



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**August 22, 2018
1000 10th Street – City Hall
4:30 p.m.**

I. Call to Order

Chair Harris called the meeting to order at 4:30 p.m. Commissioners Haas, Cummins, Reilly, and Welsh were present. (Commissioner Roberts was not present; Commissioner Costigan was absent.)

II. Approval of minutes for the meeting held on July 11, 2018

Chair Harris noted a correction to the July 11, 2018 minutes; Commissioner Haas had seconded the approval of the June 13, 2018 minutes. Commissioner Cummins made a motion to approve the minutes for the meeting held on July 11, 2018 as amended. Commissioner Reilly seconded the motion; the motion carried 5-0. (Commissioner Roberts was not present; Commissioner Costigan was absent.)

III. Items of Business

Public Hearing to consider the 2019 CDBG Program Applications

(Commissioner Roberts arrives.)

Carol Larsen, Grant Specialist, oriented the Commissioners on the Community Development Block Grant (CDBG) process and the 2019 grant year requests.

The following applicants were present at the hearing to give oral presentations to the Board.

Lisa Forbes presented the applications submitted by Devin Vander Schaaf, Public Relations and Marketing Coordinator, Accessible Space, Inc. for \$40,000 to rehab flooring at Twin Rivers Apartments, a multi-family development for persons with disabilities.

Sarita Reddy and Julie Glover, Greeley Center for Independence/Stephens Farm, presented the CDBG application for \$131,685 for rehab of residential units, including flooring, wall/ceiling repair, and paint at 2774 Reservoir Road (Stephens Brain Injury Campus).

Sarita Reddy and Julie Glover, Greeley Center for Independence/Hope Apartments, presented the CDBG application for \$79,651 for replacement of failing soffits and

fascia on exterior and replacement of interior ceilings on both the top and bottom floors at 2720 28th Avenue (Hope Apartments).

Gwen Schooley, A Kid's Place dba Life Stories, presented the CDBG application for \$36,912 to include parking lot repavement and replacement of two entry doors at the facility (1610 29th Avenue Place, Suite 201).

Joanna Martinson, Director of Care Coordination, North Colorado Health Alliance, presented the CDBG application for \$30,000 to support the Community Action Collaborative coordinator position for a more comprehensive and streamlined process to help 9-1-1 callers who have non-emergency issues.

Lyle Smith, Vice President Community Impact, United Way of Weld County, presented the CDBG application for \$25,000 for support of the cold weather shelter.

Enita Kearns-Hout, Regional Director, Catholic Charities presented the CDBG application for \$15,000 for a case manager to council residents on employment options.

Janet Bedingfield, Executive Director, Senior Resource Services, presented the CDBG application for \$15,000 for costs of providing transportation to seniors over age 60 to medical appointments, grocery stores, financial and government institutions, etc.

Jodi Hartmann, Executive Director, Greeley Transitional House (GTH) presented the CDBG application for \$10,000 for the continuation of a part-time case manager to assist with relocation housing services. The case manager would work with families to help repair housing/credit histories and make them more marketable to landlords.

Joel Hemesath, City of Greeley Public Works Director, and Rick Dorsey, Concrete Maintenance Coordinator, presented the following applications:

Public Works – Phase III of a multi-year activity to complete infrastructure (sidewalks, ramps, street lights, bus benches & concrete pads) to address discontinuous pedestrian and neighborhood infrastructure in the residential areas of the Redevelopment District.

Public Works Infrastructure – Reconstruct graveled alleys with Recycled Asphalt millings in GURA's redevelopment areas.

Public Works Infrastructure - Street light installation within the Redevelopment District.

Public Works – Support annual City-wide clean-up weekend.

Other applicants whose projects were summarized in the Commissioners' packets and presented by Ms. Larsen were as follows:

Forestry Program – Parkway Tree Planting

Administration – Includes staffing for management of CDBG funds and projects.

Housing Rehab Administration – Funds to administer the housing rehabilitation program (loans and grants).

Housing Rehab Loan and Grant Programs

Chair Harris opened the public hearing at 7:14 p.m. and called for public comment. There being no comment Chair Harris closed the public hearing at 7:14 p.m.

Discussion of the applications followed, with main points noted below.

The staff recommendation for funding for Accessible Space, Inc. Twin Rivers to replace bowed subflooring and underlayment that are de-laminating, which make for safety hazards for persons in wheelchairs. Staff distinguished this request from the other facilities, Greeley Center for Independence, Hope Apartments and Stephens Farm, and Life Stories/A Kid's Place which appear to be maintenance conditions that should be included in operational budgets.

Becky Safarik, Assistant City Manager, noted that the multiplicity of services between similar agencies such as the homeless shelters could be a discussion to be included in the Consolidated 5-Year Plan. She noted that the Authority may want to consider funding for one service to make the greatest impact instead of each group trying to do a small part to address homelessness.

Commissioner Cummins asked that the recipients provide matrix of dollar per person served.

It was the consensus of the Commissioners that any increase in funding that is received should go to the Public Works Infrastructure project since those improvements are ready to move forward and the funds would be spent expeditiously in compliance with HUD's timeliness mandate.

Following extensive discussion the Board discussed a recommendation for allocation of the 2019 CDBG funds as follows:

General Administration	\$ 170,000
City Housing Rehab Program Administration	\$ 60,000
City-Housing Rehab Program	
Single-family Housing Rehab loan program	\$ 30,000
City-Housing Rehab Program	
Single-family Housing Rehab	
emergency grant program	\$ 12,000
City-Public Works-Infrastructure-	
Redevelopment District	\$ 473,000
City-Public Works-Alley reconstruction	\$ 155,000
City-Public Works-Street light installation	\$ 78,000
City-Clean-up Weekend	\$ 15,500
Redevelopment District parkways tree plantings	\$ 15,500
Life Stories/A Kid's Place	\$ -0-

Greeley Center for Independence Stephens Farm	\$	-0-
Greeley Center for Independence Hope Apartments	\$	-0-
Accessible Space, Inc. Twin Rivers	\$	41,000
North Colorado Health Alliance	\$	30,000
United Way Cold Weather Shelter	\$	25,000
Catholic Charities – Shelter services	\$	15,000
Senior Resource Service	\$	15,000
Greeley Transitional House – case management services	\$	10,000
HAPP	\$	35,000
 Total Budget		 \$1,180,000

Commissioner Cummins made a motion to approve Resolution 2 Series 2018 recommending approval of a proposed Community Block Grant for 2019 with the caveat that any increase in funding received would be allocated to the City of Greeley Public Works Infrastructure application. Commissioner Haas seconded the motion; the motion carried 6-0. (Commissioner Costigan was absent.)

Ms. Larsen noted that the 2019 Annual Action Plan is available for public comment until September 22, 2018. The Action Plan provides information on how the City utilizes CDBG and HOME funds.

Commissioner Roberts made a motion to recommend approval of the following:

1. Substantial Amendment to the 2015-2019 Consolidated Plan to add a goal for multi-family housing and designate a maximum budget.
2. 2019 Annual Action Plan, setting forth the activities and budgets for 2019 CDBG and HOME funds.
3. Expenditure of up to \$300,000 in pre-award costs should the CDBG grant agreement be executed late in the year. This allows for activities such as clean-up weekend and the tree planting to take place prior to the City's receipt of the grants and for infrastructure activities to be expedited.

Commissioner Cummins seconded the motion; the motion carried 6-0. (Commissioner Costigan was absent.)

Ratification of A Woman's Place increase in CDBG funding award

Ms. Larsen asked for a ratification approval of a July 25, 2018 Board email vote to increase the award of CDBG funding to A Woman's Place.

In May, A Woman's Place received a CDBG award to remove the old handicap ramp from their off-site facility and install a new one. GURA staff was informed Monday July 23, 2018 that they had received only one bid in response to the request (from the same company that had supplied the estimate used to determine the CDBG award). While the estimate was for \$6,500, the actual bid came in at \$9,260. The company representative cited the reason for discrepancy was their error in not including Davis Bacon wages in the estimate.

When staff asked for award approval, it was with a 15% contingency for unseen factors; however, the bid received is higher than that (about a 30% increase). The CDBG award would increase from \$4,875 to \$6,945. The percentage seems high but due to the relative small amount of the grant amount.

Commissioner Roberts made a motion to ratify the July 25, 2018 Board email approval for increased funding from \$4,875 to \$6,945 to A Woman's Place for a handicap ramp at their off-site facility. Commissioner Cummins second the motion; the motion carried 6-0. (Commissioner Costigan was absent.)

IV. Board Member Comments/Reports

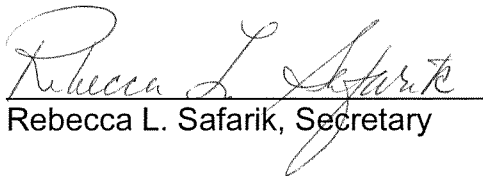
None

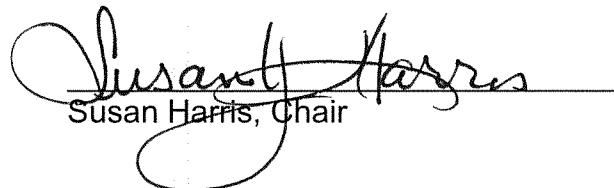
V. Staff Report

Ms. Safarik noted that at the next GURA meeting election of Chair and Vice-Chair would be held.

VI. Adjournment

There being no more business, the meeting was adjourned at 7:26 p.m.


Rebecca L. Safarik, Secretary


Susan Harris, Chair

Note: These minutes reflect a correction to a discrepancy found in the written materials contained in the Board's agenda packet, subsequently approved by an email vote, which will be ratified at the September 12, 2018 meeting.