



Remote Meeting Instructions for the December 14, 2022, Meeting Greeley Urban Renewal Authority:

The City's Department of Economic Health and Housing meetings are operating virtually via Zoom.

Please contact the Greeley Urban Renewal Authority with any questions you might have for joining/participating at paula.turner@greeleygov.com or 970-350-9380. Thank you!



GREELEY URBAN RENEWAL AUTHORITY

Agenda

Wednesday – December 14, 2022

**This meeting will be conducted remotely
(See instructions on the previous page to view.)**

4:30 p.m.

- I. Call to Order - Roll Call**
- II. Approval of Minutes** - from the November 9, 2022 meeting
- III. Items of Business**
 - A. Ratify email vote to refinance loans with Rocky Mountain Communities, Meeker Commons
 - B. Resolution authorizing transfer of property the City of Greeley
- IV. Board Member Comments/Reports**
- V. Staff Report**
- VI. Adjournment**

Next Meeting: January 11, 2023 @ 4:30 p.m.

The City of Greeley does not discriminate on the basis of disability, race, color, national origin, or gender. For more information about these statutes, or to file a complaint, please contact the City of Greeley's designated Disability Rights and Title VI coordinator, Will Jones at (970) 350-9751, 1001 11th Avenue, Greeley, CO, 80631 or at william.jones@greeleygov.com.



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**November 9, 2022
4:30 p.m.**

This meeting was conducted remotely

I. Call to Order

Chair Cummins called the meeting to order at 4:30 p.m. Commissioners Leffler, Silva, and Utrata were present. (Commissioners Lucero and Welsh were not present; One vacancy exists.)

II. Approval of minutes for the meeting held on October 12, 2022

Commissioners Silva made a motion to approve the minutes for the meeting held on October 12, 2022, as written. Commissioner Leffler seconded the motion; the motion carried 4-0. (Commissioners Lucero and Welsh were not present; One vacancy exists.)

III. Items of Business

Public Hearing to Consider the 2023 State Budget

(Commissioner Lucero enters the meeting.)

Carol Larsen, Grant Specialist presented information on Greeley Urban Renewal Authority's (GURA) operational accounts for funds received outside of the federal grant programs.

Chair Cummins opened the public hearing at 4:33 p.m. and called for public comment. There being no one from the public present, the hearing closed.

Commissioner Utrata made motion to adopt the resolutions approving the budget as proposed appropriating sums of money to various funds for the State Budget as submitted. Commissioner Silva seconded the motion; the motion carried 5-0. (Commissioner Welsh was not present; One vacancy exists.)

Consideration of Amendment to United Way of Weld County CDBG-CV Subrecipient Agreement to increase use of motel vouchers
(Commissioner Welsh enters the meeting.)

Amendment #1 to the Subrecipient Agreement with United Way of Weld County for CDBG-CV assistance at the Housing Navigation Center/Cold Weather Shelter/Day Use Facility, staff is requesting an expanded motel voucher use by the Center. The expansion would be for motel voucher use if needed for overflow, should the shelter reach capacity, which expands the usage beyond for those guests who need isolation or quarantine due to a positive test or exposure to COVID.

Commissioner Utrata made a motion to approve Amendment 1 to the Subrecipient Agreement with United Way of Weld County to expand the use of motel vouchers at the Housing navigation Center/Cold Weather Shelter/ Day Use Facility. Commissioner Leffler seconded the motion; the motion carried 6-0. (One vacancy exists.)

Consideration of Substantial Amendment #4 to 2020-2024 Consolidated Plan and 2020 Annual Action Plan for changes to the CDBG-CV funding/activities

The City has received two rounds of CARES Act Funding through the Community Development Block Grant Coronavirus (CDBG-CV). The total of the two rounds of funding received is \$1,020,067. The grants are specifically for the preparation for, prevention of, and response to the COVID-19 pandemic. The City tried to implement several activities to use funds, but the only activity to move forward has been support for the Housing Navigation Center/Cold Weather Shelter/Day Use Facility run by United Way of Weld County.

United Way updated the application submitted in October 2021 requesting an increase in CDBG-CV funding by \$192,000 (see attachments) to increase support for staff providing the services and meals for guests. The City has requested that the shelter be open 24/7 from November 15, 2022 through April 15, 2023; CDBG-CV funds will provide support for the additional hours.

Proposed Substantial Amendments:

1. **Increase** allocation to Administration from \$193,635 to \$200,000. Twenty percent is allowable under the grant; this would be 19.6%. While it is not anticipated that \$200,000 will be needed, without any other activities identified, this will provide support for whatever administrative costs are charged to CDBG-CV.
2. **Increase** funding to Priority A, Housing Navigation Center/Cold Weather Shelter/Day Use Facility from \$360,000 to \$820,067. (This is more than the United Way of Weld County request; however, when inputting the activities into IDIS, all of the \$1,020,067 needs to be attached to an activity. With no other activity identified, this encumbers the remaining grant funds for HUD purposes. If the actual budget was more than anticipated, this would also allow for an increase without returning to the full citizen participation process.)
3. **Remove** Priority B funding (for the Bonell non-congregate shelter). This activity did not move forward.

Commissioner Leffler made a motion to recommend to the Greeley City council approval of Substantial Amendment #4 to the 2020-2024 Consolidated Plan and 2020 Action Plan for the activities and budgets cited within the Amendment. Commissioner Utrata seconded the motion; the motion carried 6-0. (One Vacancy exists.)

IV. Board Member Comments/Reports

None

V. Staff Report

Staff presented Letters of Interest received for affordable housing funds.

J.R. Salas, GURA Manager provided information about loans with Rocky Mountain Communities (RMC), Meeker Commons loans. RMC would like to refinance the Meeker Commons loans by the end of November 2022. Due to time constraints, Mr. Salas noted that an email approval would be sent out the GURA board to be ratified at the next GURA meeting.

VI. Adjournment

There being no more business, the meeting was adjourned at 4:59 p.m.

Benjamin Snow, Secretary

Jediah Cummins, Chair



GREELEY URBAN RENEWAL AUTHORITY Memorandum

TO: GURA Board of Commissioners
RE: Resolution authorizing transfer of property to the city of Greeley
FROM: J. R. Salas, GURA Manager
DATE: December 14, 2022

At the September 14, 2022, board meeting Greeley Urban Renewal Authority (GURA) approved by way of a motion 5-0 to transfer the lots in North Greeley held in GURA's name to the City of Greeley.

The City is working with Land Title to close on the transaction. Land Title during its research discovered that one of the listed parcels was incorrect and is requesting that GURA approve a resolution to satisfy title requirements.

Staff Recommendation

Motion to approve Resolution 5 to transfer of ownership of the Exhibit A Properties to the City is authorized and the Executive Director is authorized and empowered to sign contracts, make minor amendments to contracts, sign deeds, closing statements and all documents related to closing and transfer of the Exhibit A Properties to the City.

**GREELEY URBAN RENEWAL AUTHORITY
RESOLUTION NO. 5
SERIES 2022**

RESOLUTION AUTHORIZING TRANSFER OF PROPERTY TO THE CITY OF GREELEY

At a meeting of Greeley Urban Renewal Authority ("GURA") held on the 14th day of December, 2022, the following Resolution was duly adopted by GURA:

WHEREAS, pursuant to a Cooperation Agreement between the City of Greeley ("City") and GURA, GURA administers the City's Federal Grants and in the process acquires property that are sometimes titled in the name of GURA, and

WHEREAS, the properties listed on Exhibit A to this Resolution ("Exhibit A Properties") are properties that have been acquired by GURA pursuant to such Federal Grants and titled in the name of GURA, but are actually assets of the City, and

WHEREAS, GURA and the City have agreed that title to the Exhibit A Properties be transferred and quit claim deeded to the City subject to all matters of record.

WHEREAS, the Bylaws of GURA require that transfers of property be authorized and it is the intent of this Resolution to authorize the transfers of the Exhibit A Properties to the City.

RESOLVED THAT: The transfer of ownership of the Exhibit A Properties to the City is authorized and the Executive Director is authorized and empowered to sign contracts, make minor amendments to contracts, sign deeds, closing statements and all documents related to closing and transfer of the Exhibit A Properties to the City.

ADOPTED, this 14th day of December 2022.

Attest:

Signature – Board Chair

Signature – Board Secretary

Exhibit A

GURA Properties to Transfer to City of Greeley

Account Number	Address of property
R2776886	218 N. 11th Avenue
R2776986	214 N. 11th Avenue
R2777086	210 N. 11th Avenue
R2778386	917 A. Street
R0367694	215 N. 8th Avenue
R0367594	small piece south and adjacent to 215 N. 8th Avenue
R2782786	810 A. Street
R6778750	111 10th Avenue
R7942698	407 N. 9th Avenue
R1301086	406 N. 11th Avenue
R2772986	1028 C. Street
R0180690	310 N. 11th Avenue
R2776786	1026 B. Street