

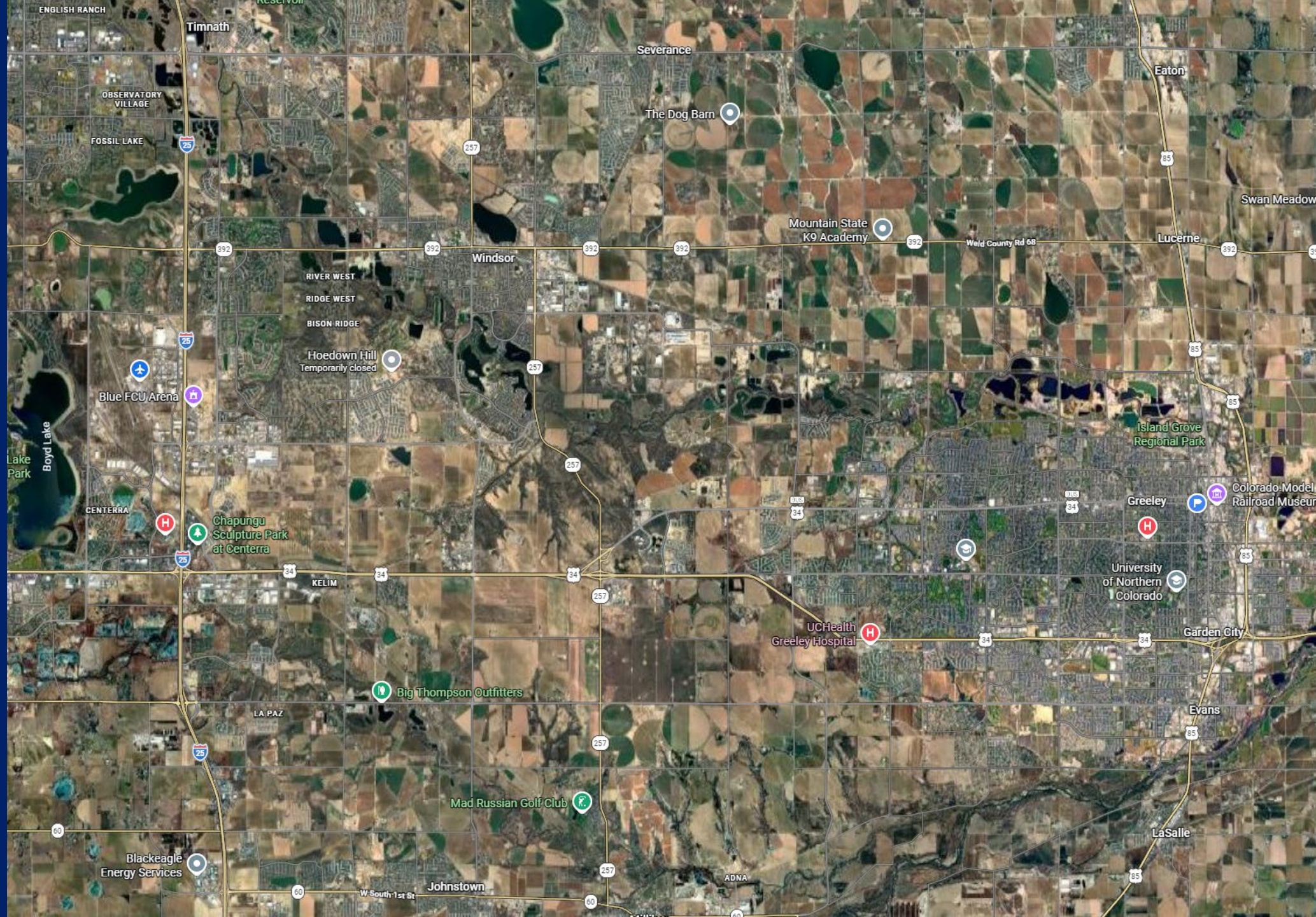


# High Level Overview

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**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

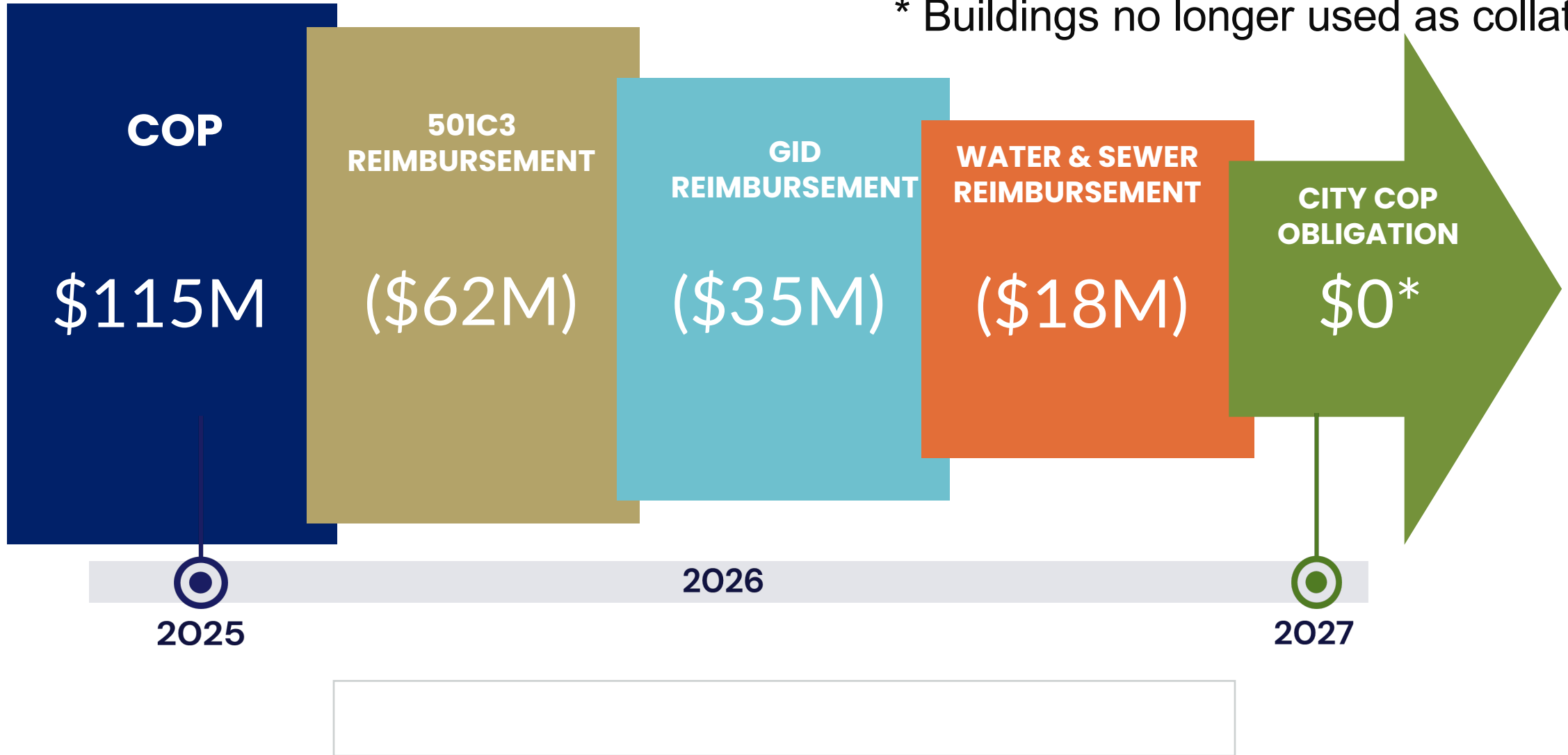


1. Arena & Youth Hockey Center
2. Plaza
3. Resort & Spa
4. Waterpark
5. Conference Center
6. Cascadia Falls
7. Intermodal Hub & Parking
8. 131<sup>st</sup> Ave. Overpass & Center Loading Bus Station
9. HWY 34 & CR 17

\*Site Plan originally presented in April 2025

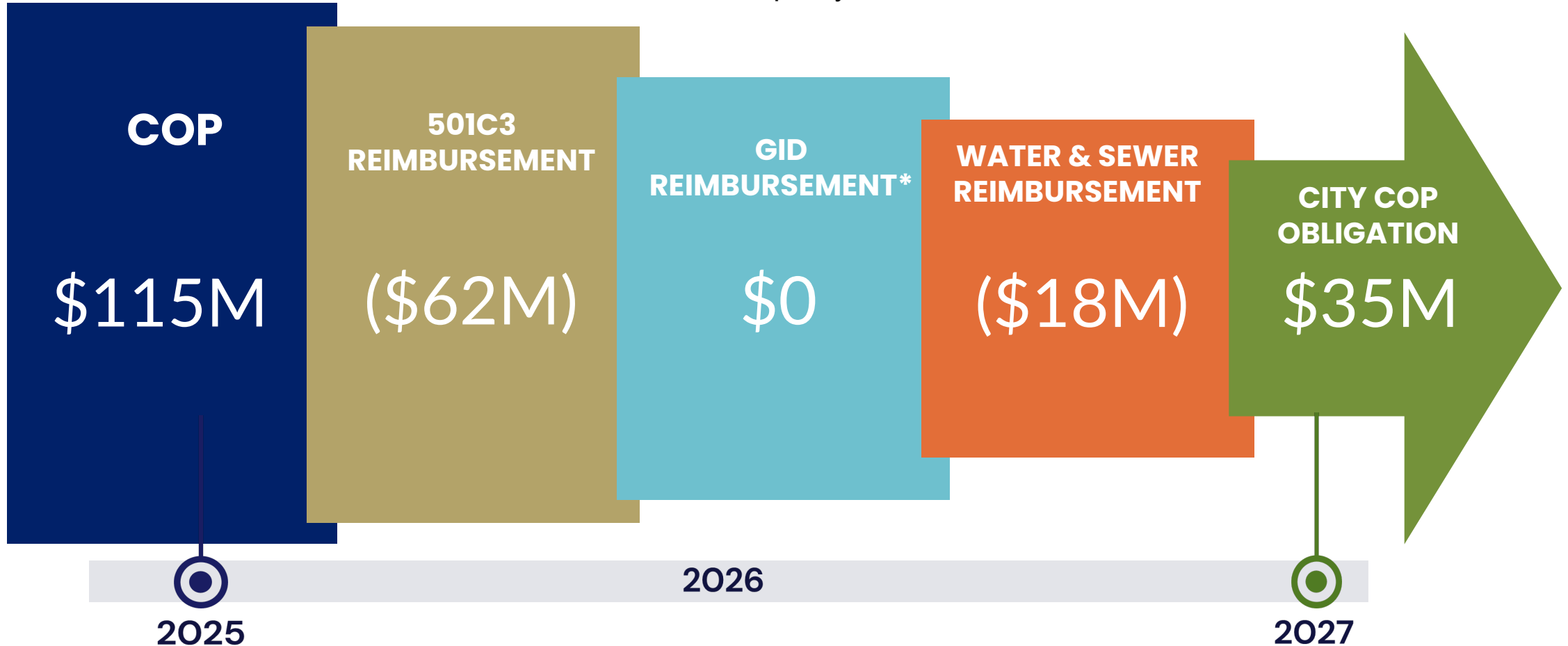
# Original Finance Plan - Predevelopment Costs

\* Buildings no longer used as collateral.



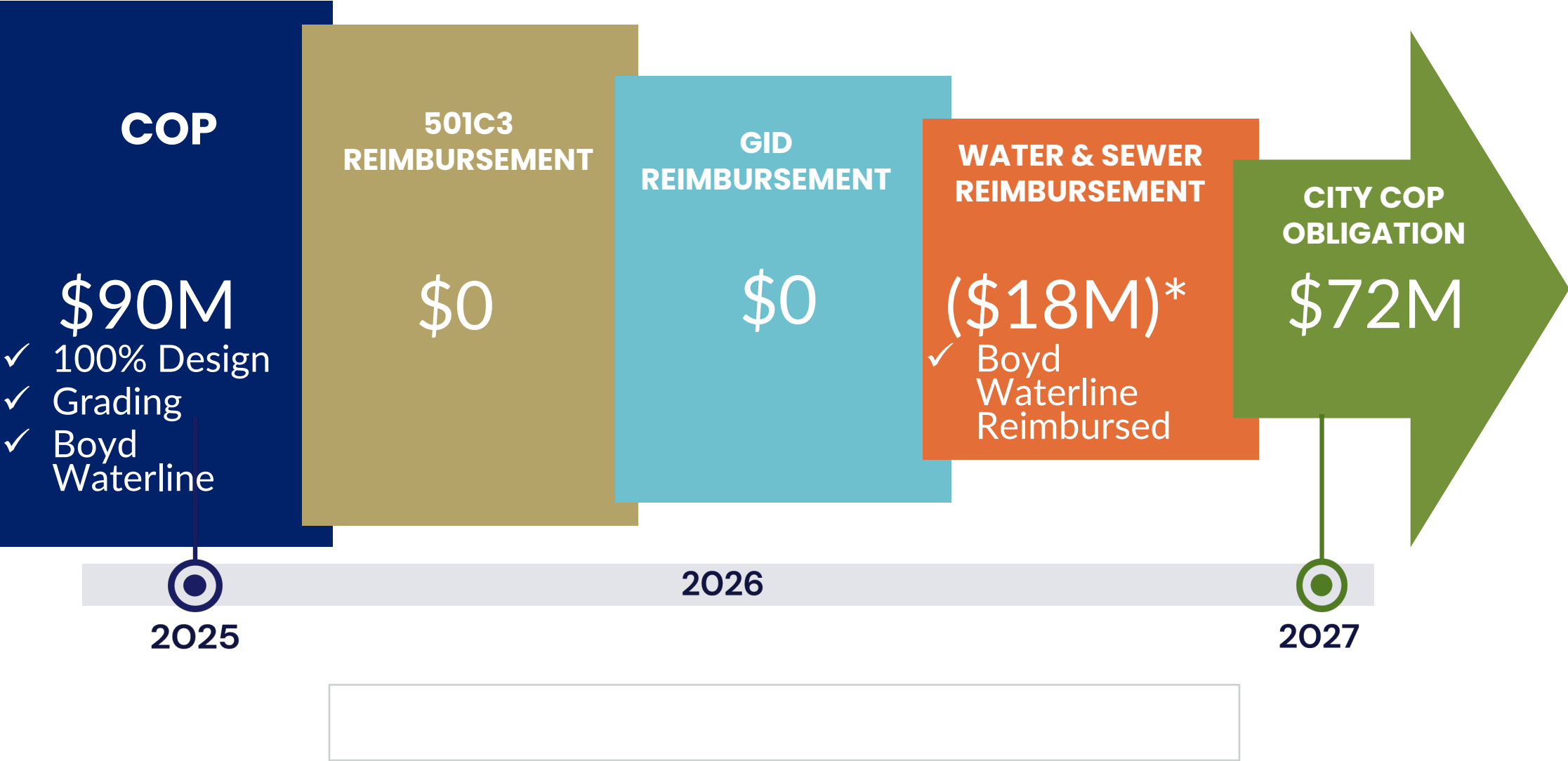
# Updated Finance Plan - Predevelopment Costs (February 2026)

\*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

