



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**July 11, 2018
1100 10th Street – United Plaza Building
4:30 p.m.**

I. Call to Order

Chair Harris called the meeting to order at 4:30 p.m. Commissioners Haas, Welsh, Reilly, Cummins, and Roberts were present. (Commissioner Costigan was absent.)

II. Approval of minutes for the meeting held on June 13, 2018

Commissioner Roberts made a motion to approve the minutes for the meeting held on June 13, 2018 as written. Commissioner Haas seconded the motion; the motion carried 6-0. (Commissioners Costigan was absent.)

III. Items of Business

Consideration of HOME application – Greeley Area Habitat for Humanity

Cheri Witt-Brown, Executive Director of Greeley Area Habitat for Humanity thanked the Commissioners for their support of the GAHFH and gave an update on the housing projects. Ms. Brown answered questions regarding GAHFH volunteer programs.

Carol Larsen, Grant Specialist gave an overview of the Greeley Area Habitat for Humanity (GAHFH) request for a grant of \$237,000 to fill the gap in funding needed for the six new-construction houses (\$39,500 per house) at the Crestview Subdivision. The support would be to cover the cost of water/sewer tap fees and the building permits. Ms. Larsen explained staff's recommendation for less than the amount requested (\$35,000), noting that it was staff's opinion that the suggested amount should be sufficient to cover any fee increases expected over the coming year, reserving more than the amount needed results in funding that accumulates unnecessarily in the HOME account still needing to be drawn.

Commissioner Roberts made a motion to reserve \$210,000 in HOME funds for six houses in the Greeley Area Habitat for Humanity Crestview Subdivision (the cost of water/sewer tap fees and building permits, approximately \$35,000 each). Commissioner Cummins seconded the motion; the motion carried 6-0. (Commissioner Costigan was absent.)

Consideration of change/cancellation to GURA Rehab Program

J.R. Salas, GURA Manager gave an overview of the GURA Rehab Program and then explained that HUD requires participating contractors to be fully registered on SAM.gov to receive contracts. Presently GURA has four (4) general contractors, two (2) roofing contractors, and two (2) heating & cooling contractors registered and eligible.

On full rehab projects, GURA solicits bids from the registered general contractors but for the last year has only received bids from one of them. The other qualified firms are not bidding due to their workload.

The one remaining bidder has stated he is retiring and closing his business effective December 31, 2018.

While many companies have been solicited to become bidders all have declined due to excessive private workload and aversion to meeting federal requirements.

The program cannot continue without qualified bidders so either needs to be discontinued or restructured. GURA could offer select services such as roofing and heating & cooling replacements since we do have those trades properly registered. The other option is to cancel the program entirely. Under general discussion staff noted it could pursue options to see if other qualified program providers might be interested in performing rehabilitation program work.

Commissioner Cummins made a motion to modify the rehab program to offer assistance with roof replacement and heating repairs/replacement with the caveat to reconsider the rehab program as registered general contractors become available in the future or other program delivery options become available. Commissioner Roberts seconded the motion; the motion carried 6-0. (Commissioner Costigan was absent.)

IV. Board Member Comments/Reports

None

V. Staff Report

Becky Safarik, Assistant City Manager invited the Commissioners to attend the City Center dedication on September 4, 2018 at 5:30 p.m. Tours of the facility will be held prior from 4:00 – 5:00 p.m.

Ms. Safarik also noted an invitation to learn about the upcoming projects and explore the 16th Street Corridor (7th-10th Avenues). The open house will be held at Margie's Java Joint, 931 16th Street, 4:30-6:30 p.m. on July 31, 2018.

Ms. Safarik announced that an Economic Health & Housing Director would be hired within the next year. The Economic Development Department and Greeley Urban Renewal Authority would be combined into one department under this Director.

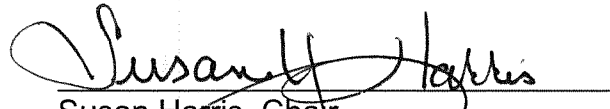
Ms. Larsen noted the next GURA meeting would be August 22, 2018 to review CDBG grant applications.

VI. Adjournment

There being no more business, the meeting was adjourned at 5:43 p.m.



Rebecca L. Safarik, Secretary



Susan Harris, Chair