



**GREELEY URBAN RENEWAL AUTHORITY  
Proceedings**

**October 11, 2017  
1100 10<sup>th</sup> Street – United Plaza Building  
4:30 p.m.**

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**I. Call to Order**

Chair Harris called the meeting to order at 4:30 p.m. Commissioners Haas, Cummins, Velasquez, Suniga, Roberts, and Costigan were present.

**II. Approval of minutes for the meeting held on August 23, 2017**

Commissioner Costigan made a motion to approve the minutes for the meeting held on August 23, 2017 as written. Commissioner Cummins seconded the motion; the motion carried 7-0.

**III. Items of Business**

**Consideration of HOME application – Greeley Area Habitat for Humanity**

Carol Larsen, Grant Specialist gave an overview of the Greeley Area Habitat for Humanity (GAHFH) request for a two-part amendment to their existing Developer Agreement with the City of Greeley for HOME Investment Partnership Program (HOME) assistance.

The first part of the GAHFH request is to increase the 2016-2017 Agreement funding an additional \$22,600.

Secondly, they are requesting HOME funds for their 2017-2018 fiscal year. GAHFH plans to develop an additional three houses during that fiscal year that they expect will need HOME assistance.

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.

Commissioner Costigan made a motion to approve the following:

- Approve an amendment to the 2016-2017 Developer Agreement to increase that fiscal year's award to the GAHFH by \$22,600.
- Approve an amendment to the 2016-2017 Developer Agreement to award \$91,500 for the development of three houses during the GAHFH's 2017-2018 fiscal year.
- Both amendments are subject to staff's receipt of firm financial commitment on a house-by-house basis to document the gap in financing and finalization of any staff reviews required under the HOME regulations. Funds will not be committed in IDIS until all of those are complete.
- The award would first be by 2017 CHDO funds with remaining to come from 2017 non-CHDO HOME funds.
- Total amount reserved for the above awards - \$114,100. Any funds remaining will drop back into the City's HOME account.

Commissioner Cummins seconded the motion; the motion carried 7-0.

### **Request to make inquiries of acquisitions with use of CDBG and TIF funding**

Rebecca Safarik, Assistant City Manager explained that Greeley Urban Renewal Authority (GURA) conducted a study of the 10<sup>th</sup> Street corridor from 23 – 35<sup>th</sup> Avenues to explore its potential to be declared "blighted" per State statues, which would enable the corridor to utilize tax increment financing to address the distressed conditions, facilitate capital improvements and support redevelopment of that corridor. The Council affirmed these findings and the area became a tax increment district in the mid-2000s.

GURA has two financial resources available to assist in the acquisition effort of two properties that have been appraised by the City for traffic improvements and to promote the redevelopment of the corridor. She explained the fund resources include Community Development Block Grant funds (CDBG) and tax increment funds (TIF).

Commissioner Suniga expressed concerns for small businesses located on the 10<sup>th</sup> Street corridor that may be effected by the suggested acquisitions and was adamant about helping the businesses continued success whether that be through allowing them to stay at the sites or with relocation funds if they so choose.

Ms. Safarik said that staff would first make inquiries of the possibility of acquiring the properties before the next step would be considered.

Commissioner Cummins made a motion to approve the use of up to \$500,000 CDBG and \$500,000 in TIF funds for acquisition of up to two properties, located at 2400-02 10<sup>th</sup> Street and 3218 10<sup>th</sup> Street, for the purpose of improving the sites with the understanding that reuse of the remnant portions of the site(s) will be pursued for

public purpose (e.g. bus pullout or stop) and/or for private redevelopment and some cost recovery. Commissioner Costigan seconded the motion; the motion carried 7-0.

(Commissioner Suniga exists the meeting.)

**IV. Board Member Comments/Reports**

None

**V. Staff Report**

None

**VI. Adjournment**

There being no more business, the meeting was adjourned at 5:30 p.m.

  
Rebecca L. Safarik, Secretary

  
Susan Harris, Chair