



West Greeley Project Citizen Oversight Committee

April 30, 2026

4:30 pm

1001 11th Ave, Greeley, CO 80631

Agenda

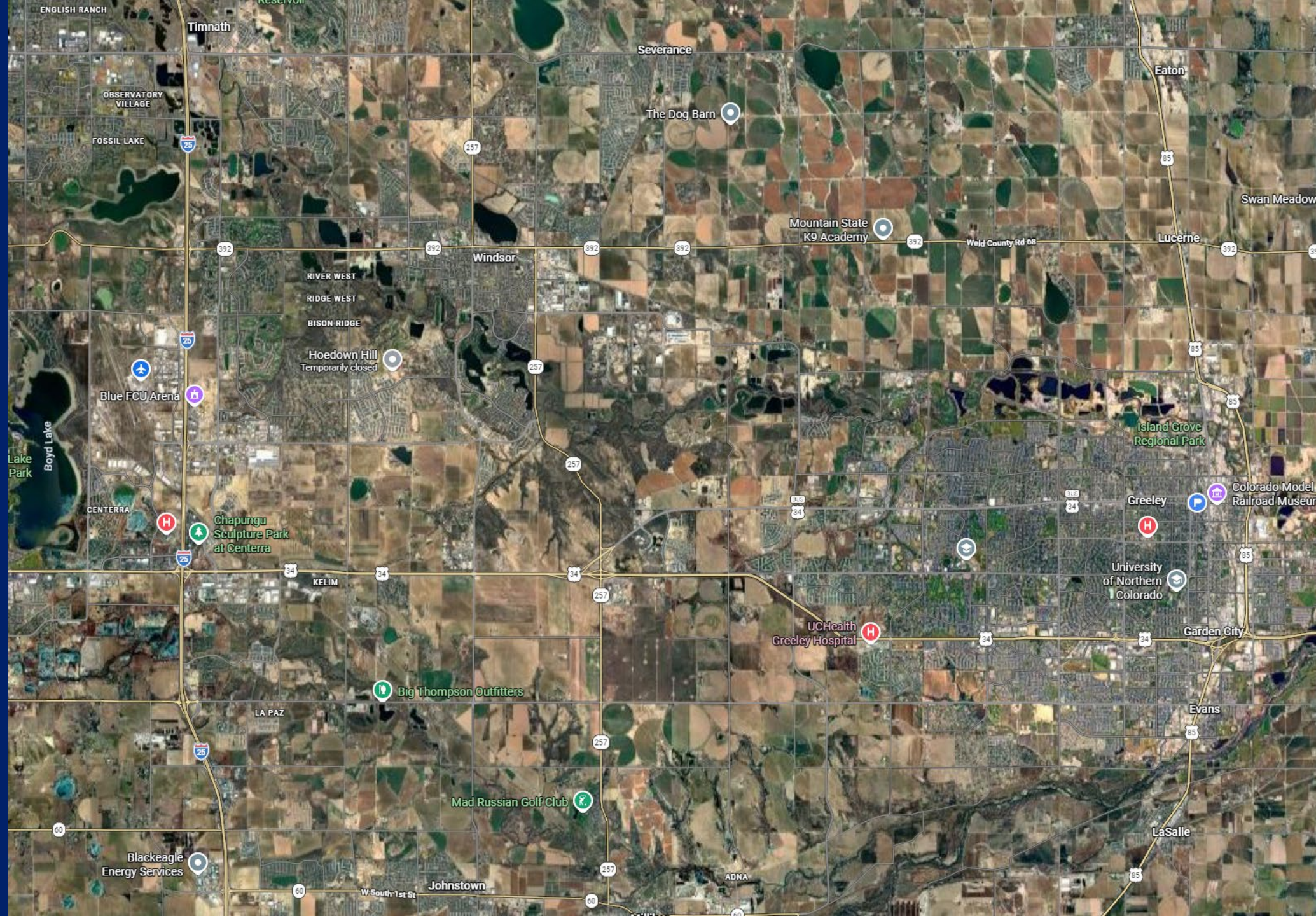
- 1. Call to Order**
- 2. Roll Call**
- 3. Welcome, Agenda Review**
- 4. Introductions**
- 5. Operating Protocol**
- 6. Discussion - Interest List**
- 7. Public Comment**
- 8. Presentation - High Level Common Ground on Current Challenge**
- 9. Reflections**
- 10. Scheduling of Meetings:**
 - a. April 30th - Introduction, Admin, High Level Overview all Project Element
 - b. May 7th – Growth and Project Elements
 - c. May 21st– Financing and Debt
 - d. May 28th– Proposed Options
 - e. June 4th– Proposed Options
 - f. June 11th – Build Agreement on Recommendation
 - g. June 18th– TBD
 - h. June 25th – Present recommendations to Council
- 11. Adjournment**



High Level Overview

**John Hall and
Allena Portis**

West Greeley



Defining Our Economic Development Goals



Economic Growth & Opportunity



Improved Connectivity



Enhanced Quality of Life



Strategic Growth & Revenue Capture



Reduced Spending Leakage



Business Retention & Recruitment



Increased Property Values & Opportunities



Long-Term Community Benefits



Reinvestment into the Community

Defining Greeley's Obstacles



Quality of Life:

Lack of amenities complicates business and resident recruitment and retention.



Executive Housing:

Spending is lost to neighboring areas due to inadequate housing.



Office Space:

Shortages hinder business growth and relocation.



Tourism & Entertainment:

Limited attractions reduce local and external spending.



Retail & Dining:

Scarcity impacts economic vibrancy and satisfaction and contributes to sales tax loss.

Key Considerations of Not Acting



Economic Stagnation:

Continued loss of opportunities and spending to neighboring cities.



Regional Decline:

Greeley risks falling behind as a regional competitor



Reduced Opportunity:

With reduced tax revenue and growth stagnation comes reduced opportunity for further future investment



Missed Legacy Opportunity:

A chance to shape Greeley's future could be lost, putting us into a reactive position.

Site Plan

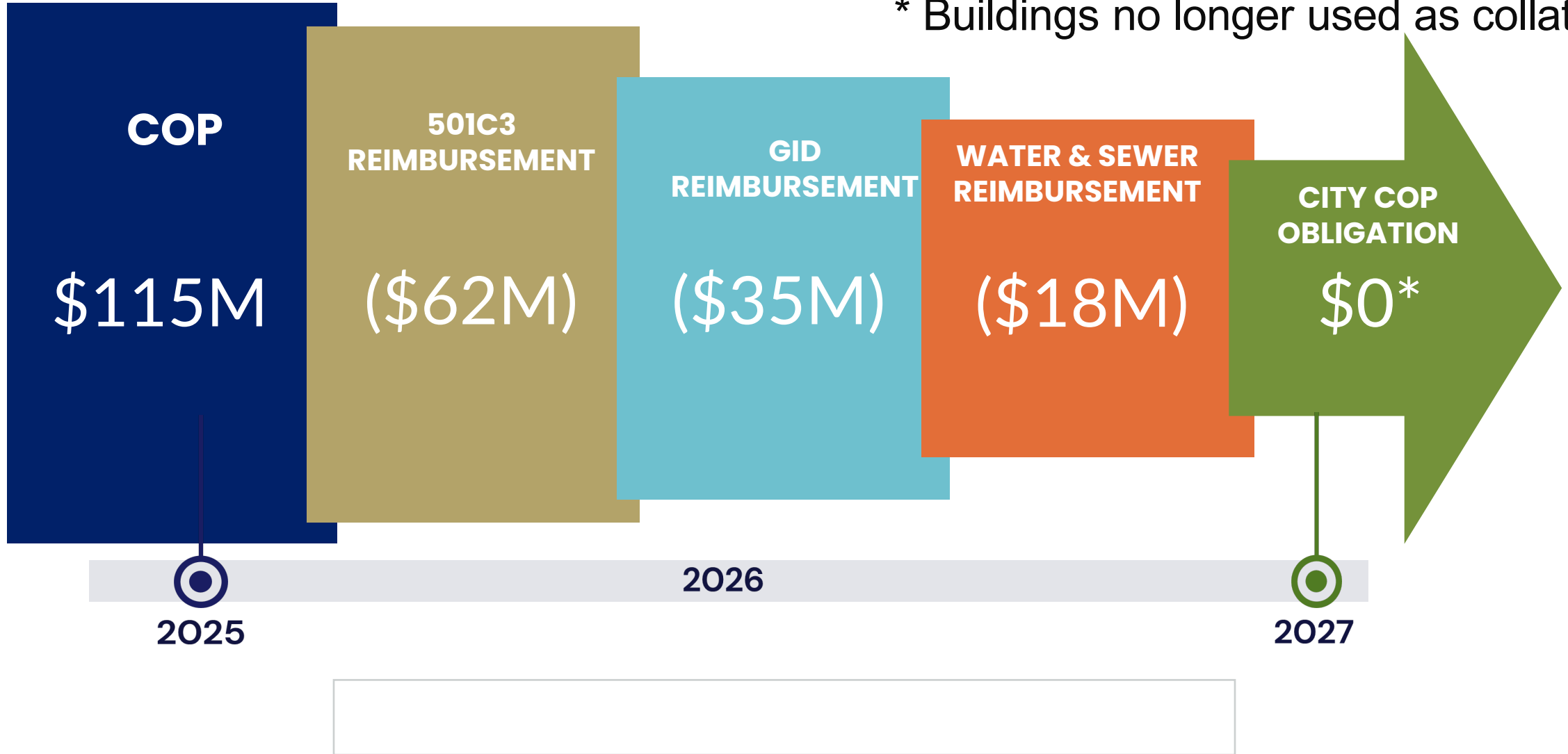


1. Arena & Youth Hockey Center
2. Plaza
3. Resort & Spa
4. Waterpark
5. Conference Center
6. Cascadia Falls
7. Intermodal Hub & Parking
8. 131st Ave. Overpass & Center Loading Bus Station
9. HWY 34 & CR 17

*Site Plan originally presented in April 2025

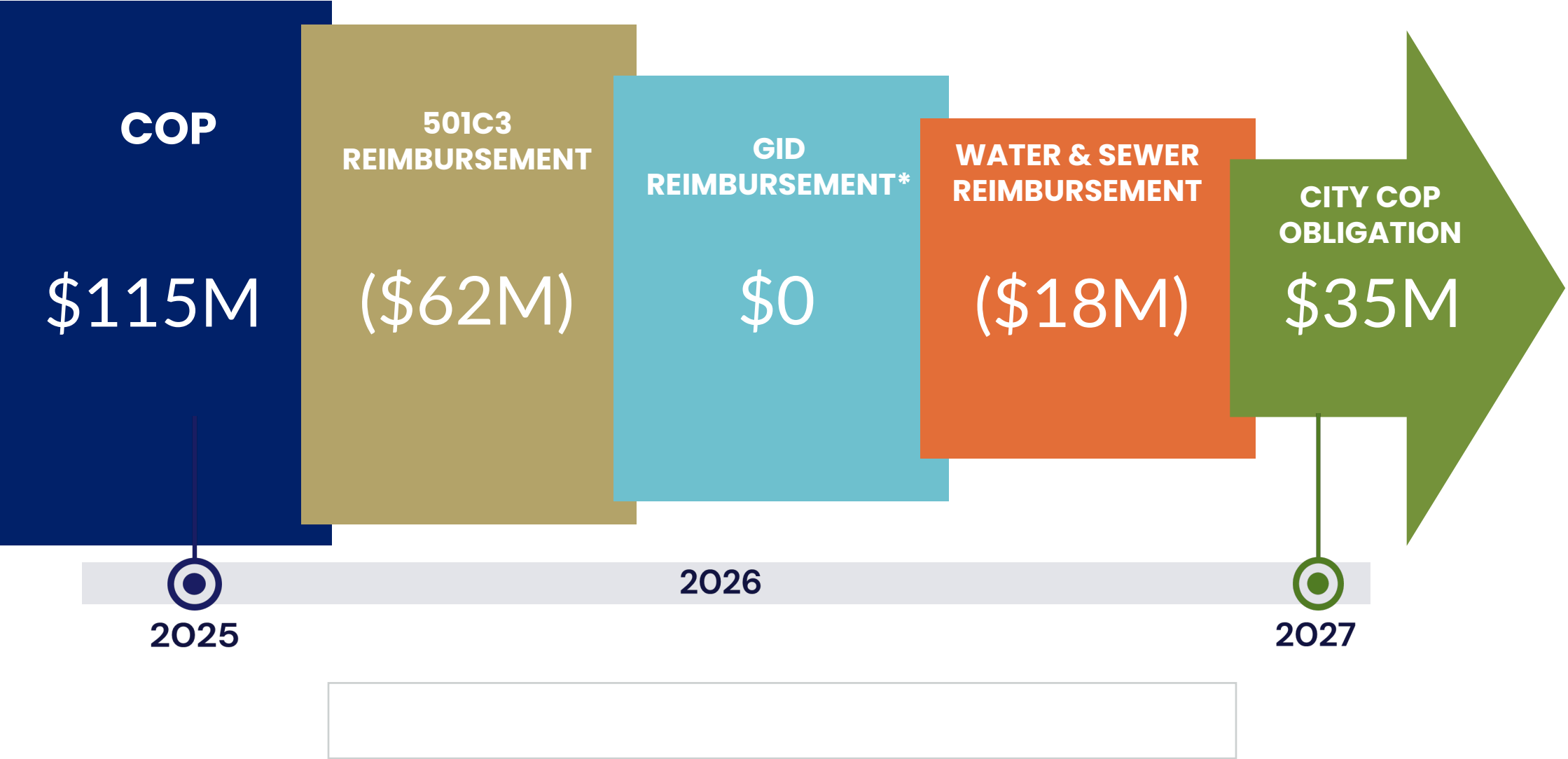
Original Finance Plan - Predevelopment Costs

* Buildings no longer used as collateral.



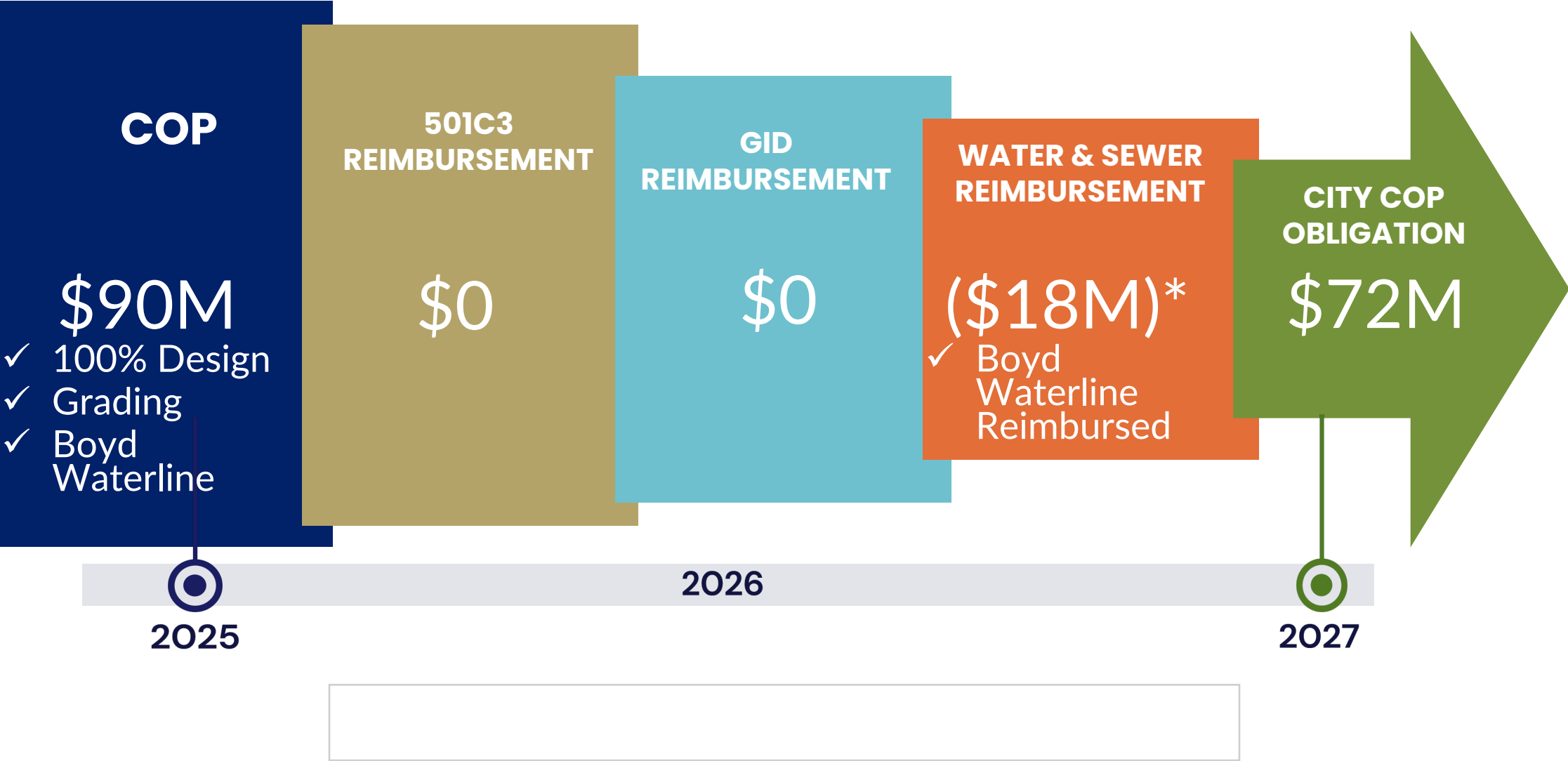
Updated Finance Plan - Predevelopment Costs (February 2026)

*GID Bond capacity estimate at \$85M. \$35M of COP to be reimbursed in the future



Updated Finance Plan - Predevelopment Costs (April 2026)

*Subject to MOU with City and GID



Thank You

