



Community
Development Director
CITY OF GREELEY, CO

About Greeley, Colorado

Established in 1870, Greeley became a Home Rule City in 1958 and operates as a Council-Manager form of government. The county seat of Weld County, Greeley lies 30 miles east of the front range of the majestic Rocky Mountains near the confluence of the Cache la Poudre and South Platte Rivers and 52 miles northeast of Denver.

Education, Commerce, and Community Excellence. Greeley thrives as the education, trade, transportation, cultural, and marketing center of Weld County. It's one of the top ten most prosperous and productive agricultural counties in the U.S. and leads the State of Colorado's in oil and gas production. With an estimated population of 110,787 in an area of 49.8 square miles at an elevation of 4,658 feet the City's population is projected to increase to over 135,000 residents in 10 years. Greeley enjoys a rich cross-section of cultures and ethnicities with approximately 40% of the community identifying as Latinx and many other immigrant families from across the globe, offering a variety of marketplace and cultural experiences. Greeley is home to both the University of Northern Colorado (UNC), the third-largest university in Colorado, and Aims Community College. In addition to investments in education, there is a deep commitment to achieving community excellence by fostering economic opportunities, expanding educational partnerships, enhancing quality of life, cultivating a sense of belonging, promoting talent and workforce development, enhancing transportation and mobility systems, and providing sustainable infrastructure to serve Greeley's future.

Greeley is home to a diverse mix of industries - from food processing, agricultural innovation, health care, and energy to breweries, entertainment, hospitality, and destination shopping. Greeley boasts an eclectic and diverse economy and community character that is vibrant, dynamic, and rich with creative industries and individuals. The city is home to a mix of generations and corporate citizens who provide inspired leadership, community support, and skilled-labor jobs that pay competitive salaries.





About Greeley, Colorado cont.

Arts and Culture. Greeley offers some of the most diverse arts, music, and cultural events in the region and is one of the State's Certified Creative Districts. Performances produced by the UNC's nationally acclaimed College of Performing and Visual Arts, the Greeley Chorale and the Greeley Philharmonic Orchestra, one of the longest continually operating orchestras west of the Mississippi, are just a few examples of the superb cultural offerings of the community. The City's Cultural Affairs Division manages the 1700-seat Union Colony Civic Center, art shows, movies, performances, festival, farmers' market and the City's Public Art program. Greeley is also home to favorite community events such as the Greeley Stampede, Arts Picnic, Friday Fest, Monster Day, the Multi-cultural Festival, OktoBREWfest, and so much more.

Parks, Recreation and Mountain Access. With a plethora of parks and facilities encompassing over 650 acres, the recreational amenities in Greeley are endless. The city's golf courses, recreation centers, swimming pools, fields and courts, skate parks, playgrounds, fishing ponds, picnic areas, and open space create a community rich with options for sports and outdoor fun. Residents get to experience even more time outdoors on biking and hiking trails along the Cache la Poudre River and throughout the community. As the 'front porch to the Front Range,' Greeley's connection to the outdoors extends to the plains and mountains with easy access to diverse outdoor experiences from the Pawnee National Grassland on the east to Rocky Mountain National Park to the west and everything in between - all less than 50 miles away.

What's happening in Greeley?

Exciting things are happening in Greeley:

In recent years Greeley and the Weld County region have been nationally recognized in a number of ways:

- Second-fastest population growth in the United States (Weld County - 2017)
- 6th best place in the United States in 2019 for First Time Homebuyers by WalletHub
- 8th most dynamic metropolitan area in the United States by the Walton Family Foundation based on economic performance - specifically job growth, income gains, and the proportion of jobs demonstrating entrepreneurship.
- 8th on WalletHub's 2019 Best Small Town Real Estate Market Study

Greeley has a median income of \$61,492 and a median home value of \$385,000

Ongoing investment in the redevelopment of Downtown Greeley with major investments in public art, road & pedestrian infrastructure, stormwater mitigation, redevelopment incentives, and place-making enhancements are attracting investment and innovation. A new, upscale hotel and conference center in the downtown that attracts new visitors, business meetings, and special events and over 200 new market rate apartments have been developed in the Downtown/University corridor, further increasing the appeal of this area. New restaurants, hospitality, and retail outlets are choosing to locate in every corner of the city.





The Organization

A Home Rule Municipality that is self-governed under the State of Colorado Constitution, Greeley operates under a Council-Manager form of government with seven elected officials on the Council, including the Mayor. Under this form of government, the City Council sets the policies for the operation of the Greeley government while the council-appointed City Manager has administrative responsibilities for city operations.

Appointed in January 2022, Raymond C. Lee III serves as City Manager. He previously served as Greeley's Deputy City Manager for Community Building, and before that held positions with the Cities of Dallas and Amarillo, respectively, in Texas.

The City has a total 2022 budget of \$486.3 million and a staff of approximately 1,101.75 full-time equivalent positions.

The Position

Selected by and working under the direction of the City Manager, the Community Development Director is provided daily direction from a Deputy or Assistant City Manager. The Community Development Director leads, directs and supervises the activities of the Community Development Department which functions to ensure orderly, attractive, compatible forward-thinking community growth and neighborhood sustainability. The Department currently includes the following operations: Planning, Historic Preservation, Code Compliance, Engineering Development Review, Civil Inspections, and Building Inspections. The Community Development Director is responsible for preparing and implementing plans and programs necessary to support City Council's vision and priorities, directives, and special projects, providing liaison and coordination on all matters relating to the planning and effective development of the community, and determine and implement departmental policies and recommend City policies. The Community Development Director has continual direct contact with the City Council, City Manager, various boards and other city staff in order to fulfill the duties of the position. The Department is currently undergoing a third-party organizational and operational assessment along with the Economic Health and Housing Department which is anticipated to be completed in the summer of 2022.

Ideal Candidate

Greeley's ideal candidate is an established or emerging leader in community development with a proven ability and passion to engage staff and the public, partner with community stakeholders and collaborate with colleagues while integrating policy and best practices into high quality service.

In evaluating candidates, the City will be seeking individuals who have the following characteristics and competencies:

- A visionary, inspiring and forward-thinking leader who can convene the various interests of the community, the Department and City leadership to develop a vision, strategies, clear goals and actions to guide the future of Greeley.
- Comprehensive knowledge of or ability to become knowledgeable of laws related to land use planning, building codes, environmental conditions, regional issues, code compliance practices, housing assistance, social services, and economic development practices and programs.
- Experience with current and long-range planning, building inspection, code compliance, , plan review, permit processing, engineering, historic preservation, affordable housing, economic analysis and development and community livability.
- Ability to maintain and promote effective working relationships with, and between, coworkers, the public, elected officials, and other agencies.
- Excellent conflict resolution skills and the ability to manage controversial situations.
- Broad knowledge of local government finance and budget development; ability to effectively manage a large departmental budget.
- A team player who collaborates, engages and supports as a member of the City's executive leadership team.
- High level of business acumen and systems thinking to understand and apply information to contribute to the organization's strategic plan and complex business challenges.
- Excellent communication skills - written, verbal and interpersonal; able to exhibit presence in key meetings, tailor their communication style to diverse audiences, and present complex information in a clear, concise and understandable manner.
- An individual who demonstrates the highest levels of personal and professional ethics and behavior and leads by commitment, example and ethical standards, both on and off the job.



Education and Experience

Qualified candidates will have a minimum of a bachelor's degree from an accredited college or university with major coursework in Urban or Regional Planning, Public Administration, Business Administration, or in a closely related field, plus seven (7) years increasingly responsible experience in municipal administration in community development, and five (5) years' experience supervising staff preferably in a municipality or public jurisdiction. A master's degree in a related field is preferred.

Salary

The City of Greeley is offering a competitive salary range between \$116,480 - \$174,720, commensurate with experience, and a comprehensive benefits package. Relocation assistance may also be available for the successful out-of-area candidate. There is a compensation and classification plan study underway for all non-union positions that will be completed in 2022.

Resources

[City of Greeley](#)

[Greeley Chamber of Commerce](#)

[City of Greeley Recruitment Video](#)

[Visit Greeley](#)

[MyGreeley – A Story Best Lived](#)

[Imagine Greeley Comprehensive Plan](#)

[Greeley City Manager's Office](#)

[Greeley Facebook](#)

[Greeley Economic Development](#)

[Greeley Twitter](#)

[Greeley Instagram](#)

How To Apply

Interested applicants should forward a cover letter and resume to:

resumes@affionpublic.com

Reference: GREELEYCDD22

Affion Public
PO Box 794
Hershey, PA 17033
888.321.4922
www.affionpublic.com



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