



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**August 11, 2021
4:30**

This meeting was conducted remotely

I. Call to Order

Chair Cummins called the meeting to order at 4:30 p.m. Commissioners Haas, Leffler, Lucero, Silva, Utrata, and Welsh were present.

II. Approval of minutes for the meeting held on July 14, 2021

Commissioner Welsh made a motion to approve the minutes for the meeting held on July 14, 2021 as written. Commissioner Silva seconded the motion; the motion carried 7-0.

III. Items of Business

Public Hearing to consider the 2022 CDBG Program Applications

Carol Larsen, Grant Specialist, oriented the Commissioners on the Community Development Block Grant (CDBG) process and the 2022 grant year requests. Ms. Larsen presented the applications and staff recommendations 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.

- Enita Kearns-Hout, Regional Director
 - Representing Catholic Charities and the application for \$15,000 for a housing navigator to focus on housing location and relationship development with landlords and other housing-related support services for shelter guests.
- 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.

- Diane Heldt, Executive Director and Daniela Benner, Grants Coordinator
 - Representing A Woman's Place and the application for \$10,134 to support a housing advocate; assist with cost of a printer/scanner.
- Richard Rhinehart, Director of Communications
 - Representing Connections for Independent Living and the application for \$10,000 to assist with ADA improvements, including front entrance and handrails from parking area.
- Shawn Wolcott, Housing Navigation Coordinator
 - Representing United Way of Weld County and the application for \$25,000 for support of the cold weather shelter for homeless persons.
- Janet Bedingfield, Executive Director
 - Representing Senior Resource Services and the application for \$10,000 for costs of providing transportation to seniors over age 60 to medical appointments, grocery stores, financial and government institutions, etc.
- Harrison Swift, Director
 - 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.
- Beryl Durazo, Vice President for Advancement
 - Representing Boys and Girls Club of Weld County and the application for \$10,000 to support the licensed therapist position providing youth services in the form of group therapy, clinical services, case consultation youth and family needs assessments, parental skill-building, and staff training.

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

Public Works – Phase V I of a multi-year activity for installation of new or complete replacement of substandard existing sidewalks, curbs, gutters, utility poles, and other infrastructure along 5th Street between 15th and 21st Avenues in north Greeley.

Public Works Infrastructure-Alley reconstruction Phase IV – 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 units, and/or 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. This program will continue in 2022, but does not carry a budget with it; there are sufficient existing funds to continue.

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. This program will continue in 2022, but does not carry a budget with it; there are sufficient existing funds to continue.

Chair Cummins opened the public hearing at 5:11 p.m. and called for public comment.

Diane Heldt, Executive Director, A Woman’s Place thanked the Board for the opportunity to submit an application. She noted that a Housing Advocate is an extremely important part of A Woman’s Place service programs.

Janet Bedingfield, Executive Director, Senior Resource Services clarified that the driver staff cost is \$135,000.

Beryl Durazo, Vice President for Advancement, Boys & Girls Club of Weld County thanked the board for their feedback on the application submitted and noted that, particularly during COVID, the licensed therapist to work with children and their families was an essential service of the Boys and Girls Club and they need to find funding to keep that position available to the club members.

Commissioner Welsh thanked the applicants and noted the importance of the agencies to the community. She added, by supporting affordable housing it broadens the positive impact that the funds have on the community.

Commissioner Utrata assured the applicants that the allocation of funds are not taken lightly by the GURA board.

Chair Cummins noted that the GURA board has had discussions to move towards affordable housing versus public service funding and support.

Commissioner Silva expressed his appreciation for the benefit that the programs and services that the Boys and Girls Clubs offer the community.

Ms. Larsen noted that discussion had been had about only offering support to applicants for three years so that the agencies would not become reliant on the CDBG funding.

Chair Cummins also noted that funding applicants for under \$10,000 becomes an administrative issue because of the time and cost involved to administer the funding.

Benjamin Snow, Economic Health & Housing Director noted for historical purposes that in 2019 there was a meeting with recipients and GURA board members that the 15% for Public Services was going to be eventually reduced to 6.5% as a Board priority to shift more resources toward bricks and mortar affordable housing projects. Three annual cycles have passed and the agencies have had time to strategize and to work together to calculate the risk of duplicating services.

There was a short discussion on how the budget is arrived at and what the term “anticipated grant” means to the budget.

Chair Cummins closed the public hearing at 5:19 p.m.

Commissioner Lucero recused herself and exited the meeting because of a potential conflict of interest.

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

General Administration	\$ 168,000.00
City Affordable Housing Project	\$ 235,000.00
Connections for Independent Living	\$ 10,000.00
Greeley Transitional House – housing case management services	\$ 10,000.00
City-Public Works-Infrastructure-Redevelopment District	\$ 468,500.00
City-Public Works-Alley reconstruction	\$ 126,500.00
Redevelopment District parkway tree plantings	\$ 15,800.00
City-Clean-up Weekend	\$ 15,000.00
Connections for Independent Living	\$ 11,200.00
A Woman's Place	\$ -0-
Boys & Girls Club	\$ -0-
United Way Cold Weather Shelter	\$ 20,000.00
Catholic Charities – housing navigator	\$ 10,000.00
Northern Colorado Veterans Service Center	\$ 10,000.00
Senior Resource Service – transportation services	\$ 10,000.00
Total Projected Budget	\$1,100,000.00

Commissioner Utrata made a motion to approve Resolution 1 Series 2022 recommending approval of the proposed Community Block Grant for 2022 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 20% by regulation
- Public Service percentage, if funded as shown and grant is \$840,000, 8.9% (maximum allowed under grant = 15%); awards will reduce if percentage exceeds 15% of the actual grant
- 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 staff 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 Welsh seconded the motion; the motion carried 6-0. (Commissioner Lucero was recused.)

Election of Officers

Commissioner Welsh nominated Commissioner Cummins as Chair and Commissioner Haas as Vice-Chair. There being no other nominations, Commissioner Utrata seconded the nomination; the nomination was approved 6-0. (Commissioner Lucero was not present.)

IV. Board Member Comments/Reports

Commissioner Utrata asked to meet with City departments to discuss road murals.

V. Staff Report

None

VI. Adjournment

There being no more business, the meeting was adjourned at 6:02 p.m.

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Benjamin Snow, Secretary

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Jediah Cummins, Chair