visibility, and outcomes.	$$	
5	High Performance Government	Employee Retention & Recruitment	Continue investments in retention planning including career development, wellness programs, recognition, and engagement strategies to support employee success.	$$	
6	Quality of Life Amenities	Odor Mitigation	Monitor and reduce odor issues across the city to improve quality of life and neighborhood standards.	$$	
7	Housing for All	Market-Rate Housing Strategies & Incentives	Invest in strategies to attract market-rate and executive-level housing to ensure Greeley offers a full spectrum of housing options. This supports economic development, attracts employers, retains talent, and balances the local housing market.	$$	
8	Housing for All	Affordable Housing Strategies	Invest in strategies to increase affordable and attainable housing by incentivizing development of lower-cost homes and rentals. This supports economic mobility, workforce retention, and housing stability.	$$	
9	Business Growth	Employer and Business Attraction & Retention	Funding for economic development incentives to support and attract employers and sales tax generating businesses through the City's updated incentive policy.	$$	
10	Business Growth	Real Estate Acquisition	Funds for real estate acquisition opportunities that align with the economic development goals and objectives of City Council and City Manager.	$$	
11	Safe and Secure Communities	Fire Staffing Factor (9 Firefighters)	Add 9 firefighter positions to maintain safe staffing levels and reduce turnover in Greeley Fire.	$	
12	Business Growth	Update Greeley's Brand	Update Greeley's brand to reflect a modern, vibrant city and strengthen community pride. A refreshed brand will support talent attraction, business recruitment, tourism, and a unified identity across platforms.	$	
13	Community Vitality	Sub-Area Planning	Develop comprehensive visions with goals, policies, and implementation strategies to guide future growth in specified areas. East and West Greeley plans underway, future plan will focus north of the river.	$	
14	Community Vitality	Attracting More Tourism to Greeley	Invest in tourism generation efforts to create new attractions, enhance existing amenities, and promote events and festivals. Position Greeley as a premier destination in Northern CO to drive economic growth.	$	
15	Quality of Life Amenities	Clean, Safe, Beautiful Program	Sustain investments in Greeley's Clean, Safe, Beautiful program which has implemented standards to improve the quality, condition and aesthetics of the City's public spaces.	$	
16	Quality of Life Amenities	Investing in New and Diverse Community Events	Expand and support diverse community events to create inclusive, vibrant public gatherings.	$	
17	High Performance Government	Customer Experience Initiative	Continued investments in improving Greeley customer experience including building a system for real-time public feedback that supports responsive, trusted service and resident engagement.	$	
18	High Performance Government	GIS Investments	Invest in Geographic Information Systems (GIS) technology and staff to improve data-driven decision-making and enhanced service delivery. Upgraded tools will increase efficiency across departments and improve access to critical spatial data.	$	
19	Housing for All	Development and Zoning Code Improvements	Update codes to support greater housing diversity, encourage mixed-income neighborhoods, and align regulations with the City's vision. Help attract desired development; streamline the approval process.	$	
20	Housing for All	Fast-Track Permitting Process	Create a fast-track permitting system to speed up development approvals, reduce burdens, and promote growth.	$	

Council Budget Retreat – Pre-Retreat Questions

To help us better prepare for a meaningful and productive session on July 8th, we'd appreciate your input on the following:

1. What are you hoping to get out of the July 8th Council Budget Retreat?
(What would make the session most valuable or productive for you?)

2. Is there anything else you'd like the facilitation or staff team to know ahead of the retreat?
(This could include priorities, concerns, ideas, or information you'd like us to bring to the conversation.)

City of Greeley Colorado

City Council 2026 Budget Session

Special City Council Work Session - July 8, 2025

Agenda

- Economic Update and Q2 Financial Review
- 2026 General Fund Outlook
- Brief Capital Update
- Ballot Measure Discussion
- - Break / Executive Session -
- Facilitated Prioritization Workshop
- Closing

Purpose: Inform Council on the City’s current budget outlook and gather input on high-priority areas for funding, to help guide decisions for the upcoming fiscal year.

Greeley City Council Budget Retreat

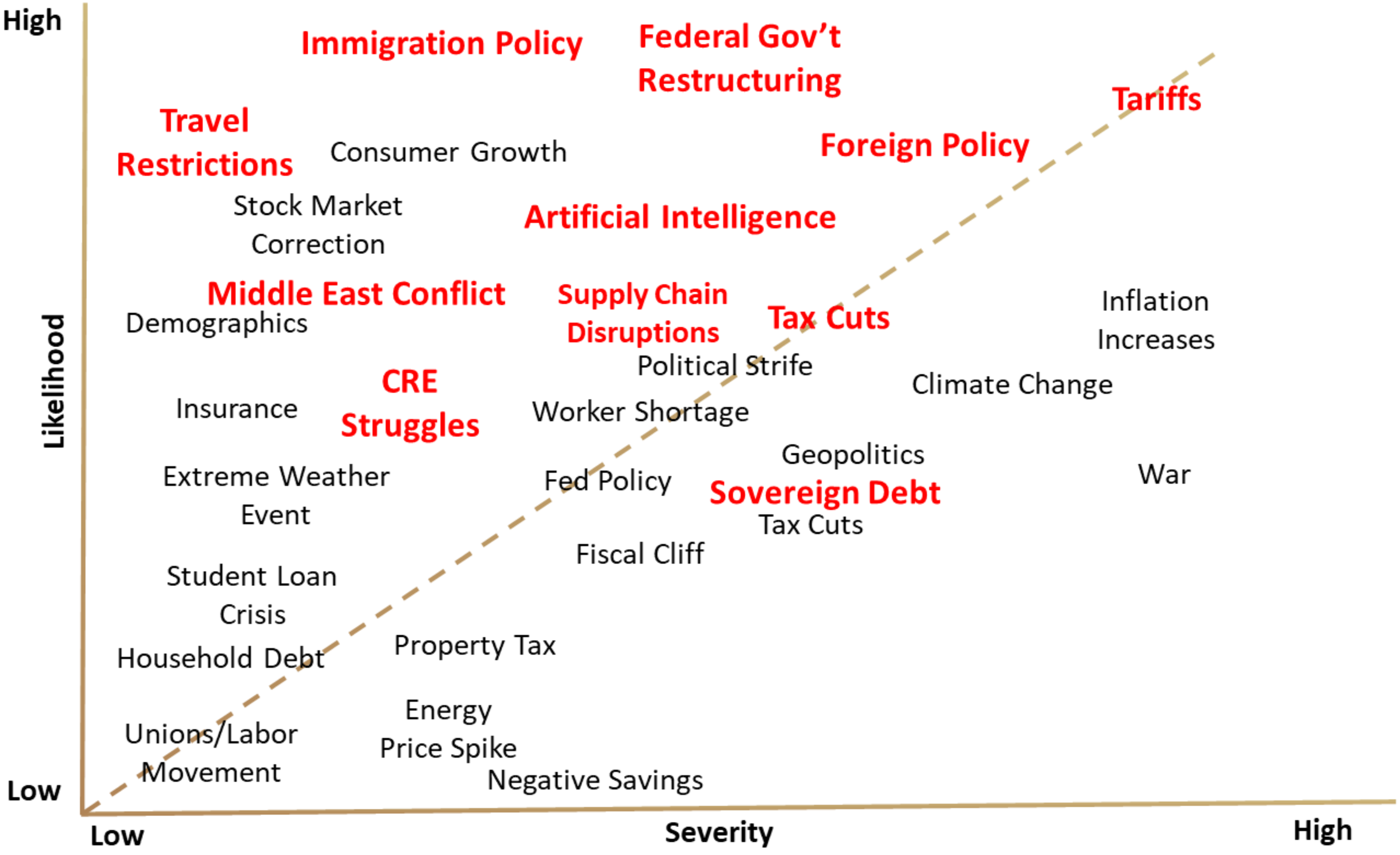
Attention to the Risks

Brian Lewandowski
Executive Director
Business Research Division
University of Colorado Boulder

July 8, 2025

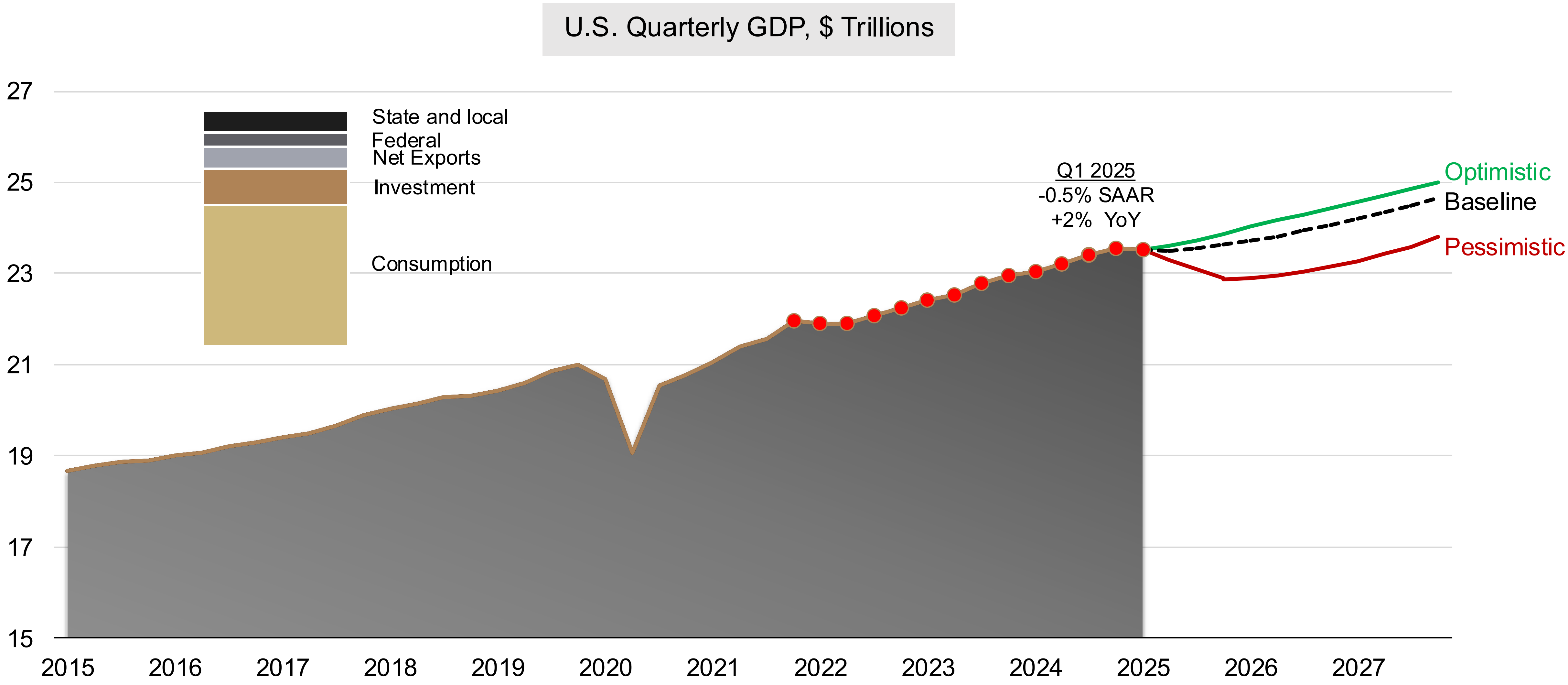
Photo by Casey A. Cass/University of Colorado.

Risks



Sources: Business Research Division and Moody's Analytics. Framework and select risks based on U.S. Macroeconomic Outlook Baseline and Alternative Scenarios published by Moody's.

U.S. Real GDP



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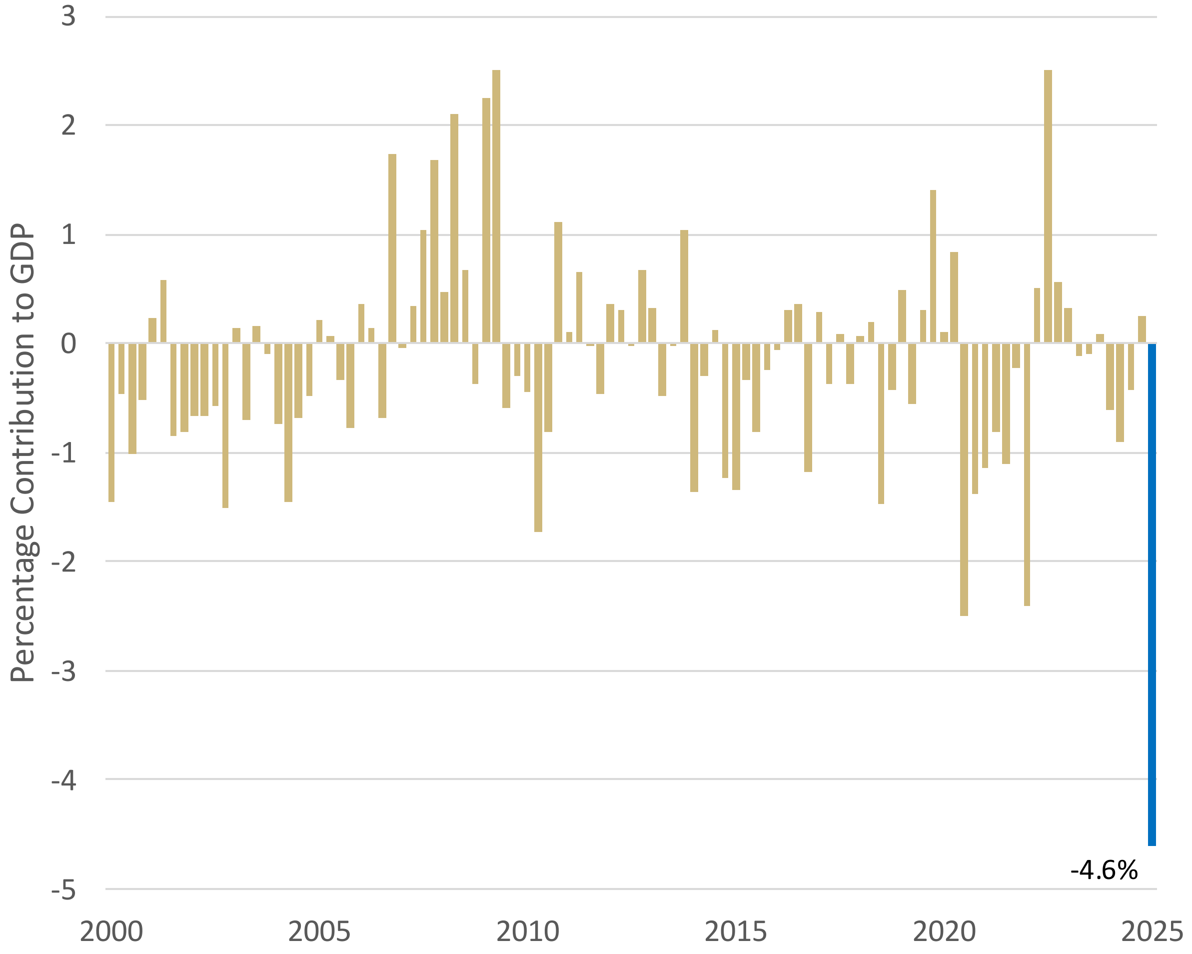
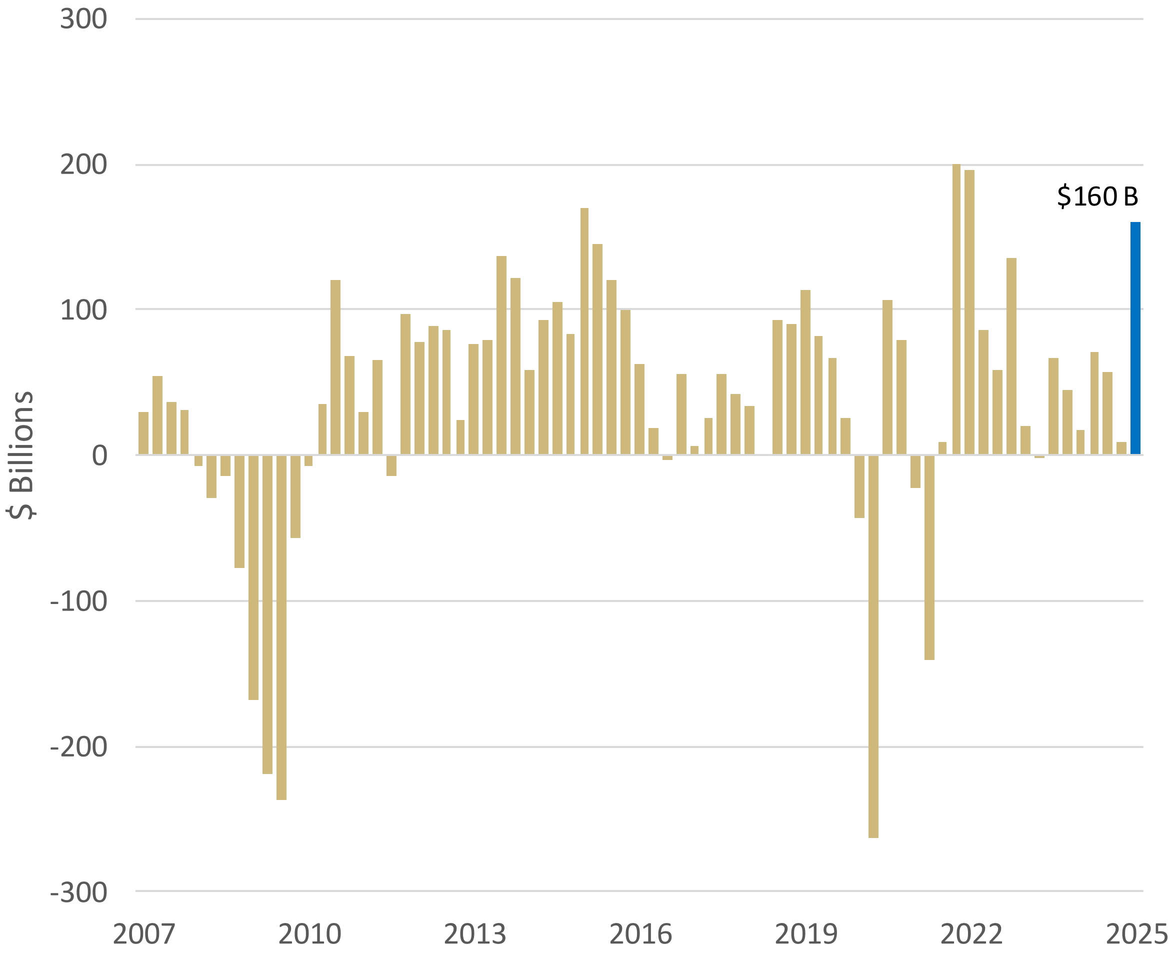
Sources: Bureau of Economic Analysis and Moody's Analytics.

GDP Report

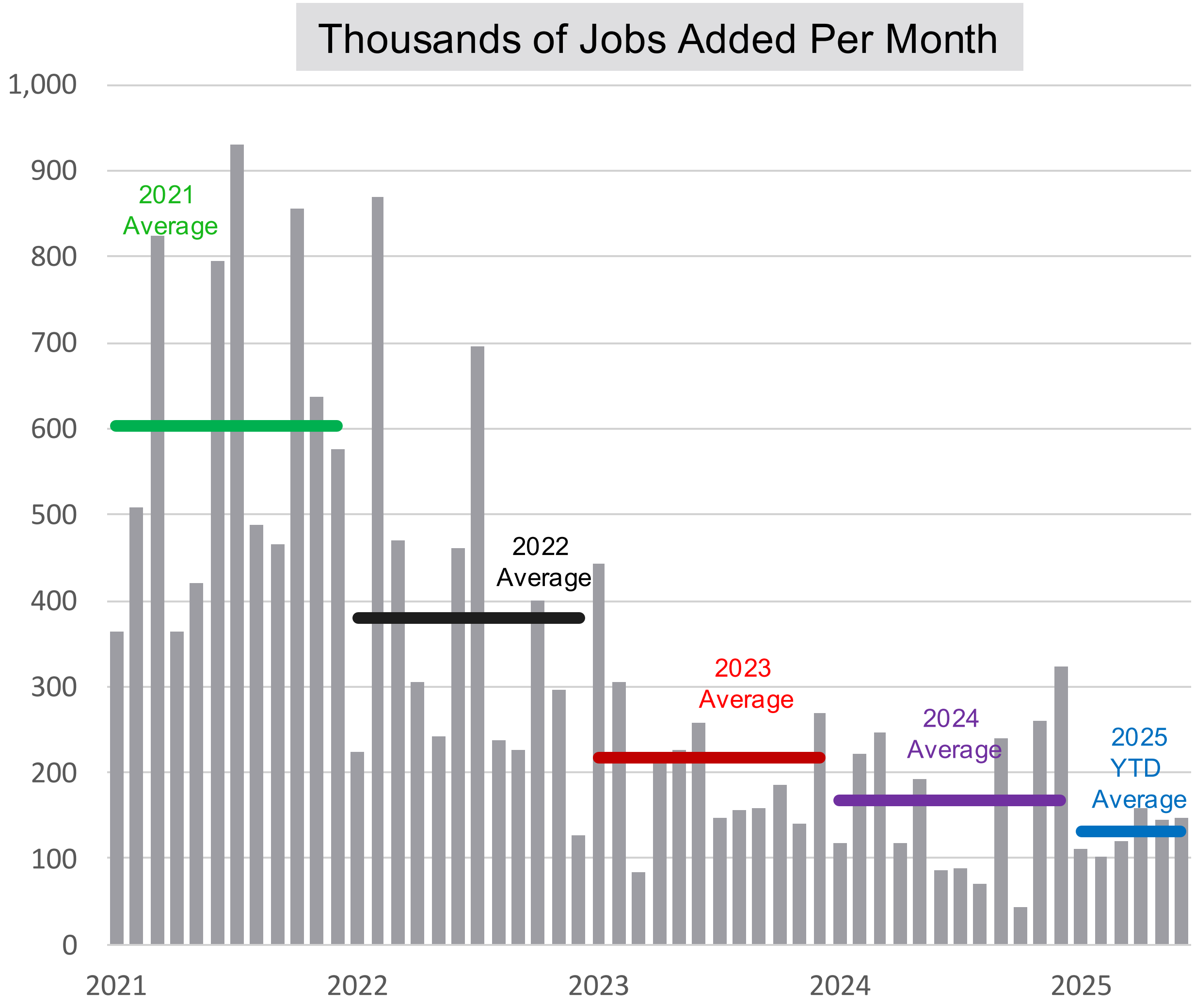
Contribution to GDP from Net Exports



Change in Inventory

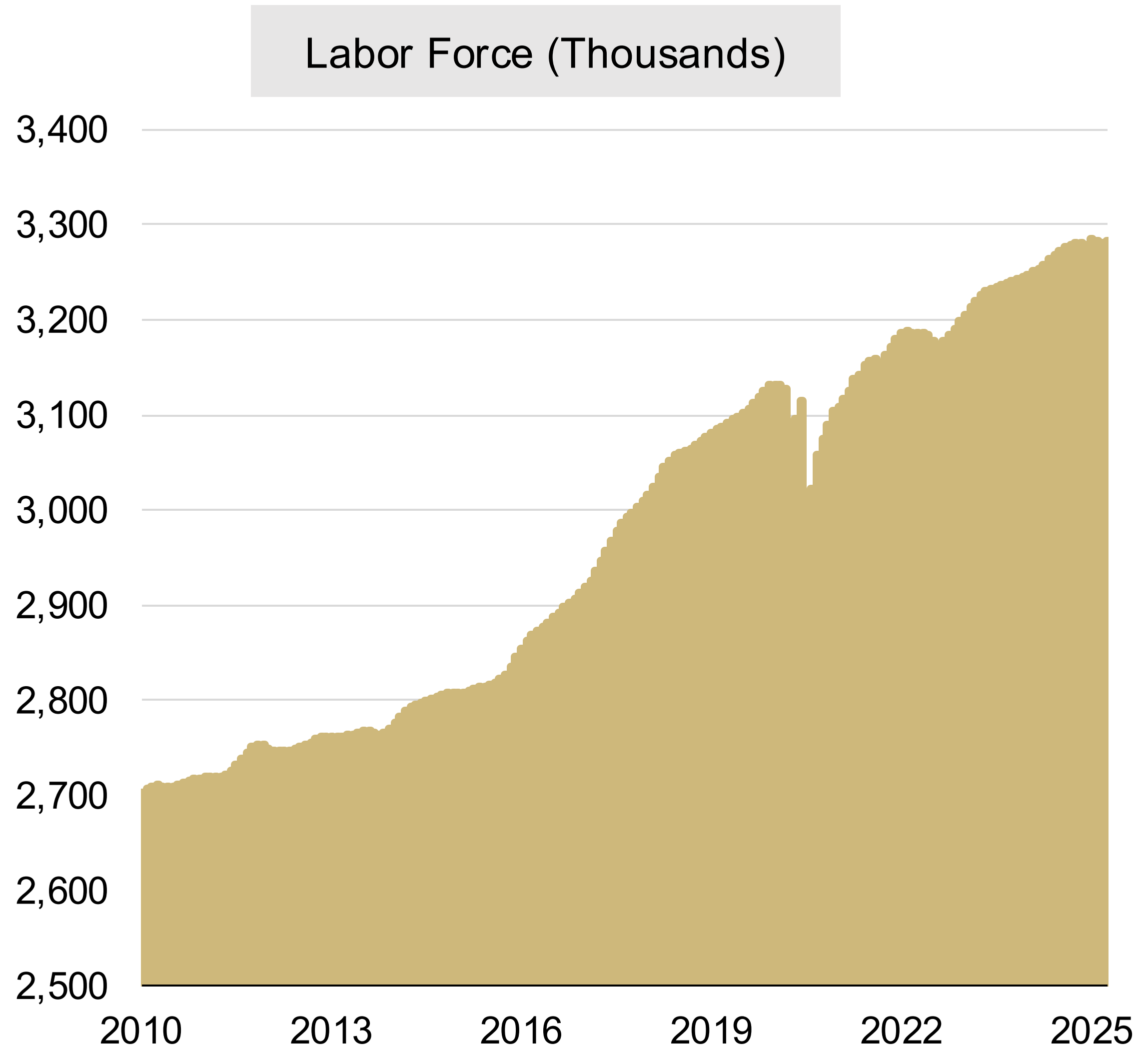


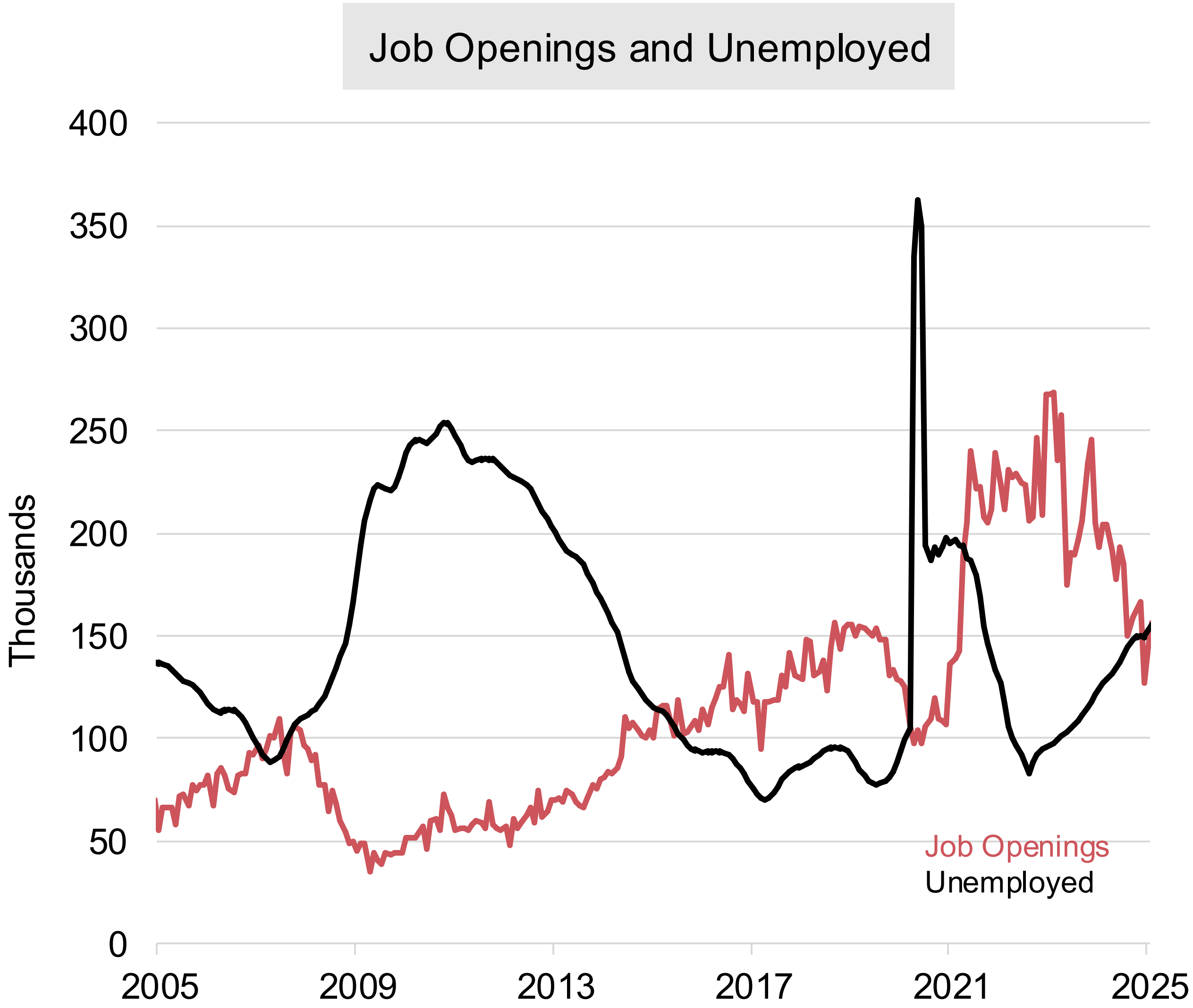
U.S. Nonfarm Employment Growth



Sources: Bureau of Labor Statistics.

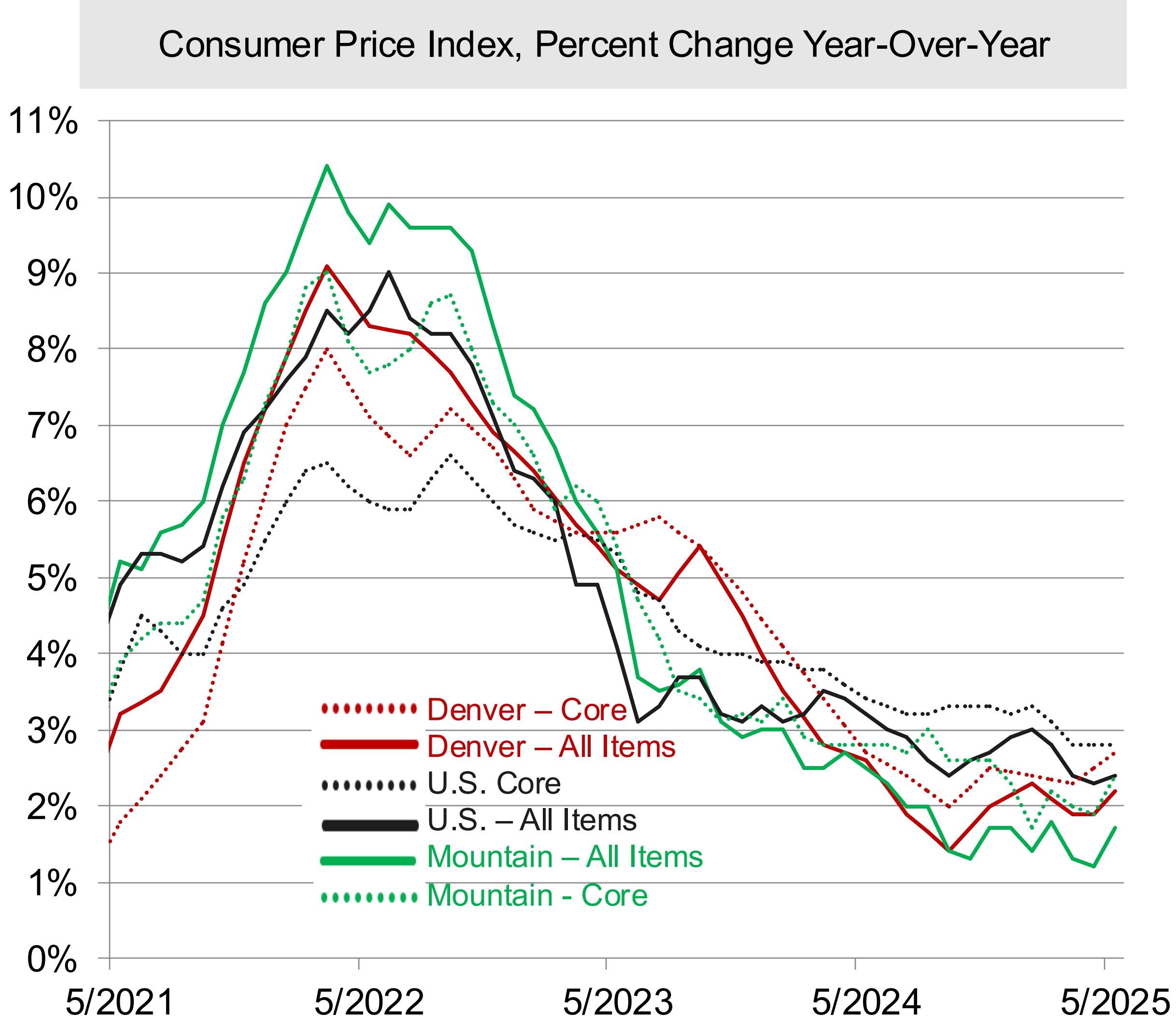
Colorado Labor Supply and Demand





Sources: Colorado Department of Labor & Employment, Bureau of Labor Statistics, JOLTS, and the Current Population Survey (NSA) .

Inflation



Items	U.S. City Average	Mountain	Denver-Aurora-Lakewood	Item Weights
All items	**2.4%**	**1.7%**	**2.2%**	**100.0%**
Food and beverages	2.8%	2.6%	3.0%	14.5%
Housing	4.0%	1.6%	1.9%	44.2%
Apparel	-0.9%	-1.1%	0.0%	2.5%
Transportation	-1.3%	-2.0%	0.6%	16.6%
Medical care	2.5%	5.7%	5.6%	8.3%
Recreation	1.8%	3.3%	0.8%	5.3%
Education and comm.	0.3%	-1.2%	-0.7%	5.7%
Other goods and services	3.8%	11.2%	14.3%	2.9%
Core Inflation	2.8%	2.4%	2.7%	

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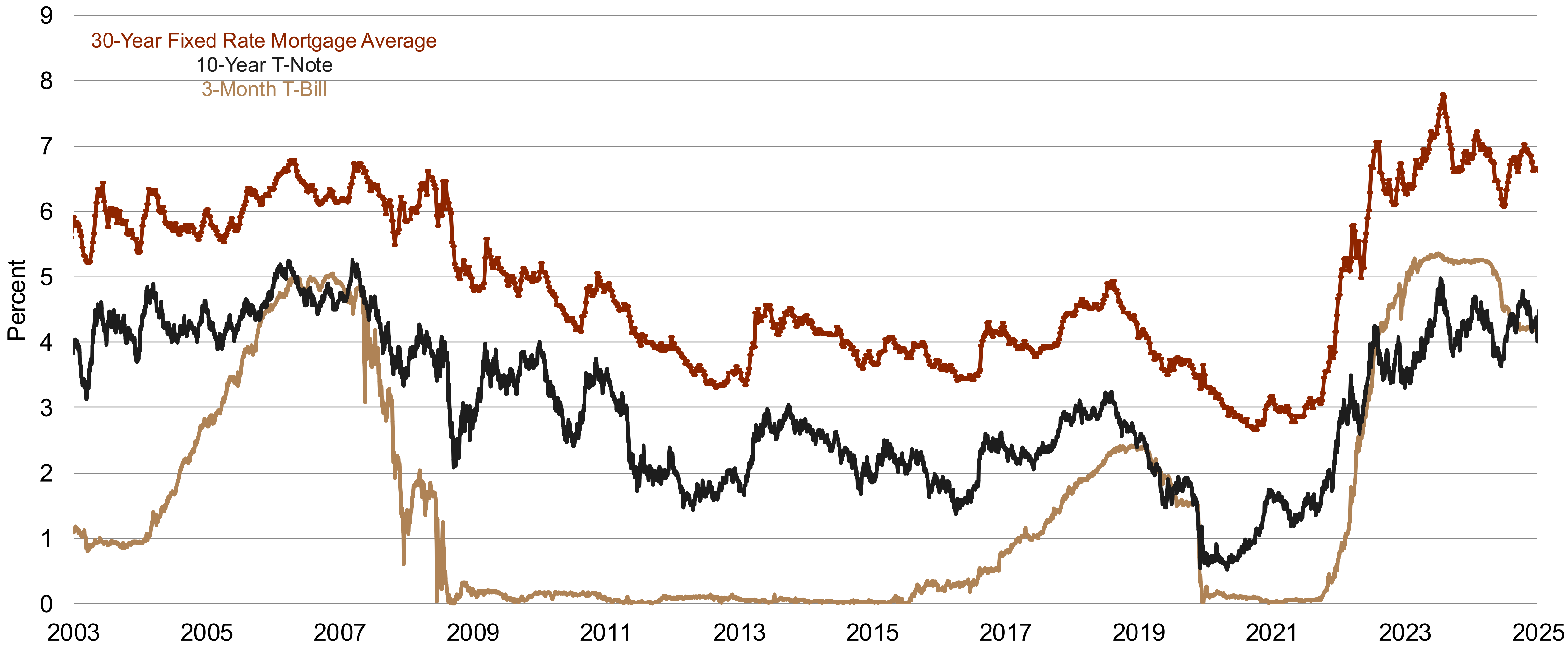
Source: Bureau of Labor Statistics. *U.S., Mountain, Denver MSA data through May.

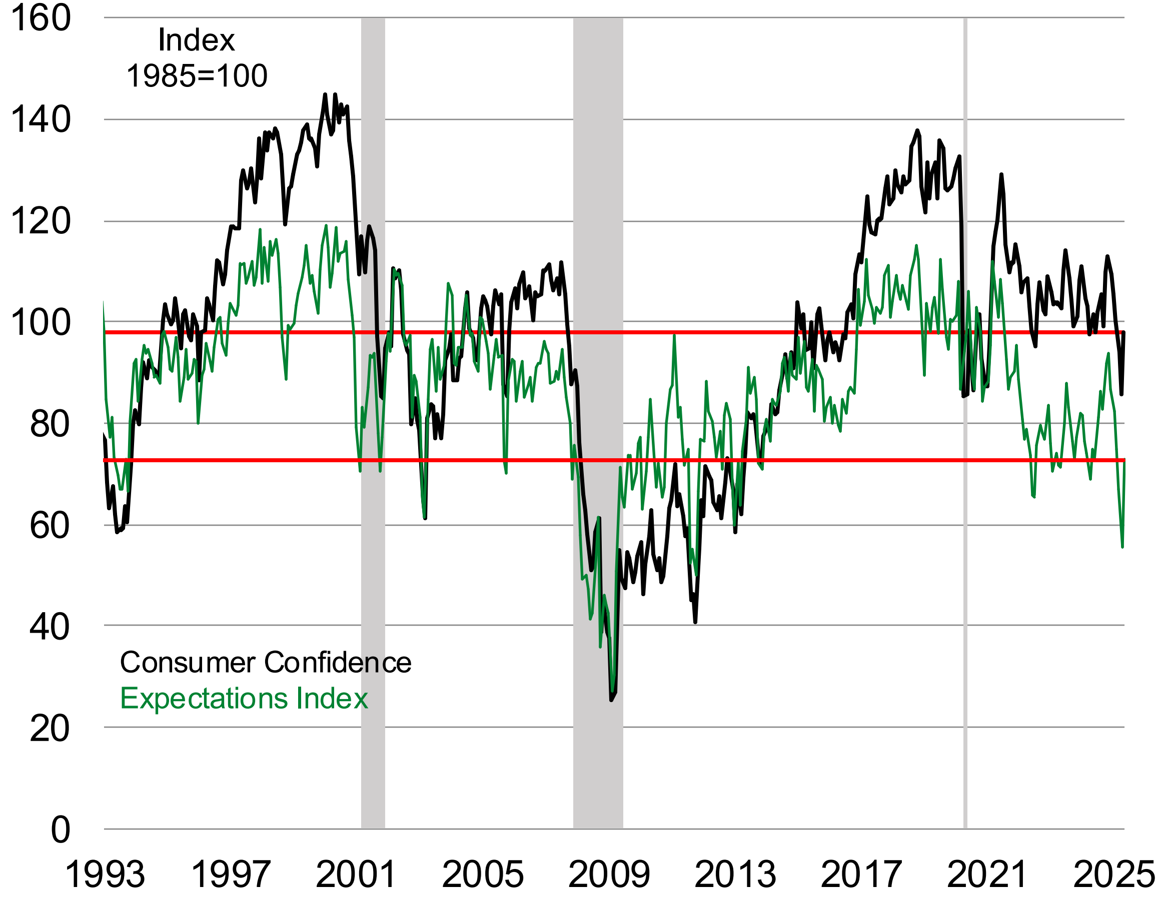
Interest Rates



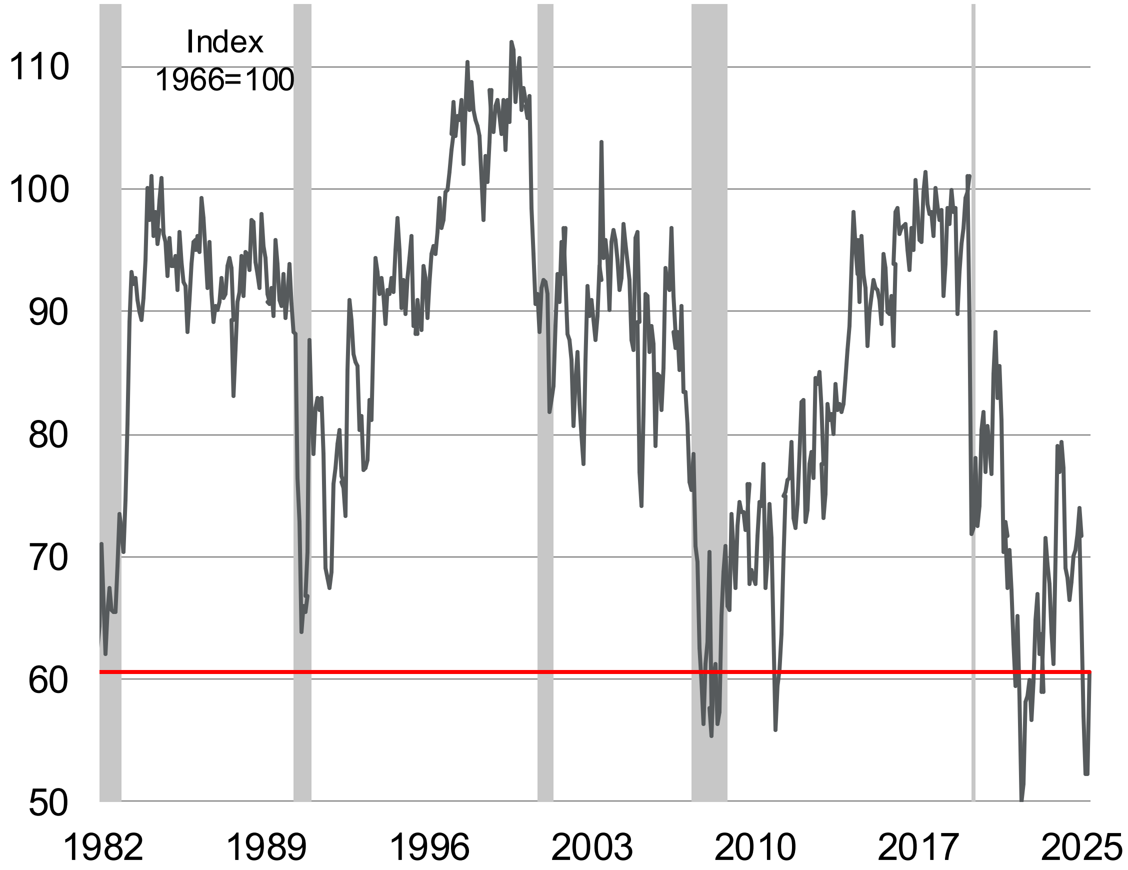
Sources: Federal Reserve and Freddie Mac.

Index of Consumer Confidence

Consumer Confidence



Consumer Sentiment



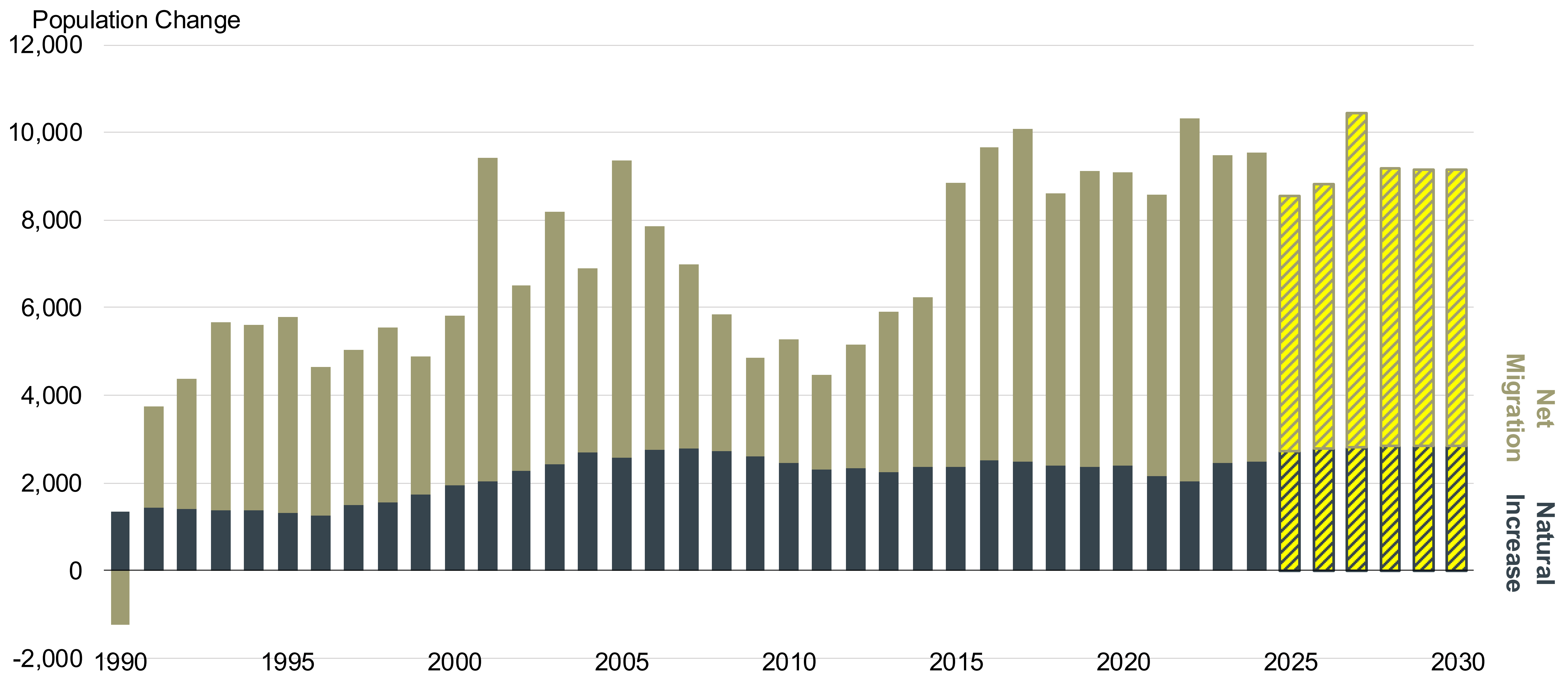
Sources: The Conference Board, National Bureau of Economic Research, University of Michigan.

Colorado Rank Among States

Metric	1-Year Change/ Current Level		1-Year Rank
Real GDP Growth	1-Year Change	2.0%	23
Employment Growth	1-Year Change	0.7%	33
Population Growth	1-Year Change	1.0%	16
Personal Income Growth	1-Year Change	4.3%	30
PCPI Growth	1-Year Change	3.5%	31
PCPI	Current Level	$85,002	8
Average Hourly Wage % Growth	1-Year Change	2.0%	44
Average Annual Pay % Growth	1-Year Change	3.6%	42
Average Annual Pay	Current Level	$79,270	7
Unemployment Rate	Current Level	4.8%	40
Labor Force % Growth	1-Year Change	0.6%	31
LFPR	Current Level	67.7%	6
FHFA Home Price Index Growth	1-Quarter Change	0.3%	37
FHFA Home Price Index Growth	1-Year Change	2.3%	48
Job Openings Rate	Current Level	4.7%	23
Worker Shortage Ratio	Current Level	0.9	42

Data Sources: Bureau of Economic Analysis (2024), Bureau of Labor Statistics (5/25), U.S. Census Bureau (2024), Bureau of Labor Statistics (2025), Federal Housing Finance Agency All Transactions Index (Q1 2025), BRD calculations. *Unemployment rate for the last month.

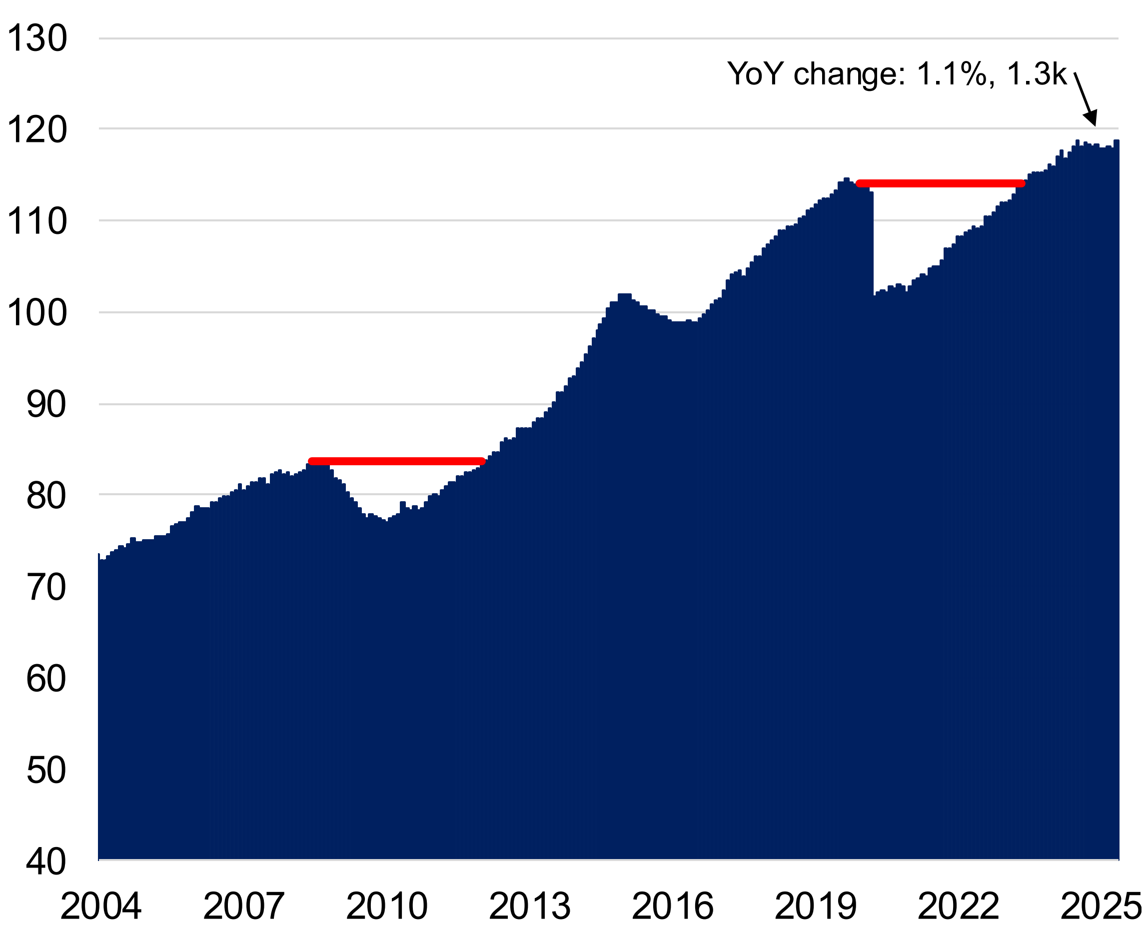
Weld County Change in Population



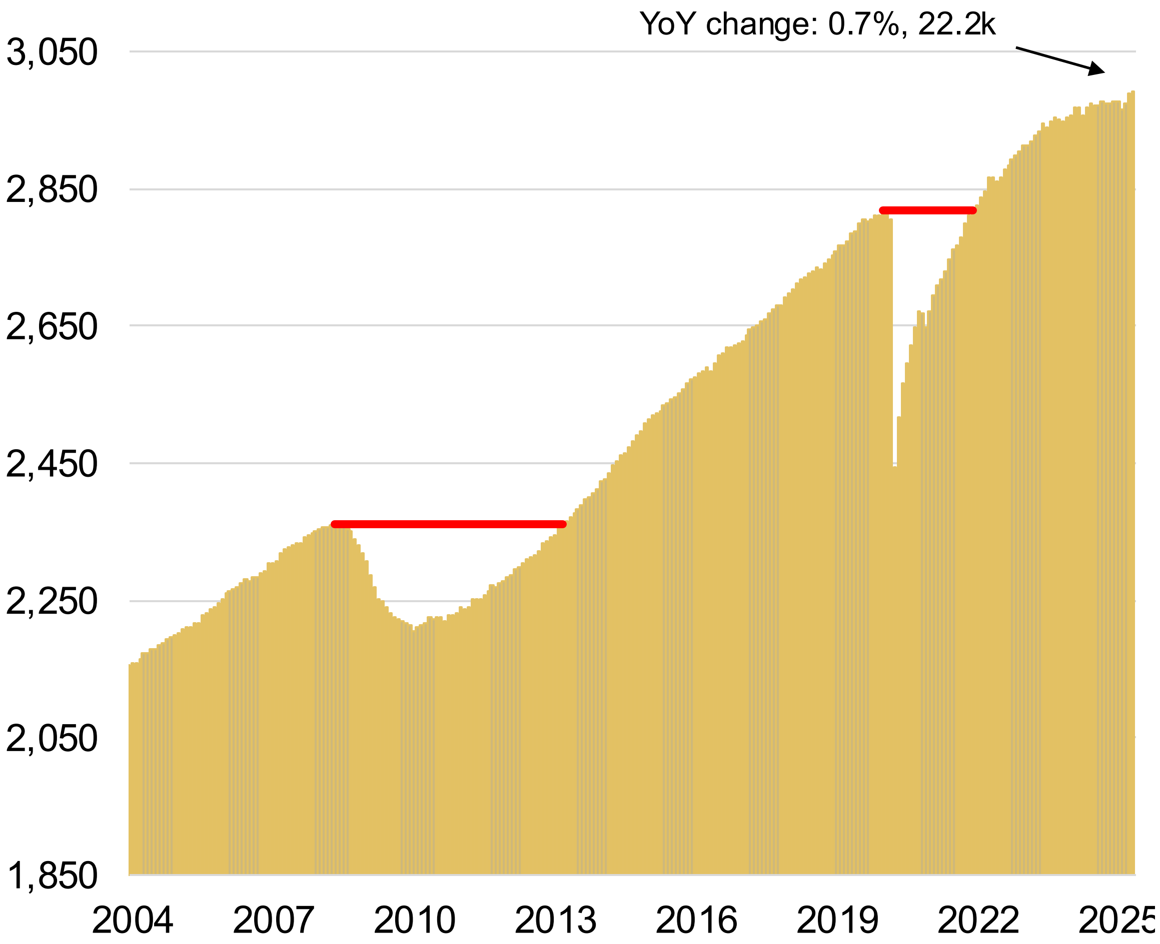
Sources: Colorado Demography Office, U.S. Census Bureau, and the Business Research Division.

Employment

Greeley MSA, in thousands



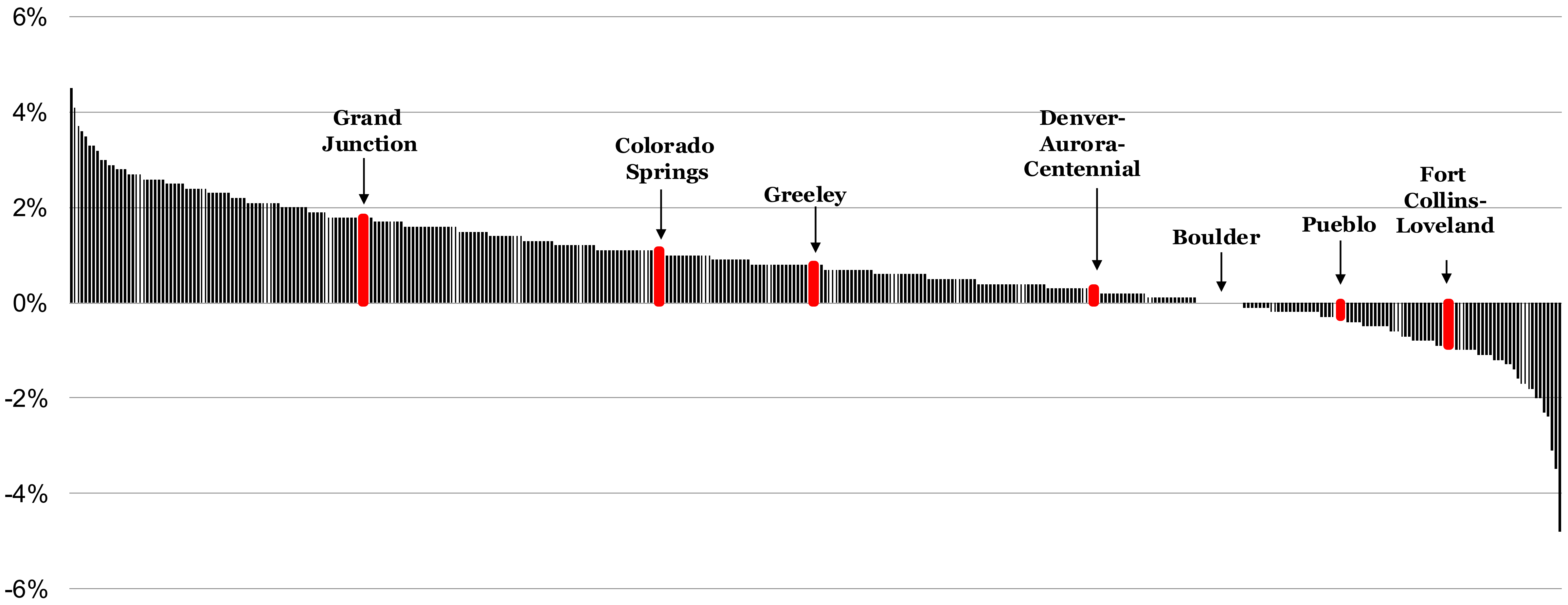
Colorado, in thousands



Source: Bureau of Labor Statistics, CES (SA), April 2023..

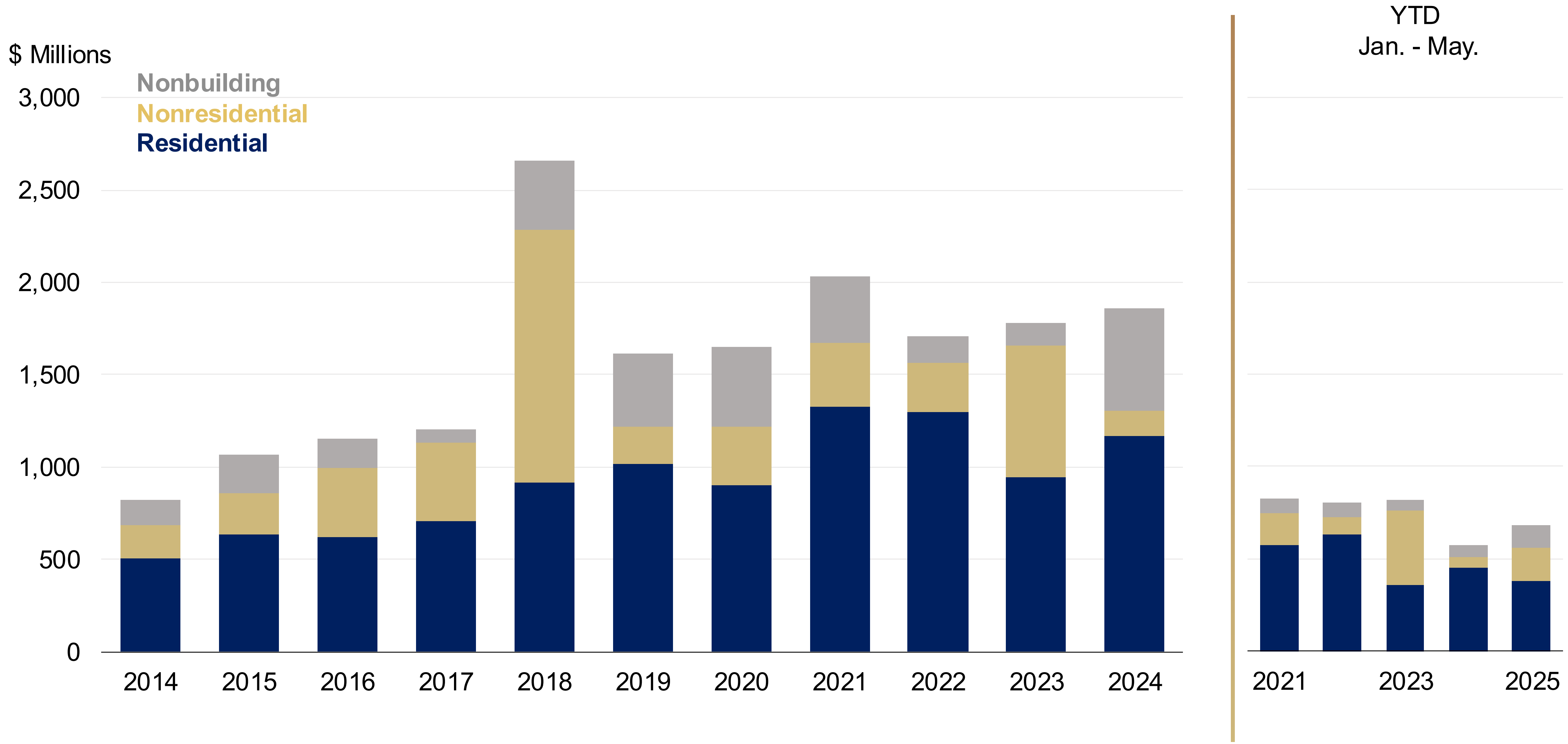
MSA Employment Growth

Year-over-Year Growth, May 2025



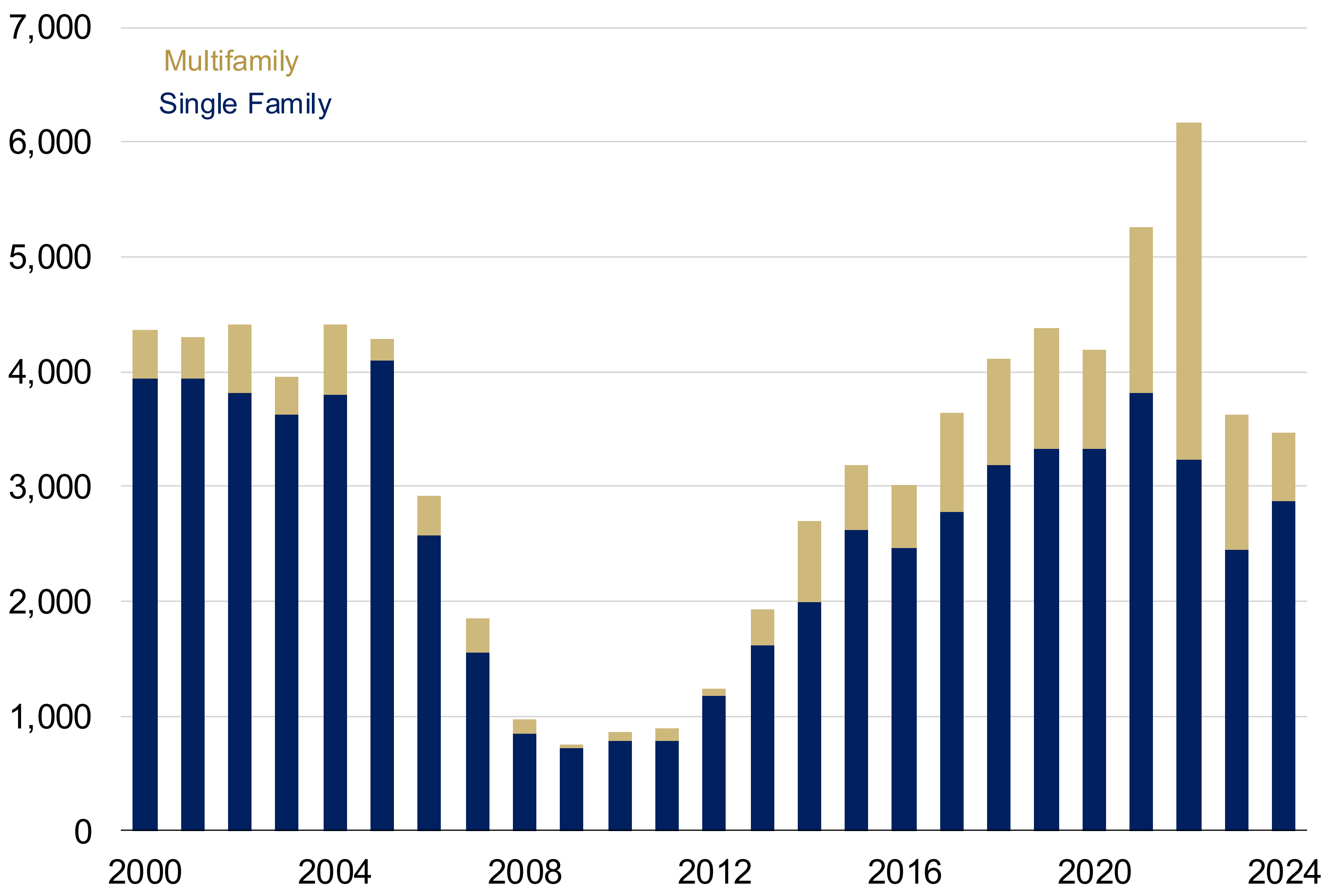
Source: Bureau of Labor Statistics. Not seasonally adjusted,

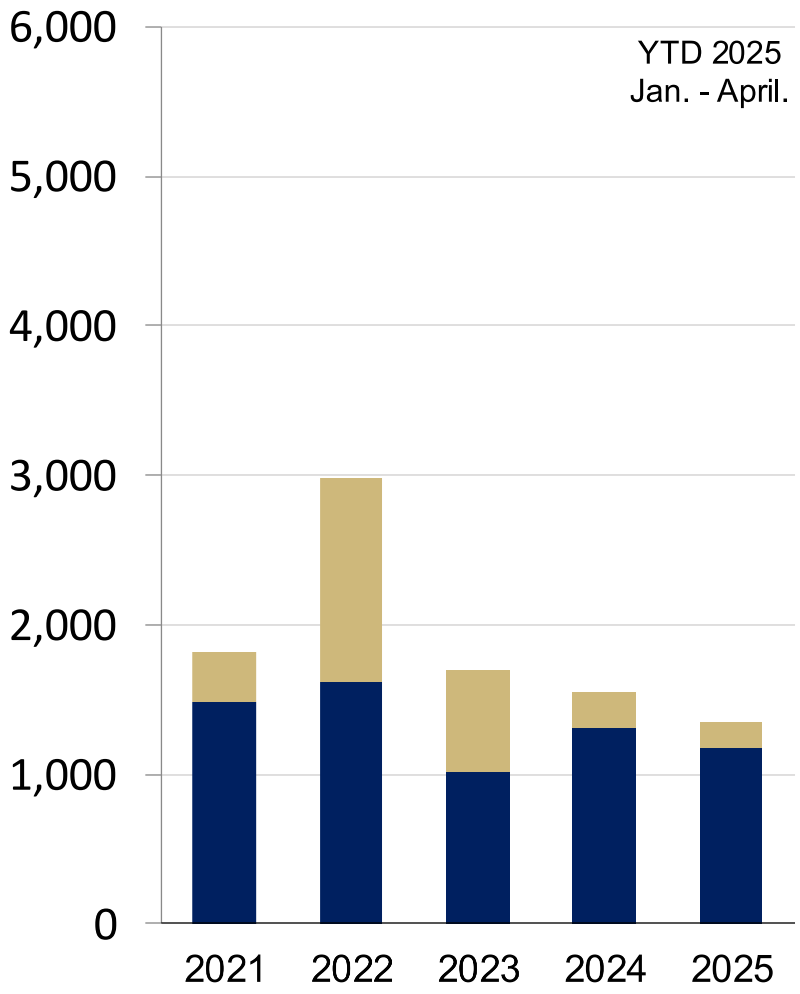
Weld County Value of Construction



Sources: Dodge Construction Network and the Colorado Business Economic Outlook Committee.

Greeley MSA Residential Building Permits

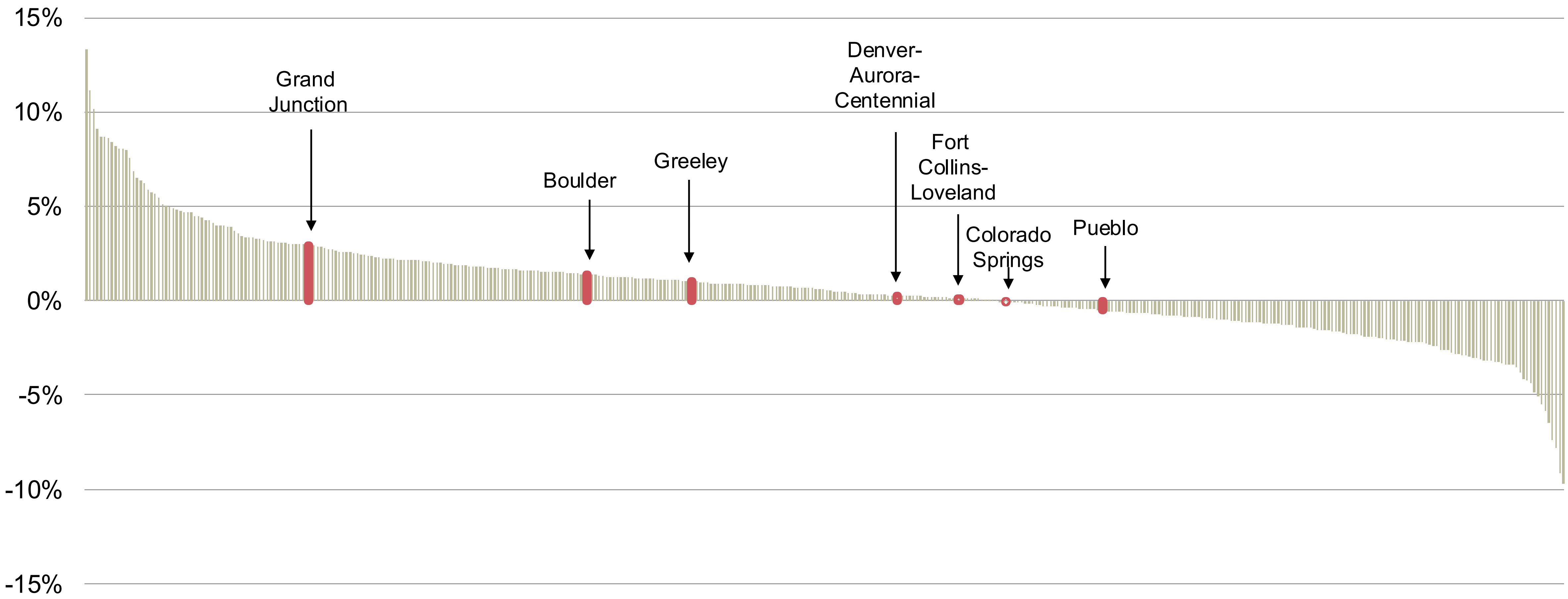




Sources: U.S. Census Bureau and the Colorado Business Economic Outlook Committee.

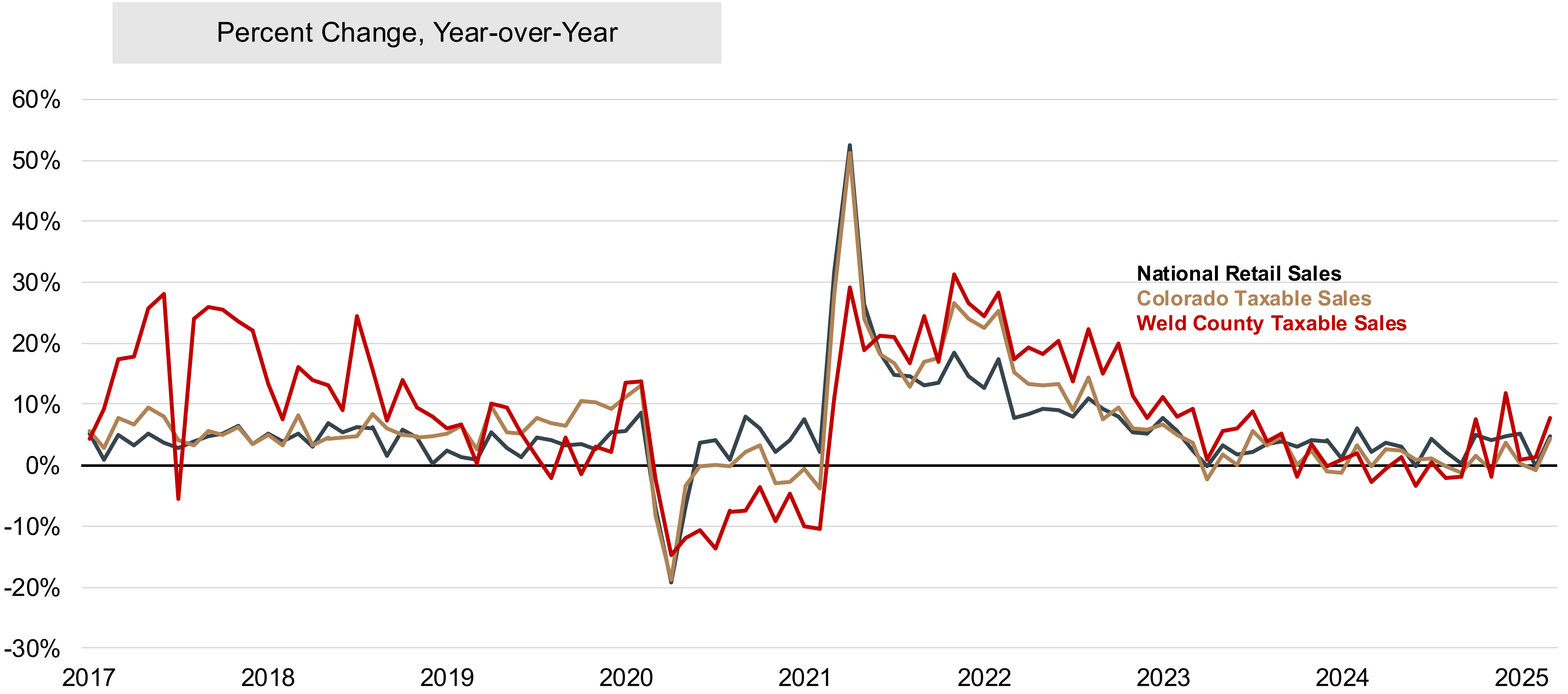
FHFA Home Price Index by MSA

1-Quarter Home Price Change, Q1 2025



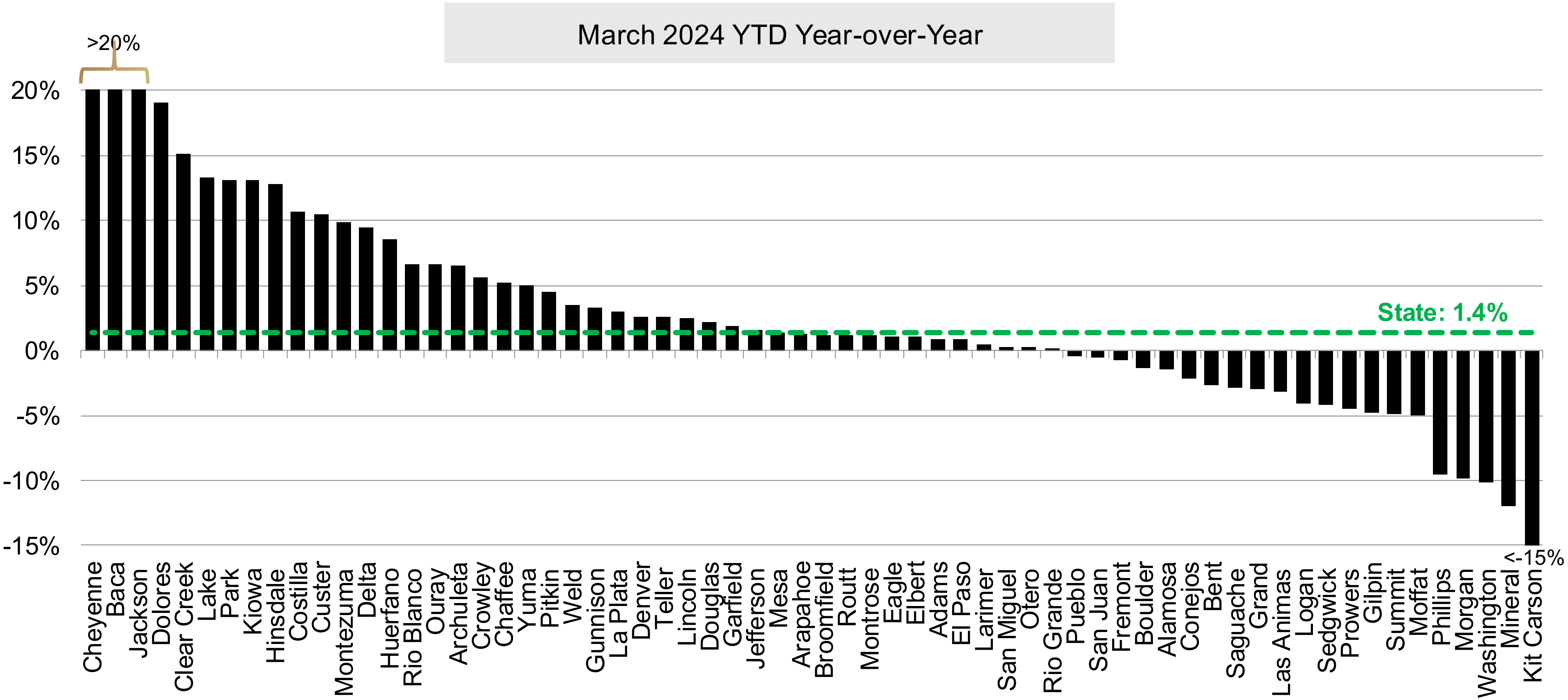
Source: Federal Housing Finance Agency, All Transactions Index (Not Seasonally Adjusted).

National Retail Sales & State/Local Taxable Sales



Source: U.S. Census Bureau (Seasonally Adjusted), Colorado Department of Revenue.

State Taxable Sales 1-Year Change



Sources: Colorado Department of Revenue.

Economic Outlook: Tailwinds, Headwinds, and Unknowns

Tailwinds

Employment Growth
Key Industry Clusters
Consumption
Energy
Income Growth
Infrastructure Spending

Headwinds

Inflation
Property Taxes
Commercial Real Estate
Interest Rates
Worker Shortages
Fed Policy
Demographics
Fiscal Cliff
Climate Change
War
Water

Unknowns

AI
Labor Participation
Supply Chain Disruptions
Human Behavior
Global Trade
Remote Work
Consumption

Second Quarter Financial Review January to June 30, 2025

Robert Miller, Division Treasurer

City Council Work Session - July 8, 2025

Agenda -

Second Quarter Financial Review

- Summary of Greeley’s Financial Condition
- Total Investments and Cash
- Overview of Revenues and Expenditures
- Future Financial Outlook
- Purpose: Information

Summary of Financial Condition – Greeley

Positive Impacts to 2025 City Resources

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

Negative Impacts to 2025 City Resources

- 5 Months of Sales Tax: Increase of 0.2% from 2024 vs. Budget of 5.4%
- Static New Construction Growth: Building Use, Development Fees, & Permits
- Estimated Decline of 85% in Severance Tax Revenues from 2024 or $1.7 Million

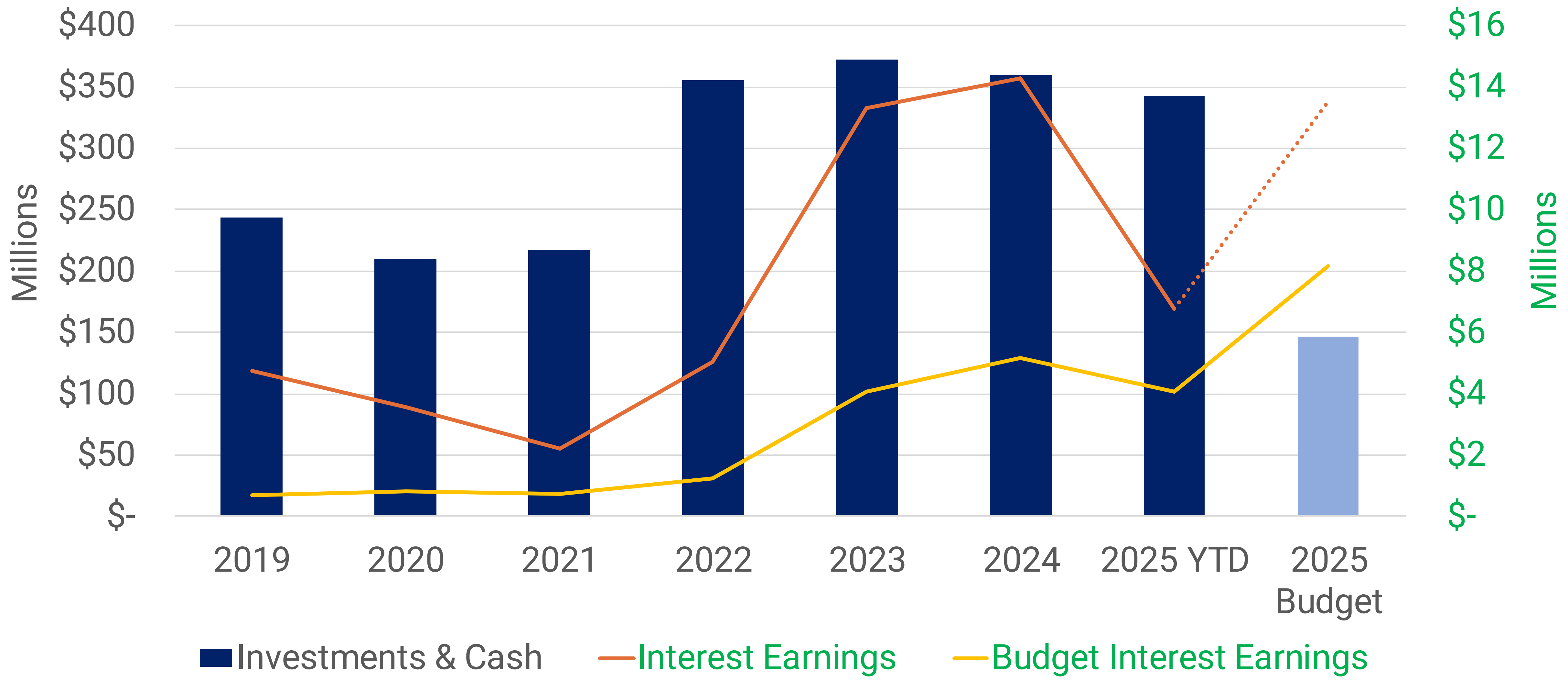
Focus Areas Related to Future City Resources

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

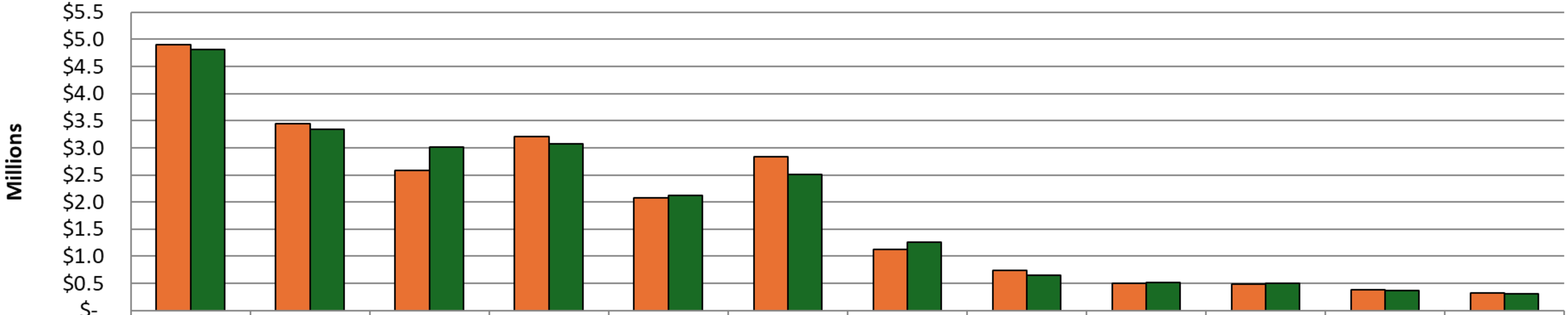
Impacts on Revenue if Trends Continue in 2025

- Potential $1.8 Million Reduction in Sales and Use Taxes (Excluding Building Use)
- Potential $17.1 Million Reduction in Building Revenues

Total Investments and Cash

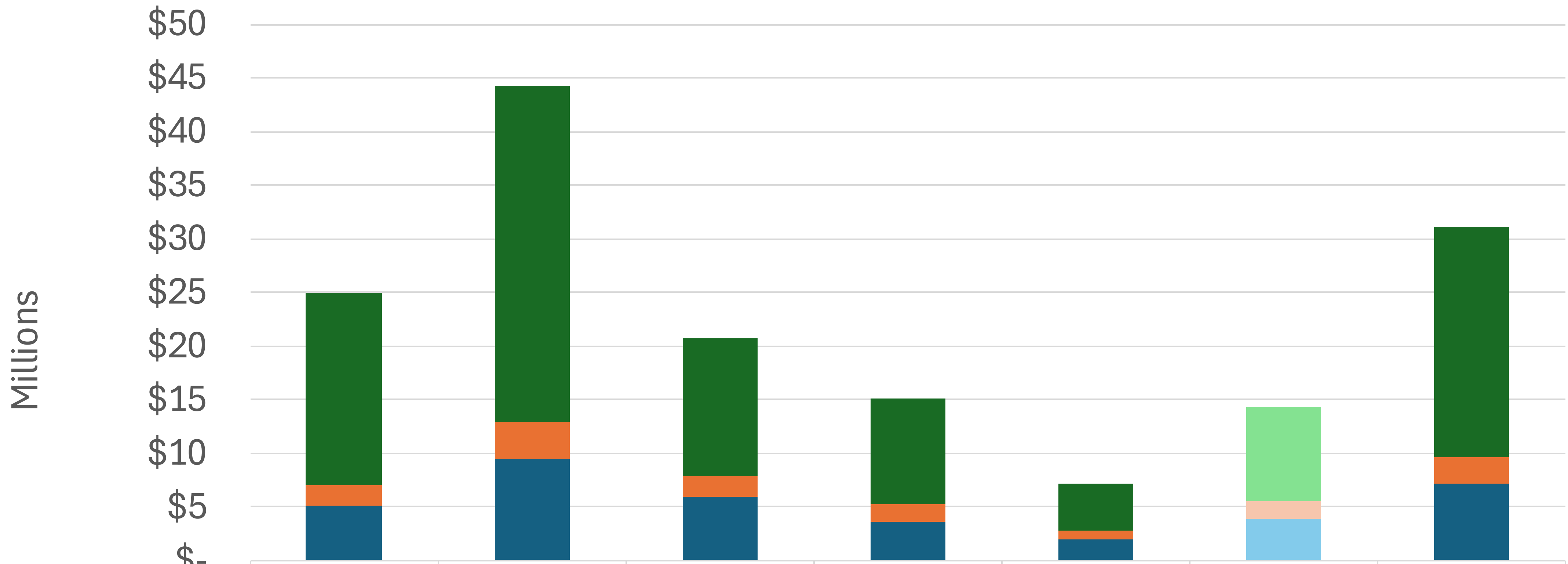


Sales Tax Revenues by Category



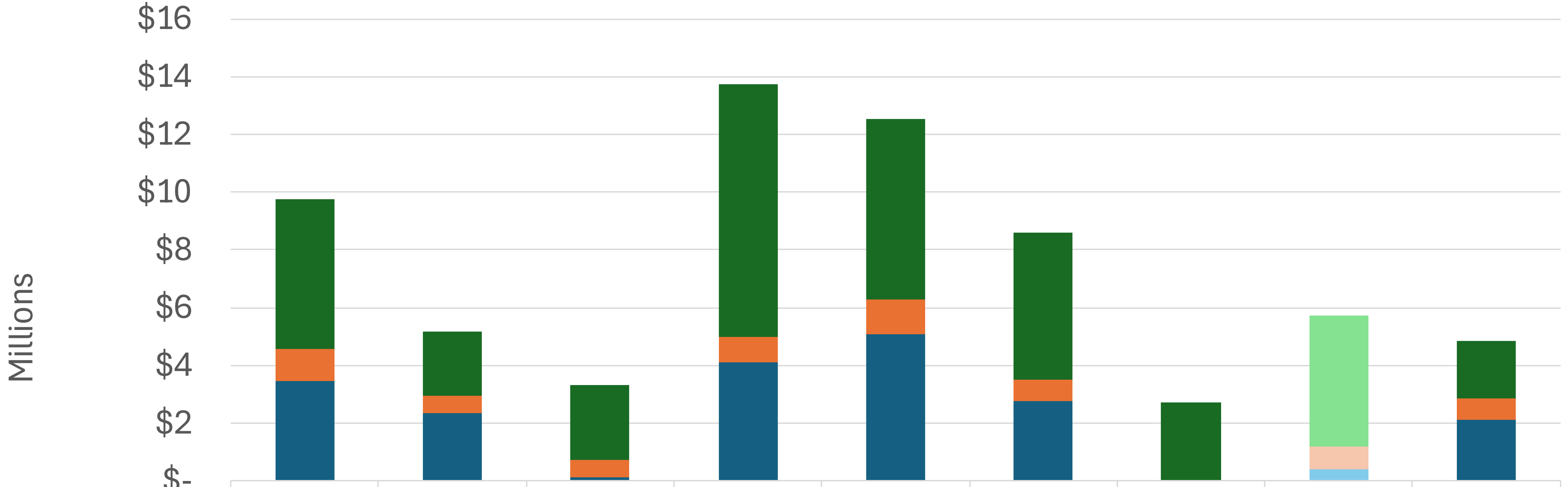
	Dining Out	Motor Vehicle and Parts Dealers	Online Shopping	General Merchandise Stores	Utilities	Building Material and Garden Equipment and Supplies Dealers	Electronics and Appliance Stores	Clothing and Clothing Accessories Stores	Gasoline Stations	Health and Personal Care Stores	Sporting Goods, Hobby, Book, and Music Stores	Furniture and Home Furnishings Stores
2024 YTD	$4.90	$3.45	$2.58	$3.21	$2.08	$2.83	$1.13	$0.75	$0.49	$0.49	$0.38	$0.32
2025 YTD	4.81	3.35	3.01	3.07	2.12	2.51	1.26	0.65	0.51	0.50	0.37	0.30
% Change	-1.7%	-3.0%	17.0%	-4.5%	2.0%	-11.3%	11.0%	-13.0%	4.2%	1.3%	-3.5%	-3.8%
$ Change	-0.09	-0.10	0.44	-0.14	0.04	-0.32	0.12	-0.10	0.02	0.01	-0.01	-0.01

Building Revenues



	2021	2022	2023	2024	2025 YTD	2025 Estimate	2025 Budget
Development Impact Fees	$17.9	$31.4	$12.9	$9.8	$4.4	$8.7	$21.6
Building Permits	2.0	3.4	1.8	1.7	0.8	1.6	2.4
Building Use	5.0	9.5	5.9	3.5	1.9	3.9	7.2

Oil and Gas Revenues



	2019	2020	2021	2022	2023	2024	2025 YTD	2025 Estimate	2025 Budget
Oil Royalties	$5.2	$2.2	$2.6	$8.8	$6.3	$5.1	$2.7	$4.5	$2.0
Federal Mineral Lease	1.1	0.6	0.6	0.9	1.2	0.7	-	0.8	0.8
Severance Taxes	3.5	2.4	0.1	4.1	5.1	2.8	-	0.4	2.1

Total Financial Impact Compared to 2025 Budget

	Variance from 2025 Budget	
↓	($ 17.1) Million	Building Permits/Building Use/Development Impact Fees
↓	($ 1.8) Million	Sales and Use Taxes (Excluding Building Use Tax)
↓	($ 1.7) Million	Severance Taxes
↑	$ 1.0 Million	Projected Operating Expenditure Savings
↑	$ 2.5 Million	Oil and Gas Royalties
↑	$ 5.4 Million	Interest Earnings
↓	**($ 11.7 Million)**	**Total Financial Impact**

Future Outlook – 2025 and Beyond

- $11.1 Million in remaining onetime 2024 General Fund Carryover Funds
- $4.8 Million in General Fund Revenue Stabilization Funds
- The City's sales tax trends continue to be consistent with peer cities and the State of Colorado
- The budget adopted for 2025 took into consideration current economic factors outlined in this presentation and set aside funds for the current revenue declines
- The 2026 budget process will provide the opportunity for additional discussion and prioritization to ensure a solid financial condition in 2026

Thank you

City of Greeley Colorado

2026 General Fund Outlook

Kalen Myers, Interim Budget Director

City Council Work Session - July 8, 2025

Where we are in the Process

City of Greeley Colorado

May
- Budget Request Deadline
- Internal Review

June
- Revenue Forecasts
- Department Meetings

July
- Council Budget Retreat
- Develop Recommendations

Aug
- Budget Book Production
- Additional Work Sessions

Sept
- Publish Recommended Budget
- Additional Work Sessions

Oct
- Public Hearings
- Budget Adoption

Our Current Position

City of Greeley Colorado

We are in a period of heightened financial scrutiny as we plan the 2026 budget.

Budget pressures include:

- **Slowing Revenue Growth** due to economic uncertainty and reduced sales tax
- **Slowed development activity** and muted tax base growth
- **Rising Expenditures** tied to FTE growth, inflation and expanded services

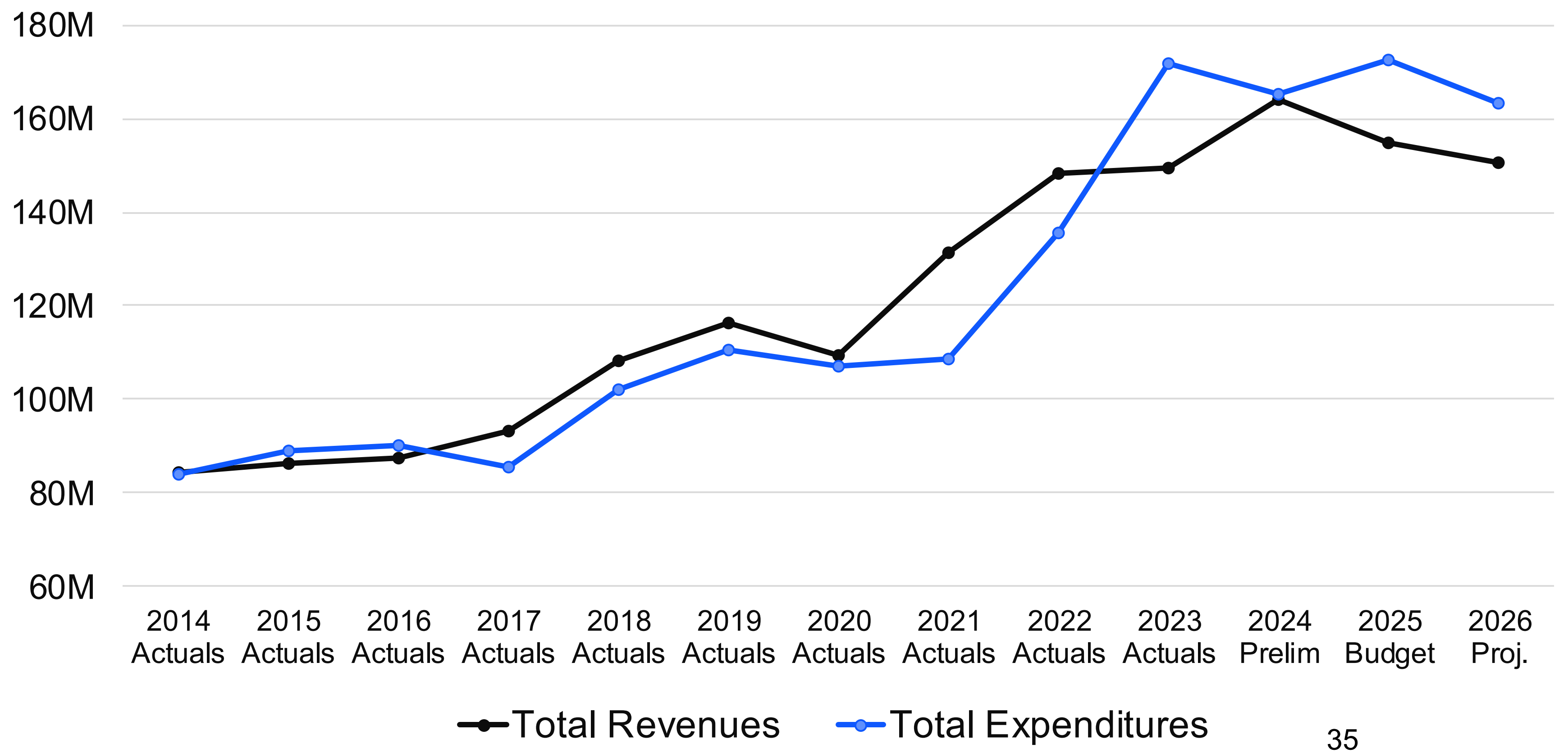
These factors contribute to a **preliminary general fund base budget gap of $11M**.

We are stable, but trending unsustainable without action.

Recent Trend
Expenditures Outpacing Revenue

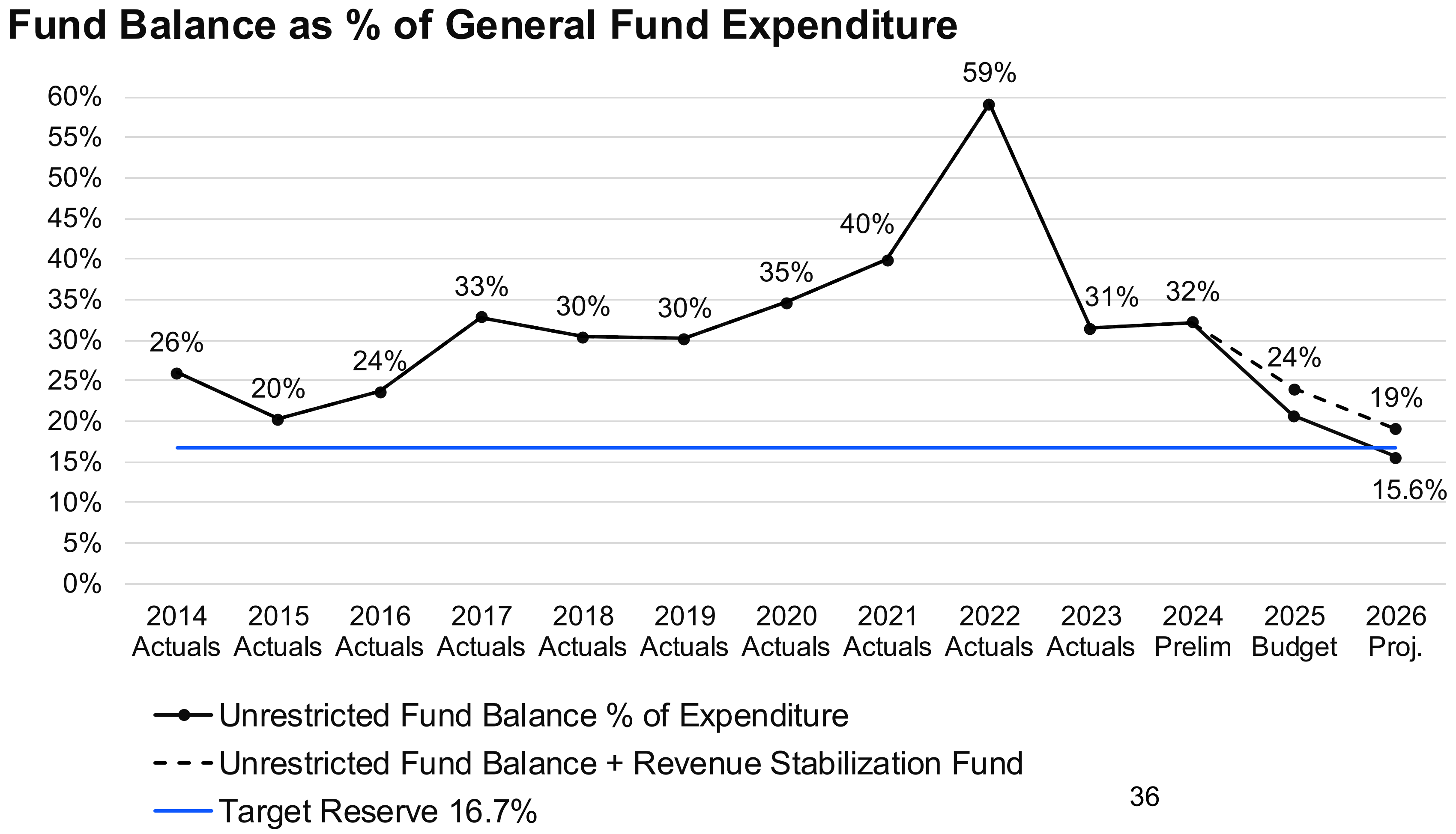
City of Greeley Colorado

General Fund Total Revenues and Expenditures Trend



This trend began in 2023 as a strategic drawdown of fund balance. Slowing revenues combined with expenditure growth has led to an unsustainable trend.

Fund Balance Under Pressure



Our target reserve is **16.7%,** or 2 months of operating expenses.

If we don't course correct, we will draw our fund balance down to at or below our reserve target in 2026.

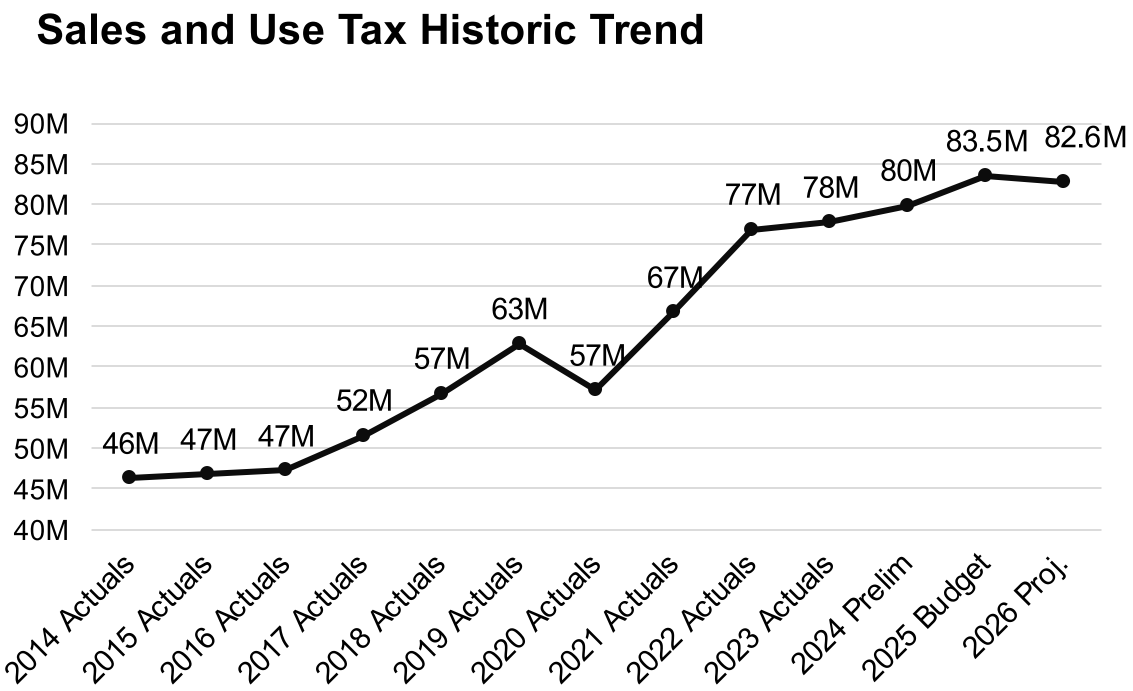
How We Got Here: Softening Revenues

Sales and Use Tax, the Largest Revenue Source in the General Fund is softening, driven by:

- Slower Development
- Cooling Consumer Activity

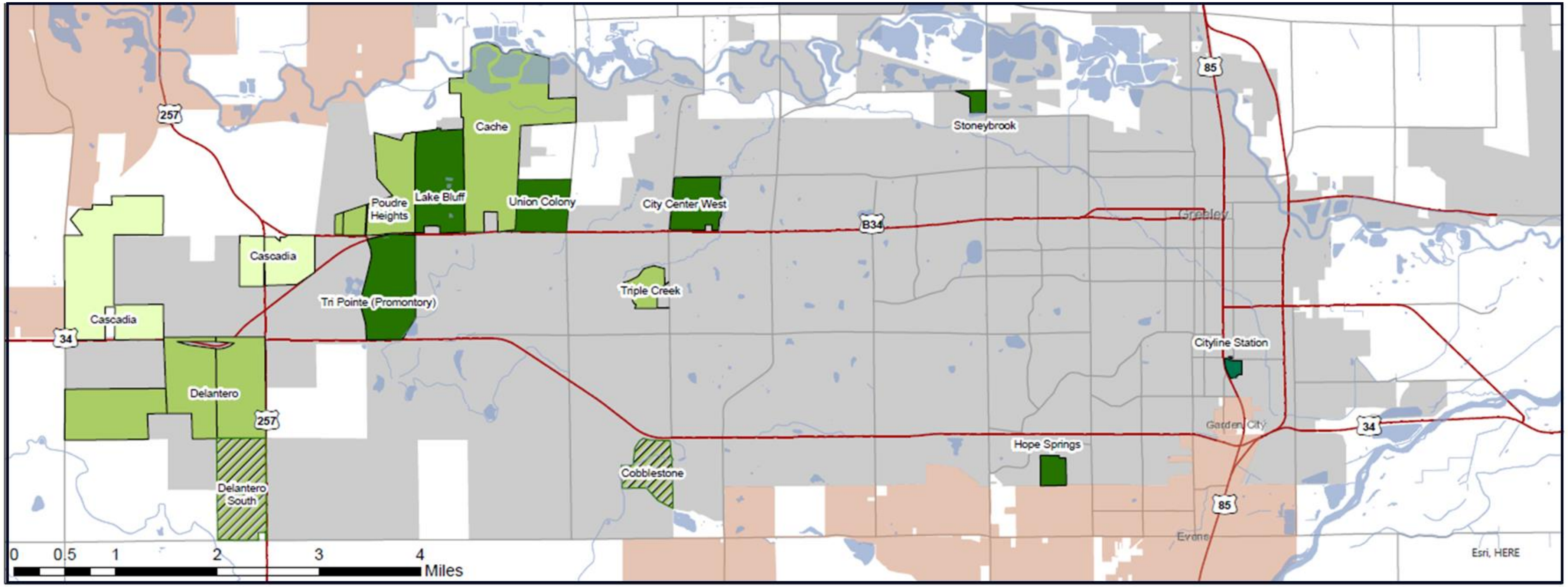
This is a statewide local government trend, not unique to us.

We will learn more about **property tax** over the coming weeks as the County Assessor shares more data, but preliminary conversations suggest property tax revenue will be favorable.



How We Got Here: Optimistic Growth Projections

Residential Future Development Map, June 2025



Unplatted vs. Platted

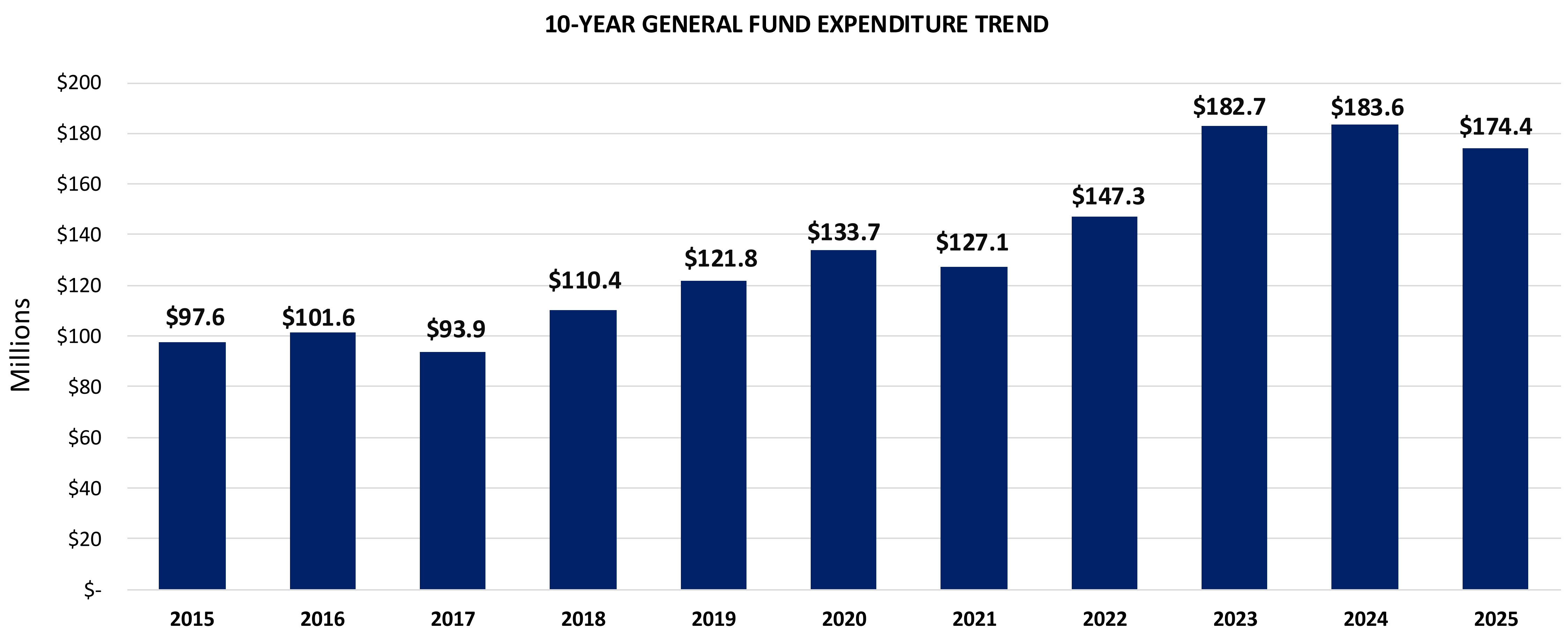
Not Zoned - Unplatted	Properties that have not been through the City's zoning process (zoning, rezoning, PUD), and have not yet been platted.
	Not Zoned - Unplatted Potential Residential = 3,101 Units
Zoned - Unplatted	Properties that have been through the City's zoning process (zoning, rezoning, PUD), but have yet been platted.
	Unplatted Potential Residential = 2,135 Units
Zoned - Platted (Preliminary Subdivision and PUD)	Properties that have been through the City's zoning and initial platting processes (preliminary PUD or preliminary Plat).
	Preliminary Platted Potential Residential = 7,569 Units
Zoned - Platted (Final Subdivision and PUD)	Properties that have been through the City's zoning and final plat processes. These are properties that are able to submit for building permits.
	Final Platted Potential Residential = 3,966 Units

Estimated Capacity

Not Zoned Unplatted	3,101 Units
Unplatted	2,135 Units
Preliminary Platted	7,569 Units
Final Platted	3,966 Units

Potential
Residential Total = 16,771 Units

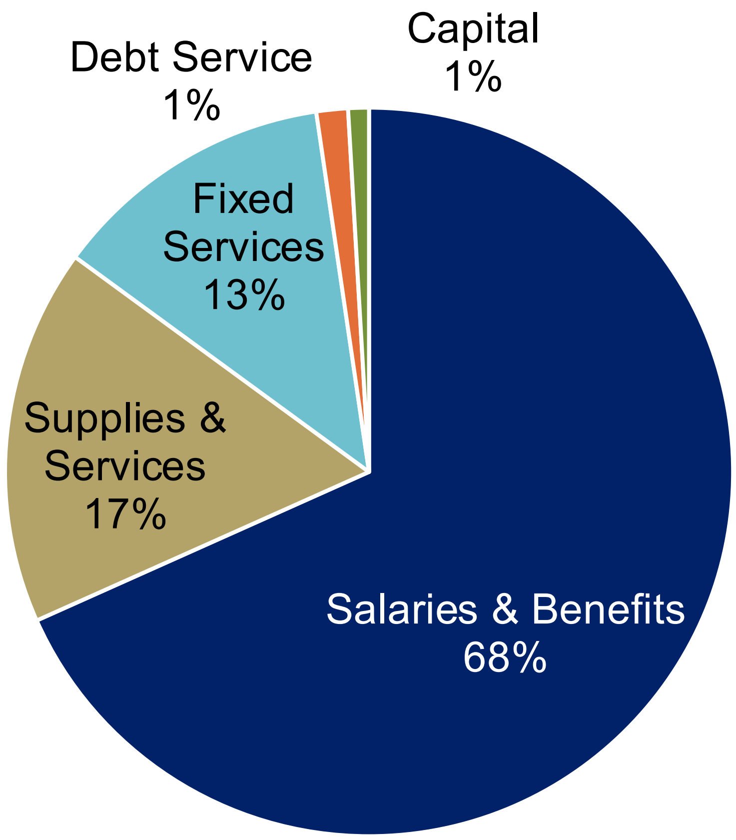
How We Got Here: Expenditure Growth



Where Our Money Goes

2026 General Fund Base Budget

Expenditures by Category



Includes transfers, distributed to appropriate departments

68% – Salaries & Benefits

- The vast majority of our General Fund supports people.
- This includes police officers, firefighters, planners, parks staff, engineers, customer service reps, and many others.
- It's also where we see rising cost pressures - wages, health care, retirement, and competitive labor markets.

17% – Supplies & Services

- This covers everything needed to keep operations running: contracts, utilities, fuel, equipment maintenance, training, etc.
- These costs often rise with inflation and are critical to maintaining service levels.

13% – Fixed Services

- These are obligations we must fund every year - things like rent, insurance, technology, and fleet replacement. These costs are largely inflexible and often grow with external price increases.

1% – Debt Service

- Our General Fund carries very limited debt today.

1% - Capital

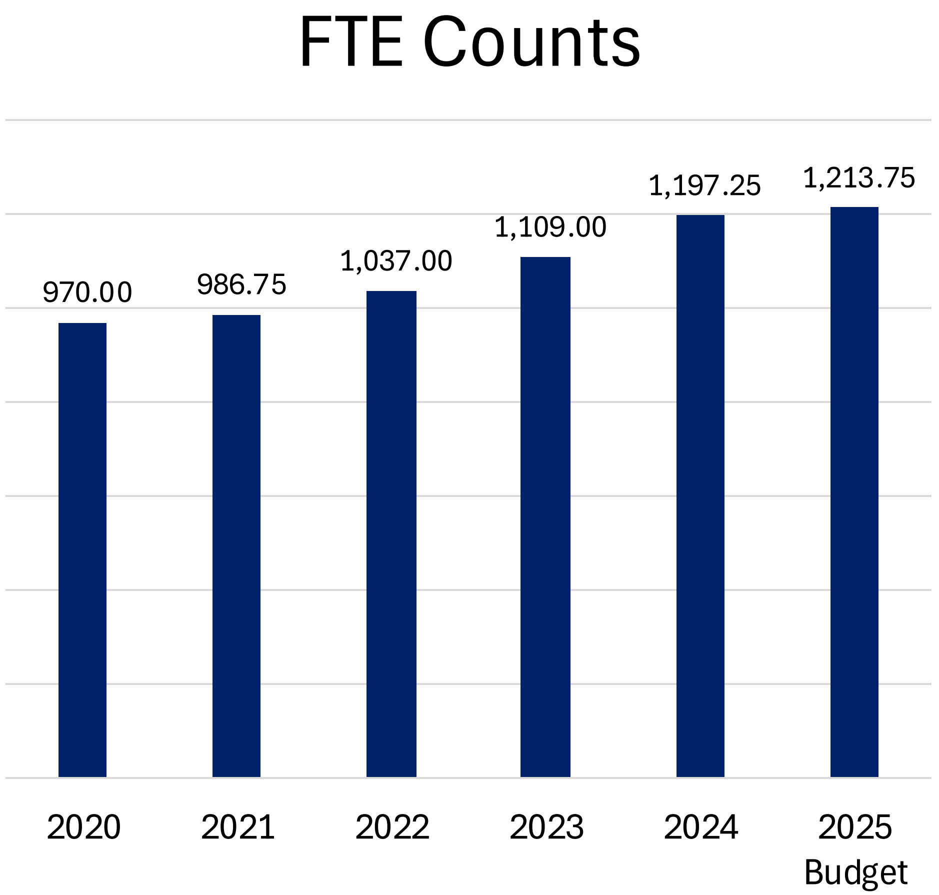
- Very few capital expenses are budgeted in the General Fund

FTE Growth 2020 - 2025

Total growth: + 243.75 FTEs

Why FTEs Have Grown
Over the past five years, staffing growth has been strategic, focused on:

- **Removing Single Points of Failure:** Added critical redundancy in roles where previously a single person supported essential services.
- **Improving Customer and Internal Service Levels:** Investments in hiring, IT, and finance have supported better response times, faster onboarding, and improved support for departments and the public.
- **Supporting New Services and Strategic Initiatives:**
  - Homelessness and Housing Solutions
  - Talent Acquisition
  - Right-of-Way Maintenance
  - Inspections and Permitting Services
  - Real-Time Information Center
  - High Performance Government



Proactive Steps Already Underway

Hiring Pause

A temporary hiring pause is in effect, requiring City Manager's Office approval for all new positions and reclassifications. This ensures alignment with evolving priorities and budget constraints.

Department Realignment

Department leaders have been asked to focus on prioritizing core mission activities and identifying areas (such as programs, projects, or tools) to pause, slow, or deprioritize for now.

Budget Office Work

In parallel, the Budget team is refining revenue projections and reviewing citywide expenditures for cost-saving opportunities.

Long Range Financial Plan

In development. Includes 10-year financial forecast.

What's Ahead

- **Prioritization Exercise** (Today): We'll use your input to inform decisions on major projects and strategic initiatives
- **Upcoming Budget Work Sessions** (August & September): Deeper dives into capital planning, utility enterprises and proposals to close the budget gap
- **10-Year Financial Plan** (Fall): Continued refinement to support long-term fiscal sustainability
- **Budget Adoption**: Final Council vote in October

Thank you

City of Greeley Colorado

Capital Improvement Plan (CIP) Update: 2026–2030

City of Greeley Colorado

Planning Still Underway

- We are in the process of updating the 2026–2030 CIP.
- Staff will incorporate today's prioritization feedback before finalizing recommendations.
- Council can expect deeper conversations in August and September through dedicated work sessions.

Featured High-Priority Focuses in 2026

- **Gold Hill 60" Pipeline** – Water & Sewer pursuing new grant opportunities after losing FEMA BRIC.
- **MERGE Interchanges** – Public Works & Transportation will be advancing the HWY 34 interchanges.
- **Downtown Stormwater Upgrades** – Major outfall work continues.
- **Facility System Replacements** – Culture, Parks & Recreation are focusing on overdue deferred maintenance and critical systems replacements.

City of Greeley Colorado

November 2025 Ballot Measures Funding Proposals

Agenda

Ballot Measure Funding Proposals

- Timeline Review
- Review Proposed Use of Funds
  - Public Safety
  - Housing and Homeless Solutions
  - Combined Measure
  - Economic Development

Purpose: Informational. Prepare Council for July 22 Decision of what to pursue on the ballot

Timeline Review

November Ballot Council Planning Timeline

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

** **Decision Point: What goes to Ballot**

Measures Under Consideration

- **Public Safety**
- **Affordable Housing and Homeless Solutions**
- **Combined Public Safety and Homeless Solutions**
- **Economic Development**

Each measure is being considered as a 0.50% tax increase which would generate an estimated $12 - $14 Million in additional annual revenue.

Public Safety Measure: Proposed Use of Funds

2026 Funding

Police - $44M
- 97% General Fund
- 2% Public Safety 0.16
- 73% Staffing

Fire - $33M
- 84% General Fund
- 9% Public Safety 0.16
- 71% Staffing

OEM - $482k
- 100% General Fund
- 90% Staffing

Program	Est. Cost	Notes
Fire Staffing Relief Factor	**$1,400,000**	9 Firefighters to eliminate mandatory overtime and increase GFD's staffing relief factor from 1.16 to a more appropriate level of 1.29.
Fire Admin and Fire Prevention Staffing	**$905,000**	5 Positions: Fire Inspector, Plans Examiner, EMS Battalion Chief, EMS QA/QI Program Manager, Deputy Admin Chief
Fire New Alternative Response Model	**$1,090,000**	6 Firefighters for implementation of a Peak Demand Unit
Police Support Services Staffing	**$380,000**	4 Positions: Police Services Technician, Body Worn Camera Technician (2), Records Specialist
Police RTIC Additional Staffing	**$500,000**	4 RTIC Technicians – 2 to support the drone as first responder program
Police Additional Patrol Vehicles	**$1,200,000**	12 fully equipped patrol vehicles
Station 4 Replacement Debt Service	**$785,000**	Cost Estimate $9.8 Million 10,000 sqft, Modeled as 20 Year COP Issuance
Joint Public Safety Complex Debt Service	**$3,400,000**	Cost Est. $42.4M 50,000 sqft, Modeled as 20 Yr COP Issuance **Development Impact Fees will Reduce this Debt**
Joint Public Safety Complex O&M	**$4,000,000**	Annual operating and staffing estimate. Firefighters, O&M, Fire Apparatus, Additional Police Staffing
Emergency Management Staffing	**$270,000**	2 Positions and Internship Program: Emergency Management Analyst, Admin Assistant
Total	**$13,930,000**	

Homeless & Housing Measure: Proposed Use of Funds

Without Additional Resources:

Homeless Solutions
- Staffing drops from 30 to 7
- 2/3 of programming gone
- Progress will be lost and the problem will worsen

Housing Solutions
- Staffing drops from 8 to 3
- Inability to carry out Housing for All priorities

Program	Est. Cost	Notes
Housing Solutions - Sustain Existing Team	$1,280,000	5 Positions & O&M: Housing Development Manager, Housing Investment Manager, Housing Incentive Manager, Grant Specialist, Affordable Housing Program Manager
Housing Solutions - Expand Team	$689,000	4 Positions & O&M: 3 Housing Project Managers + Admin Assistant
Housing Rehab and Downpayment Assistance	$1,000,000	Assist eligible households with emergency rehab projects & funds for downpayment assistance
Affordable Housing Development Initiatives	$2,000,000	Gap financing for eligible affordable housing development projects
Rapid Rehousing & Outreach Teams	$2,850,000	13 Positions + O&M - Currently funded by grants expiring early 2026 (80 households)
Homeless Solutions Admin Team	$1,560,000	10 Positions currently term-limited through the end of 2025 + Base Operating Costs
Homeless Solutions 365 Day & Night Shelter	$2,980,000	365 Day & Night Shelter Operations
Rapid Rehousing & Perm Supportive Housing	$1,240,000	Expansion of existing homeless programming – (Support 30 additional households in rapid rehousing and 150 individuals with prevention or rapid exit from homelessness)
Total	$13,600,000	

Combined Public Safety and Homeless Measure: Proposed Use of Funds

TABOR Single Subject Rule Influences the Combined Measure

Program	Est. Cost	Notes
Fire Staffing Relief Factor	**$1,400,000**	9 Firefighters to eliminate mandatory overtime and increase GFD's staffing relief factor from 1.16 to a more appropriate level of 1.29.
Fire Admin and Fire Prevention Staffing	**$310,000**	2 Positions: Fire Inspector, EMS Battalion Chief (Phased from 5 positions for combined)
Police Support Services Staffing	**$380,000**	4 Positions: Police Services Technician, Body Worn Camera Technician (2), Records Specialist
Police RTIC Additional Staffing	**$250,000**	2 RTIC Technicians (Phased from 4 technicians for combined measure)
New Station 8 / Police Substation Debt Service	**$3,400,000**	Cost Est. $42.4M 50,000 sqft, Modeled as 20 Yr COP Issuance. **Development Impact Fees will Reduce this Debt**
New Station 8 / Police Substation O&M	**$2,500,000**	Annual operating and staffing estimate. Firefighters, O&M, Fire Apparatus, Additional Police Staffing. *Phased for combined measure.*
Rapid Rehousing & Outreach Teams	**$2,850,000**	13 Case Management Positions + O&M - Currently funded by grants expiring early 2026. Funds also include dollars for 80 households, move in costs, bridge housing while looking for a rental unit, IDs, transportation costs, etc.
Homeless Solutions Admin Team	**$1,560,000**	10 Positions currently term-limited through the end of 2025 + Base Operating Costs
Rapid Rehousing & Perm Supportive Housing	**$1,330,000**	Expansion of existing homeless programming - Support 30 additional households in rapid rehousing and 180 individuals with prevention or rapid exit from homelessness
Total	**$13,980,000**	

More on the Combined Measure: Balancing Breadth vs. Depth

City of Greeley Colorado

What's *Not* Funded

Cuts from Public Safety Plan:

- No Alternative Fire Response Unit
- 2 of 5 Fire Admin/Prevention staff funded
- No additional patrol vehicles
- 2 of 4 RTIC techs funded
- No replacement of Station 4
- OEM Staffing

Cuts from Housing/Homeless Plan:

- No funding for Year-Round Shelter
- No Housing Dollars (Single Subject Rule)
- Reduced support for permanent supportive housing

A combined measure may appeal broadly - but splitting resources across two critical areas means neither receives full funding.

If elements like a year-round shelter are "must haves," Council can revise the combined package to prioritize them, recognizing that doing so will require trade-offs elsewhere in the proposal.

Option	Pros	Cons
Combined Measure	Broad appeal, addresses two urgent needs	Neither area fully resourced, limited impact
Separate Measures	Full funding = greater impact in one area	Requires more political capital, could split voter support

Economic Development Measure: Proposed Use of Funds

2026 Funding

Economic Development & Real Estate

- 100% General Funded
- 2026 Base $2.8M
- 70% Staffing
- No additional set-aside for economic incentives

Program	Est. Cost	Notes
Business Assistance Fund	**$3,000,000**	Support existing and new company location projects, including new retail establishments. The fund was outlined in the Incentive Policy passed by Council May '25.
Expand Small Business Support	**$4,900,000**	
Small Business Financial Support – Loans and Grants	**$1,000,000**	Provide additional small business support through loans or grants, to assist with new locations, façade improvements, utility upgrades or capital purchase needs.
Workforce Development Support for Employers	**$1,000,000**	Establish a program that assists employers with upskilling training for existing workers.
Establish A Greeley Small Business Resource Center	**$2M start-up/ $900,000**	Work with community partners to establish a one-stop-shop for small business support. ie bilingual materials/training, computer access, financial resources, *Grow with Google* training and other resources.
Entrepreneurial Start-Up Programs	**$3,950,000**	
gALPHA Idea Lab Cohort	**$100,000**	Designed to help entrepreneurs create high-growth startups. The program provides product ideas, mentorship and coaching, and direct assistance with the development of innovative and marketable products and/or solutions.
gBETA Cohort	**$350,000**	Program run by gENER8TOR that assists scalable, early-stage businesses.
Business Incubator Space/Program	**$2M start-up/ $1,000,000**	Provide an affordable location with programs and services that incubate early-stage, scalable businesses by providing affordable, small industrial spaces with shared resources.
Start-Up Investment Fund	**$500,000**	Add to existing fund that provides angel investment for start-up companies.
(Re)development Initiatives	**$2,150,000**	
Greeley Technology Park	**$1,000,000/TBD**	Establishing a technology park that supports the location of AgTech companies, and other primary employers that diversify the local economy.
Clean, Safe, Beautiful Program	**$1,150,000**	Supports economic vitality by improving perceptions of safety, cleanliness and community aesthetics, especially in commercial areas like Downtown.
Total	**$14,000,000**	

We'll Return July 22 with Polling

City of Greeley Colorado

November Ballot Council Planning Timeline

April 8	April 14	May 13**	June 16	July 8	July 22**	August 5	August 19
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- **Combined Public Safety and Homeless Solutions**
- **Economic Development**

Each measure is being considered as a 0.50% tax increase which would generate an estimated $12 - $14 Million in additional annual revenue.

BREAK FOR DINNER AND EXECUTIVE SESSION

Prioritization Workshop

Kalen Myers, Interim Budget Director
Heather Bergman, President, Peak Facilitation
John Herge, Strategy Director

Today's Workshop: What to Expect

Today Is About:

- Surfacing what matters most
- Spotting misalignment or confusion
- Hearing where more Council clarity is needed
- Setting direction for staff to build the recommended budget

Today Is Not About:

- Making final funding decisions
- Approving or denying individual projects
- Getting into operational weeds

This is a checkpoint, not the finish line.

We'll be returning to Council at work sessions in August and September with further updates.

From Input to Action: What Comes Next

The two charts that follow show Council's average scores across:

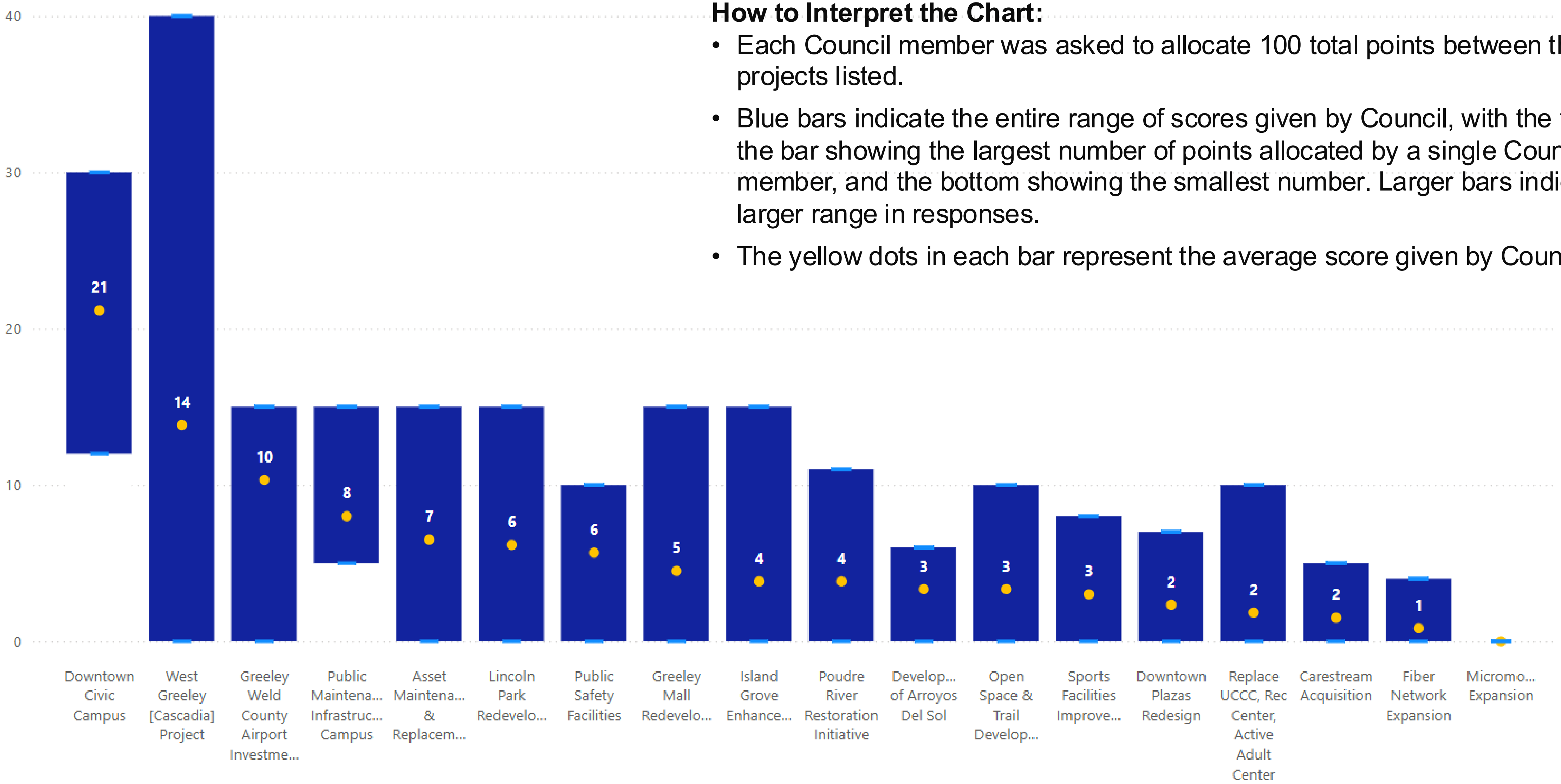
- Major Projects (capital-heavy)
- Strategic Initiatives (operational)

Based on your input, we have made a first attempt at sorting the Major Projects into a Go / Maybe / Pause framework:

- **Green** - Proceed: clear alignment and resourcing priority
- **Yellow** - Needs Discussion: important but trade-offs or additional funding are needed
- **Red** - Pause: candidate for deferral

Important Note: **the data are data, not a decision.** We used your responses to develop a preliminary proposal to start the discussion.

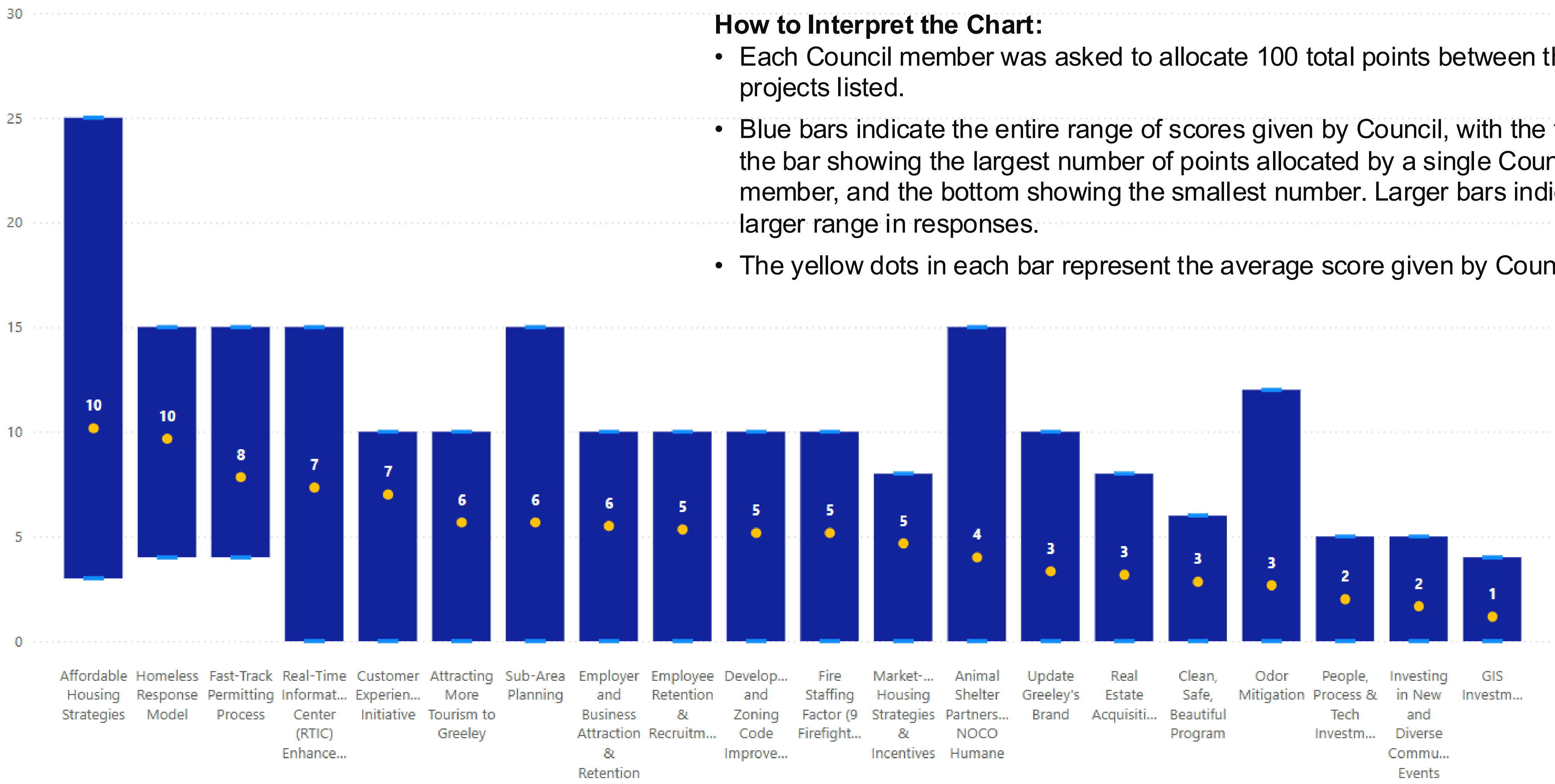
Council Prioritization Exercise: Major Projects



How to Interpret the Chart:

- Each Council member was asked to allocate 100 total points between the projects listed.
- Blue bars indicate the entire range of scores given by Council, with the top of the bar showing the largest number of points allocated by a single Council member, and the bottom showing the smallest number. Larger bars indicate a larger range in responses.
- The yellow dots in each bar represent the average score given by Council

Council Prioritization Exercise: Strategic Initiatives



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- The yellow dots in each bar represent the average score given by Council

Closing & Thank You!

Key Takeaways

- Financial pressure is real: We face a projected General Fund gap.
- We can’t do everything: Your prioritization today helps us focus where it matters most.
- Alignment matters: Today’s input will help shape the 2026 budget and funding proposals.

What Happens Next

- July 22 Polling Work Session
- Refine capital plan
- Prep for upcoming budget work sessions (Aug–Sept)
- Shape the City Manager’s Recommended Budget

APPENDIX

Greeley City Council Budget Retreat

Appendix Slides

Brian Lewandowski
Executive Director
Business Research Division
University of Colorado Boulder

July 8, 2025

Leeds School of Business
UNIVERSITY OF COLORADO BOULDER

Photo by Casey A. Cass/University of Colorado.

National Economy Signals

GDP stalled, first negative since Q1 2022

Employment and income up

ISM Mfg below 50 for 3 months

Confidence shaken

Consumption up

Prices inched up

Debt and delinquencies growing

Business confidence subdued

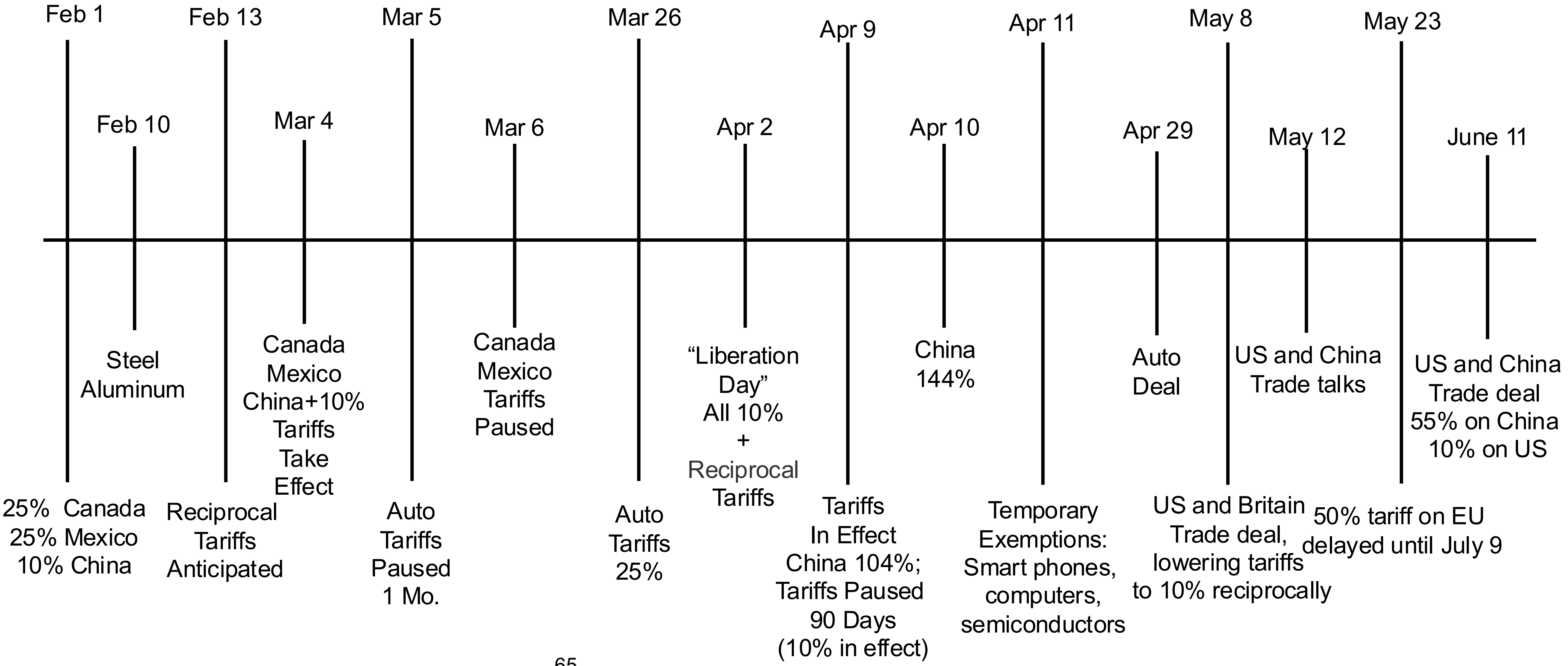
Interest rates elevated

Industrial production leveling

Capacity utilization slipping

Labor force peaking

Tariff Timeline



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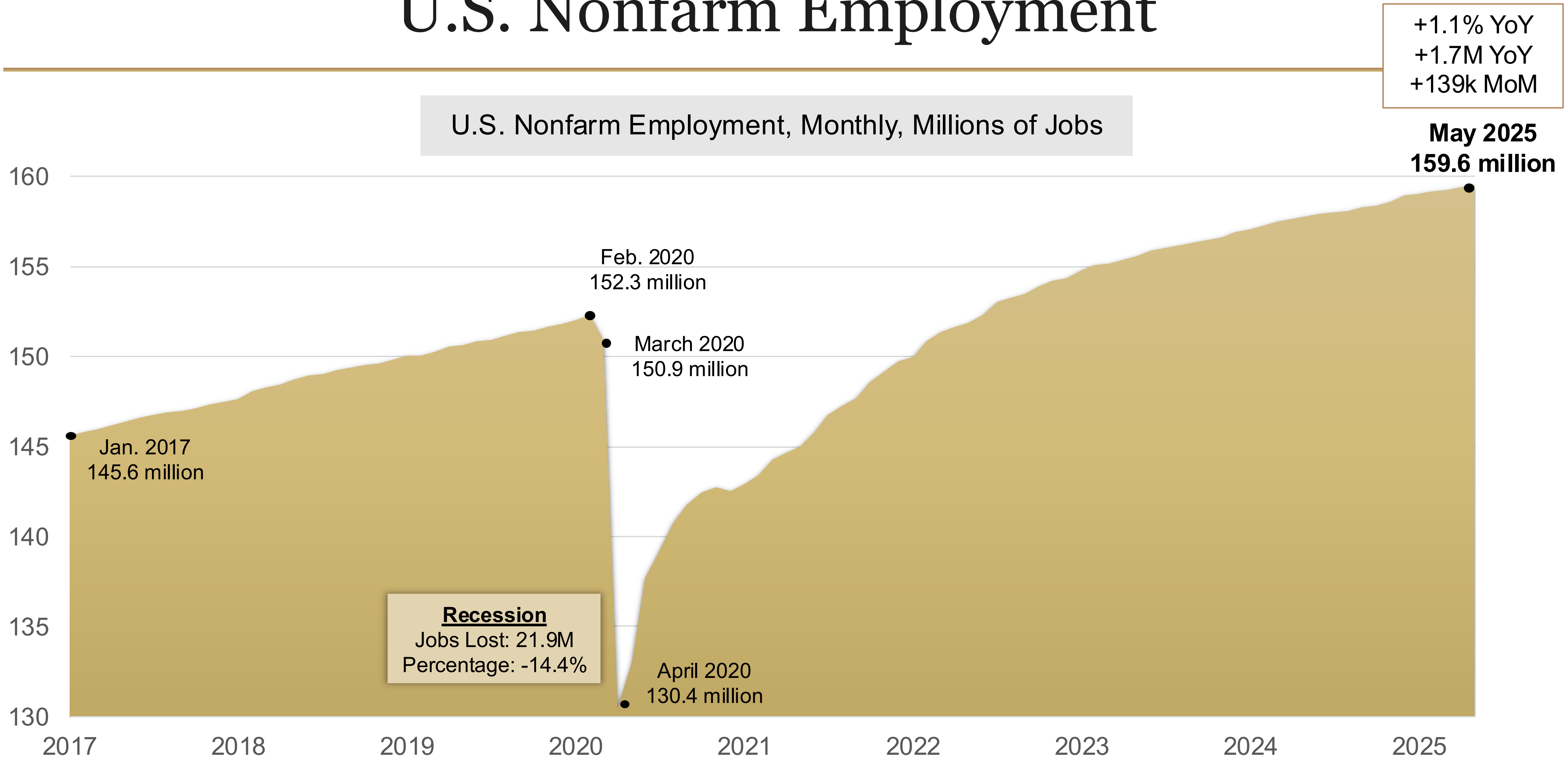
Source: Wall Street Journal (WSJ), ABC News.

Jobs

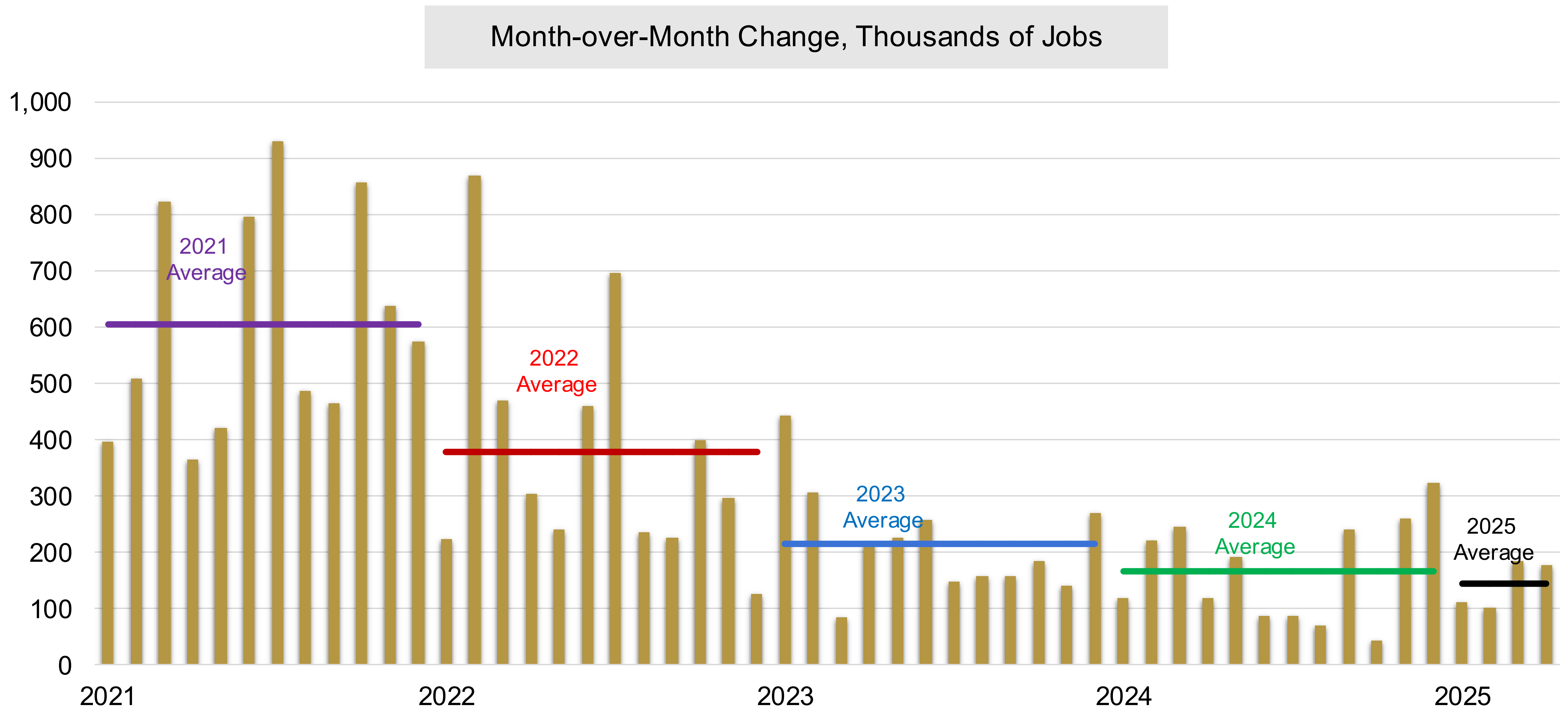
Photo by Yasmina H. on Unsplash.

U.S. Nonfarm Employment



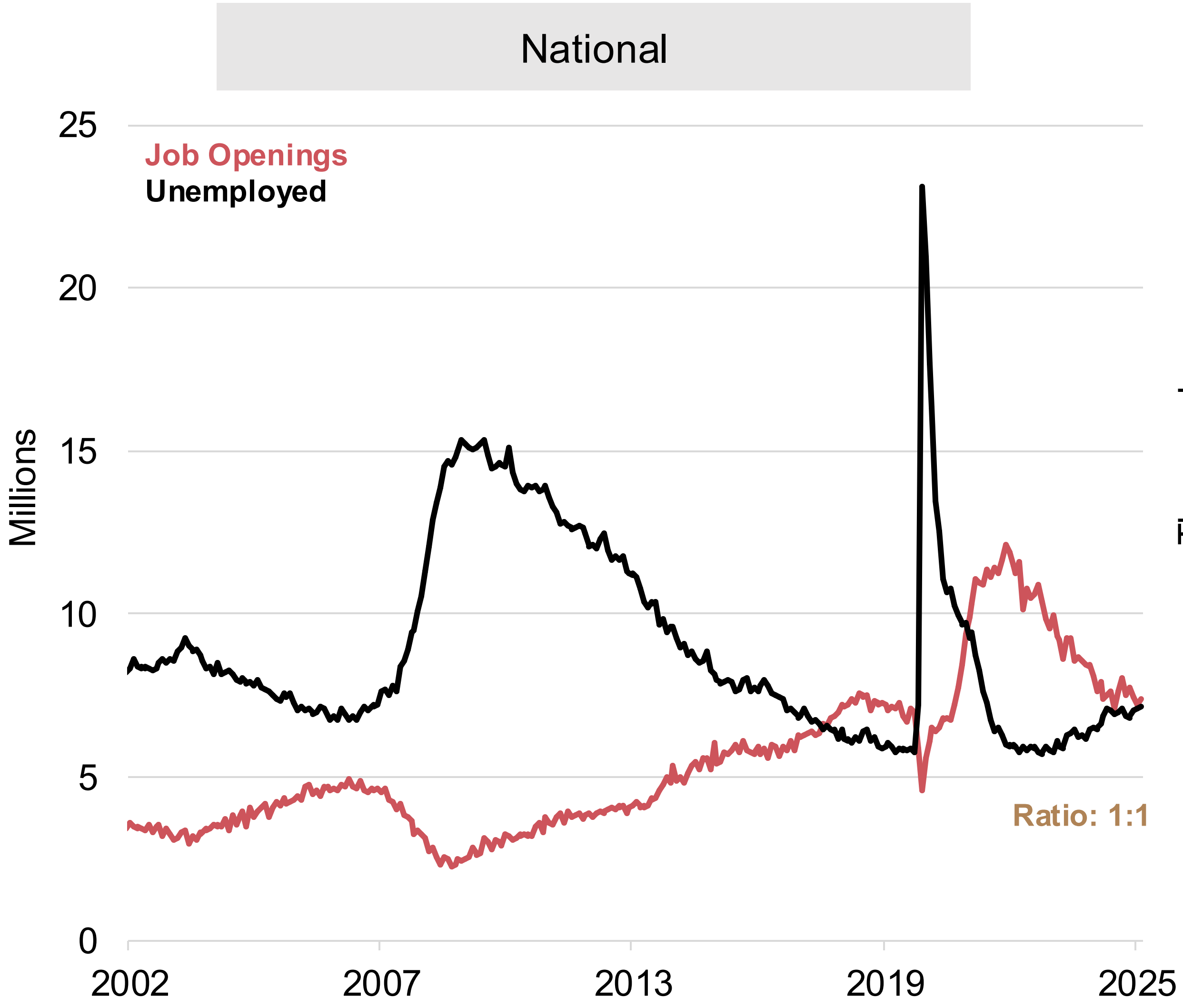
Source: Bureau of Labor Statistics, CES (Seasonally Adjusted).

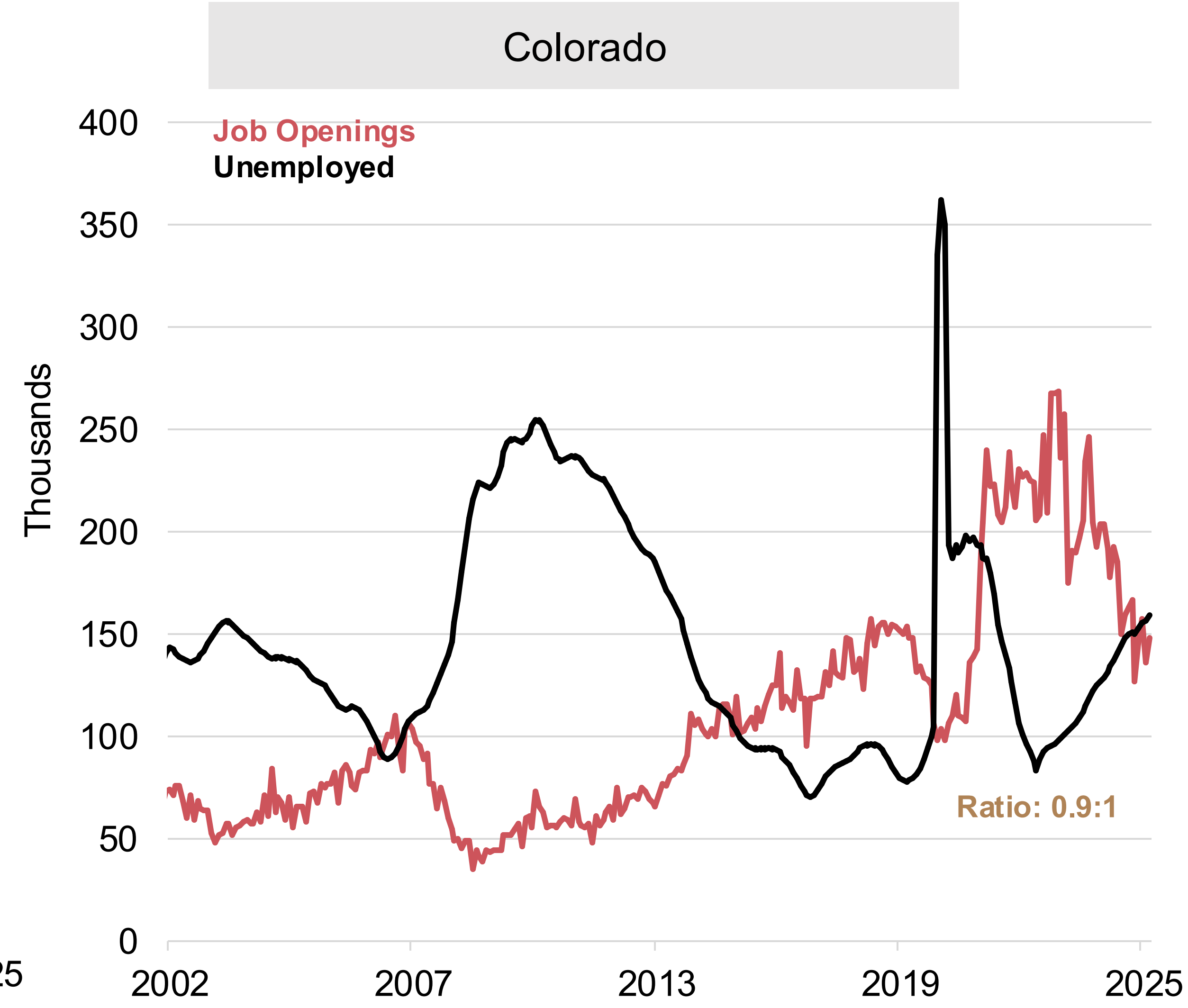
U.S. Nonfarm Employment Change



Source: Bureau of Labor Statistics, CES (Seasonally Adjusted)

Labor Shortage





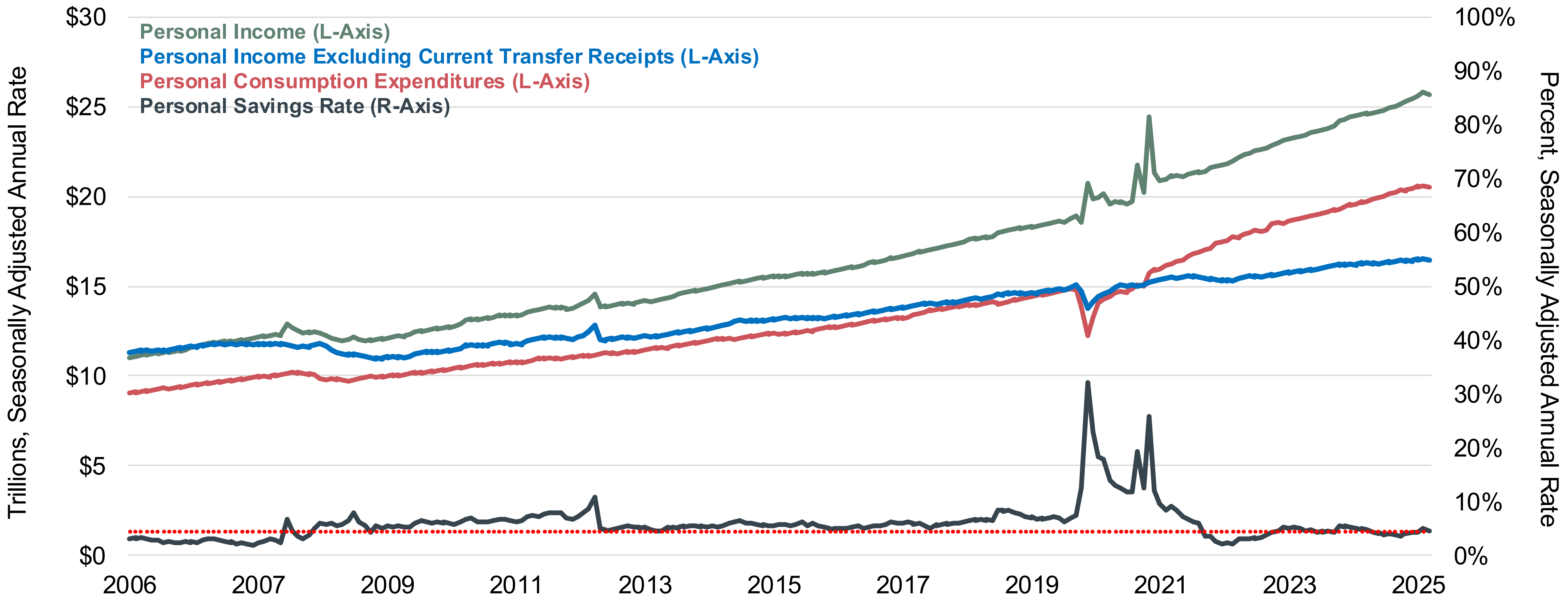
Sources: Bureau of Labor Statistics, JOLTS, and the Current Population Survey (NSA).

Income and Prices

Photo by lexander Grey on Unsplash.

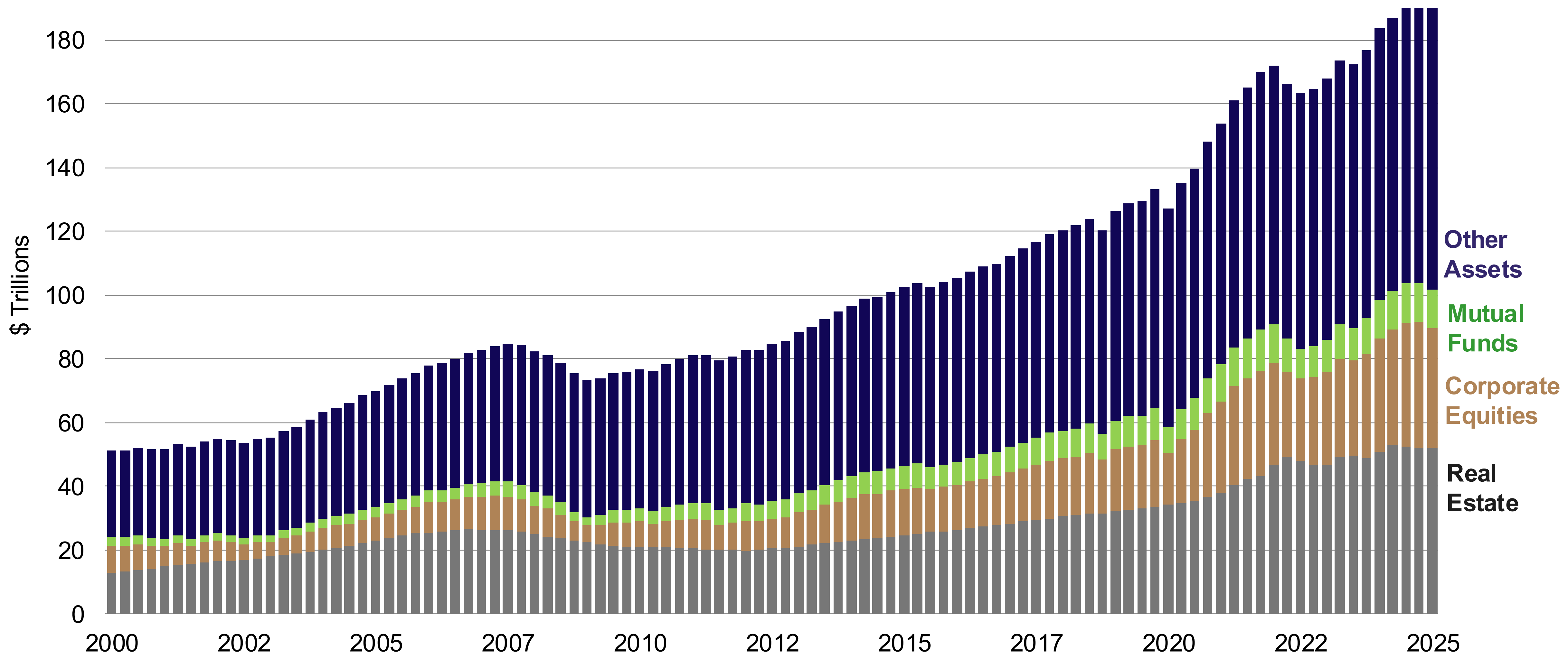
Personal Income and Savings

Trillions, Seasonally Adjusted Annual Rate



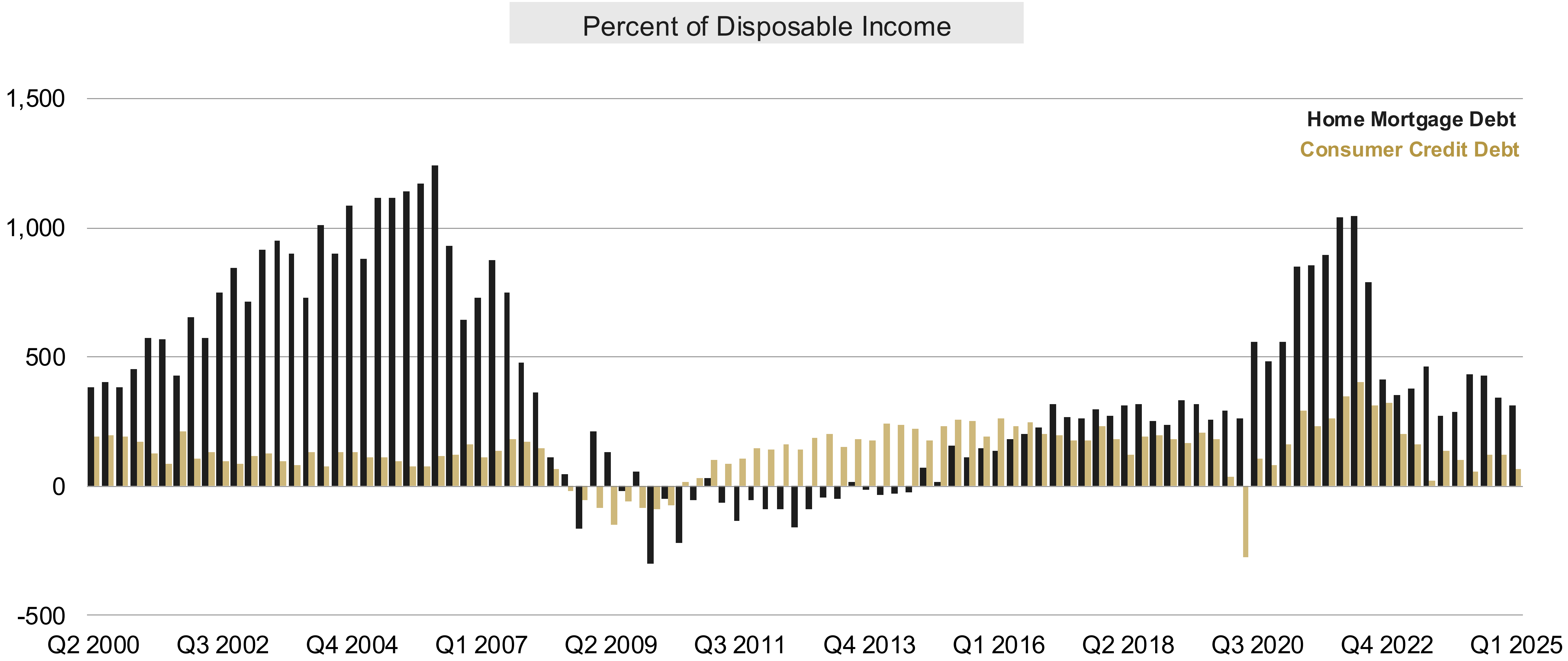
Sources: Bureau of Economic Analysis.

Household Wealth



Source: Federal Reserve Board, Balance Sheet of Households and Nonprofit Organizations (B.101) (Not Seasonally Adjusted).

Household Debt Growth

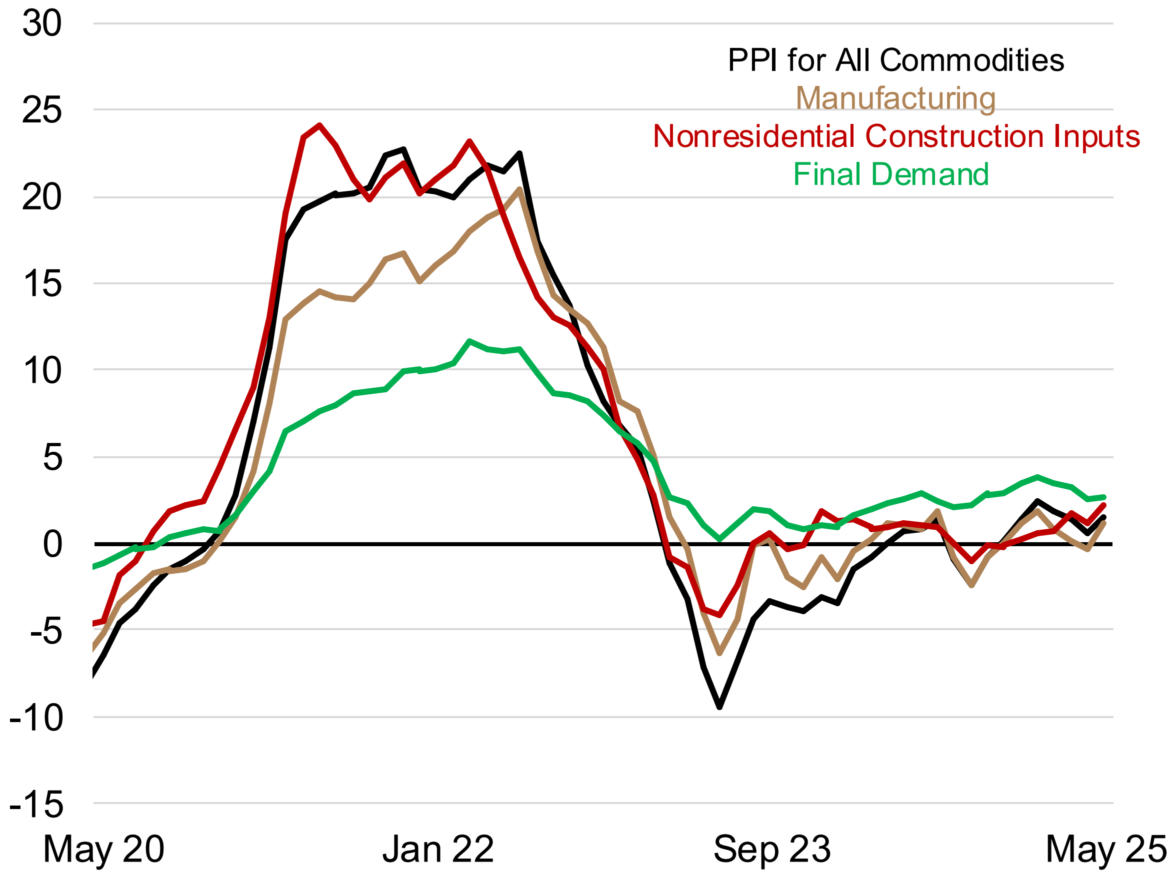


Source: Federal Reserve, U.S. Flow of Funds Account, Z.1 Data Release.

Inflation Continued

U.S. Consumer Price Index

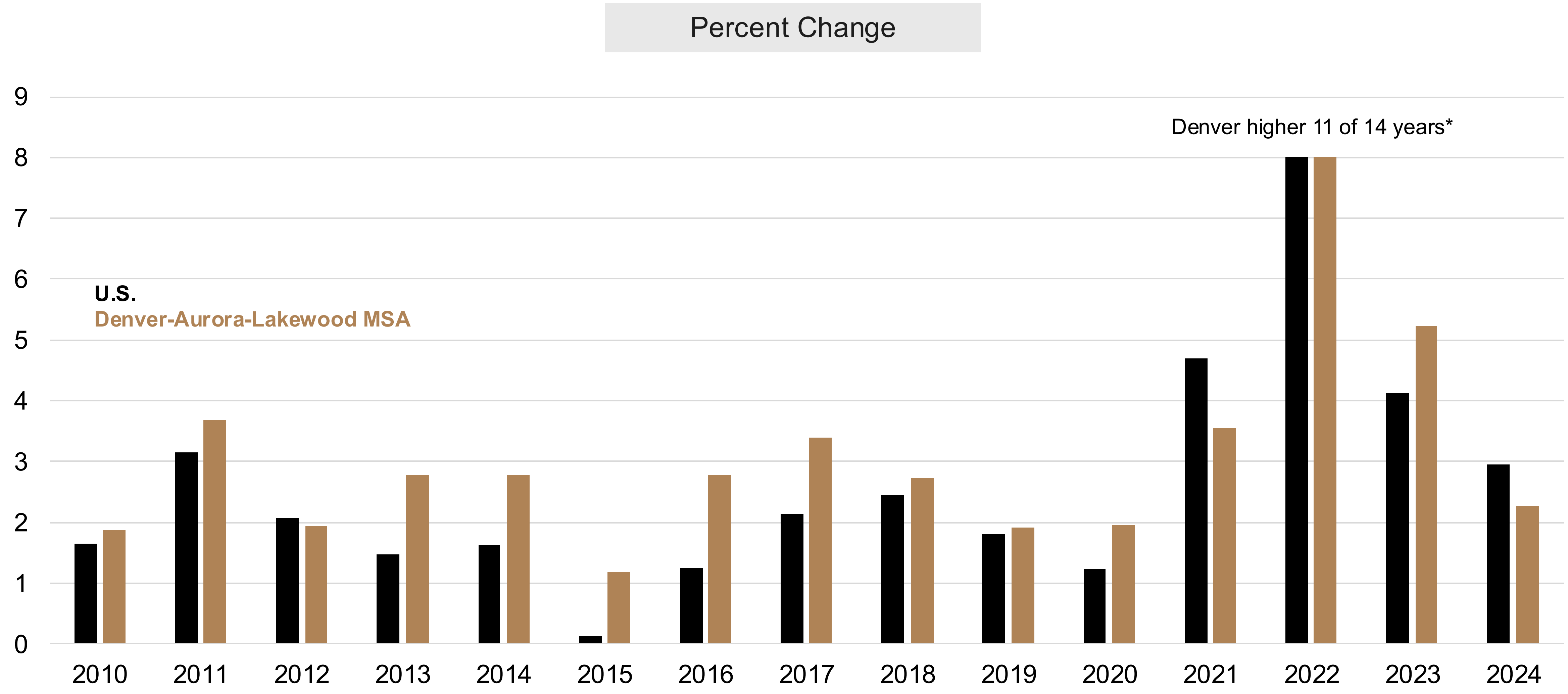
U.S. Producer Price Index



74

Source: Bureau of Labor Statistics. CPI Seasonally Adjusted, PPI Not Seasonally Adjusted.

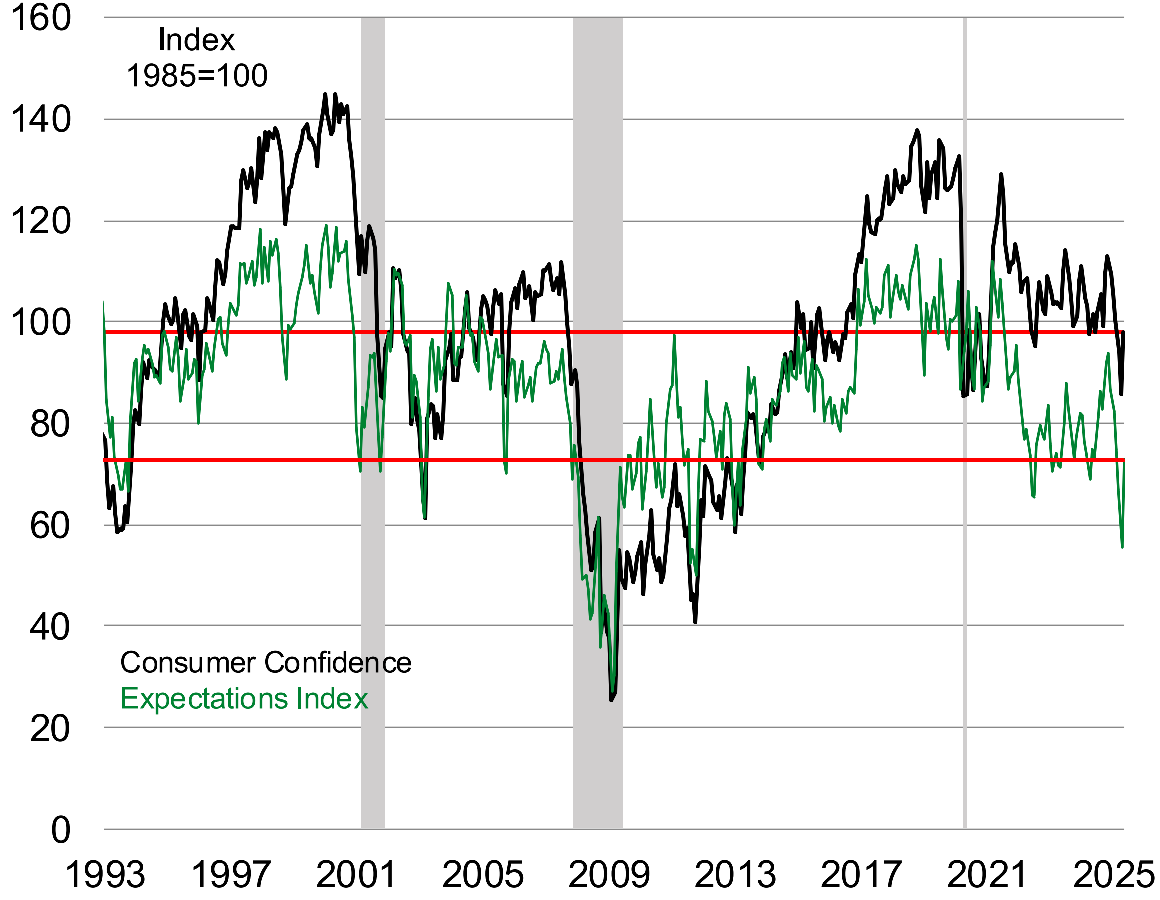
National v. Local Inflation



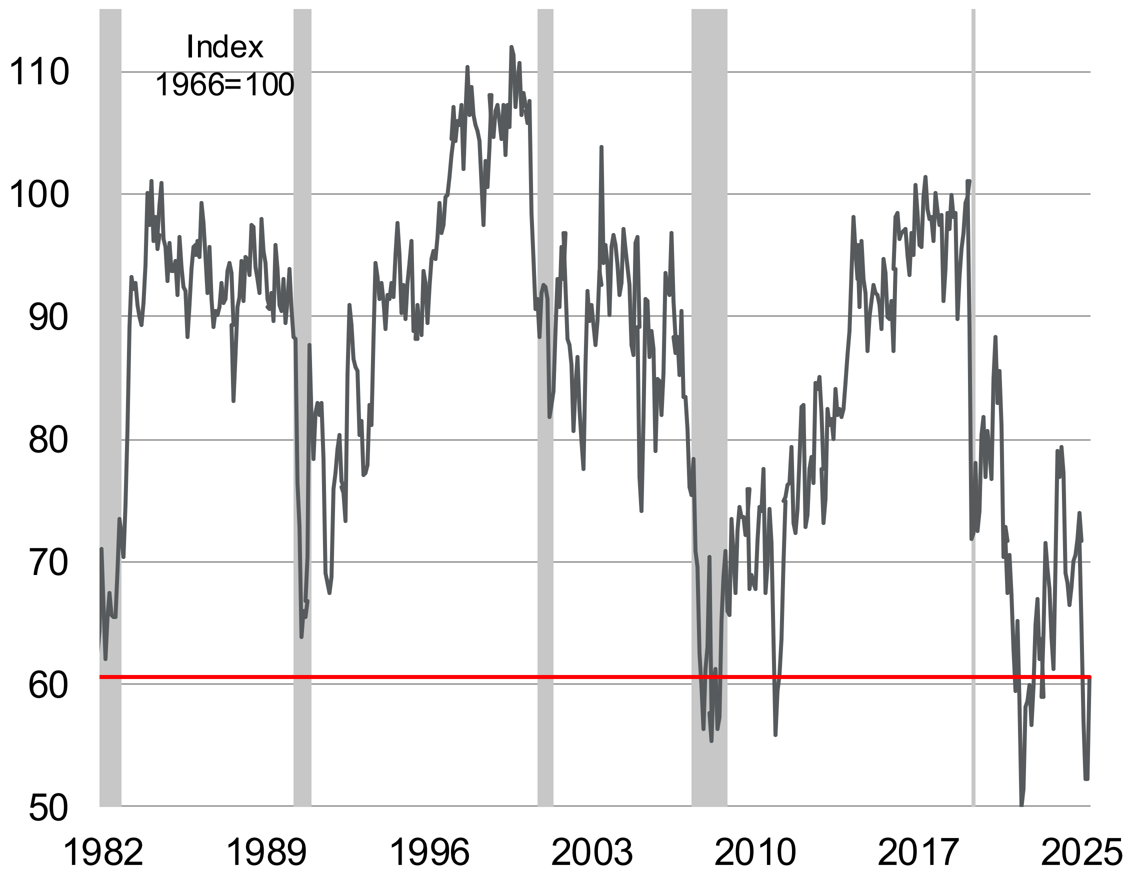
Source: Bureau of Labor Statistics. 2022 was a tie.

Index of Consumer Confidence Continued

Consumer Confidence

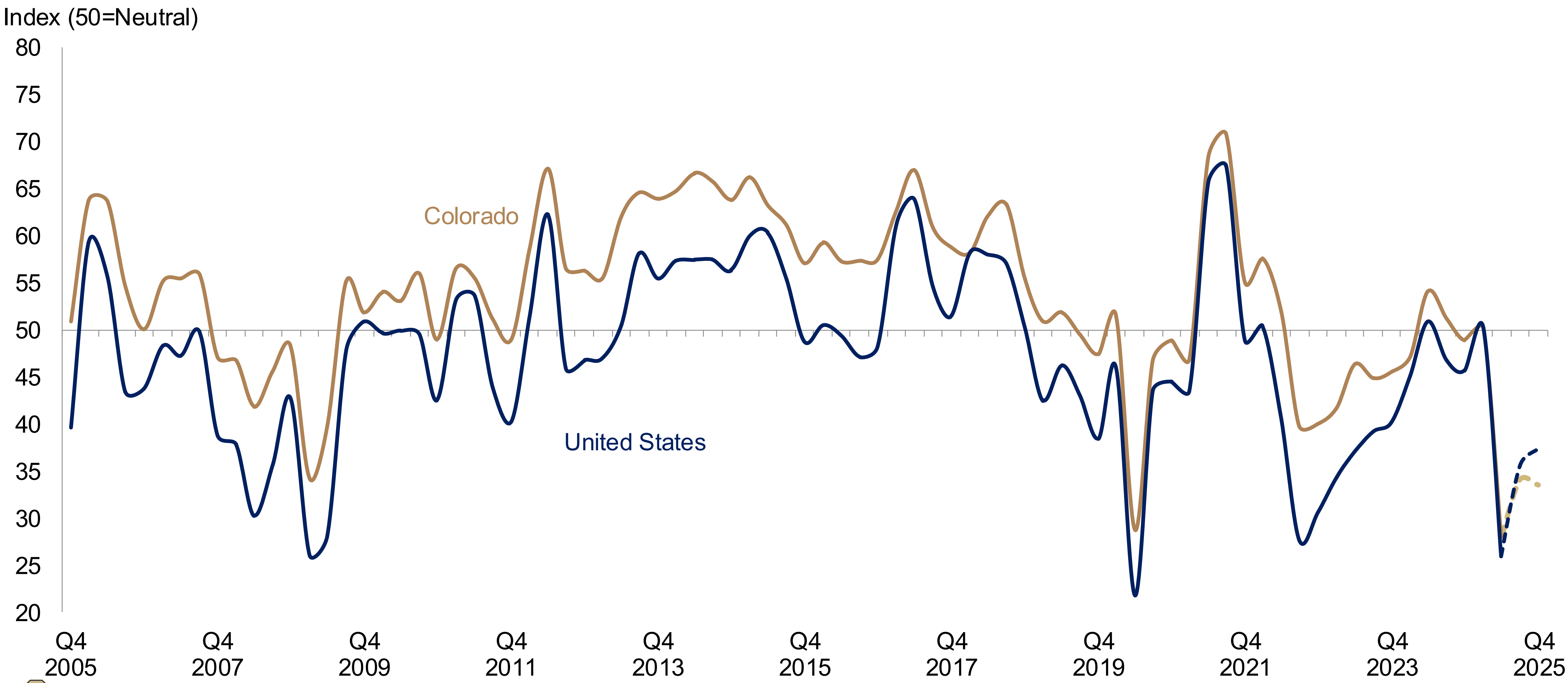


Consumer Sentiment



Sources: The Conference Board, National Bureau of Economic Research, University of Michigan.

State Expectations



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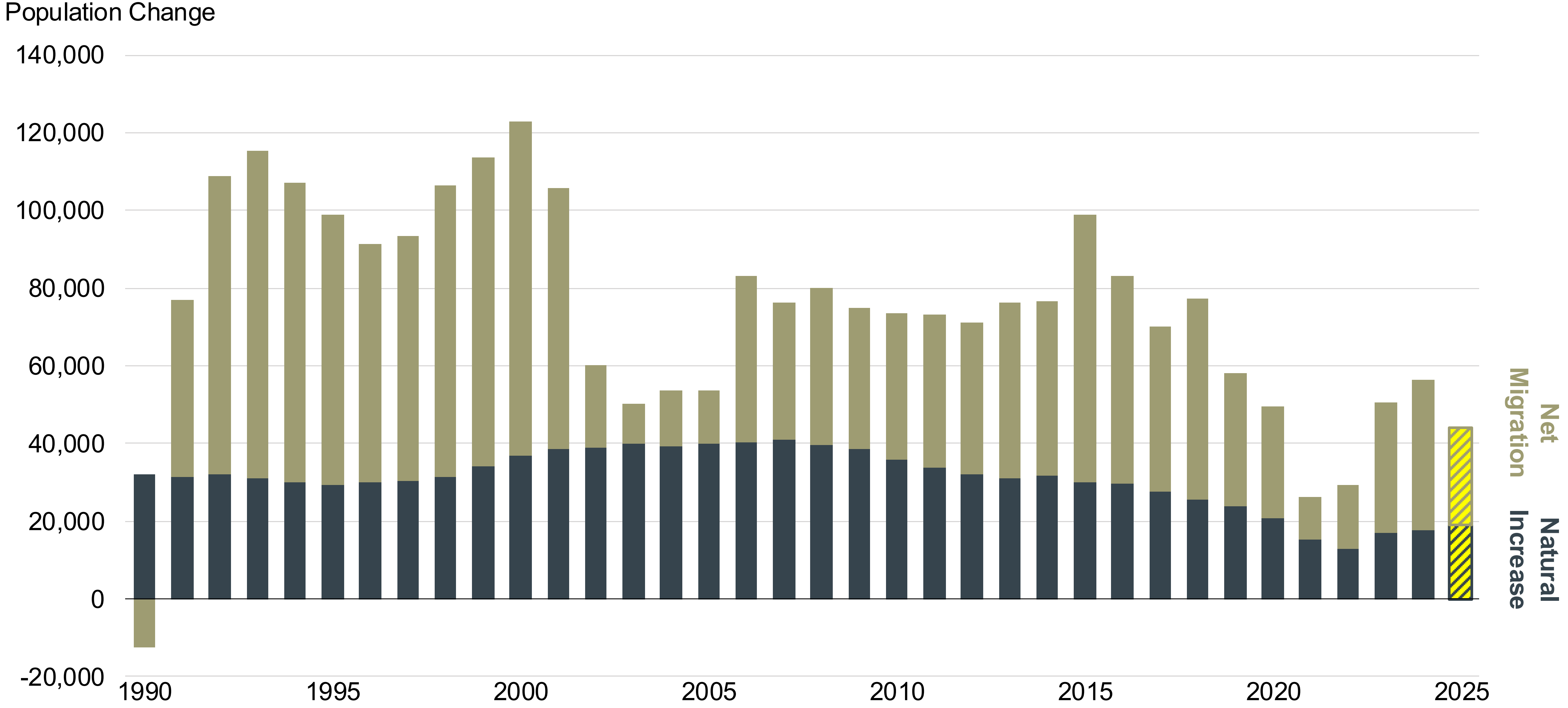
Source: Leeds Business Confidence Index.

Colorado Population, Employment, and the Economy

Photo by Annie Spratt on Unsplash.

Colorado Change in Population



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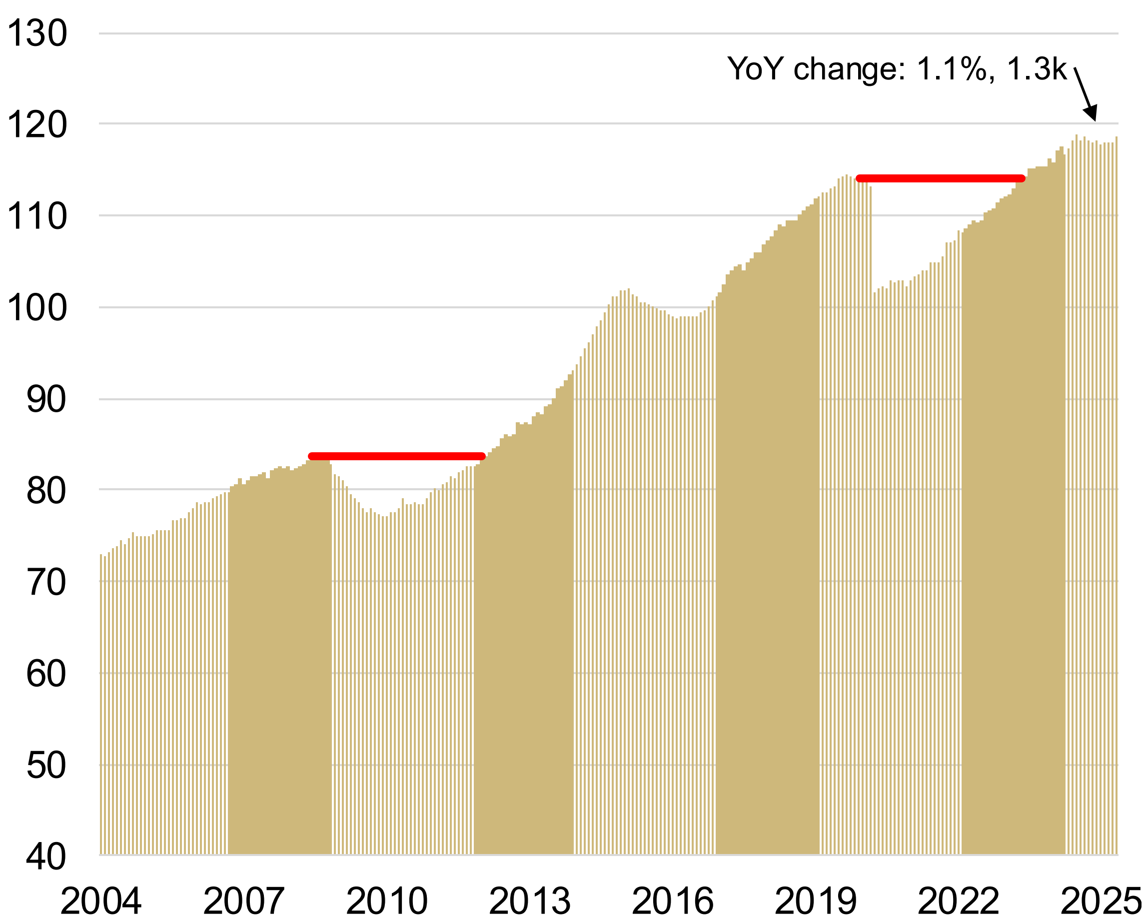
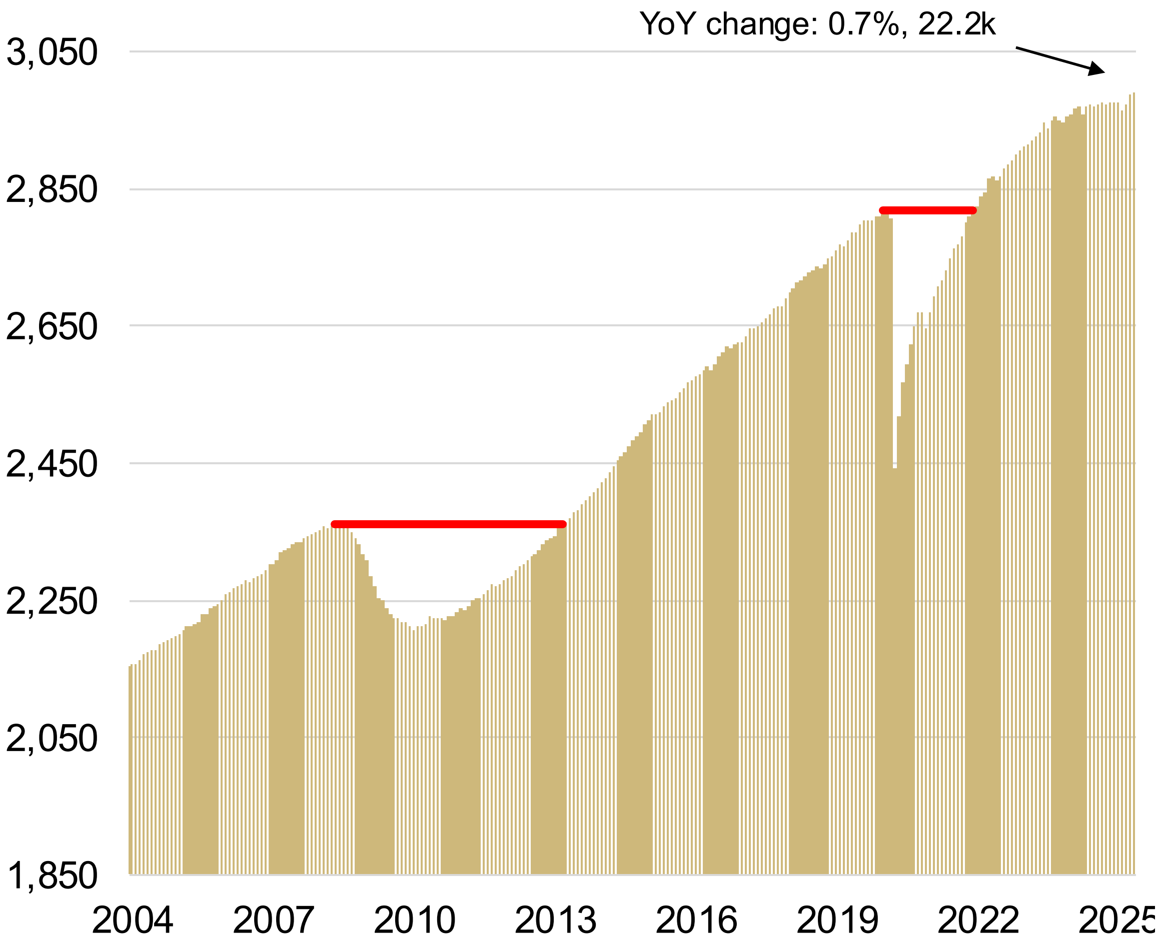
Sources: Colorado Demography Office, U.S. Census Bureau, and the Business Research Division.

Colorado Employment

Greeley MSA, in thousands



Colorado, in thousands



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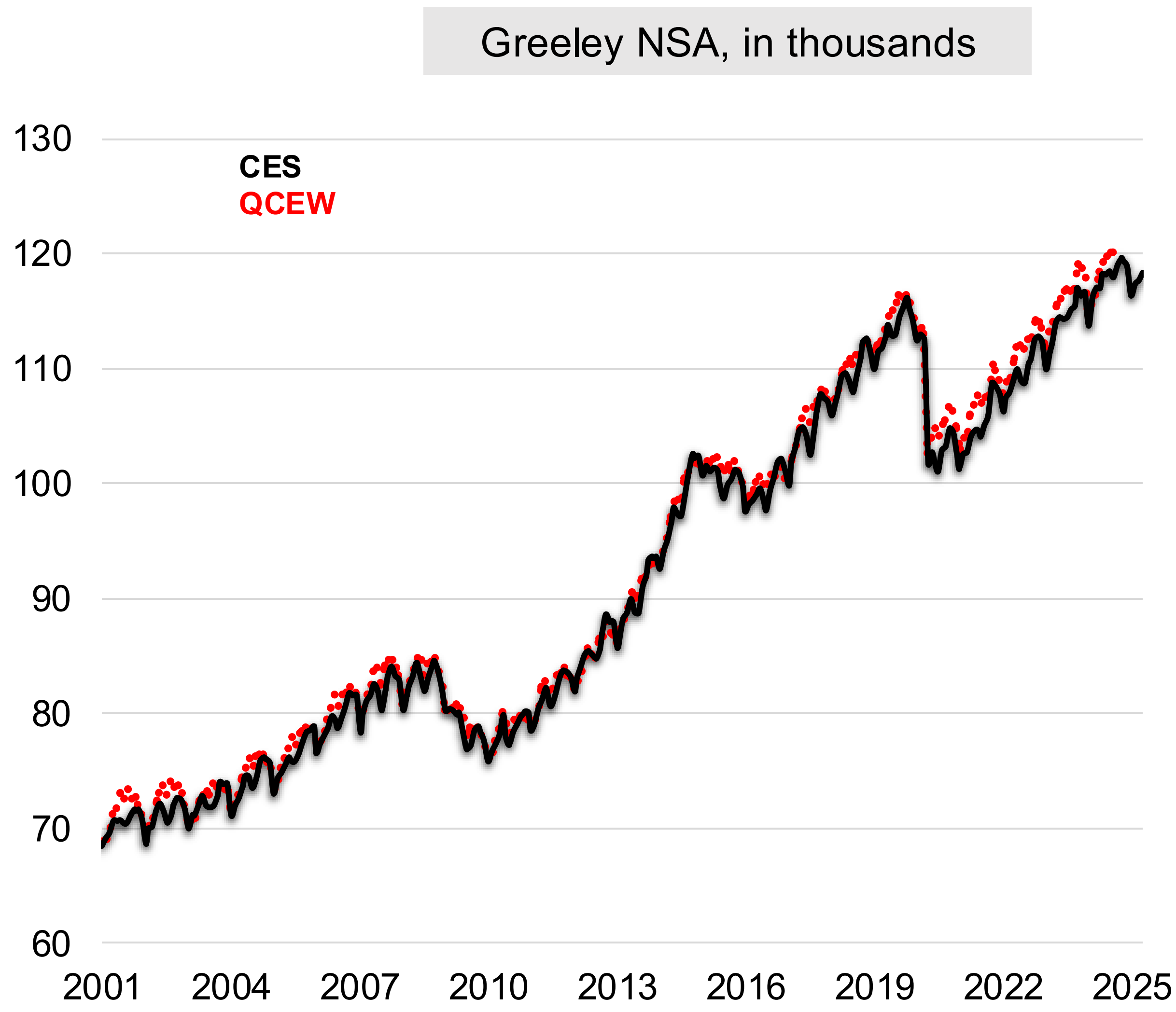
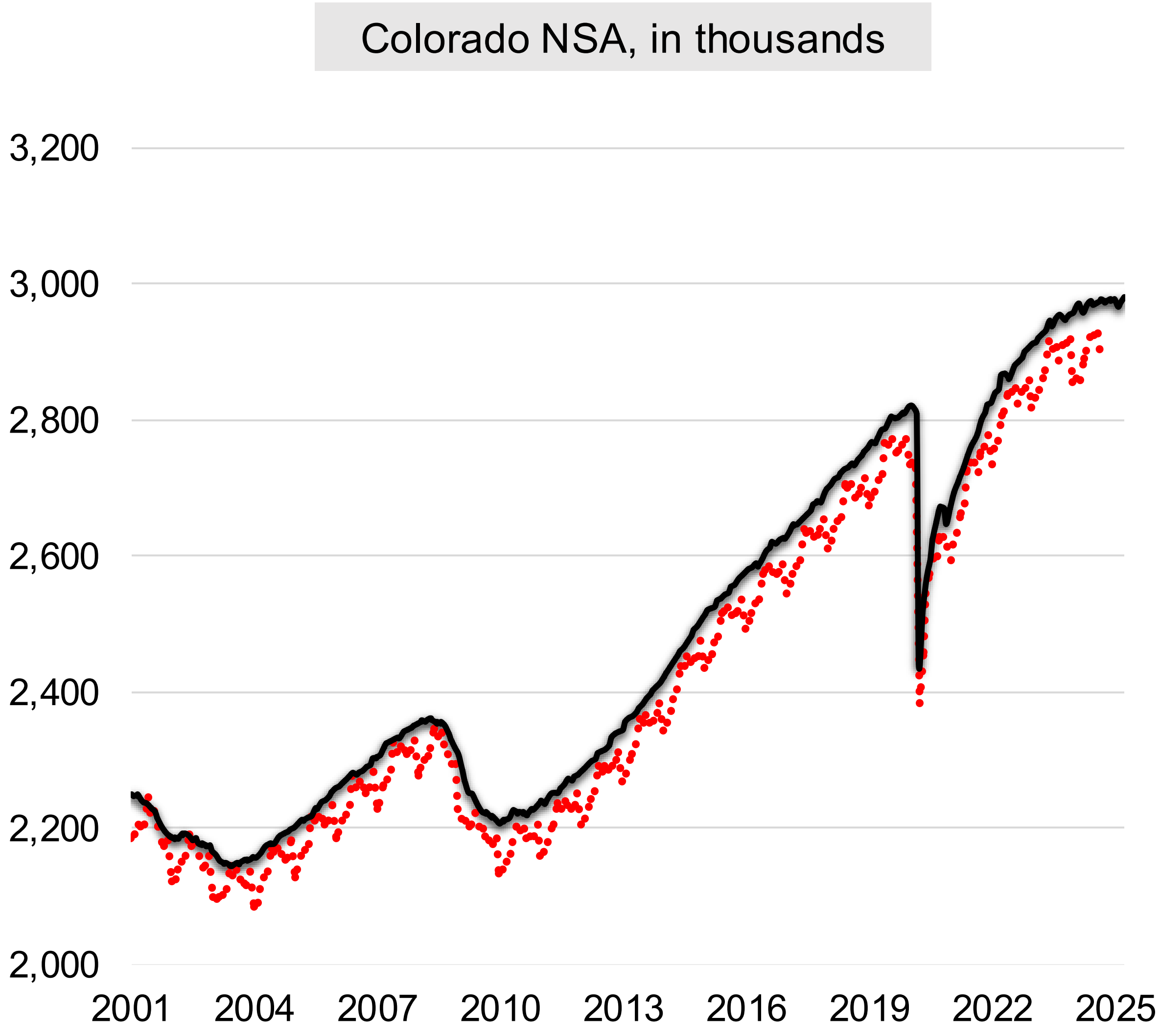
Source: Bureau of Labor Statistics, CES (SA), April 2023..

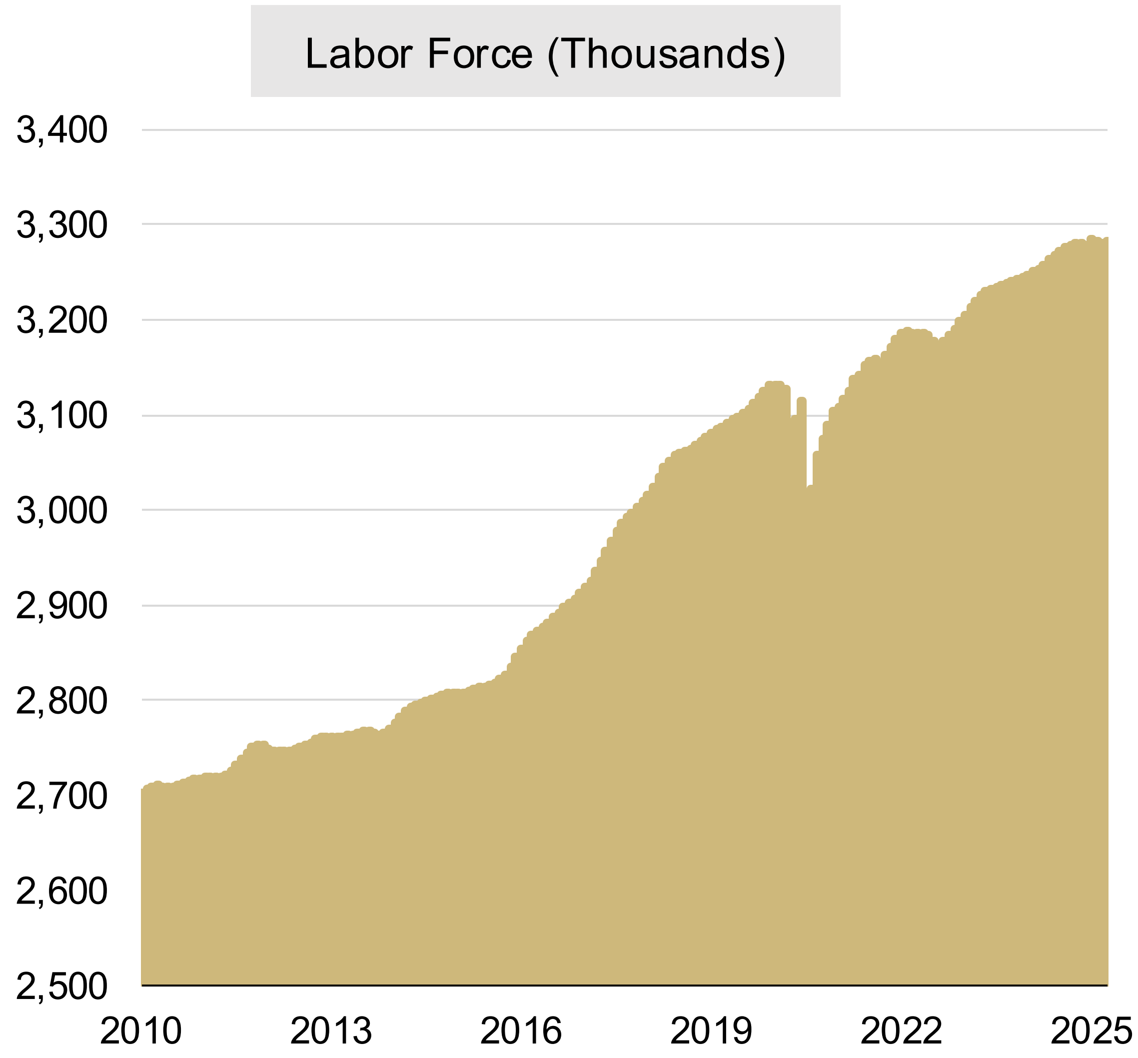
Greeley Employment

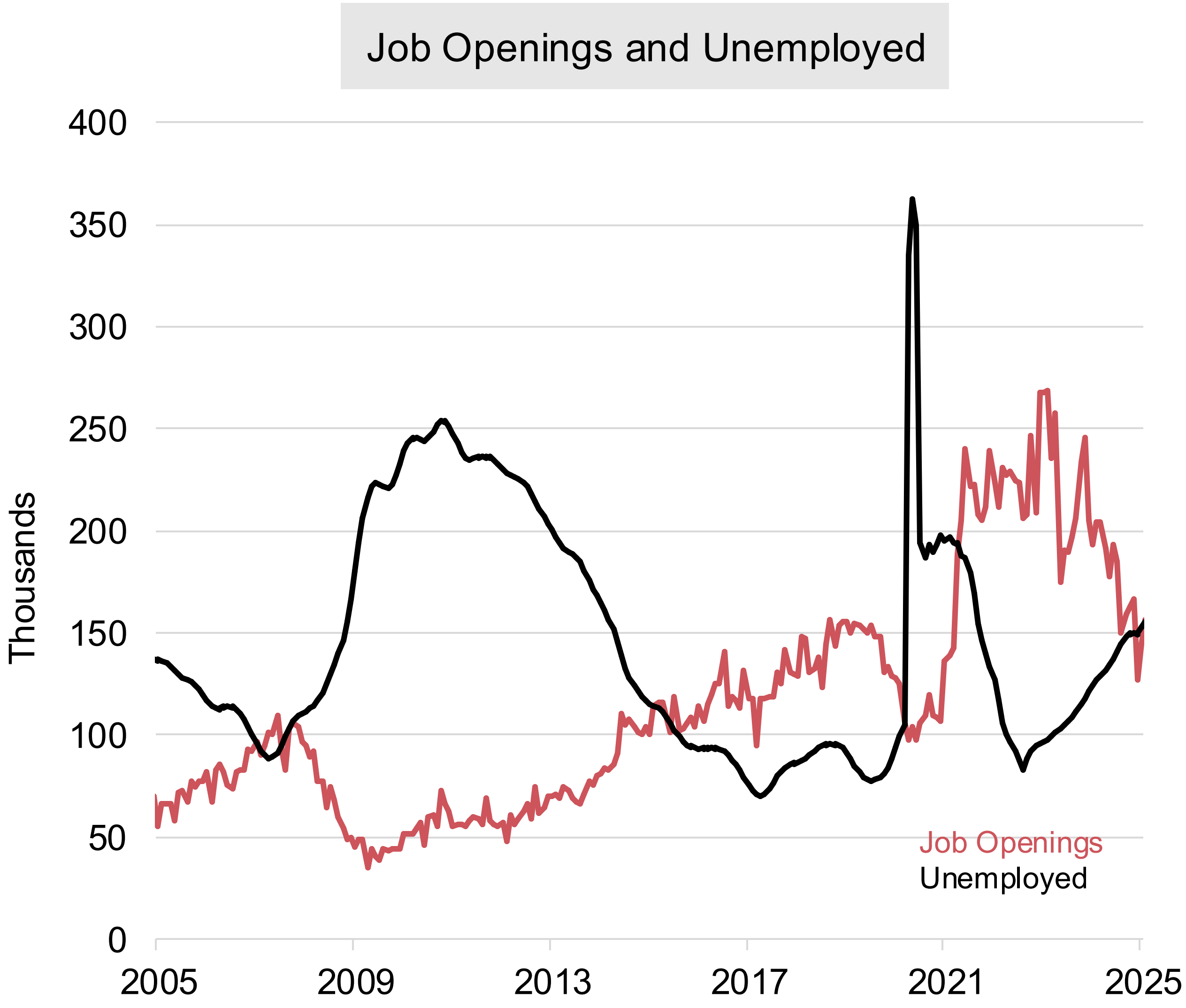




Source: Bureau of Labor Statistics, CES (SA).

Colorado Labor Supply and Demand Continued

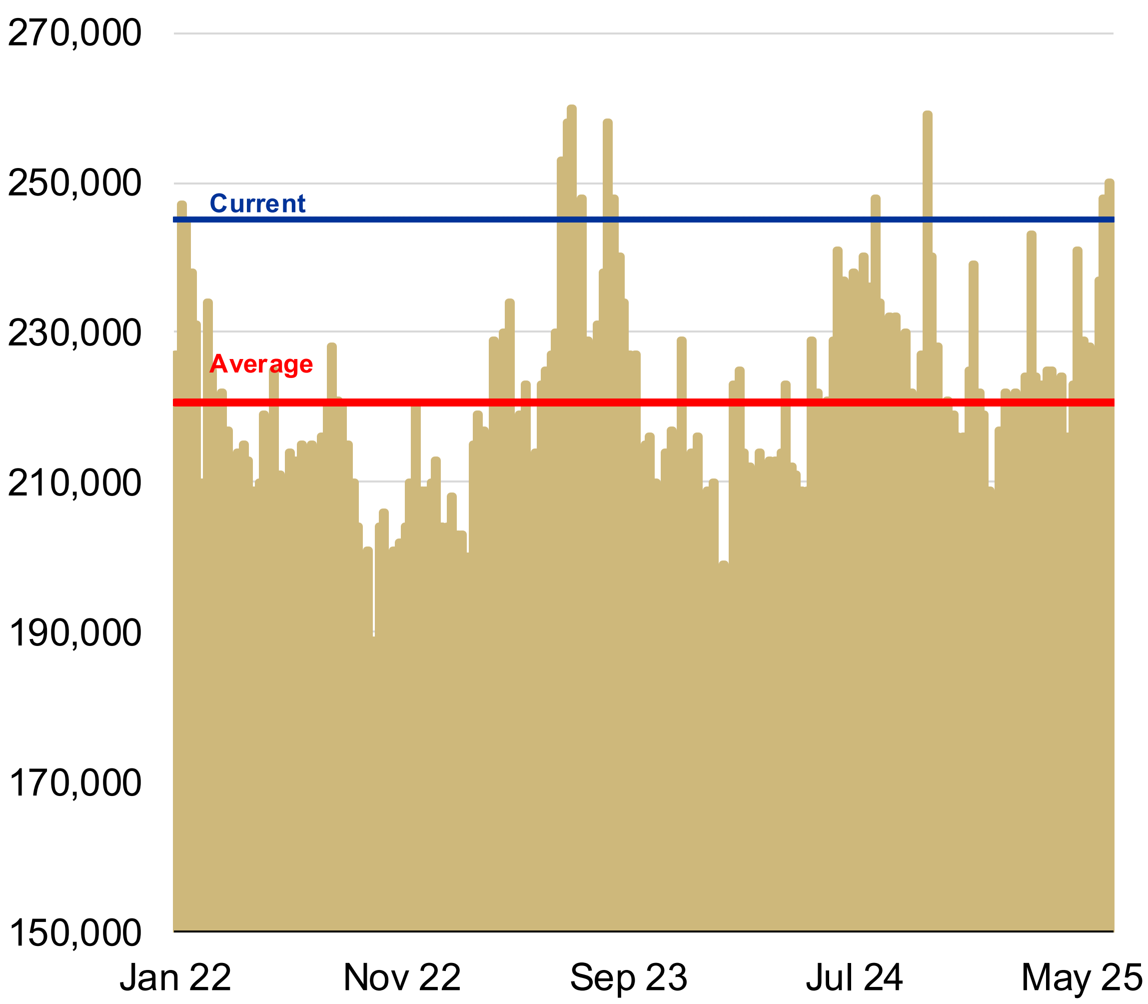




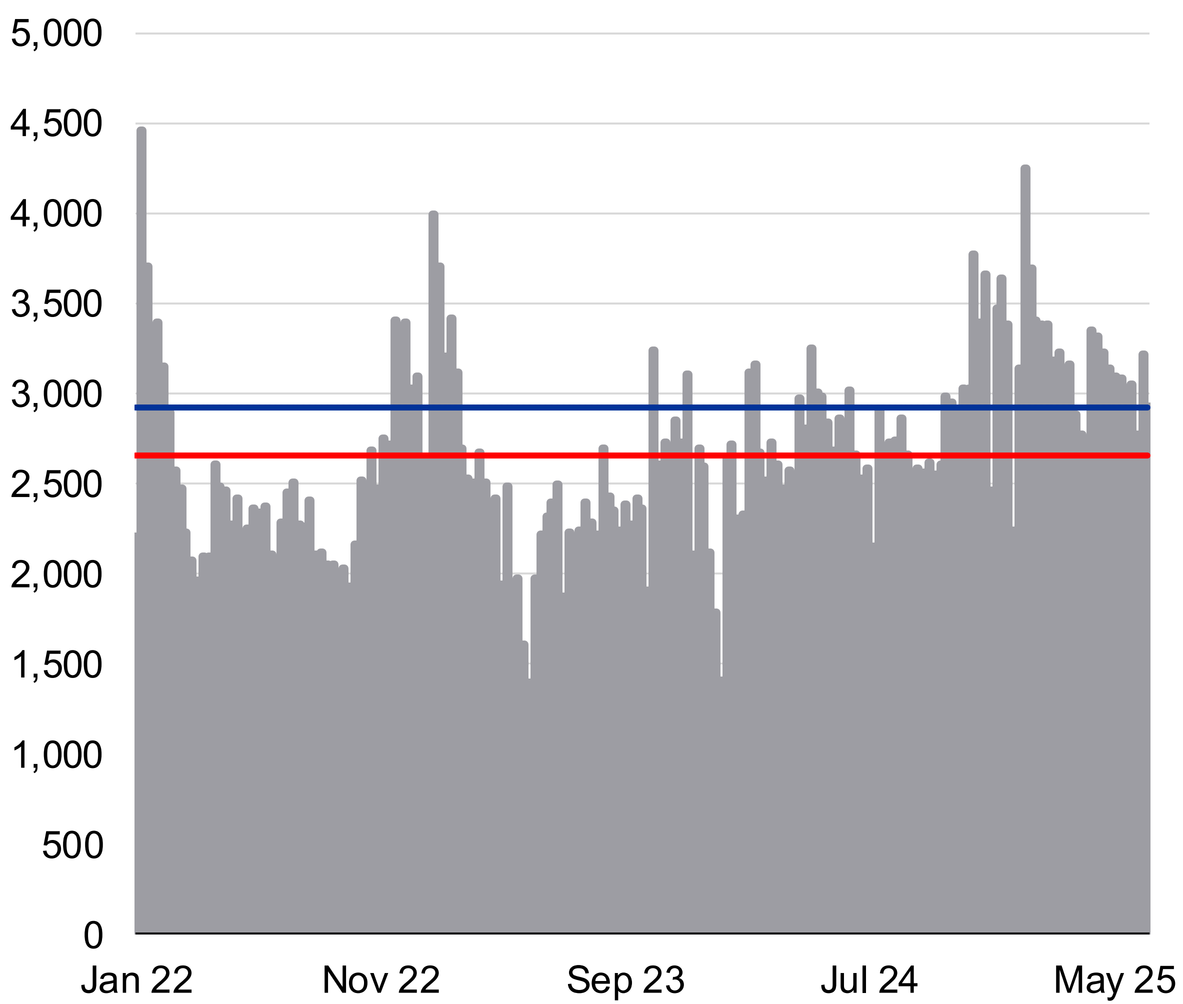
Sources: Colorado Department of Labor & Employment, Bureau of Labor Statistics, JOLTS, and the Current Population Survey (NSA).

Initial Jobless Claims

National



Colorado

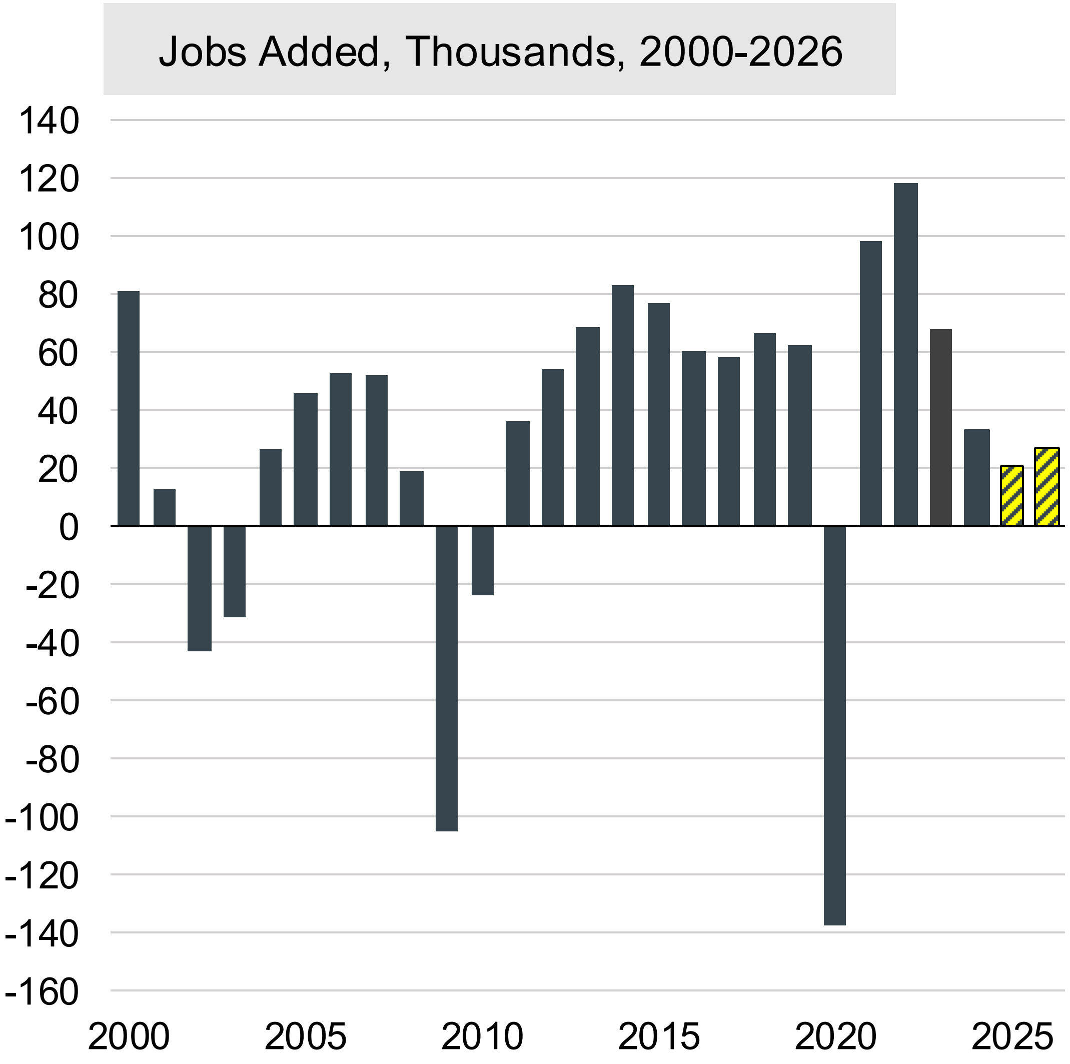


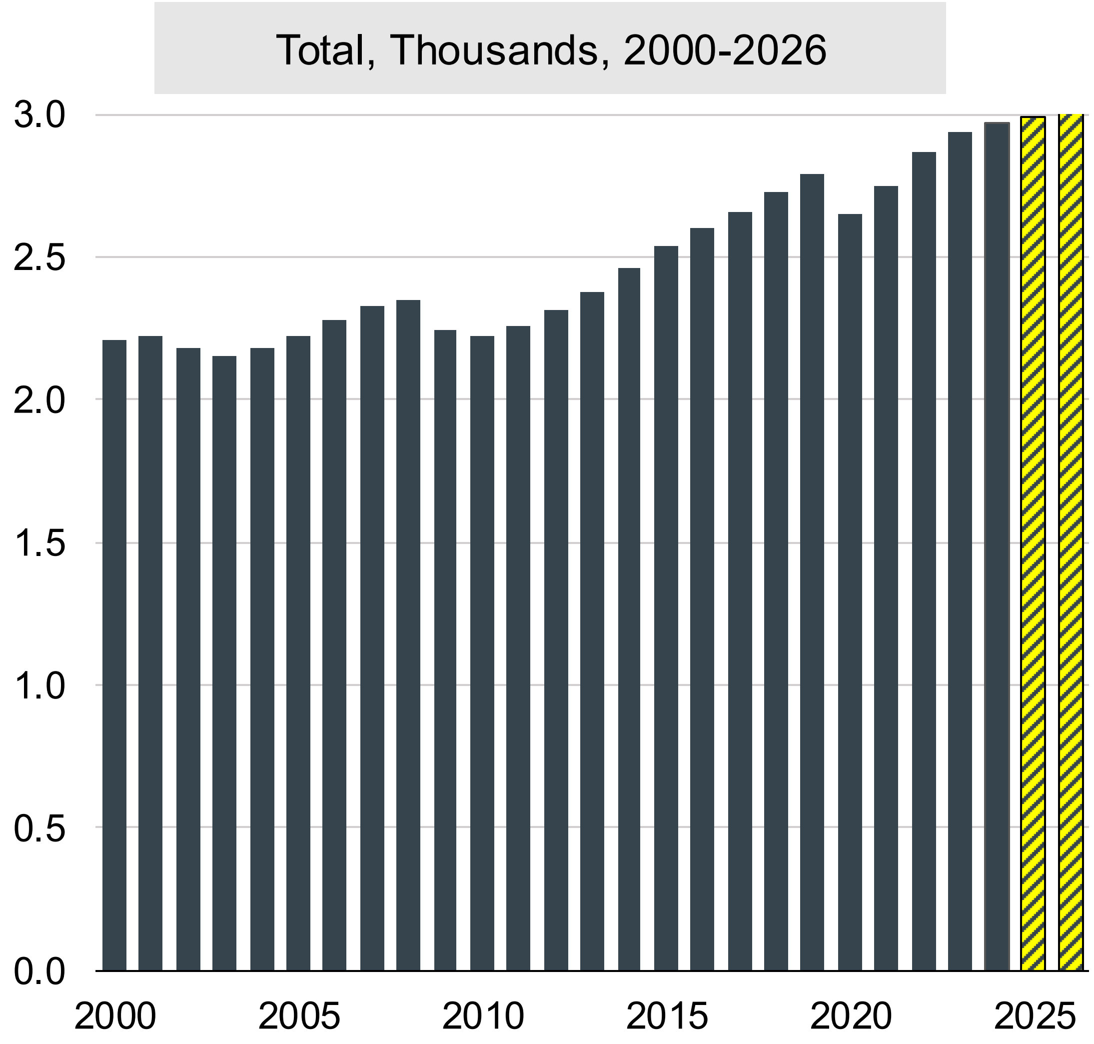
Sources: United States Department of Labor Employment & Training Administration, Unemployment Insurance Weekly Claims, Seasonally Adjusted.

Colorado Employment Forecast

2024
33,500
1.1%

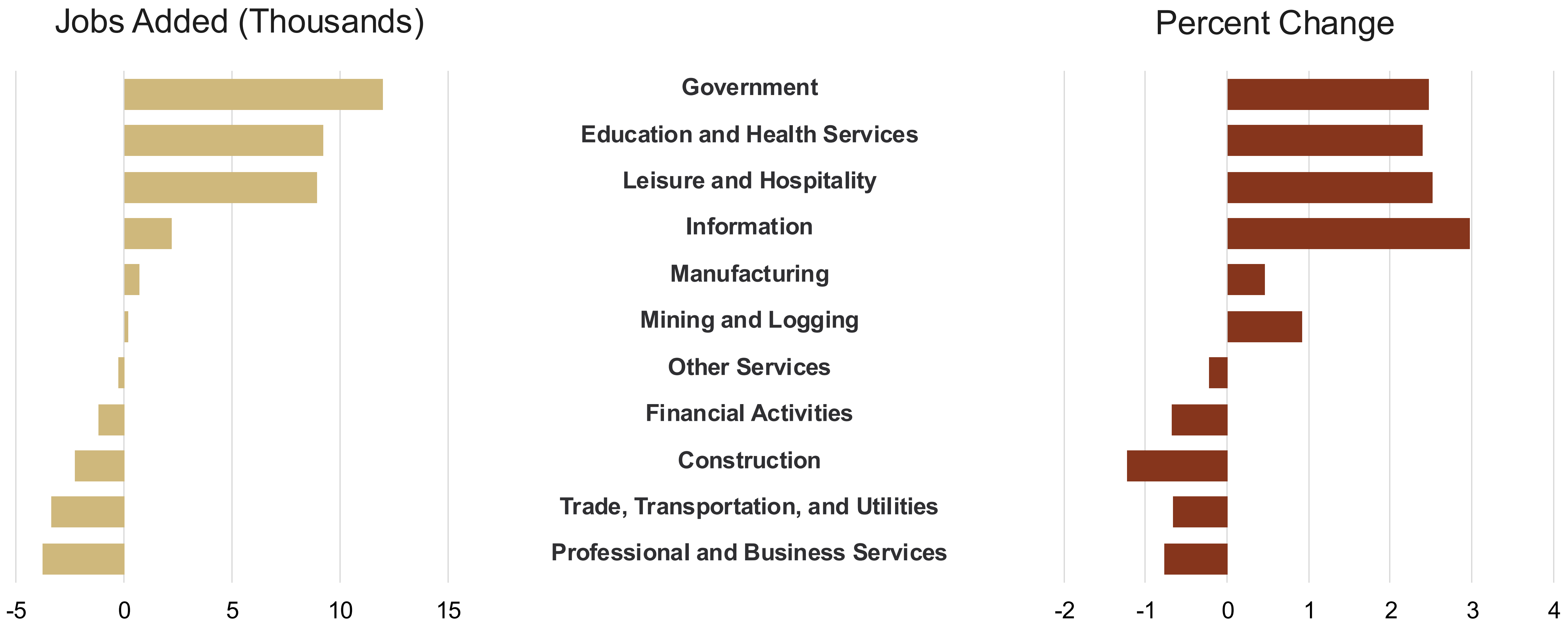
2025
20,800
0.7%





Sources: Colorado Department of Labor and Employment and the Colorado Business Economic Outlook Committee.

Colorado Employment Change May 2025 YoY

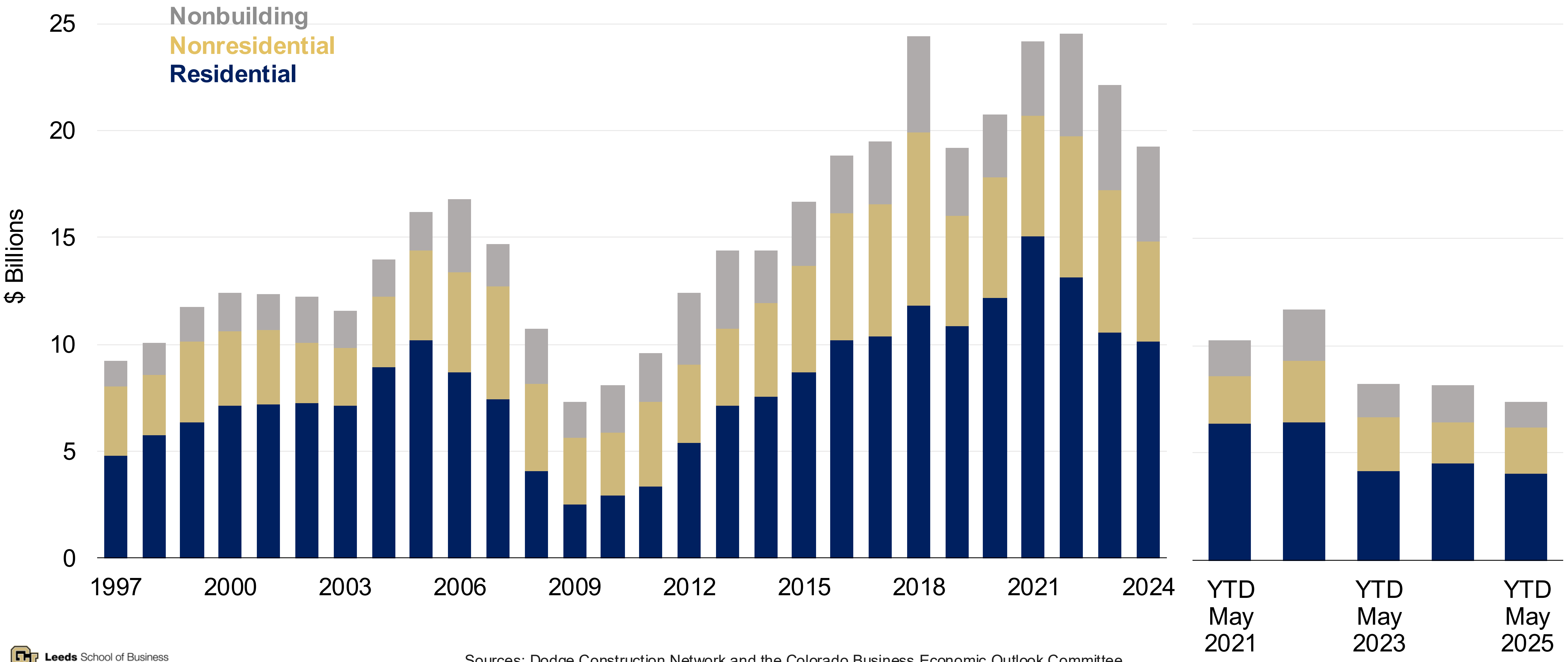


Sources: Colorado Department of Labor and Employment and Colorado Business Economic Outlook Committees.

Real Estate and Construction

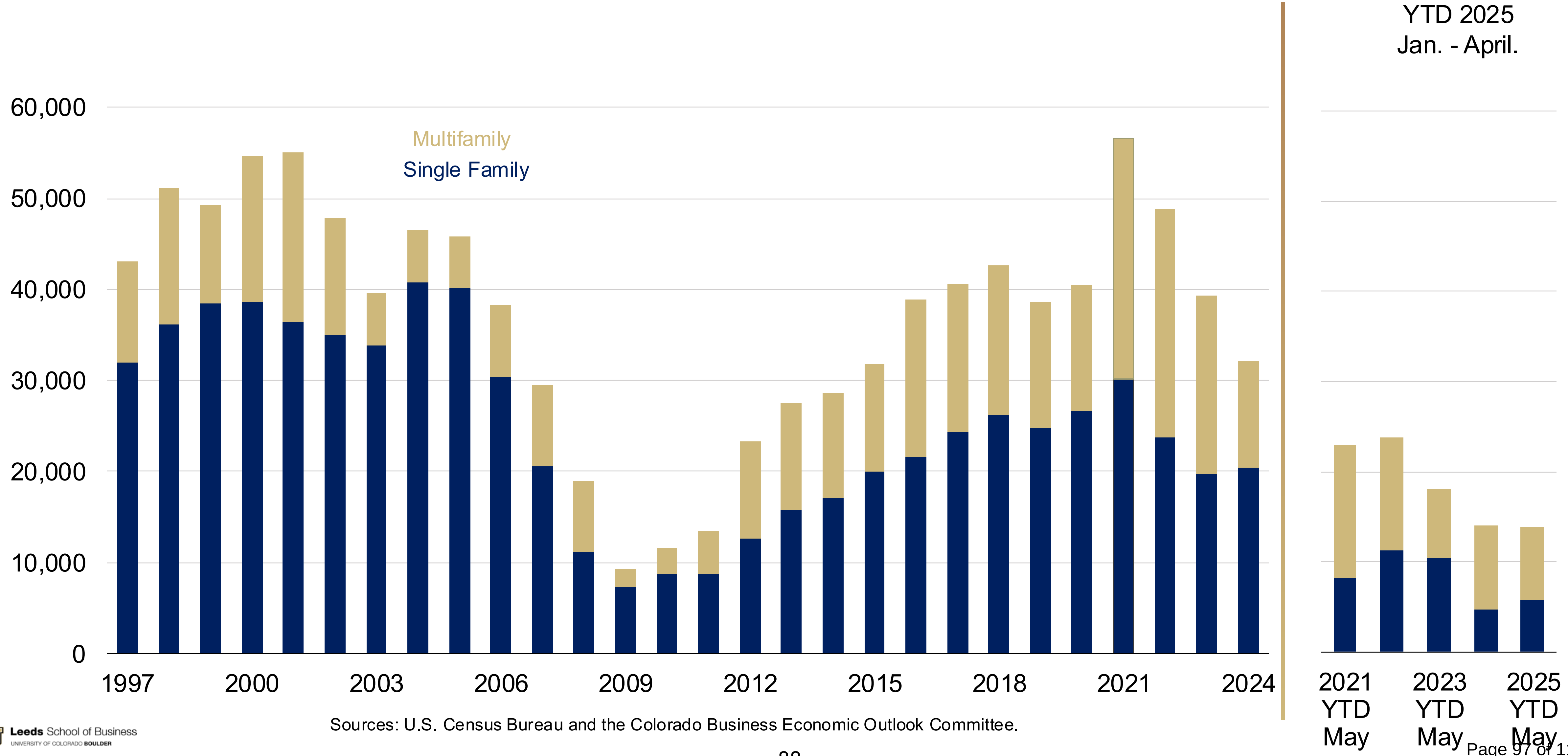
Photo by Etienne Girardet on Unsplash.

Colorado Total Value of Construction



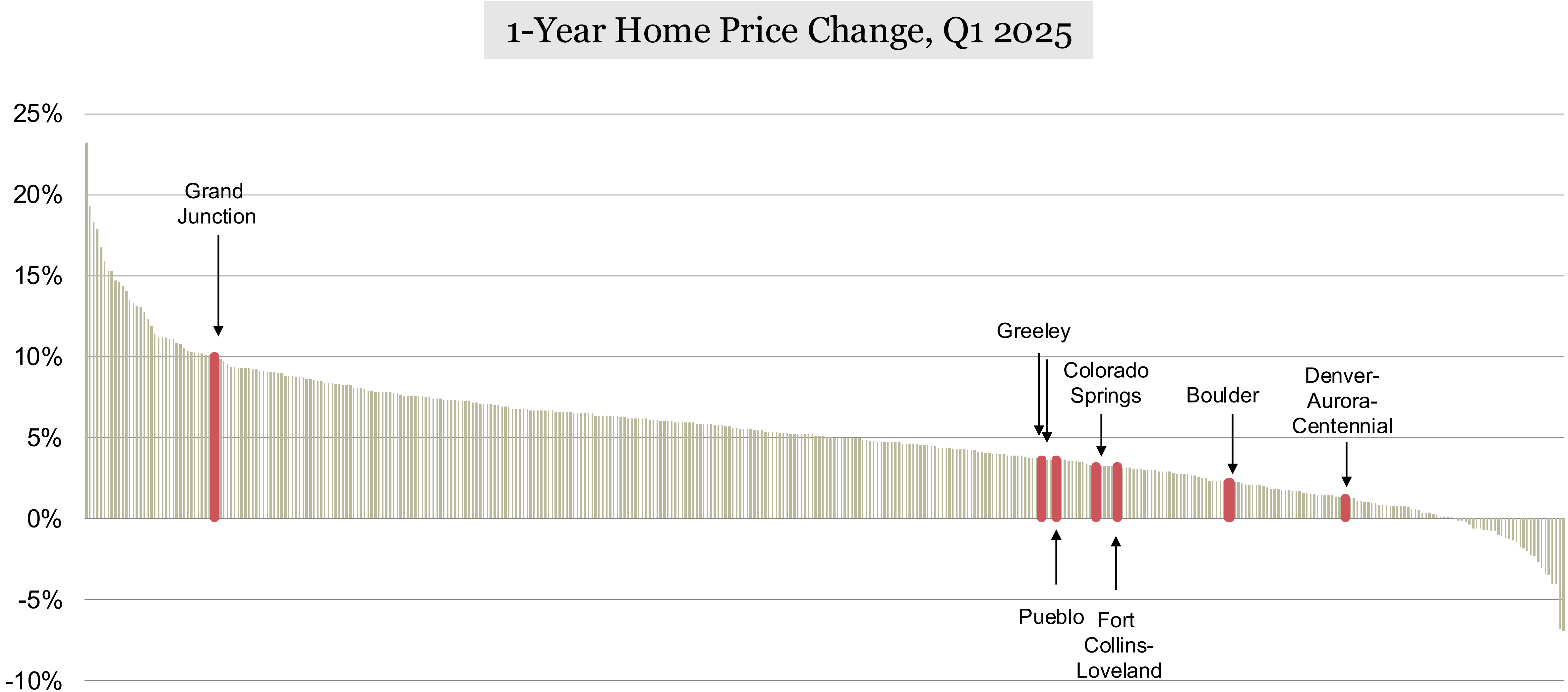
Sources: Dodge Construction Network and the Colorado Business Economic Outlook Committee.

Colorado Residential Building Permits



Sources: U.S. Census Bureau and the Colorado Business Economic Outlook Committee.

FHFA Home Price Index by MSA Continued



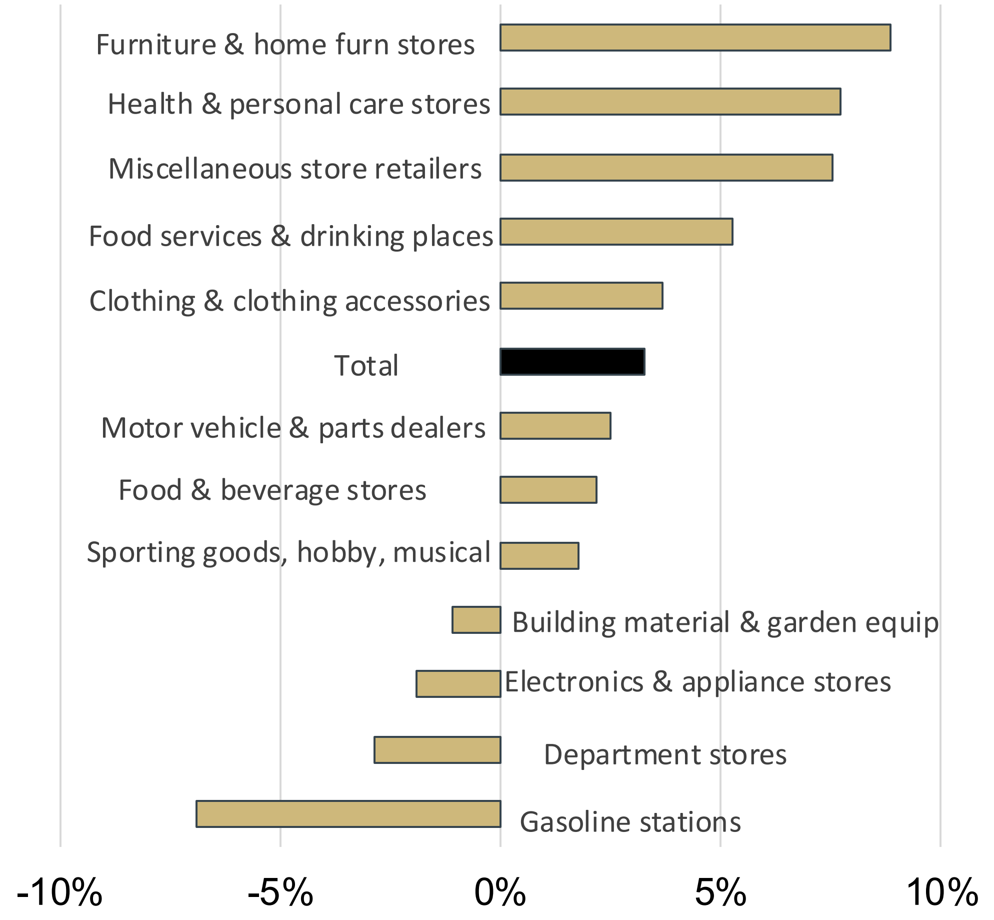
Source: Federal Housing Finance Agency, All Transactions Index (Not Seasonally Adjusted).

Tax

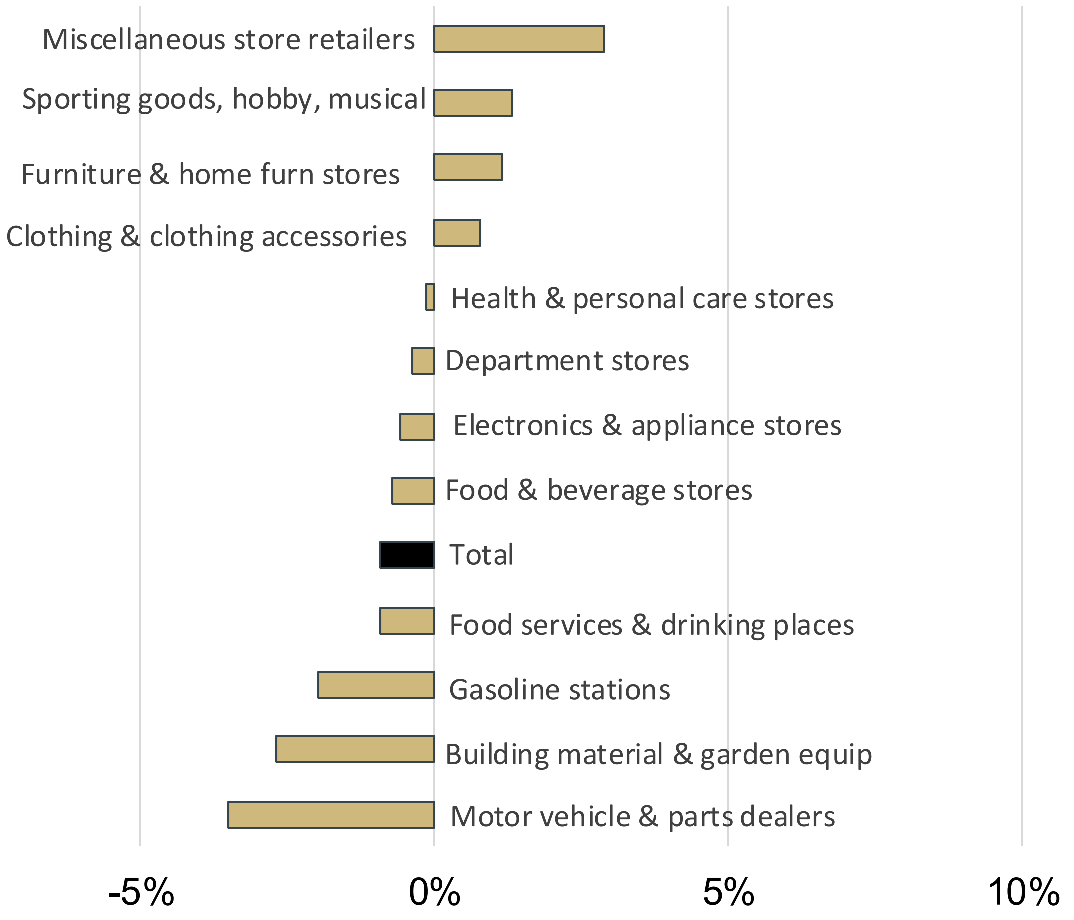
Photo by Scott Graham on Unsplash.

National Retail May 2025

National, Percent Change, Year-over-Year



National, Percent Change, Month-over-Month



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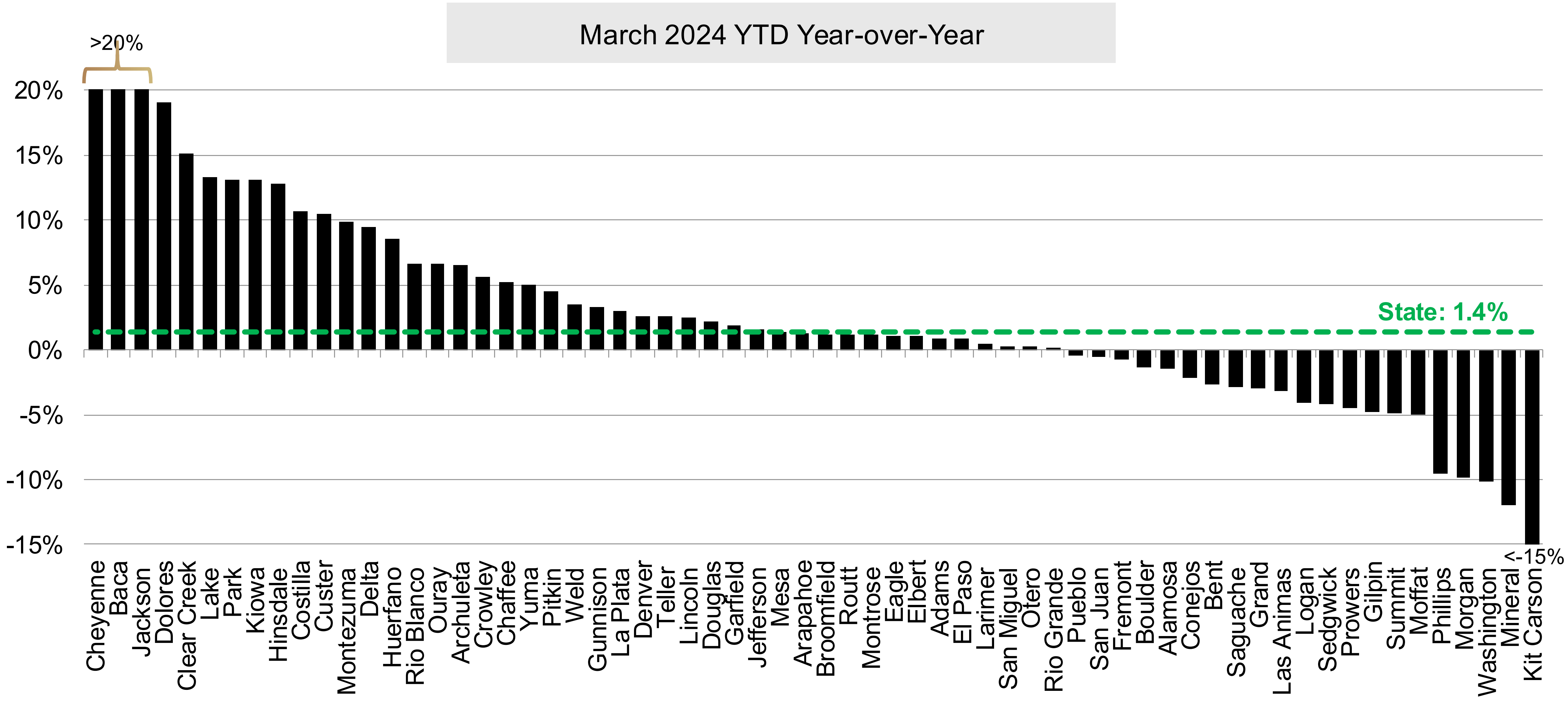
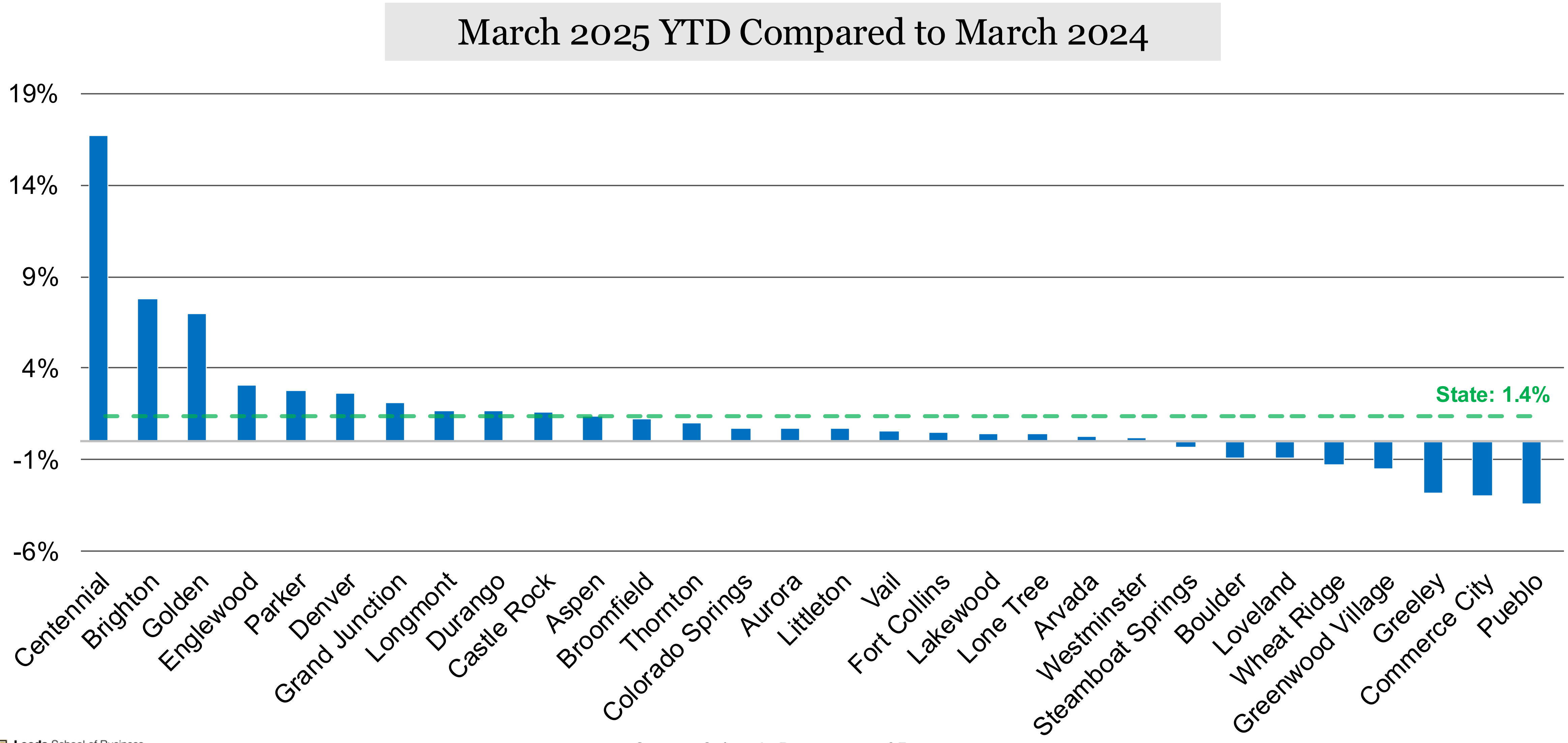
Source: U.S. Census Bureau.

State Taxable Sales 1-Year Change Continued



Sources: Colorado Department of Revenue.

State Taxable Sales 1-Year Change March YTD



Source: Colorado Department of Revenue.

November 2025 Ballot Measures Additional Slides

Public Safety Tax Increase

City of Greeley Colorado

Preliminary Ballot Language – used in recent poll

SHALL GREELEY TAXES BE INCREASED BY $14 MILLION IN 2026, AND BY WHATEVER ADDITIONAL AMOUNTS ARE RECEIVED EACH YEAR THEREAFTER, TO ADDRESS INCREASED DEMAND FOR PUBLIC SAFETY SERVICES, INCLUDING BUT NOT LIMITED TO:

- IMPROVING STAFFING LEVELS FOR FIRST RESPONDERS;
- PAYING COMPETITIVE WAGES TO RETAIN AND RECRUIT HIGH-QUALITY FIREFIGHTERS, POLICE OFFICERS, AND OTHER PUBLIC SAFETY STAFF; AND
- PROVIDING PUBLIC SAFETY PERSONNEL WITH UPDATED EQUIPMENT, TECHNOLOGY, AND FACILITIES TO PROTECT THE COMMUNITY AND THEMSELVES;

BY INCREASING THE EXISTING SALES AND USE TAX RATE BY 0.5% (EQUAL TO 50 CENTS ON A $100 PURCHASE), EXCLUDING THE CITY SALES TAX ON FOOD, WITH SUCH EXPENDITURES TO BE SUBJECT TO INDEPENDENT REVIEW BY A CITIZENS COMMITTEE, AND SHALL THE CITY BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ALL PROCEEDS OF THE NEW TAX REVENUE AS VOTER-APPROVED REVENUE?

Affordable Housing and Homeless Solutions

City of Colorado Greeley

Preliminary Ballot Language – used in recent poll

SHALL GREELEY TAXES BE INCREASED BY $14 MILLION IN 2026, AND BY WHATEVER ADDITIONAL AMOUNTS ARE RECEIVED EACH YEAR THEREAFTER, TO PREVENT AND REDUCE HOMELESSNESS AND EXPAND ACCESS TO AFFORDABLE HOUSING, INCLUDING BUT NOT LIMITED TO:

- INVESTING IN STRATEGIES TO BRING MORE AFFORDABLE HOMES AND RENTAL UNITS TO GREELEY;
- PROVIDING TARGETED OUTREACH AND RENTAL ASSISTANCE TO PREVENT HOMELESSNESS AND INCREASE HOUSING STABILITY;
- SUPPORTING SERVICES THAT HELP INDIVIDUALS AND FAMILIES TRANSITION TO STABLE HOUSING AND SELF-SUFFICIENCY; AND
- REDUCING ENCAMPMENTS BY OPERATING A YEAR-ROUND EMERGENCY SHELTER;

BY INCREASING THE EXISTING SALES AND USE TAX RATE BY 0.5% (EQUAL TO 50 CENTS ON A $100 PURCHASE), EXCLUDING THE CITY SALES TAX ON FOOD, WITH SUCH EXPENDITURES TO BE SUBJECT TO INDEPENDENT REVIEW BY A CITIZENS COMMITTEE, AND SHALL THE CITY BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ALL PROCEEDS OF THE NEW TAX REVENUE AS VOTER-APPROVED REVENUE?

Combined Public Safety & Homeless Solutions Measure

City of Greeley Colorado

Preliminary Ballot Language – used in recent poll

SHALL GREELEY TAXES BE INCREASED BY $14 MILLION IN 2026, AND BY WHATEVER ADDITIONAL AMOUNTS ARE RECEIVED EACH YEAR THEREAFTER, TO IMPROVE PUBLIC SAFETY AND PUBLIC HEALTH, INCLUDING BUT NOT LIMITED TO:

- IMPROVING STAFFING LEVELS FOR FIRST RESPONDERS TO MEET GROWING COMMUNITY NEEDS;
- PROVIDING POLICE, FIRE, AND EMERGENCY SERVICES WITH MODERN EQUIPMENT, TECHNOLOGY, AND FACILITIES TO PROTECT RESIDENTS' HEALTH AND SAFETY;
- REDUCING THE IMPACT OF HOMELESSNESS ON NEIGHBORHOODS AND PUBLIC SERVICES BY OPERATING A YEAR-ROUND EMERGENCY SHELTER, WITH WRAPAROUND SUPPORT TO TRANSITION INDIVIDUALS AND FAMILIES TO LONG-TERM STABILITY;
- SUPPORTING PREVENTION STRATEGIES SUCH AS TARGETED OUTREACH, RENTAL ASSISTANCE, AND HOUSING STABILITY SERVICES TO MINIMIZE ENCAMPMENTS AND EMERGENCY RESPONSE BURDENS;

BY INCREASING THE EXISTING SALES AND USE TAX RATE BY 0.5% (EQUAL TO 50 CENTS ON A $100 PURCHASE), EXCLUDING THE CITY SALES TAX ON FOOD, WITH SUCH EXPENDITURES TO BE SUBJECT TO INDEPENDENT REVIEW BY A CITIZENS COMMITTEE, AND SHALL THE CITY BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ALL PROCEEDS OF THE NEW TAX REVENUE AS VOTER-APPROVED REVENUE?

Economic Development Measure

City of Greeley Colorado

Preliminary Ballot Language – used in recent poll

SHALL GREELEY TAXES BE INCREASED BY $14 MILLION IN 2026, AND BY WHATEVER ADDITIONAL AMOUNTS ARE RECEIVED EACH YEAR THEREAFTER, FOR ECONOMIC DEVELOPMENT PURPOSES SUCH AS BUSINESS SUPPORT, JOB CREATION, AND COMMUNITY INVESTMENT, INCLUDING BUT NOT LIMITED TO:

- OFFERING TOOLS AND GRANTS TO HELP EXISTING BUSINESSES GROW AND REMAIN IN GREELEY, AND INCENTIVES AND STARTUP ASSISTANCE TO ATTRACT NEW EMPLOYERS;
- INVESTING IN JOB CREATION PROGRAMS, INCLUDING HIGHER-PAYING AND TRADE-SKILLED JOBS;
- REVITALIZING GREELEY'S DOWNTOWN AND PUBLIC SPACES TO PROMOTE CLEANLINESS AND SAFETY; AND
- SUPPORTING NEW AMENITIES LIKE RESTAURANTS AND RETAIL;

BY INCREASING THE EXISTING SALES AND USE TAX RATE BY 0.5% (EQUAL TO 50 CENTS ON A $100 PURCHASE), EXCLUDING THE CITY SALES TAX ON FOOD,

WITH SUCH EXPENDITURES TO BE SUBJECT TO INDEPENDENT REVIEW BY A CITIZENS COMMITTEE, AND SHALL THE CITY BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ALL PROCEEDS OF THE NEW TAX REVENUE AS VOTER-APPROVED REVENUE?

Work Session Agenda Summary

Item: 5.

July 8, 2025
Key Staff Contact: Stacey Aurzada, City Attorney

Title:

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

Background:

On April 15, 2025 the City Council approved a Predevelopment Services Agreement with Trollco, Inc. (doing business as Water Valley) which authorized the City to pursue a development located on the West side of the City ("West Greeley Project"). On May 6, 2025 the City Council approved Ordinance 15, 2025 which authorized the City to finance pre-development services for the West Greeley Project through the issuance of Certificates of Participation. An Executive Session is requested to allow the City Council to determine positions, develop strategy, and instruct negotiators regarding financing pre-development services for the West Greeley Project and to provide an opportunity for the City Council to request and receive legal advice.

Council's Recommended Action:

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

Strategic Focus Area:

High-Performance Government

Attachments:

None

City of Greeley Colorado

MAJOR PROJECTS

PROCEED

CLEAR ALIGNMENT ON BUDGET & RESOURCING

- **Downtown Civic Campus** — min 12, avg 21, max 30
- **Greeley Weld County Airport Investments** — min 0, avg 10, max 15
- **West Greeley Project** — min 0, avg 14, max 40
- **Asset Maintenance & Replacement** — min 0, avg 7, max 15
- **Public Maintenance Infrastructure Campus** — avg 8, max 15
- **Island Grove Enhancements** — min 0, avg 4, max 15
- **Bellvue Pipeline Gold Hill Segment** — min NA, avg NA, max NA
- **Downtown Stormwater Improvements** — min NA, avg NA, max NA
- **Lead Pipe Replacement** — min NA, avg NA, max NA
- **MERGE** — min NA, avg NA, max NA

NEEDS DISCUSSION

IMPORTANT - MAY REQUIRE MAKING TRADE-OFFS OR ADDITIONAL FUNDING IS NEEDED BEFORE PROCEEDING

- **Greeley Mall Redevelopment** — avg 5, max 15
- **Open Space & Trail Development** — min 0, avg 3, max 10
- **Development of Arroyos Del Sol** — min 0, avg 3
- **Lincoln Park Redevelopment** — min 0, avg 6, max 15
- **Public Safety Facilities** — min 0, max 10
- **Poudre River Restoration Initiative** — min 0, avg 4, max 11
- **Sports Facilities Improvements** — avg 3

PAUSE

CANDIDATE FOR DEFERRAL

- **Micromobility Expansion** — avg 0
- **Fiber Network Expansion** — min 0, avg 1, max 4
- **Carestream Acquisition** — min 0, avg 2
- **Replace UCCC, Rec Center, Active Adult Center** — avg 2, max 10
- **Downtown Plazas Redesign** — avg 2, max 7

PROCEED

CLEAR ALIGNMENT ON BUDGET & RESOURCING

Downtown Civic Campus
Major Projects 127
$$$$$$$$$$
$
2026 Needs: $ 11M
min 12 | avg 21 | max 30

Greeley Weld County Airport Investments
Major Projects 62
$$$$$$$$$$
2026 Needs: $ 10M
min 0 | avg 10 | max 15

West Greeley Project
Major Projects 83
2026 Needs: $ 115M
Alternative Financing
min 0 | avg 14 | max 40

Asset Maintenance & Replacement
Major Projects 39
$$[redacted]
2026 Needs: $[redacted] $2M
min 0 | avg 7 | max 15

Public Maintenance Infrastructure Campus
Major Projects 48
$
2026 Needs: $ 0.5M
min 5 | avg 8 | max 15

Island Grove Enhancements
$
2026 Needs: $ 0.5M
min 0 | avg 4 | max 15

Bellvue Pipeline Gold Hill Segment
Major Projects NA
min NA | avg NA | max NA

Downtown Stormwater Improvements
Major Projects NA
min NA | avg NA | max NA

Lead Pipe Replacement
Major Projects NA
min NA | avg NA | max NA

MERGE
Major Projects NA
min NA | avg NA | max NA

CITY COUNCIL BUDGET WORK SESSION

MAJOR PROJECTS

NEEDS DISCUSSION

IMPORTANT - MAY REQUIRE MAKING TRADE-OFFS OR ADDITIONAL FUNDING IS NEEDED BEFORE PROCEEDING

Major Projects
27

Greeley Mall Redevelopment

$

2026 Needs:
$ 0.5M

min	avg	max
0	5	15

Major Projects
20

Open Space & Trail Development

$$$$$

2026 Needs:
$ 5M

min	avg	max
0	3	10

Major Projects
20

Development of Arroyos Del Sol

$$$$$$$$$$

2026 Needs:
$ 10M

min	avg	max
0	3	6

Major Projects
37

Lincoln Park Redevelopment

$$$$$$$$$$
$$$$$$$$$$

2026 Needs:
$ 20M

min	avg	max
0	6	15

Major Projects
18

Sports Facilities Improvements

$

2026 Needs:
$ 0.5M

min	avg	max
0	3	8

Major Projects
23

Poudre River Restoration Initiative

$

2026 Needs:
$0.5M

min	avg	max
0	4	11

Major Projects
34

Public Safety Facilities

$

2026 Needs:
$ 1M

min	avg	max
0	6	10

PAUSE

CANDIDATE FOR DEFERRAL

Micromobility Expansion

Major Projects 0

$

2026 Needs: $1M

min 0 | avg 0 | max 0

Fiber Network Expansion

Major Projects 5

$

2026 Needs: $0.5M

min 0 | avg 1 | max 4

Carestream Acquisition

Major Projects 9

$$$$

2026 Needs: $4M

min 0 | avg 2 | max 5

Replace UCCC, Rec Center, Active Adult Center

Major Projects 11

$

2026 Needs: $1M

min 0 | avg 2 | max 10

Downtown Plazas Redesign

Major Projects 14

2026 Needs: $0M

min 0 | avg 2 | max 7

JULY 9TH 2025

OTHER MAJOR PROJECTS

Major Projects
NA

Homeless Shelter

min	avg	max
NA	NA	NA

Major Projects
NA

Animal Shelter

min	avg	max
NA	NA	NA

Major Projects
NA

Homeless Response Model 5 Year Impacts

min	avg	max
NA	NA	NA

Major Projects
NA

Hwy 34 & WCR 17 Interchange

min	avg	max
NA	NA	NA

Major Projects
NA

Downtown Office Space

min	avg	max
NA	NA	NA

Major Projects
NA

Wastewater Treatment Reclamation Facility Phase II

min	avg	max
NA	NA	NA

Major Projects
NA

JBS Building Acquisition

min	avg	max
NA	NA	NA

Work Session Agenda Summary

Item: 6.

Title

Adjournment