



**GREELEY URBAN RENEWAL AUTHORITY  
Proceedings**

**August 12, 2020  
4:30**

**This meeting was conducted remotely**

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**I. Call to Order**

Chair Cummins called the meeting to order at 4:31 p.m. Commissioners Costigan, Duran, Haas, Utrata, and Welsh were present. (Commissioner Leffler was absent.)

**II. Approval of minutes for the meeting held on June 10, 2020**

Commissioner Welsh noted that on the June 10, 2020 minutes under Board Member Comments/Reports "Weld Library District" should be "High Plains Library District". Commissioner Costigan made a motion to approve the minutes for the meeting held on June 10, 2020 as amended. Commissioner Utrata seconded the motion; the motion carried 6-0. (Commissioner Leffler was absent.)

**III. Items of Business**

**Ratify Amendment 2 to the Citizen Participation Plan**

Commissioner Costigan made a motion to ratify the June 24, 2020 email vote to Amendment #2 to the Citizen Participation Plan that allows standing committees/focus groups to meet virtually and that information can be provided to committees/groups in hard copy or via the web, when meeting is not practicable. It also takes away the requirement for two neighborhood meetings during the annual planning process and, again, allows for dissemination of information via the web. Commissioner Duran seconded the motion; the motion carried 6-0. (Commissioner Leffler was absent.)

**Ratify Cares Act Emergency Rental Assistance Program**

Commissioner Costigan made a motion to ratify the July 8, 2020 email vote approve Policies and Procedures for the CARES Act Emergency Rental Assistance Program as presented. Commissioner Duran seconded the motion; the motion carried 6-0. (Commissioner Leffler was absent.)

## **Public Hearing to consider the 2021 CDBG Program Applications**

Carol Larsen, Grant Specialist, oriented the Commissioners on the Community Development Block Grant (CDBG) process and the 2021 grant year requests. Ms. Larsen presented the applications to the Board.

The following applicants were present at the hearing to answer questions regarding their applications that were presented to the Board. A brief description of each application is included.

- Melanie Falvo Woolman, Director of Community Impact, and Shawn Wolcott, Housing Navigation Coordinator
  - Representing United Way of Weld County and applications for \$15,000 for a Coordinated Assessment and Housing Placement System (CAHPS). (CAHPS is a regional entity which works to house the homeless through assessment, assistance, and housing assignments) and for \$20,000 for support of the cold weather shelter for homeless persons.
- Nancy Wiehagan, Executive Director
  - Representing Greeley Transitional House (GTH) and the application for \$10,000 for a case manager to coordinate the Landlord Support Program to assist with relocation housing services. The case manager would work to engage landlords to work with low- and moderate-income families exiting the emergency shelter housing.
- Merredith Munoz, Director of Care Coordination
  - Representing North Colorado Health Alliance and the application for \$30,000 to support the Community Action Collaborative coordinator position. The Collaborative offers a more comprehensive and streamlined process to help 9-1-1 callers who have non-emergency issues.
- Harrison Swift, Executive Director; Ed Riggs, volunteer and peer mentor, and Brian Maras
  - Representing Northern Colorado Veterans Resource Center and the application for \$25,000 to support the Peer Navigation Program for low-income veterans and their families.
- Janet Bedingfield, Executive Director
  - Representing Senior Resource Services and the application for \$20,000 for costs of providing transportation to seniors over age 60 to medical appointments, grocery stores, financial and government institutions, etc.
- Enita Kearns-Hout, Regional Director
  - Representing Catholic Charities and the application for \$15,000 for a case manager to counsel residents on life skills and housing options.

Other applicants whose projects were summarized in the Commissioners' packets:

Public Works – Phase V of a multi-year activity for installation of new or complete replacement of substandard existing sidewalks, curbs, gutters and other infrastructure in Redevelopment District.

Public Works Infrastructure-Alley reconstruction Phase III – Reconstruction of approximately 12 alleys in the Redevelopment District.

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

Forestry Program – Parkway Tree Planting

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

GURA Affordable Housing - Funds to be used for land acquisition, infrastructure associated with an affordable housing development, reconstruction, rehabilitation of multi-family unites other housing activity.

GURA Housing Rehab Loan Program – Revolving funds will provide grants to very low-income residents primarily in GURA's target area who have an emergency housing repair.

GURA Housing Rehab Grant Program – Provides assistance in the form of a grant to low-income households for housing rehab who are unable to financially undertake a loan.

Chair Cummins opened the public hearing at 5:34 p.m. and called for public comment. Melanie Falvo Woolman, Director of Community Impact, United Way Weld County, Merredith Munoz, Director of Care Coordination, North Colorado Health Alliance, and Enita Kearns-Hout, Regional Director, Catholic Charities thanked the GURA staff for the work involved in the CDBG funding process. Chair Cummins closed the public hearing at 5:40 p.m.

Following discussion the Board discussed a recommendation for allocation of the 2021 CDBG funds as follows:

General Administration	\$ 168,000
City Affordable Housing Project	\$ 235,000
City Housing Rehab Loan Program	\$ 137,081
City Housing Rehabilitation Grants	\$ 10,000
United Way Coordinated Assessment & Housing Placement System	\$ 10,000
Greeley Transitional House – housing case management services	\$ 10,000
City-Public Works-Infrastructure-Redevelopment District	\$ 286,860
City-Public Works-Alley reconstruction	\$ 151,500

Redevelopment District parkway tree plantings	\$ 20,500
City-Clean-up Weekend	\$ 15,000
North Colorado Health Alliance – Community Action Collaborative	\$ 15,000
United Way Cold Weather Shelter	\$ 20,000
Catholic Charities – resident life staff case management services	\$ 10,000
Northern Colorado Veterans Service Center	\$ 10,000
Senior Resource Service – transportation support	\$ 10,000
 Total Projected Budget	 \$1,108,941

Commissioner Costigan made a motion to approve Resolution 1 Series 2020 recommending approval of the proposed Community Block Grant for 2021 with the following caveats:

- GURA's project management noted with activities will float where most needed; unused becomes available next grant year
- Administration will be 20% of the grant award; cannot exceed by regulation
- Public Service percentage, if funded as shown and grant is \$840,000, 11.9% (maximum allowed under grant = 15%); awards will reduce if percentage exceeds 15% of the actual award
- If grant, program income, prior year grant funds, or changes to applications requests are greater/ lesser than projected, adjustment to occur within infrastructure (sidewalks) activity
- Pre-award expenditures up to \$300,000 may be incurred for activities that need start dates before HUD grants are received
- GURA can make changes to the activities shown by up to 10% of the grant without Initiating a new citizen participation process, which includes Board recommendation and Council approval

Commissioner Utrata seconded the motion; the motion carried 6-0. (Commissioner Leffler was absent.)

### **Approval of Development Agreement between GURA and Archdiocesan Housing for 923 6<sup>th</sup> Street**

In February 2020, GURA staff put out a Request for Proposals (RFP) for a lot owned by GURA at 923 6<sup>th</sup> Street looking for a developer to build affordable housing on the site. Two proposals were submitted, and the proposal by Archdiocesan Housing to build 29 units of senior housing on the site to complement their existing adjacent site called Immaculate Plaza was accepted in April.

The development agreement is deemed to protect the rights of both parties and ensures that if milestones are not met on the dates listed, the agreement may be terminated by GURA. If the milestones are not met, no land transfer would take place and the property would be available for GURA to put out with another RFP for other interested parties to bid on.

Commissioner Costigan made a motion to approve the Development Agreement between GURA and Archdiocesan Housing for 923 6<sup>th</sup> Street. Commissioner Duran seconded the motion; the motion carried 6-0. (Commissioner Leffler was absent.)

**Election of Officers**

Commissioner Costigan nominated Commissioner Cummins as Chair and Commissioner Haas as Vice-Chair. There being no other nominations, Commissioner Welsh seconded the nomination; the nomination was approved 6-0. (Commissioner Leffler was absent.)

**IV. Board Member Comments/Reports**

Commissioner Welsh invited staff and the Commissioners to do the HPLD Future Library and Innovation Center Survey and share their thoughts about what the new library and innovation center should offer (in terms of programs, resources, services) and look like.

**V. Staff Report**

None

**VI. Adjournment**

There being no more business, the meeting was adjourned at 6:06 p.m.

DocuSigned by:  
*Benjamin Snow*  
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Benjamin Snow, Secretary

DocuSigned by:  
*Jediah Cummins*  
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Jediah Cummins, Chair