

Greeley City Council Agenda

Work Session

Tuesday, December 9, 2025 at 6:00 PM
City Council Chambers at City Center South
1001 11th Avenue Greeley, CO 80631

NOTICE:

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

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

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

Watch Meetings:

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

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

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



Mayor

Dale Hall

Councilmembers

Tommy Butler - Ward I

Deb DeBoutez - Ward II

Johnny Olson - Ward III

Brian Rudy - Ward IV

Ryan Roth - At-Large

Melissa McDonald - At-Large



**City Council
Work Session Agenda**

Tuesday, December 9, 2025 at 6:00 PM

City Council Chambers at City Center South

1001 11th Avenue, Greeley, CO 80631

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Reports from Mayor and Councilmembers
5. Update on Civic Campus Project including Plan of Finance
6. Greeley Urban Renewal Authority Overview and Informational Update
7. 2025 Third Quarter Financial Review
8. Scheduling of Meetings, Other Events
9. Adjournment



Work Session Agenda Summary

Item: 4.

Title:

Reports from Mayor and Councilmembers

Background:

Board/Committee	Meeting Day/Time	Assignment
Airport Authority	3 rd Thu, 3:30 p.m.	Hall/McDonald
Board/Commission Interviews (Team of 2)	monthly as needed	Council Rotation
CML Executive Board Opportunity	as needed	Hall
CML Other Opportunities	as available/desired	
CML Policy Committee (Council or Staff)	as needed	McDonald/McBroom
Downtown Development Authority	3 rd Thu, 7:30 a.m.	Butler/Roth
Employee Health Board	as needed	DeBoutez
Highway 34 Coalition	as needed	Olson
Highway 85 Coalition	as needed	Rudy
Historic Preservation Loan Committee	as needed	DeBoutez
Human Relations Commission	2 nd Monday, 5 p.m.	DeBoutez
Interstate 25 Coalition	as needed	Olson
Island Grove Advisory Board	1 st Thu, 3:30 p.m.	Butler/Roth
National League of Cities Transportation and Infrastructure Services Committee	as needed	Olson
Parks & Recreation Board	1 st Friday, 7 a.m.	DeBoutez
Police Pension Board	quarterly	Rudy
Poudre River Trail	1 st Thu, 7 a.m.	Hall
Regional Opioid Council	as needed	Hall
Transportation/Air Quality MPO	1 st Thu, 6 p.m.	Olson/Rudy
Upstate Colorado Economic Development	last Wed, 7 a.m.	Hall
Water & Sewer Board	3 rd Wed, 2 p.m.	Hall
Weld Project Connect Committee (United Way)	as needed	Rotation
Youth Commission Liaison	4 th Mon, 6 p.m.	McDonald
Clearview Library District Liaison	As needed	Rudy
US34 TMO	1 st Thu, 4:30 p.m.	DeBoutez



Work Session Agenda Summary

Item: 5.

December 9, 2025

Key Staff Contact: Kelli Johnson, Assistant City Manager, Allena Portis, Deputy City Manager/Chief Financial Officer

Title:

Update on Civic Campus Project including Plan of Finance

Background:

The Civic Campus Project is a generational investment in essential public facilities and a critical step toward modernizing the City's service delivery to residents, businesses, and visitors. In August 2025, City Council approved a Pre-Development Agreement (PDA) with Richmark Vertikal, LLC to serve as Development Manager. Since that time, City staff and the project team have worked collaboratively to advance the predevelopment activities needed to shape the project's scope, cost, and implementation approach.

Over the past several months, significant progress has been made. The project team has completed space programming for all departmental functions, undertaken detailed site analysis, and developed initial cost modeling to support decision-making. These efforts have established a clear foundation for conceptual design and are informing the financial planning required for a project of this scale. This presentation provides an update on the status of the Civic Campus Project since execution of the PDA, including refined cost estimates and a summary of the financing options under evaluation. Financing has been a key area of focus, with staff assessing multiple structures—General Obligation (GO) bonds, Certificates of Participation (COPs), rent-to-own structures, and a potential Building Authority that could issue debt. Each option varies in terms of annual affordability, long-term cost, financial flexibility, timing, and predictability. With current funding constraints and revenues expected to grow in future years, the analysis has also included how each model can accommodate lower initial payments.

The information provided in this update is intended to support Council's ongoing evaluation of the project's scope, cost, and financing strategy. Continued refinement of design, cost estimating, and funding scenarios will occur as the project advances toward future decision points. At this stage, staff will be requesting consensus from Council on the finance and funding strategies.

Strategic Focus Area:

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

Attachments:

1. Item 5 - Presentation



Civic Campus Project Update City Council Work Session

Kelli Johnson, Assistant City Manager, Project Manager

Allena Portis, Deputy City Manager/CFO

Adam Frazier and Walker Thrash, Richmark Vertikal, LLC

City Council Work Session - December 9, 2025

Agenda



- Overview and Background
- Current Status
- Development Area, Key Project Elements, Timing & Conceptual Planning
- Plan of Finance
- Requested Council Feedback



Overview and Background

Project Vision

This is more than a development project—it's an opportunity to shape a vital part of our city's future, grounded in community values, connectivity, and long-term success.

- Retain Key Downtown Employers
- Establish a Centralized Civic Campus
- Drive Economic Development and Private Investment
- Maximize Use of Downtown Property
- Activate Land and Public Spaces
- Advance Greeley's Long-Term Vision and Identity
- Design a Welcoming, Inclusive, and Connected District



Background



City, County and School District 6 have all been assessing replacement of aging buildings.



Richmark and Vertikal Collaborative are interested in investing in the downtown



October 2024: MOU executed between City and Richmark Vertikal



March 2025: Richmark Vertikal (RV) presented masterplan concepts to City Council



May 2025: City staff presented initial funding alternatives for proposed City Hall



July 2025: County voted to construct new Justice Center and administrative offices downtown



August 2025: Council approved a Pre-Development Agreement (PDA) with RV and committed \$10.7 million

Opportunities for Partnership & New Development

Facility Timing

Capitalize facility replacement timing and planning between City, County, and School District.

Land Ownership

Explore options to consolidate fragmented land ownership among partners.

Investment

Leverage private investment through a partnership with a private developer

Revitalization

Retain three largest downtown employers and reinvest in new facilities serving Greeley and Weld County for next century.

Partnerships

Enhance other public-private investments to boost downtown economic activity.

Current Status



Executed PDA, naming Richmark Vertikal as Development Manager (DM)



Established a predevelopment budget.



Regular meetings with City, County, SD 6, and Richmark Vertikal.



Engaged civil engineer, landscape architect, land planner, and an architect for conceptual design (DM)



City and County have acquired key properties.



Completed City Hall programming analysis.



Drafting land swap agreement with Weld County and executed land swap agreement with SD 6.

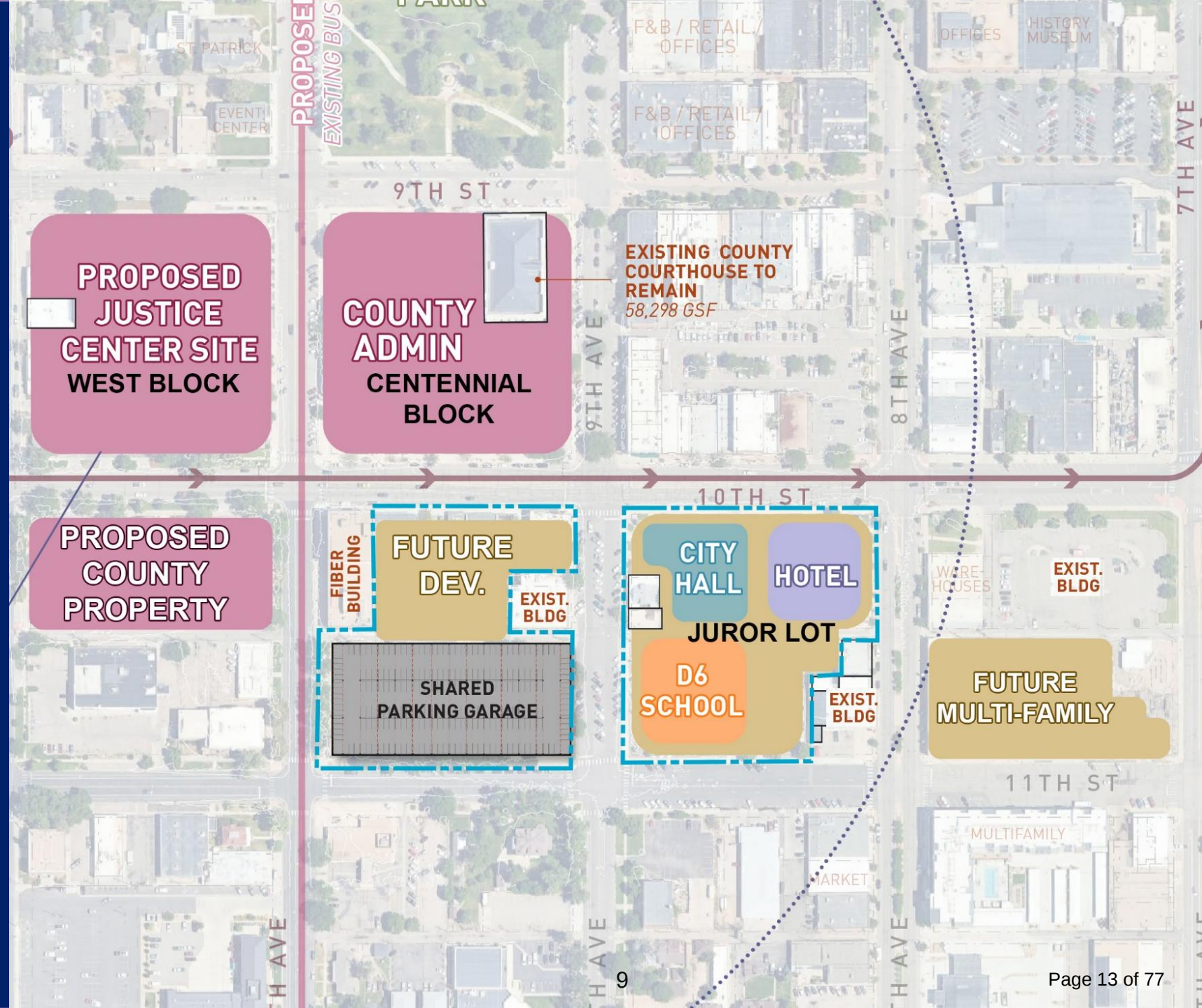


Cost estimates, construction budget and design progress.



Development Area, Project Elements, Timing & Conceptual Planning

Development Area



Development Elements

Building	Size	Stories	Construction Start	Construction End
City Hall	104,000 sq ft	5	Winter 2026	Winter 2028
School District 6 Admin*	60,000 - 75,000 sq ft	3-5	Fall 2026	Summer 2028
Hotel	88 keys + restaurant & bar	3-4	Winter 2026	Fall 2028
Parking Garage	1000 stalls	4.5	Fall 2028	Winter 2029
Justice Center*	250,000 sq ft	3	Winter 2026	Spring 2029
County Admin*	150,000 sq ft	3	Fall 2029	Winter 2031

Schedule & Key Milestones

Q1

Q2

Q3

Q4

Master Plan Concept
Presented to Council

Triparty Meetings with
Decision Makers

Council Approves PDA
with Richmark Vertikal

Finalize Land
Exchange/ Begin City
Hall Design

2025

City Hall Staff Relocate/
Start Demo Phase 1

Demolition and Design
Continues

Complete New City Hall
Design

Begin Juror Block/
City Hall Construction

2026

Juror Block/City Hall Construction

2027

Juror Block/City Hall Construction and Demo Phase 2

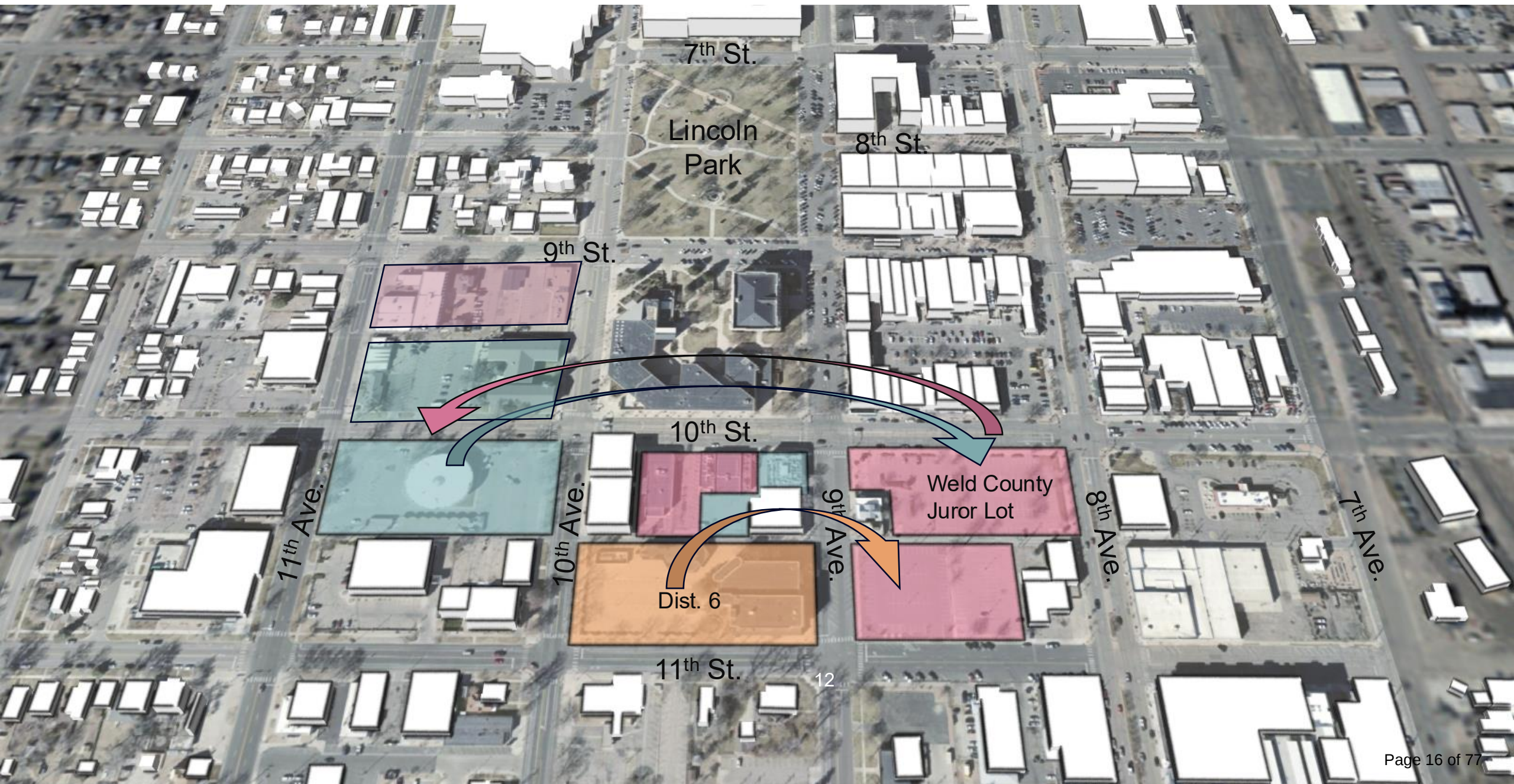
City Hall Staff Relocate
to City Hall

2028

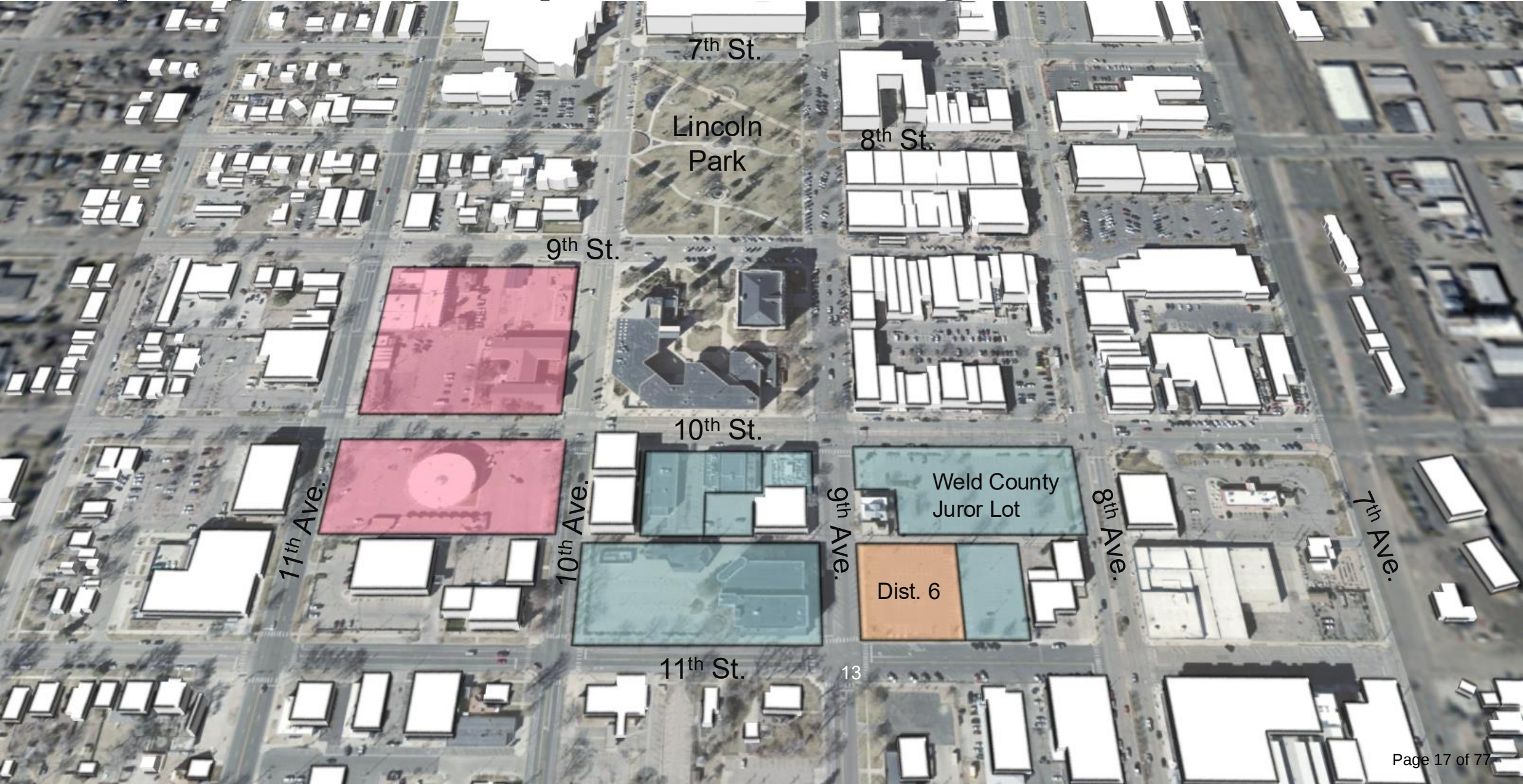
Parking Garage Construction

2029

Property to be Exchanged



Property Ownership after Exchange



7th St.

Lincoln
Park

8th St.

9th St.

10th St.

Weld County
Juror Lot

Dist. 6

11th St.

9th Ave.

8th Ave.

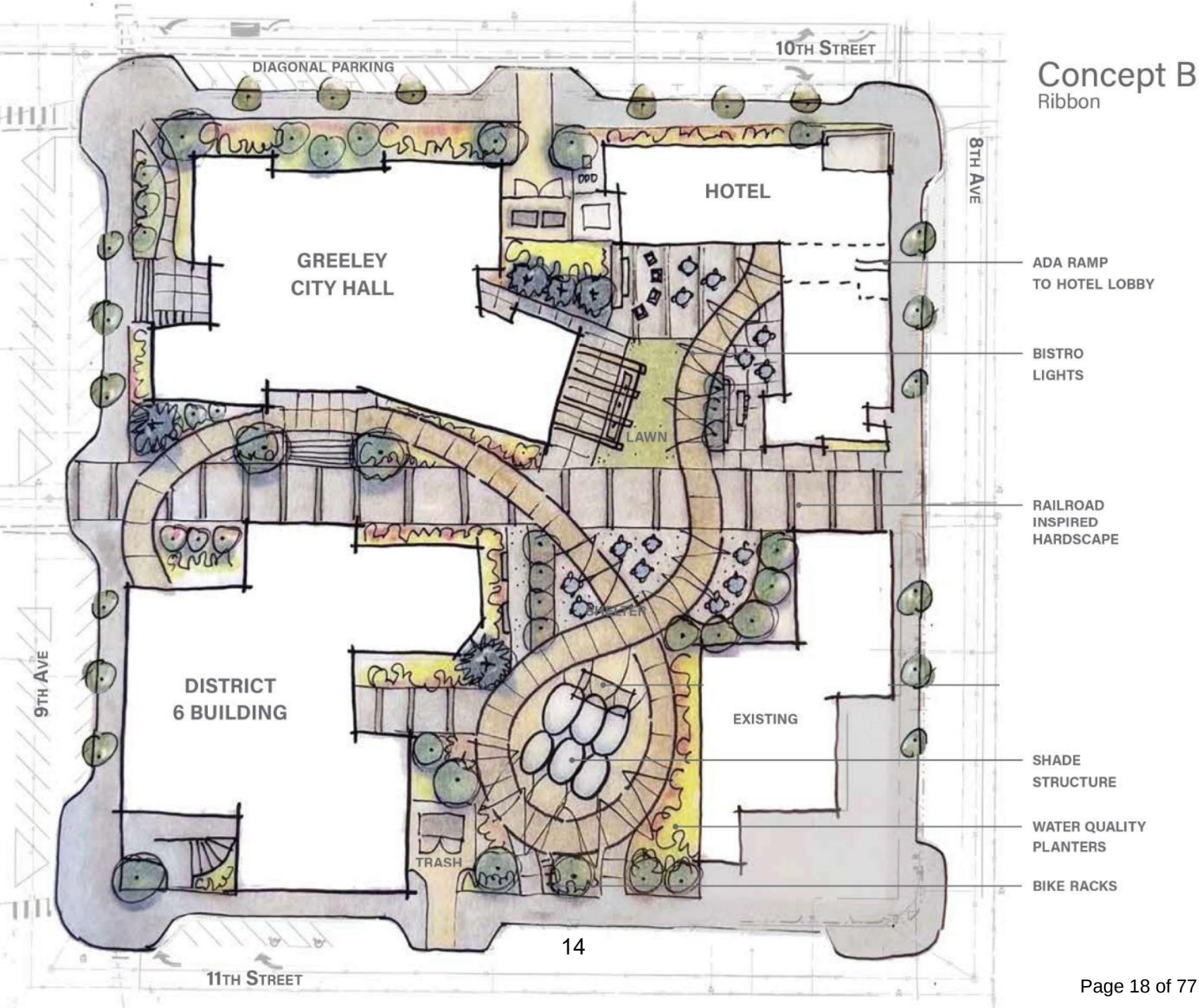
7th Ave.

11th Ave.

10th Ave.

13

Conceptual Planning Juror Block





Conceptual Plan

Greeley City Hall

Juror Block (looking southeast)



**Conceptual Plan
Greeley City Hall
Juror Block (looking west)**

Conceptual Plan

Greeley City Hall

Juror Block (looking east)





Plan of Finance

Financing Objectives

Project Costs

Cost Comparisons

Recommended Financing Strategy

Financing Objectives

- Affordability
- Financial Flexibility
- Timing and Project Readiness
- Predictability & Stability
- Minimization of Long-Term Costs
- Risk to City

Project Costs – City Hall 104,000 sq.ft.

Item Description	\$ Cost
Land Costs	\$ 3,825,426
Core Shell	\$39,000,000
Tenant Finish	\$18,200,000
FF&E	\$ 3,831,579
1% for Art	\$ 640,316
Plaza	\$ 3,000,000
Soft Costs	\$11,502,680
Total*	\$80,000,000

**Does not include
Cost of Issuance or
Capitalized Interest*

Certificate of Participation

Certificates of Participation are lease-backed financing instruments and are repaid through annual appropriations.

Ownership: City

Collateral: Facility being constructed

Term: 20 years

Annual Payment: Varies based on structure

Total Cost of Ownership:

\$119 - \$143 million

Benefits

- Useful when election timing is not feasible
- Preserves GO Debt Capacity
- Widely Used and Understood

Disadvantages

- Slightly higher interest rates due to non-appropriation risk
- Limited to 20 years
- Annual Appropriation Risk
- More Complex Legal Structure

Bank Loan & Certificate of Participation

Certificates of Participation are lease-backed financing instruments and are repaid through annual appropriations. A bank loan will be refinanced with a COP at Year 5 or Year 10.

Ownership: City

Collateral: Facility being constructed

Term: 25-30 years

Average Annual Payment:

\$3.4-\$3.7 million (Y1-5)

\$4.5 million (Y1-10)

\$5.1-\$5.8 million remaining term

Total Cost of Ownership:

\$137 - \$148 million

Benefits

- Useful when election timing is not feasible
- Preserves GO Debt Capacity
- Widely Used and Understood
- Use of Bank loan extends term to lower annual payments

Disadvantages

- Slightly higher interest rates due to non-appropriation risk
- Annual Appropriation Risk
- More Complex Legal Structure
- Refinancing required – Interest Rate Risk

Rent to Own – Conventional Finance

A rent-to-own (lease-to-own) financing is a structure in which a developer or lessor constructs the facility, and the City makes annual lease payments, gaining ownership at the end of the term without requiring voter-approved debt.

Ownership: Developer

Collateral: None

Term: 25-30 Years if purchased with
COPs after 5-10 years

Average Annual Payment:

\$5.7 million (5 year) - \$6 million (10 year)

Total Cost of Ownership: \$139 million
(5 years) – \$157 million (10 year)

Benefits

- City obtains ownership at end of term
- Developer-Delivered Facility
- Faster Project Delivery
- Lower Up-Front Payments

Disadvantages

- More expensive because the developer must recover profit, higher borrowing costs, and development risk
- Annual Appropriation Requirement
- Potential for Higher Lifetime Costs
- Complex Negotiations

Creation and Use of a Special District

A Colorado municipal building authority is a nonprofit entity created to issue lease-revenue debt on behalf of the City, with the City's annual lease payments serving as the pledged source of repayment.

Ownership: Special District or City

Pledged Revenue: Lease Payments

Term: 20 years with Balloon payment

Ave. Annual Payment: \$6.4 million

Total Cost of Ownership:

\$125 - \$147 million (*depends on date of refinance*)

Benefits

- Maintains governmental ownership
- Facilitates complex projects
- Allows the City to finance major capital projects without a TABOR election, enabling faster delivery.

Disadvantages

- Higher interest cost
- Annual appropriation risk
- Additional administrative layer

Cost Comparison Under Financing Options

	Interest Only Capitalized Interest Level D/S	Bank loan with COP Refinancing	Special District Tax Exempt	Rent To Own
Initial Interest Rate	4.33%	4%	4.626%	N/A
Term	20 Years	25 Years	20 Years	20 Years
Average Payments Years 1-5	\$2.4 million	\$3.4 million * requires refinance at 5 years)	\$6.5 million	\$5.7 million
Average Payments Years 1-10	\$5.1 million	\$4.5 million	\$7 million	\$6 million
Total Cost of Ownership	\$130 million	\$137 million	\$147 million	\$196 million

Cost Comparison

20 Year Certificate of Participation

	Level Debt Service	Interest Only (5Y)	Interest Only Capitalized Interest Level D/S	Interest Only Increasing D/S	Interest Only Capitalized interest Increasing D/S
Interest Rate	4.27%	4.33%	4.33%	4.55%	4.55%
Average Payments Years 1-5	\$6 million	\$3.8 million	\$2.4 million	\$3.9 million	\$2.5 million
Average Payments Years 1-10	\$6 million	\$5.5 million	\$5.1 million	\$4.3 million	\$3.8 million
Total Cost of Ownership	\$119 million	\$125 million	\$130 million	\$137 million	\$143 million

Potential Annual Payment at Refinance

NEW ANNUAL PAYMENT AFTER YEAR 5 REFINANCE Assumes 20 Year COP (W. \$7.9 Premium @ Sale)	
Interest Rate Change (Base 4.15%)	Rent to Own
1.00%	\$5,999,372
0.75%	\$5,873,673
0.50%	\$5,749,278
0.25%	\$5,626,204
0.00%	\$5,504,465
-0.25%	\$5,384,079
-0.50%	\$5,265,058
-0.75%	\$5,147,420
-1.00%	\$5,031,176

Recommended Financing Strategy



COP with Capitalized Interest and Interest Only

- Structure significantly reducing annual debt service, easing pressure on the general fund and protecting essential public services as new development increases
- Preserves cash flow for other priorities
- Maintains City Ownership

Potential Funding Sources

- *On May 27, 2025 – Council directed staff to determine funding without an additional revenue source.*
- Use of current resources will result in Short Term (3-5 Years) Deferral of projects and/or restructuring of services

Potential Funding Sources

- General Fund
- Food Tax
- Public Facilities Impact Fee (if approved by City Council)

Importance of new development

- Public Facilities Impact Fee
- Tax Revenues

Proposed Funding Sources	2027	2028	2029	2030	2031	2032	2033	2034	2035
Quality of Life Reallocation	\$0	\$0	\$0	\$1,224,375	\$1,224,375	\$1,965,313	\$1,179,188	\$0	\$0
Food Tax	\$0	\$0	\$4,081,250	\$2,040,625	\$2,040,625	\$3,537,563	\$2,751,438	\$1,572,750	\$0
Public Facilities Impact Fee*	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Fund	\$0	\$0	\$0	\$816,250	\$816,250	\$2,358,375	\$3,930,625	\$6,291,000	\$7,865,250
Total	\$0	\$0	\$4,081,250	\$4,081,250	\$4,081,250	\$7,861,250	\$7,861,250	\$7,863,750	\$7,865,250
Gradual Allocation Shift									
Quality of Life	0%	0%	0%	30%	30%	25%	15%	0%	0%
Food Tax	0%	0%	100%	50%	50%	45%	35%	20%	0%
Public Facilities Fee	0%	0%	0%	0%	0%	0%	0%	0%	0%
General Fund	0%	0%	0%	20%	20%	30%	50%	80%	100%

**If Public Facilities Impact Fee adopted, funds would shift from Food Tax*

Gradual Allocation Shift

20-Year COP Level Debt Service

Capitalized Interest and Interest Only

Economic Impacts

Preliminary Estimate of Annual Off-Site Impacts

Estimated Annual Off-Site Economic Activity in Downtown Created/Supported by Employment & Visitor Spending in equivalent \$ 2025

	Total Jobs On-Site	Off-Site Economic Activity Supported by Employment & Visitor Spending in Downtown (DDA)							
		<i>Employment Spending</i>	<i>Visitor Spending</i>	Total Retail Demand	Jobs	Labor Income	Value Added (GDP)	Output	Taxable Retail Sales
City Hall	419.5	\$2,292,848	\$527,005	\$2,819,853	20.02	\$686,513	\$1,032,836	\$1,777,018	\$2,170,528
School District 6 Admin	151.8	\$1,041,407	\$220,177	\$1,261,584	8.97	\$306,992	\$461,540	\$792,951	\$971,270
Justice Center	466.0	\$2,894,196	\$615,595	\$3,509,791	24.95	\$854,055	\$1,284,009	\$2,206,019	\$2,702,318
County Admin Building	457.0	\$3,193,410	\$483,863	\$3,677,273	26.12	\$893,922	\$1,344,074	\$2,308,471	\$2,830,777
Government Buildings	1,494.3	\$9,421,862	\$1,846,639	\$11,268,500	80.07	\$2,741,482	\$4,122,458	\$7,084,458	\$8,674,893
Hotel + Restaurant & Bar	49.9	\$120,487	\$928,901	\$1,049,388	8.68	\$274,432	\$434,069	\$754,039	\$742,665
New Private Uses	49.9	\$120,487	\$928,901	\$1,049,388	8.68	\$274,432	\$434,069	\$754,039	\$742,665
Total	1,544.2	\$9,542,349	\$2,775,539	\$12,317,888	88.74	\$3,015,914	\$4,556,527	\$7,838,497	\$9,417,558

Desired Council Direction



Consensus on Financing Scenario Options:

- Certificate of Participation (COP)
- Bank Loan with COP
- Rent to Own
- Special District

Thank you!





Work Session Agenda Summary

Item: 6.

December 9, 2025

Key Staff Contact: Donald Threewitt, Deputy Director of Community Development

Title:

Greeley Urban Renewal Authority Overview and Informational Update

Background:

This item presents a brief overview of the Greeley Urban Renewal Authority, existing Tax Increment Financing (TIF) districts, and associated information in advance of a joint work session between City Council and the GURA Board. The purpose is to familiarize the new City Council with the City's urban renewal program and activity areas, and to discuss or clarify any issues prior to the joint meeting.

Strategic Focus Area:

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

Attachments:

1. Item 6 - Presentation



Greeley Urban Renewal Authority (GURA) Overview

Don Threewitt

***Economic Development and Urban Revitalization;
Community Development***

December 9, 2025 – City Council Work Session

Agenda



- **Purpose: To Provide an overview of Urban Renewal for existing and new Council members**
- Role of GURA
- Powers and Authority
- Blight Factors
- Existing GURA Tax Increment Financing (TIF) Districts
- Looking Forward

Why Urban Renewal?

- **Revitalize and improve targeted urban areas** through structural renovations, new construction, and strategic infrastructure improvements
- **Stimulate economic growth and investment**
- **Halt or reverse instances of blight** through appropriate, authorized public investments

Role of an Urban Renewal Authority

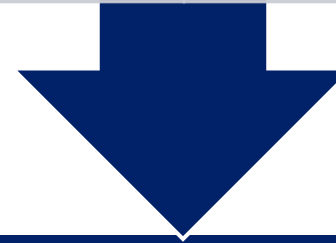
The City Council is responsible for:

forming the urban
renewal authority;

establishing the
urban renewal
boundaries;

approving the
urban renewal
plan; and

authorizing the use
of eminent domain
powers (if
applicable).



The Authority is then responsible for exercising the powers provided to an urban renewal authority to carry out urban renewal projects within the Authority's boundaries and in compliance with the urban renewal plan.

GURA Source of Authority to Carry out Activities

- **City of Greeley Municipal Code Chapter 8 – Urban Renewal Authority:**
- Sec. 2-502. - Urban renewal authority established; general powers.
 - An urban renewal authority for the city is established, with all the powers as authorized by law.
- Sec. 2-503. – Slum or blighted areas.
 - The city council finds that one or more slums or blighted areas exist in the city and that the acquisition, clearance, rehabilitation, conservation, development, redevelopment or a combination thereof of such areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the city, and it is in the public interest that the urban renewal authority exercise the powers as provided by law.

Urban renewal authorities possess several powers, including the following:

Powers of an Urban Renewal Authority

to sue and be sued;

to undertake urban renewal projects, and to make and execute contracts;

to arrange for the furnishing and repair of streets, public utilities, or educational or other facilities, and to dedicate property for public works, improvements facilities and utilities;

to arrange with the municipality for planning, re-planning, zoning, and rezoning areas of the municipality;

Powers of an Urban Renewal Authority

(cont.)

to invest its funds;

to borrow money;

to make plans with the
municipality to eliminate
blight and to encourage
redevelopment;

to make plans and
payments to help
relocate displaced
individuals;

to survey and appraise
properties and
buildings, and to
acquire property, and to
use eminent domain
powers;

See C.R.S. § 31-25-105. Note: Any exercise of these powers must relate to the primary objective of an urban renewal authority, which is the elimination of slum and blighted areas.

"Blight"

A blighted area is an area that substantially impairs or arrests the sound growth of the municipality, impedes the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare, by reason of **at least four** of the following factors:

"Blight" Factors (C.R.S. §31-25-103(2))

1. Slum, deteriorated, or deteriorating structures;
2. Predominance of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Unsanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Unusual topography or inadequate public improvements or utilities;
7. Defective or unusual conditions of title rendering the title nonmarketable;
8. The existence of conditions that endanger life or property by fire or other causes;
9. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
10. Environmental contamination of buildings or property; or
11. The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

"Blight" Factors with Willing Owner & Tenant(s) (C.R.S. §31-25-103(2)(I))

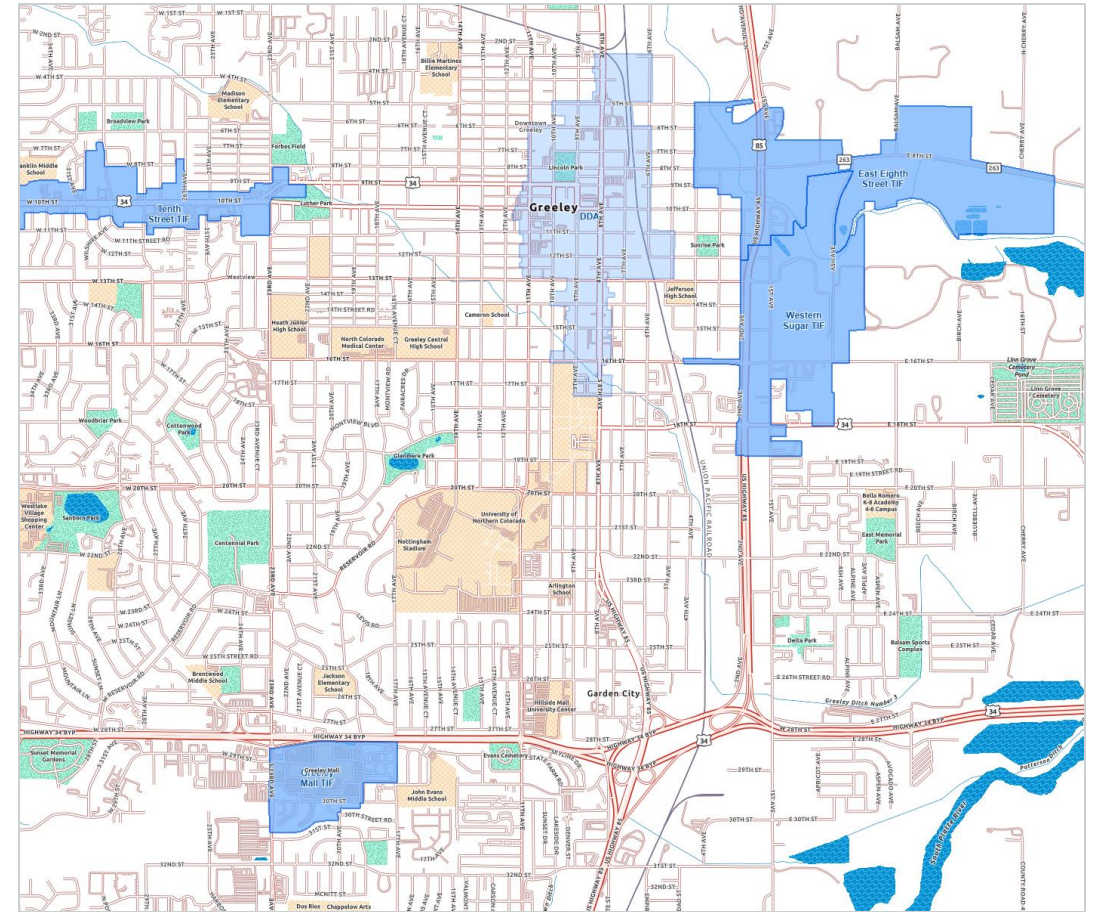
Subject to willing owner(s) and tenant(s) an additional--much broader—factor may be considered:

12. Substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

Greeley TIF Districts

The City's Urban Renewal Authority was established in 1969. The Urban Renewal Area includes four existing TIF Districts:

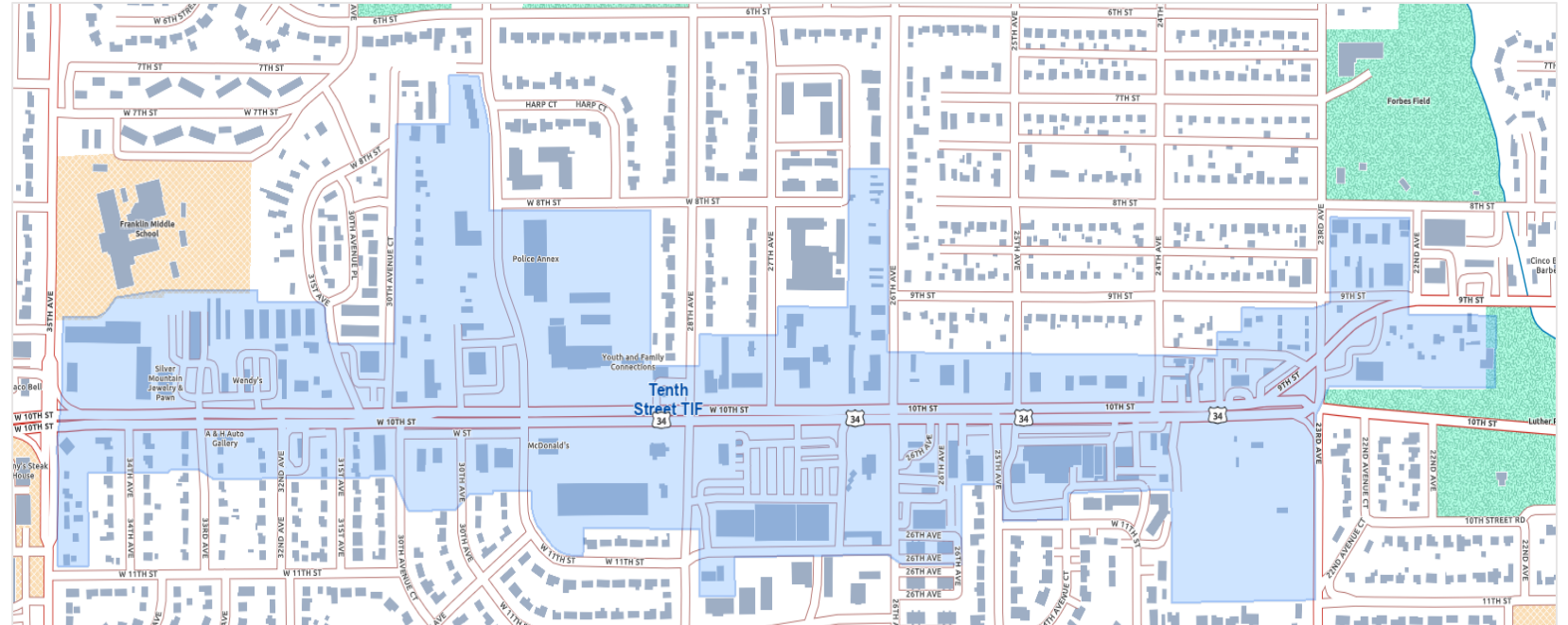
- **West 10th Street TIF District** (established 2005)
- **Greeley Mall Area TIF District** (established 2008)
- **Western Sugar TIF District** (established 2008)
- **East 8th Street TIF District** (established 2010)



West 10th Street TIF District (2005)

Plan Goals:

- **Create a unique corridor image** while retaining continuity with the rest of the city.
- **Stimulate economic growth and prosperity** along the corridor by providing opportunities and amenities that attract people and reinvestment.
- **Create a pedestrian-friendly shopping and working environment** where goods and services are readily available for local residents, employees, and visitors.
- **Accommodate safe, understandable vehicular circulation** and adequate parking.



West 10th Street Concept Area Plan (2023)



10th Street Today



Alternative A: New 10th Street Town Center



Alternative B: Expanded 10th Street Retail

Real, Walkable Blocks



Interconnected city blocks offer endless varieties of walking paths.

Developing at a Height and Density



Development at four to five stories, with ground floor retail in places, is likely necessary to make the project economically viable.

Street Trees and Plantings



New development is fronted on the street by new street trees and planting beds with native and adapted species to provide shade, habitat and other ecological benefits.

Safe Bike and Pedestrian Paths



Generous sidewalks along 10th Street provide room for both cyclists and pedestrians, and reconnected street grids provide safer crossing linkages.

Comfortable Ways to Walk, Sit, & Gather



Elements like shade trees, comfortable seating, and street lighting enhance the user experience in public spaces.

Multiple Public Gathering Spaces



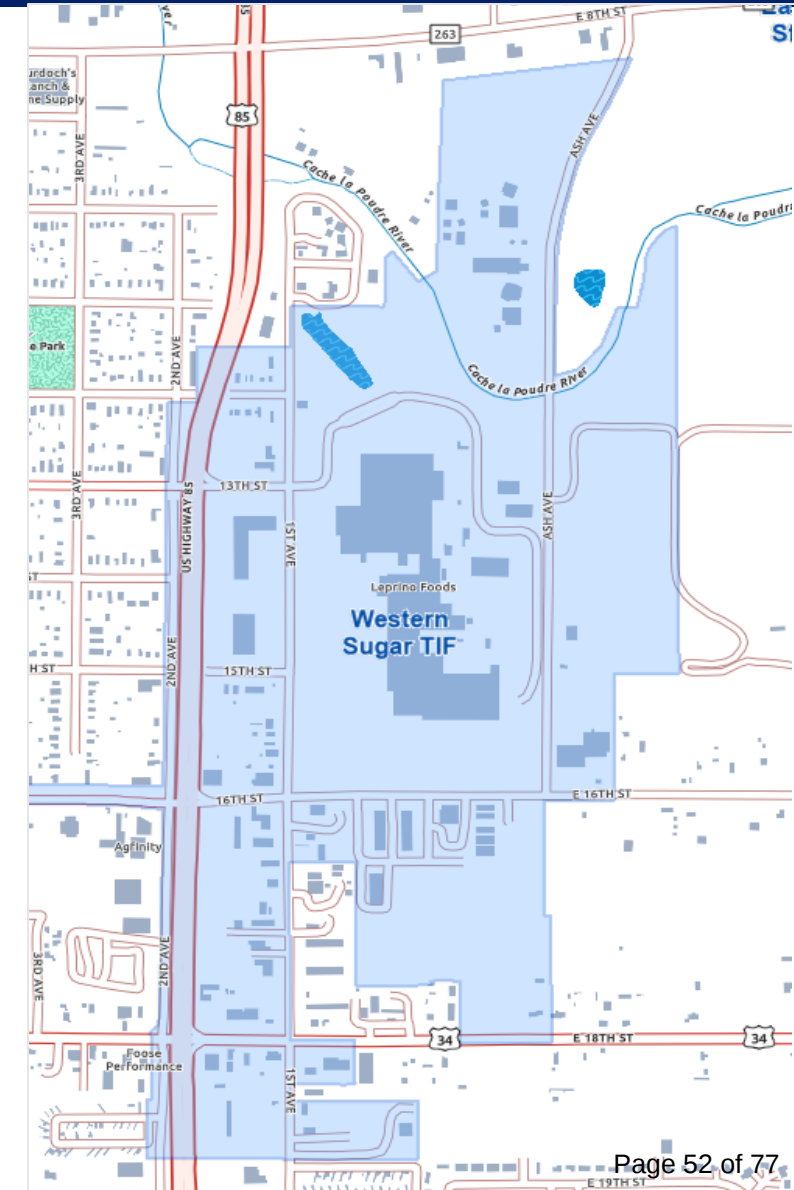
A range of public spaces at different sizes and with different types of programming provide amenities for many different users.

Western Sugar TIF District (2008)

Generally located south of 8th Street and north of 19th Street, between US Highway 85 and Ash Street on the east.

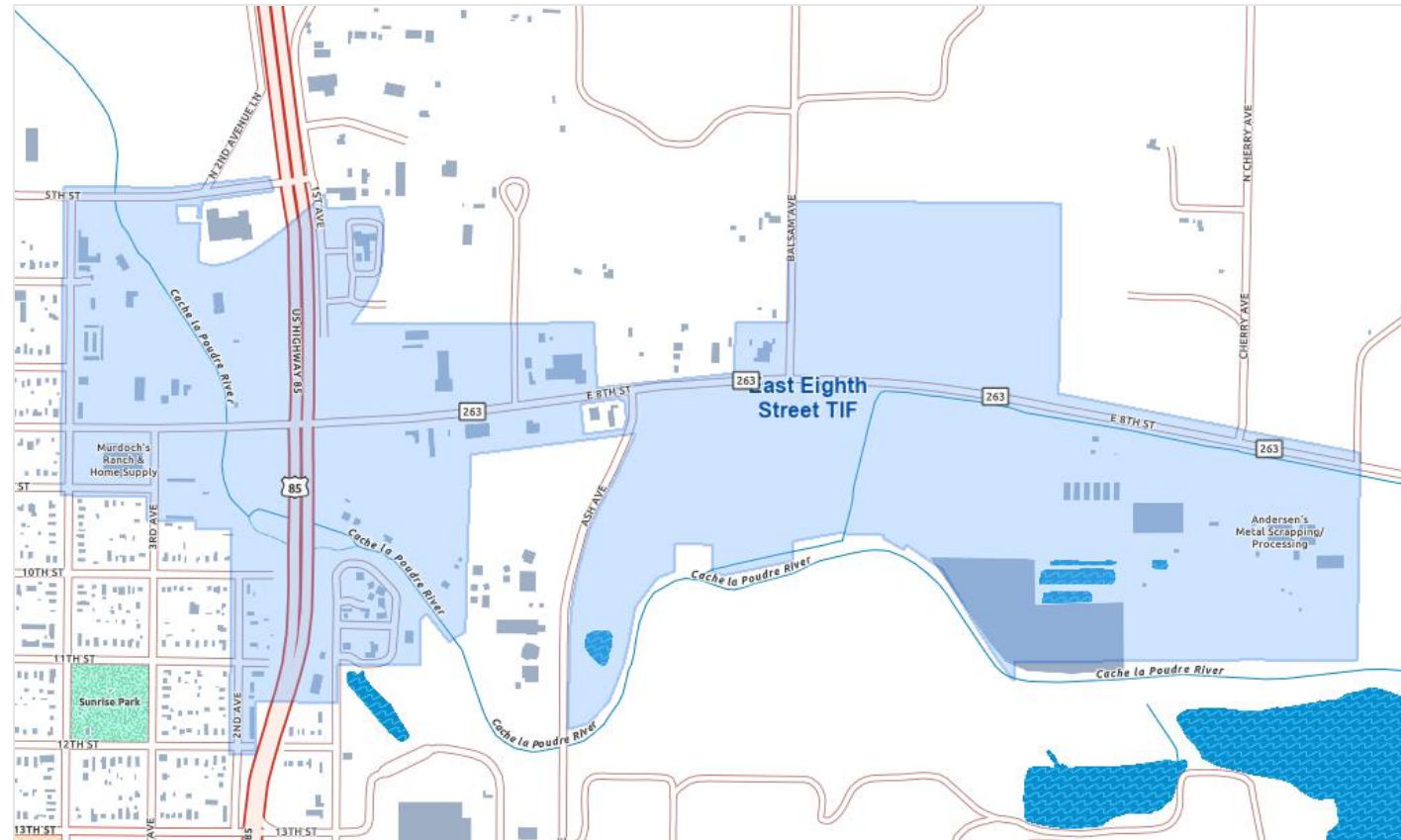
Nine factors of blight and slum were found in 2008 area study.

Two incentive agreements are currently in place that utilize Western Sugar District TIF revenue (Leprino Foods and Ash Park and Recreation District), and the Ironwood project is funded with support from the TIF.



East 8th Street TIF District (2010)

- Generally located in the area of East 8th Street, between US Highway 85 and the Greeley-Weld Airport.
- 295 acres consisting of 69 parcels.
- Only the 55 properties within the Greeley city limits were proposed for inclusion in the URA – future inclusion of the 14 additional properties are in Weld County.
- There are no current agreements to use TIF funds.



East 8th Street TIF District Plan Guidance Includes:

- **Attracting and retaining business and industry** that promotes a positive community profile through conscientious environmental, worker, and consumer standards and practices.
- **Attracting and maintaining an employed workforce** which fully utilizes and expands the skill base of residents to accommodate economic growth.
- **Providing responsive governmental services, facilities, regulations, and business practices** that promote a healthy economic climate with adequate and attractive infrastructure, demographic, and informational resources and thoughtful and responsible community planning.
- **Identifying strategic locations for business and industry** to accomplish economic and community development objectives and work with property owners to assure sufficient land is available for that purpose.
- **Promoting industrial development** which is attractive, compatible with adjacent land uses, environmentally sound, and efficiently located and designed to be functional for its intended use

Eastern Greeley Subarea Plan (2026)

- ① DOWNTOWN-ADJACENT OPPORTUNITIES
- ② POTENTIAL DIVERSIFIED/ INFILL HOUSING OPPORTUNITIES
- ③ POTENTIAL CLUSTERED DEVELOPMENT AND PRESERVATION OF OPEN SPACE / LOCAL FOOD PRODUCTION
- ④ POTENTIAL CLUSTERED RESIDENTIAL DEVELOPMENT AND OPEN SPACE PRESERVATION
- ⑤ POTENTIAL AGRICULTURAL PRESERVATION

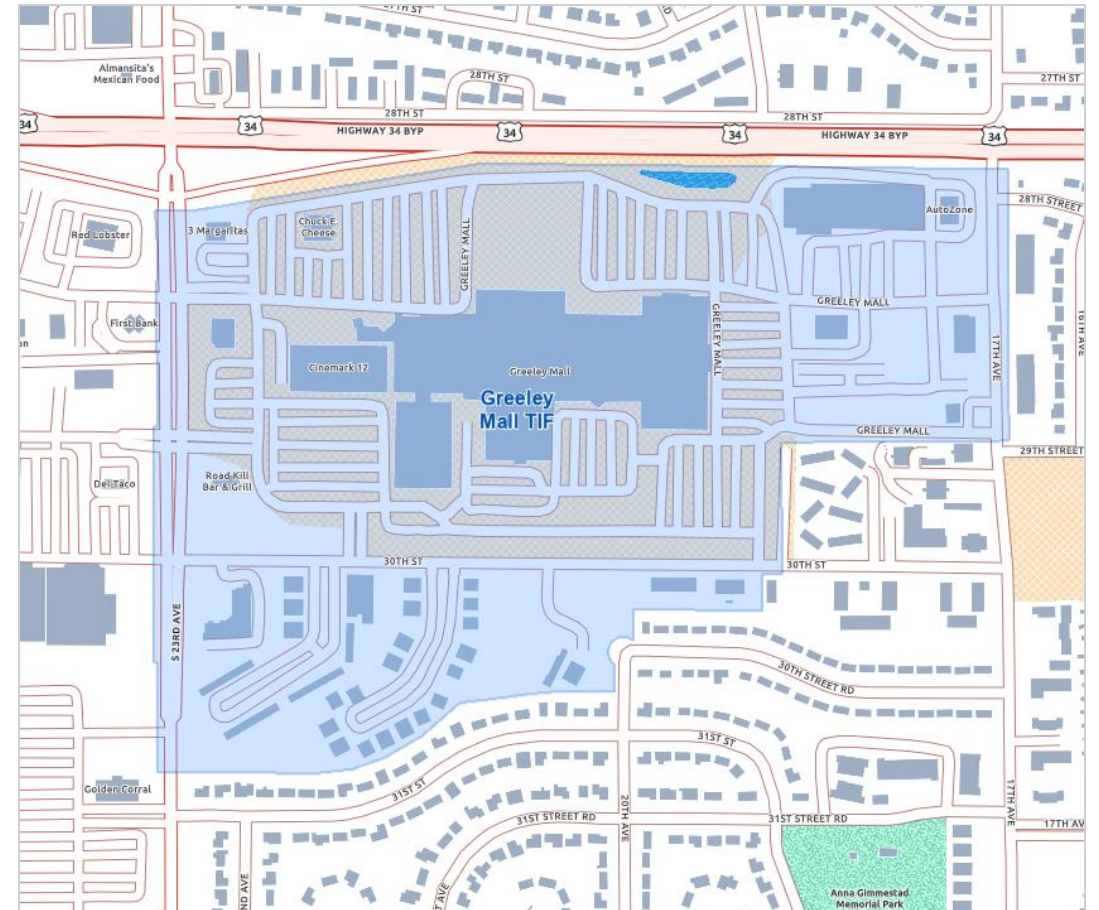
-  GATEWAY OPPORTUNITIES
-  CONNECTIVITY OPPORTUNITIES
-  MULTIMODAL TRANSPORTATION OPPORTUNITIES

-  RAILROAD CONSTRAINT
-  US 85 CONSTRAINT
-  RIPARIAN / OPEN SPACE / FLOODPLAIN AREAS



Greeley Mall Area TIF District (2008)

- Area consists of 81 acres in 13 parcels that is dominated by the Greeley Mall and other smaller commercial uses to the north.
- Also includes some multi-family residential property to the south.
- The Greeley Mall was built in 1973 and two apartment complexes were built between 1972 and 1979.
- There are no current agreements to use TIF funds.



Thank you





Work Session Agenda Summary

Item: 7.

December 9, 2025

Key Staff Contact: Robert Miller, Division Treasurer

Title:

2025 Third Quarter Financial Review

Background:

Staff will provide a 2025 third quarter financial update with an overview of the overall City's economic conditions, current financial state, current resources, and future financial outlook.

The City continues to maintain its good financial condition by applying sound budgeting and accounting policies and procedures in the midst of the current economic uncertainty. The presentation includes many of the trends and other highlights impacting available City resources. Overall revenues and expenditures are within projected variances for the 2025 budget. The City is currently seeing a slight overall increase from the adopted 2025 budget. The City also continues to maintain revenue stabilization funds of \$4.8 million to cover adopted operating expenditures for 2025 and 2026.

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

Strategic Focus Area:

High-Performance Government

Attachments:

1. Item 7 - Presentation



3rd Quarter Financial Review January to October 31, 2025

Robert Miller, Division Treasurer

Dec 9, 2025 - City Council Work Session Meeting



Agenda



- Summary of Economic Conditions and Greeley's Financial Condition
- Total Investments and Cash
- Overview of Revenues
- Total Financial Impact
- Economic Conditions and Future Outlook

Overall Economic Conditions & Outlook

- U.S. economic growth has slowed in 2025
- Inflation is moderate nationally at 3% vs. 3.1% in Colorado
- Unemployment remains low-to-moderate at 4.6% in August and has stayed stable the last 12 months in Weld County
- Interest rates are projected to decrease 0.25% in December 2025 and have been reflected in current interest rates
- Overall resources have slowly improved since the beginning of 2025, but overall are currently still below the 2025 budget in several categories
- There is still considerable economic uncertainty that will have an impact on the City's resources and expenditures

Summary of Financial Condition – Greeley

Positive Impacts to 2025 City Resources

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

Negative Impacts to 2025 City Resources

- 9 Months of Sales Tax: Increase of 0.7% from 2024 vs. Budget of 5.4%
- Severance Tax Revenues down from 2024 or \$2 Million
- Improving New Construction Growth: Building Use, Development Fees, & Permits

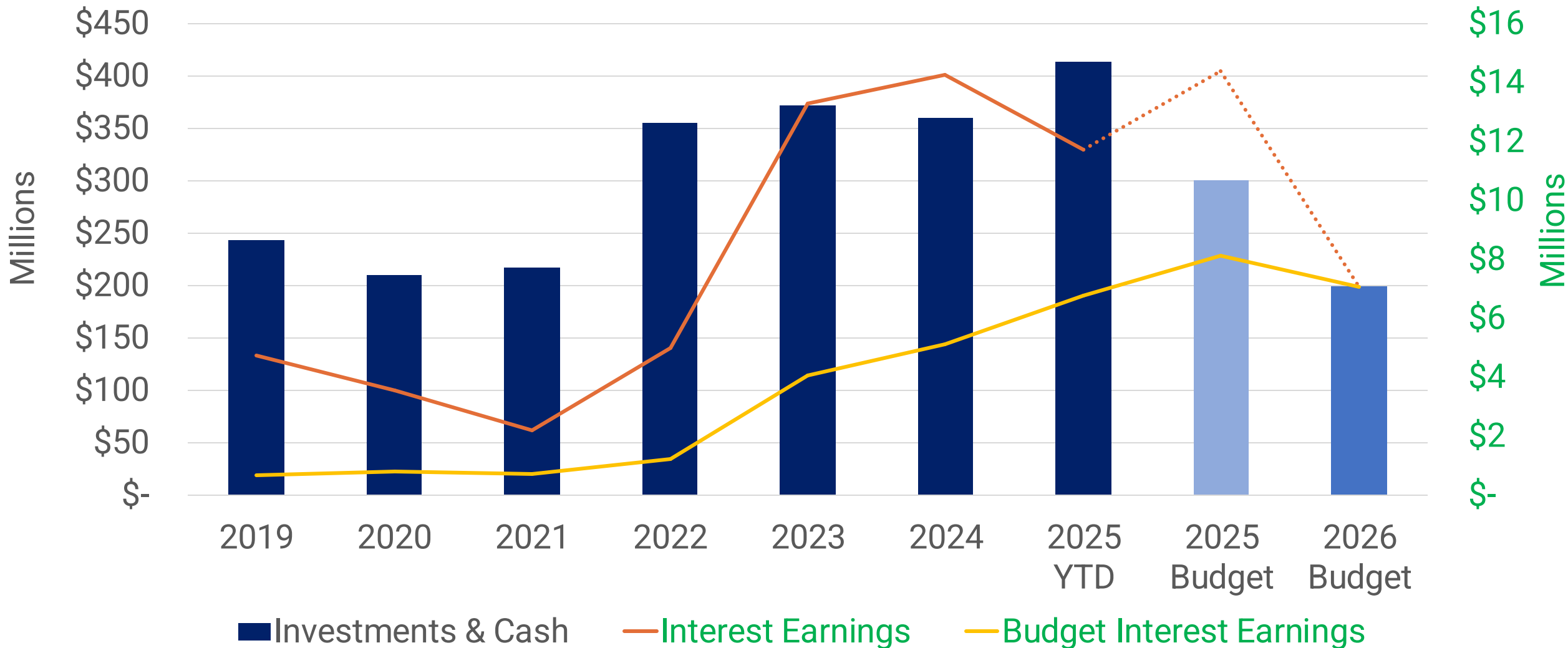
Focus Areas Related to Future City Resources

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

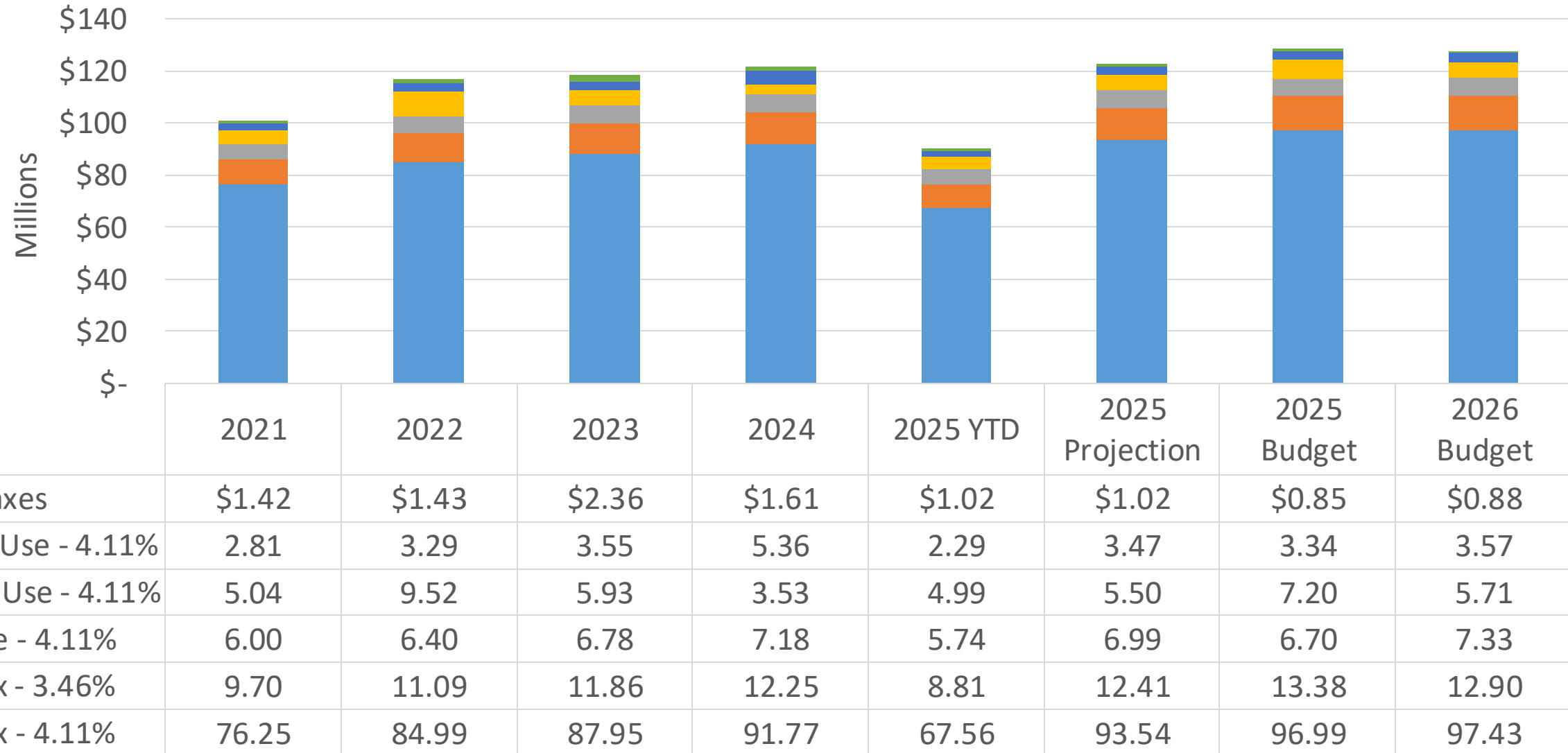
Impacts on Revenue if Trends Continue in 2025

- Potential \$3.8 Million Reduction in Sales and Use Taxes (Excluding Building Use)
- Potential \$4.2 Million Reduction in Building Revenues

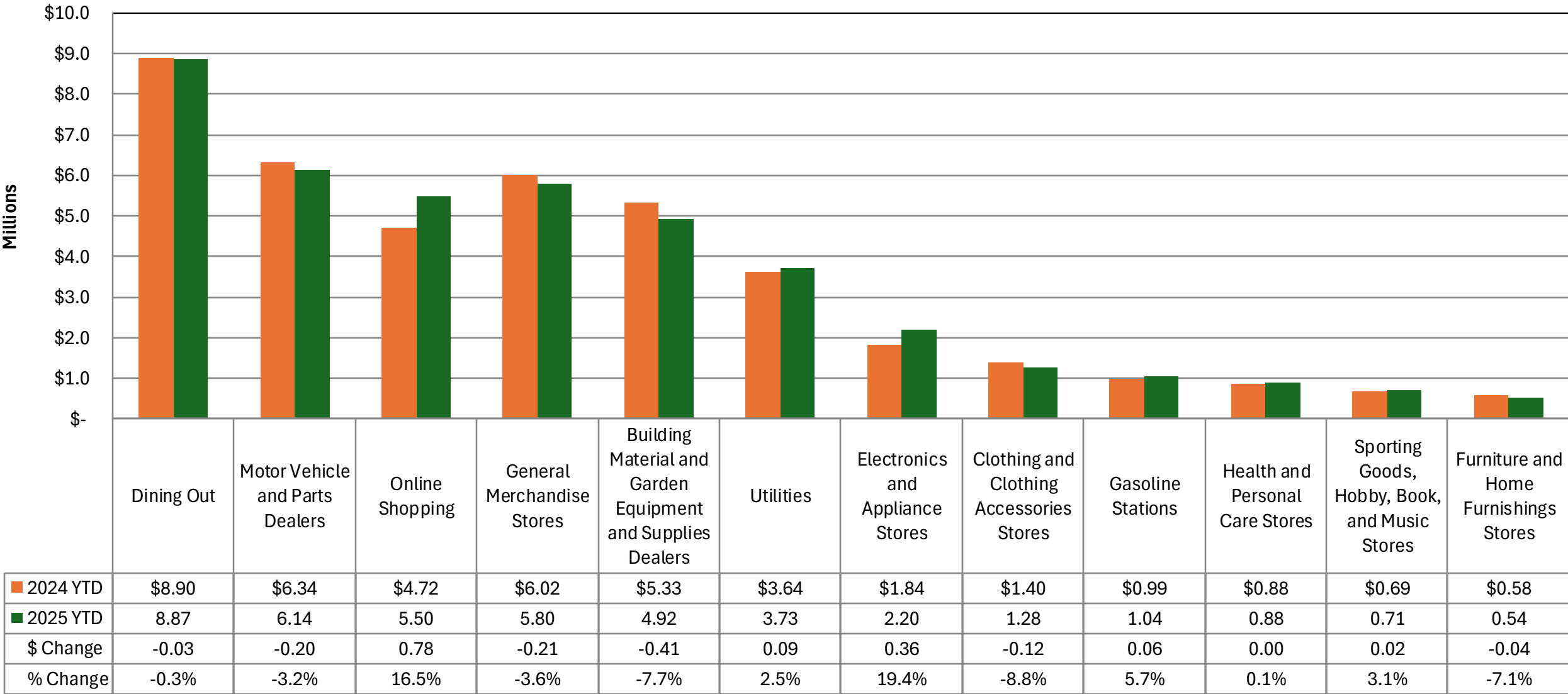
Total Investments and Cash



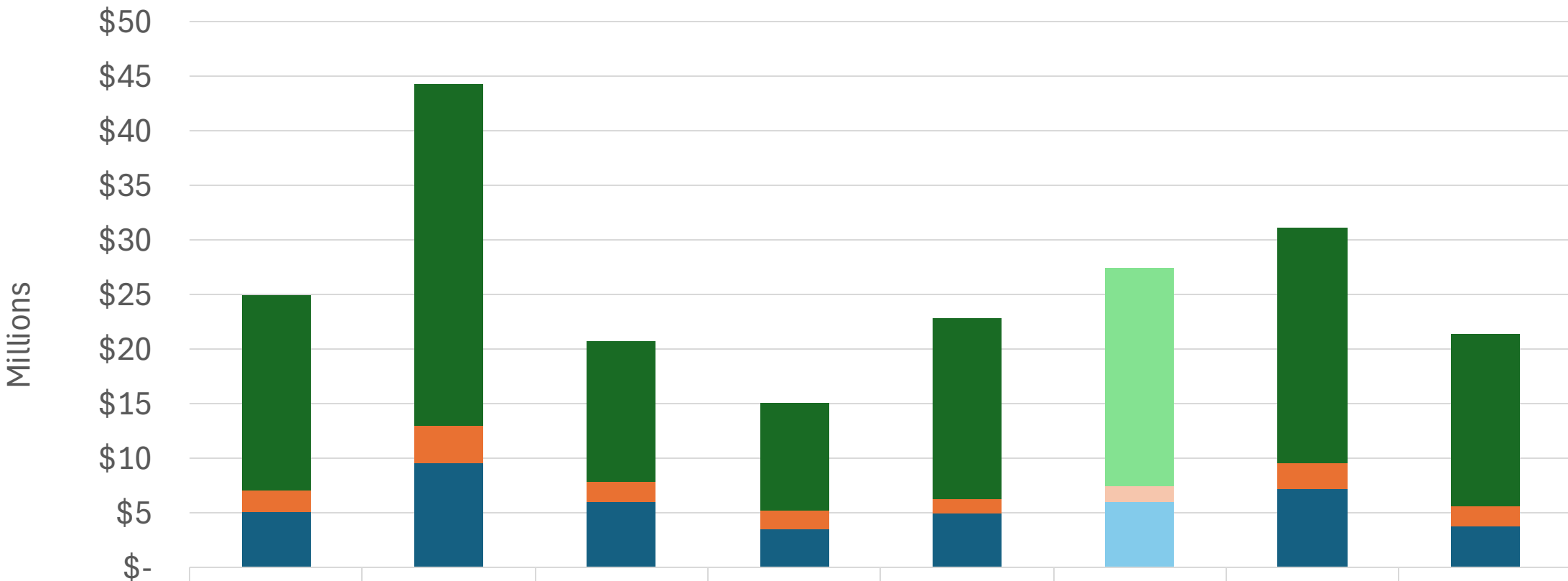
Total Sales and Use Tax Revenues



Sales Tax Revenues by Category

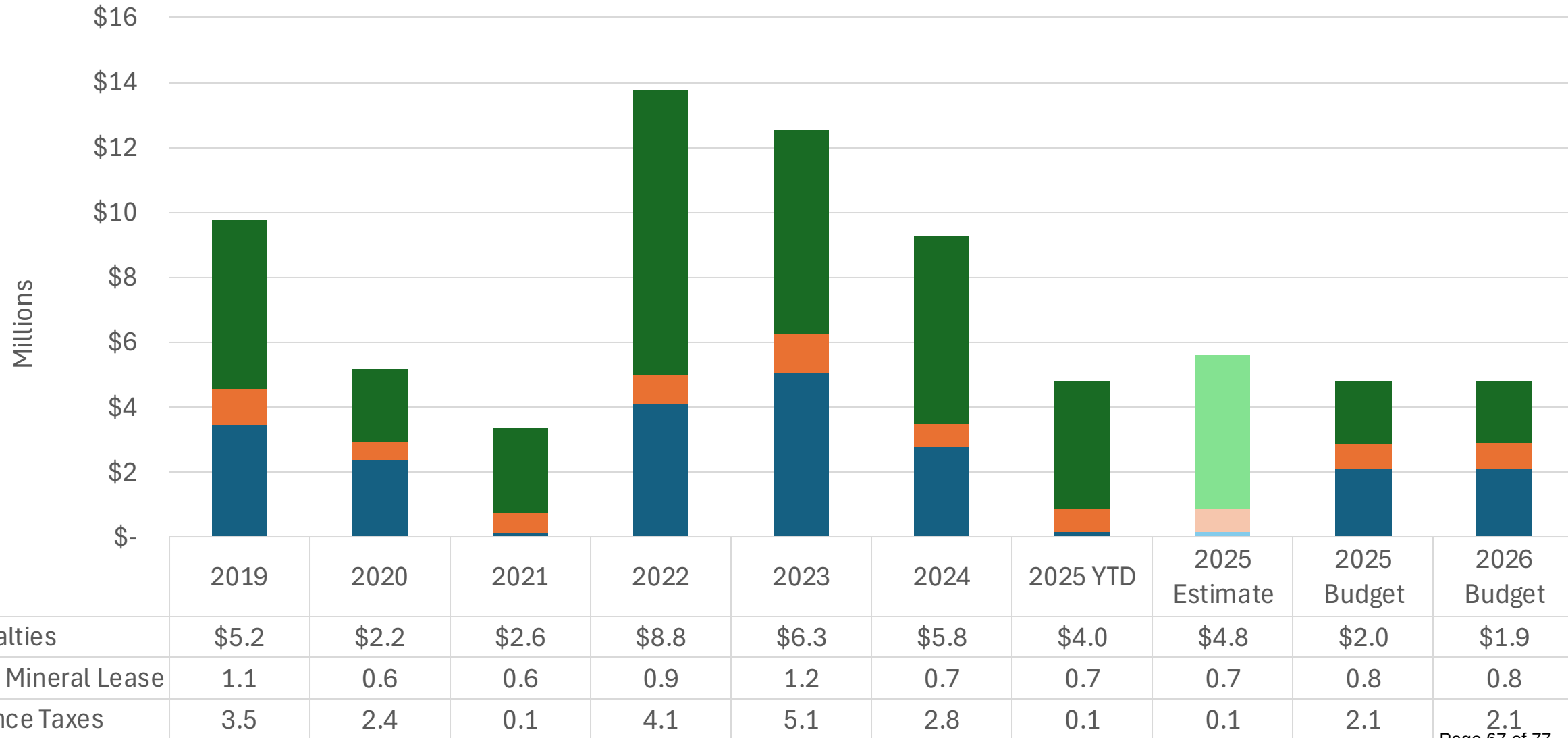


Building Revenues



Development Impact Fees	\$17.9	\$31.4	\$12.9	\$9.8	\$16.6	\$19.9	\$21.6	\$15.7
Building Permits	2.0	3.4	1.8	1.7	1.2	1.5	2.4	1.8
Building Use	5.0	9.5	5.9	3.5	5.0	6.0	7.2	3.8

Oil and Gas Revenues



Total Financial Impact Compared to 2025 Budget

	Variance from 2025 Budget	Major Categories
	(\$ 4.2) Million	Building Permits/Building Use/Development Impact Fees
	(\$ 3.8) Million	Sales and Use Taxes (Excluding Building Use Tax)
	(\$ 2.0) Million	Severance Taxes
	\$ 3.0 Million	Projected Operating Expenditure Savings
	\$ 2.8 Million	Oil and Gas Royalties
	\$ 6.3 Million	Interest Earnings
	\$ 2.1 Million	Total Financial Impact

General Fund Impact to 2026 Budget Based on Current Actuals

	Variance from 2025 Estimate Budget	Major Categories
	(\$ 1.0) Million	General Fund Share of Sales and Use Taxes
	\$ 3.0 Million	Projected General Fund Operating Expenditure Savings
	\$ 2.0 Million	Total Financial Impact to 2026 General Fund Budget

Thank you





Item: 8.

Work Session Agenda Summary

Title

Scheduling of Meetings, Other Events

Summary

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

Attachments

Council Meetings and Other Events Calendar
Council Meeting and Work Session Schedule
Status Report of Council Initiatives and Related Information

Council Meetings and Other Events Calendars

December 7, 2025 – January 3, 2026

Tuesday, December 9, 2025

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

Wednesday, December 10, 2025

- Greeley Police Department Swearing in Ceremony for Officers 2 p.m. Greeley Police Department Kent Donahue Room (2875 W 10th St, Greeley, CO 80634)

Saturday, December 13, 2025

- Wreaths Across America Proclamation - Sunset Memorial Gardens 9:45 a.m. Sunset Memorial Gardens (3400 W 28th St, Greeley, CO 80634)
 - Wreaths Across America Proclamation - Linn Grove 9:45 a.m. Linn Grove Cemetery (1700 Cedar Ave, Greeley, CO 80631)
-

Tuesday, December 16, 2025

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

Wednesday, December 17, 2025

- Water & Sewer Board Meeting 2 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)
- Greeley Police Department Retirement Celebration 3 p.m. Greeley Police Department Kent Donahue Room (2875 W 10th St, Greeley, CO 80634)
- Annual Greeley Menorah Lighting 5:30 p.m. Downtown Greeley (802 9th St, Greeley, CO 80631)

Thursday, December 18, 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)
-

Monday, December 22, 2025

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

Tuesday, December 23, 2025

- **City Council Work Session Cancelled**
-

Wednesday, December 31, 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

12/1/2025			
This schedule is subject to change			
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
December 16, 2025 City Council Meeting	Minutes	Heidi Leatherwood	Consent
	Resolution - IGA with Water Supply and Storage Company and other Municipal Entity Stockholders	Cole Gustafson/Sean Chambers	Consent
	Resolution - IGA governing Cost Allocation for Water Supply and Storage Company System Modifications	Cole Gustafson/Sean Chambers	Consent
	Resolution - Appoint Assistant Municipal Judge and Assistant Liquor Licensing Hearing Officer Manzer	Mark Gonzales	Consent
	Resolution - Appoint Assistant Municipal Judge and Assistant Liquor Licensing Hearing Officer Coleman	Mark Gonzales	Consent
	Intro & 1st Rdg Ord - Private Activity Bond Affordable Housing Program	Deb Callies	Consent
	PH & 2nd Rdg Ord - Development Code Text Amendment for Affordable Housing	Caleb Jackson/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Reauthorize Boards & Commissions	Jennifer Middleton	Regular
	PH & 2nd Rdg Ord - Non-owner nomination of City Hall	Betsy Kellums/Don Threewitt	Regular
	B&C Appointments	Jennifer Middleton	Regular
December 23, 2025 City Council Work Session	Cancelled- No Meeting- Christmas/Holiday		
January 6, 2026 City Council Meeting			
	Motion - Posting Sites for Council Meeting and Work Session Meetings	Heidi Leatherwood	Consent
	Motion - Posting Site for B& C	Heidi Leatherwood	Consent
	Resolution - Approving Venue Use Agreement with the Colorado Eagles	Blair Snow	Consent
	Resolution - 3 Mile Plan (annual item)	Don Threewitt	Consent
	Intro & 1st Rdg Ord - Amending Greeley Municipal Code for the Floodplain Overlay District	Brian Hathaway	Consent
	Intro & 1st Rdg Ord - Appropriation	Nathan Mosley	Consent
	West Greeley Project Update (Informational)	Blair Snow	Regular
	PH & 2nd Rdg Ord - Private Activity Bond Affordable Housing Program	Deb Callies	Regular
January 13, 2026 City Council Work Session Meeting	Housing Affordability Financing and Incentives	Deb Callies	WS
	Homeless Solutions Update	Mandy Shreve	WS
	Weld County Hazard Mitigation Plan	Dom Tatti/Peter Perez	WS
	Public Art/Performing Artist Follow up	Diana Frick	WS
January 20, 2026 City Council Meeting			
	Resolution - Weld County Hazard Mitigation Plan	Dom Tatti/Peter Perez	Consent
	Resolution - Land Exchange Agreement (Hold)	Kelli Johnson	Consent
	Intro & 1st Rdg Ord - Setting forth procedure for City Appointments to 501 (c)(3) Board (Hold)	Blair Snow	Consent
	PH & 2nd Rdg Ord - Amending Greeley Municipal Code for the Floodplain Overlay District	Brian Hathaway	Regular
	PH & 2nd Rdg Ord - Appropriation	Nathan Mosley	Regular
January 27, 2026 City Council Work Session Meeting	West Subarea Plan Update	Brian McBroom	WS
	Wildfire Resiliency Adoption	Brian Kuznik	WS
	Combining Boards for the Culture Division under CPRD	Diana Frick	WS
	Habitat Fee Waivers - Hope Springs	Deb Callies	WS
February 3, 2026 City Council Meeting			
	Council Appointments to 501 (c)(3) board (tentative)	Blair Snow	Consent
	PH & 2nd Rdg Ord - Setting forth procedure for City Appointments to 501 (c)(3) Board (Hold)	Blair Snow	Regular
	Intro & 1st Rdg Ord - setting compensation for Municipal Judge (Hold)	Martha Lanaghen	Consent
	Intro & 1st Rdg Ord - setting compensation for City Attorney (Hold)	Martha Lanaghen	Consent
February 10, 2026 City Council Work Session Meeting	Spin Pilot & Micromobility Update	Victoria Leonhardt/Bhooshan Karnik	WS
	Contractor Licensing	Matt Wagdy/Don Threewitt	WS
	Comprehensive Financial Policies	Allena Portis	WS
	Safe Streets for All Planning and Demonstration Grant Project	Steve Younkin/Bhooshan Karnik	WS
February 17, 2026 City Council Meeting			
	Resolution - Lessening Burdens on Government	Blair Snow	Consent
	Resolution - Habitat Fee Waivers - Hope Springs	Deb Callies	Consent
	TEFRA Hearing	Blair Snow	Consent
	PH & 2nd Rdg Ord - setting compensation for Municipal Judge (Hold)	Martha Lanaghen	Regular
	PH & 2nd Rdg Ord - setting compensation for City Attorney (Hold)	Martha Lanaghen	Regular

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
11-2023	Clark/Butler	Artificial turf and landscape standards	August 1, 2023 Council Meeting	*Come back to Council with a draft ordinance	Staff will schedule for a later date.	Don Threewitt
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 by the end of December. Then it will be brought to Council by March/April.	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	Following the February council meeting Code Compliance has been focusing on the council's direction to: Explore how to speed up compliance without immediate ticketing. How to enhance voluntary compliance. A more detailed update regarding Code Compliance progress was provided in the August 29 weekly update. A follow-up worksession will be scheduled this winter.	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.	Recieved proposals on 2/13 and now in the evaluation Starting phase 1 (procedures chapter) and remaining phases are on hold pending budget.	Don Threewitt
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.	A follow up presentation is scheduled for the January 13 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. Staff will come to Council with the Plan of finance at a work session late fall December/January timeframe.	Allena Portis

11-2025	McDonald	Contractor Licensing		Requested staff to come back on a Work Session to present information on changing the code for contractors being licensed in the City specifically roofers.	A work session is tentatively scheduled for February 10, 2026.	Don Threewitt
			Council Meeting			



Work Session Agenda Summary

Item: 9.

Title

Adjournment