

Chair
Dale Hall

Vice Chair
Melissa McDonald

Board Members
Tommy Butler
Deb DeBoutez
Brian Rudy
Ryan Roth
Johnny Olson



Commercial West Greeley General Improvement District Board Agenda

Tuesday, December 2, 2025 at 5:30 PM
City Council Chambers at City Center South
1001 11th Avenue, Greeley, CO 80631
Zoom: <https://greeleygov.zoom.us/j/83841424952>

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. A resolution of the Board of Directors of the City of Greeley, Commercial West Greeley General Improvement District establishing the 2025 Tax Levy and directing certification to the Board of County Commissioners
5. A resolution of the Board of Directors of the City of Greeley, Commercial West Greeley General Improvement District approving the 2026 Budget and appropriating funds
6. Adjournment



Agenda Summary

December 2, 2025

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Approval of Minutes

Summary:

The Commercial West Greeley General Improvement District Meeting of the City Council was held in City Council Chambers on October 21, 2025.

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

Recommended Action:

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.

Recommended Motion:

Approve the motion.

Attachments:

1. 10.21.2025 Commercial WG GID Draft Minutes

City of Greeley, Colorado
West Greeley Commercial General Improvement District Meeting Proceedings
October 21, 2025

1. Call to Order

Chair Gates called the meeting to order at 5:30 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Roll Call

Secretary Heidi Leatherwood called the roll.

The following were present:

Board member Tommy Butler

Board member Deb DeBoutez

Vice Chair Dale Hall

Board member Brett Payton

Board member Johnny Olson

Board member Melissa McDonald

Chair John Gates

3. Approval of Minutes

Motion to approve the West Greeley Commercial GID Meeting Proceedings of September 2, 2025.

Board Member Butler moved to approve the motion. Board Member Payton seconded the motion. The motion passed 4-0 at 5:31 p.m. with Vice Chair Hall, and Board Members Olson, and McDonald absent.

4. A resolution of the board of directors of the city of Greeley, Commercial West Greeley General Improvement District establishing a debt and financial policy; and providing other details relating thereto

Community Development Director Brian McBroom presented this item at 5:32 p.m.

Vice Chair Hall, Olson, and McDonald arrived at 5:32 p.m.

City of Greeley Deputy City Attorney Moses Garcia and Butler Snow's Public Finance, Tax Incentive & Credit Market Attorney, Dalton Kelly were present.

Mr. McBroom provided a concise presentation to address the key points of a resolution concerning the West Greeley Commercial General Improvement District (WGCGID). The objective is to establish a financial policy structure for the WGCGID. The resolution highlighted essential financial policies considered necessary for proper functionality.

Key points presented:

- **Mill Levy Cap:** The resolution proposed set the mill levy at 15 mills within the Commercial General Improvement District.
- **Revenue Authorization:** It authorized the WGCGID to receive revenues from specified sources and mandated that these revenues be allocated solely for debt service payments.

Board Member Butler inquired about capping the mill levy at 15 mills, referencing past discussions where the maximum was initially 20 mills. Special Counsel Kelly clarified that while the ballot permits up to 20 mills for debt service and 10 mills for operations, current financial modeling supports 10 mills for debt service and 2 mills for operations. The 15-mill cap was requested by petitioners for clearer financial management, though future adjustments to 20 mills remain possible.

Board Member Butler questioned the land area required within the GID boundaries for this purpose of bond debt issuance, noting existing 20-acre parcels in commercial and residential GIDs. Mr. McBroom indicated debt issuance is anticipated next spring, contingent upon additional property inclusions. Mr. Kelly emphasized that bond support relies on development rather than acreage, with market studies and development efforts currently in progress.

Board Member Butler asked about impact fees on the Catalyst project and their absence in current financial models. Mr. McBroom acknowledged the ongoing impact fee study and the inclusion of preliminary impact fees in original models, but not for city property. Board Member Butler stated his concerns about mandatory GID membership and its financial effects on properties outside the Catalyst project.

Board Member DeBoutez asked about development requirements for properties south of the current GID boundary. Mr. McBroom confirmed an ordinance regarding this matter is on the Council's agenda for review.

Board Member Payton moved to adopt the resolution. Board Member McDonald seconded the motion. The motion passed 5-2 at 5:41 p.m. with Board Members Butler and DeBoutez voting "nay".

5. Adjournment

With no further business to come before the Board, Chair Gates adjourned the meeting at 5:41 p.m.

Approved:

Chair

Attested:

Secretary



Agenda Summary

December 2, 2025

Key Staff Contact: Nathan Mosley, Budget and Policy Director

Title:

A resolution of the Board of Directors of the City of Greeley, Commercial West Greeley General Improvement District establishing the 2025 Tax Levy and directing certification to the Board of County Commissioners

Summary:

The West Greeley Commercial General Improvement District (WGCGID) was created by Ordinance 22,2025 on August 19, 2025. Qualified electors approved up to 10 Mills for operating expenses and up to 20 Mills for debt at the November 4, 2025 election. The resolution sets the mill levies at the following levels; 2 Mills for operating expenses and 10 Mills for debt service. This item is required to set the Mill Levies for 2025.

Recommended Action:

Adopt resolution as presented.

Recommended Motion:

A motion to adopt the resolution as presented.

Attachments:

1. Resolution No. 3, 2025
2. Item 4 & 5 - Presentation

CITY OF GREELEY

COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT

RESOLUTION NO. 3, SERIES 2025

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF GREELEY, COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT ESTABLISHING THE 2025 TAX LEVY AND DIRECTING CERTIFICATION TO THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, the City of Greeley, Commercial West Greeley General Improvement District (the "District") is a public improvement district and a quasi-municipal corporation duly organized pursuant to C.R.S. § 31-25-603 and Ordinance No., 22, 2025 of the City of Greeley, Colorado (the "City") adopted by the City Council of the City (the "City Council") on August 19, 2025; and

WHEREAS, the members of the City Council have been duly elected and qualified and serve *ex officio* as the Board of Directors of the District (the "board"); and

WHEREAS, at the election held on November 4, 2025 the qualified electors approved a mill levy not to exceed ten (10) mills for the purpose of paying the District's operations and maintenance expenses as the District is authorized by law to provide, including payments pursuant to Intergovernmental Agreements; and

WHEREAS, at the election held on November 4, 2025, the qualified electors approved an ad valorem property tax mill levy not to exceed twenty (20) mills for the purpose of paying the District's debt as the District is authorized by law to provide; and

WHEREAS, the Board has considered a proposed budget, and has considered the certificate from the Weld County Assessor showing the total assessed valuation of property subject to the ad valorem property tax by the District for the year of 2025 is \$558.00; and

WHEREAS, based upon consideration of the data referred to above, the Board has determined that the rate of taxation necessary to produce the required tax revenues for the 2026 budget is two (2) mills for operations and maintenance expenses and ten (10) mills for debt service.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF GREELEY, COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT AS FOLLOWS:

Section 1. Tax Levy for Operations and Maintenance Expenses

The tax levy to be applied to the valuation of assessment of property subject to taxation by the District, is hereby established at 2 mills.

Section 2. Tax Levy for Debt Service

The tax levy to be applied to the valuation of assessment of property subject to taxation by the District, is hereby established at 10 mills.

Section 3. Certification to the Board of County Commissioners

The City Clerk is hereby authorized and directed to sign a statement certifying to the Board of County Commissioners that the tax levy for 2025 has been established at 12 mills.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025, BY THE BOARD OF DIRECTORS OF THE COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT.

Board Chair:

Name:

Title: Chair, Board of Directors (Mayor)

ATTEST:

Name:

Title: Secretary, Board of Directors (City Clerk)

City of Greeley Commercial West Greeley General Improvement District

Nathan Mosley, Director of Budget
Board Meeting, December 2, 2025



Agenda

- **Tax Levies**
 - Election Results
 - Establishment & Certification
- **2026 Budget**
 - Election Results
 - Establishment & Certification

Tax Levies

- Qualified electors approved up to ten (10) mills for operating expenses and up to twenty (20) mills for debt service
- This action item is to establish the mill levies at two (2) for operating expenses and ten (10) for debt service

2026 Budget

- Action item is for the board to approve the 2026 budget as presented
- Once bonding capacity is established we will come back to the board with an amendment in 2026 to recognize the bond proceeds and appropriate the expenditures

Thank you





Agenda Summary

December 2, 2025

Key Staff Contact: Nathan Mosley, Budget and Policy Director

Title:

A resolution of the Board of Directors of the City of Greeley, Commercial West Greeley General Improvement District approving the 2026 Budget and appropriating funds

Summary:

The West Greeley Commercial General Improvement District (WGCGID) was created by Ordinance 22, 2025 on August 19, 2025. Qualified electors approved up to 10 Mills for operating expenses and up to 20 Mills for debt at the November 4, 2025 election. The budget for WGCGID is based on 2 Mills for operating expenses and 10 Mills for debt service. This item is required for adoption and appropriation of the 2026 fiscal year. The initial appropriation for expenses in 2026 is zero (\$0). The expectation is that once the GID is able to issue debt staff will bring a budget amendment forward to the board to recognize the bond revenues and appropriate the bond proceeds to cover the cost of necessary infrastructure within the GID.

Recommended Action:

Adopt the resolution as presented.

Recommended Motion:

A motion to adopt the resolution as presented.

Attachments:

1. Resolution No. 4, 2025

CITY OF GREELEY

COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT

RESOLUTION NO. 4, SERIES 2025

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF GREELEY,
COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT APPROVING THE
2026 BUDGET AND APPROPRIATING FUNDS**

WHEREAS, the City of Greeley, Commercial West Greeley General Improvement District (the "District") is a public improvement district and a quasi-municipal corporation duly organized pursuant to C.R.S. § 31-25-603 and Ordinance No., 22, 2025 of the City of Greeley, Colorado (the "City") adopted by the City Council of the City (the "City Council") on August 19, 2025; and

WHEREAS, the members of the City Council have been duly elected and qualified and serve *ex officio* as the Board of Directors of the District (the "Board"); and

WHEREAS, the Board has reviewed and considered a proposed 2026 budget for the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF GREELEY, COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT AS FOLLOWS:

Section 1. There is hereby adopted and approved for the fiscal 2026 (January 1, 2026 to December 31, 2026) an annual budget, which consists of a document designated as such and a tax levy of 12 mills.

Section 2. There are hereby appropriated for fiscal year 2026 the following amounts:

Description	Amount
Operations	\$0.00
Debt	\$0.00
Total	\$0.00

PASSED AND ADOPTED THIS ___ DAY OF _____, 2025, BY THE BOARD OF DIRECTORS OF THE COMMERCIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT.

Board Chair:

Name:

Title: Chair, Board of Directors (Mayor)

ATTEST:

Name:

Title: Secretary, Board of Directors (City Clerk)