



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**September 14, 2016
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 Alford, Roberts, Haas, Cummins, Costigan and Suniga were present.

II. Approval of minutes for the meeting held on August 24, 2016

Commissioner Costigan noted that her name was misspelled in the August 24, 2016 meeting minutes. Commissioner Roberts made a motion to approve the minutes for the meeting held on August 24, 2016 as amended. Commissioner Roberts seconded the motion; the motion carried 7-0.

III. Items of Business

Consideration of HOME application – Greeley Area Habitat for Humanity

Cheri Witt-Brown, Executive Director, Greeley Area Habitat for Humanity provided information on their application submitted for the use of the Community Housing Development Organization (CHDO) HOME set-aside funds. The funds are proposed to be used on four new-construction houses and up to \$2,500 in direct homebuyer subsidy for closing costs.

Commissioner Costigan made a motion to support Greeley Area Habitat for Humanity's CHDO grant request of \$94,977 to be used to finance the gap funding needed for four new-construction single-family houses in their new subdivision, Crestview 2nd Addition, and up to \$2,500 in direct homebuyer subsidy to be used for closing costs, contingent on staff's receipt of firm financial commitment on a house-by-house basis. Commissioner Roberts seconded the motion; the motion carried 7-0.

Consideration of United Way CDBG 2016-2017 and 2017-2018 homeless cold weather shelter provision use of allocated funds

Becky Safarik, Assistant City Manager explained that Lyle Smith, Vice President of Community Impact, United Way had submitted a letter requesting that the Community Development Block Grant funds for 2016-2017 and 2017-2018 homeless cold weather shelter stimulations approved by GURA include a food category expense so that they be able to make use of all of the \$26,653, or 1/5 or the total budget allocated to the project.

Commissioner Cummins made a motion to modify the motion made at the August 24, 2016 GURA meeting to approve the lesser of up to \$27,000 or 20% of the total cost for the establishment of a temporary cold weather shelter for the 2016-17 weather season with the following conditions:

1. No CDBG funds can be drawn until the full project is funded;
2. CDBG funding draws must be proportionate to and at the same time as other funding is accessed;
3. No CDBG funding may be used for soft costs;
4. That a physical site is secured for the duration of the season; and
5. If a balance of CDBG funds remain after all hard costs are drawn the remainder of the CDBG award funding may be used for staffing costs.

Commissioner Costigan seconded the motion; the motion carried 7-0

A discussion ensued regarding the cold weather shelter issues and why the Catholic Charities application for \$15,000 for a case manager was not recommended to Council.

Ms. Safarik noted that staff has been looking for a property that would house the cold weather shelter, but so far had not found one that would not impact adjacent properties. One of the issues that came up was the building would need to be sprinkled for fire safety reasons. A temporary location could be staffed with a fire watch but a permanent building would need to have a sprinkler system in place. She noted that staff has expanded their search to industrial storage facilities. The need would be for 25 to 30 people per night at 70 square feet per person plus an office space and restrooms.

Ms. Larsen noted that if over \$25,000 was spend on rehab of a property the property would need to be HUD restricted for 5-years and HUD regulations would need to be monitored by staff.

Commissioner Alford stated that it's seems unreasonable that United Way is asking for this help in a short time frame. It is a lack of planning on their part. Ms. Safarik noted that United Way was close to getting the funding they will need for the shelter. She added that it is frustrating that the decision by the Guadalupe Shelter not to house the cold weather shelter late in the season, but something is needed to replace it.

Ms. Safarik noted that Enita Kearns-Hout, Reginal Director, Catholic Charities may present her application to City Council for the \$15,000 case manager to council women on housing and shelter options. It was noted that the GURA Board tries to keep public service funding to 6 1/2 %, but was willing to exceed that to accommodate the cold weather shelter. The Board also endorsed the capital improvements of the neighborhoods.

Commissioner Suniga stated that she questioned whether Catholic Charities had made an adequate case for quantifiable increase in client services for new case management funds.

IV. Board Member Comments/Reports

None

V. Staff Report

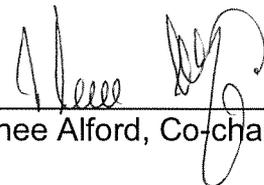
Ms. Safarik answered questions of various city projects.

VI. Adjournment

There being no more business, the meeting was adjourned at 5:29 p.m.



Rebecca L. Safarik, Secretary



Renee Alford, Co-chair