



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**July 14, 2021
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 Haas, Lucero, Silva, Utrata, and Welsh were present. (Commissioner Leffler was absent.)

II. Approval of minutes for the meeting held on May 12, 2021

Commissioner Welsh made a motion to approve the minutes for the meeting held on May 12, 2021 as written. Commissioner Haas seconded the motion; the motion carried 6-0. (Commissioner Leffler was absent.)

III. Items of Business

(Items of business were taken out of order to accommodate the attendance of the GURA Secretary.)

5th Amendment to Laser Lease on 8th Street Property

Benjamin Snow, Economic Health & Housing Director reported that GURA Staff has negotiated with Superior Oilfield Services, Co., Ltd, which does business as Laser Oilfield Services ("Laser") to extend the 8th Street Mining Lease on the Meyer Property ("Property") until June 9, 2022 for the sole purpose of completing the Laser Reclamation Plan.

Mining on the site has stopped and Laser has the obligation to complete the Reclamation Plan that is filed with the Division of Mined Land Reclamation ("DRMS"), or Laser will forfeit its bond. DRMS recently did an inspection of the property and has determined that the reclamation that was started in 2019 is incomplete, due in large part to the need to reseed and replant vegetation. To complete the Reclamation Plan, Laser needs access to the site.

1. The attached 5th Amendment of Mining Lease ("5th Amendment") allows access to Laser for the sole purpose of completing the Reclamation Plan, which must be complete by June 9, 2022. Other important terms in the 5th Amendment:
2. Laser reaffirms its obligation to reclaim the site.

3. If GURA finds a use for the Property, GURA can terminate the extended term early, but it must assume responsibility for the Reclamation Plan and Laser must cooperate with such a transfer.
4. Laser agrees to keep the existing Temporary Water Supply Plan in place until the Reclamation Plan is complete—thereby extending the possible time that GURA in coordination with the City of Greeley Water Department, must put a Permanent Augmentation Plan in place.
5. GURA must be notified of any applications between Laser and DRMS.
6. GURA and Laser meet monthly to monitor Reclamation Plan progress.

Commissioner Welsh made a motion to approve the 5th Amendment of Mining Lease between GURA and Superior Oilfield Services. Commissioner Silva seconded the motion; the motion carried 6-0. (Commissioner Leffler was absent.)

Note: Questions presented to staff regarding the 5th Amendment to Laser Lease on 8th Street property were answered via email July 10, 2021. Below are the questions asked and the answers provided by JR Salas, GURA Manager:

1. Do we get any rent on the gravel pit while they are doing the reclamation?
The original mining lease gave GURA prepaid royalties for mining up to a certain amount and any mining beyond that would have given GURA additional income. The mining never exceeded the maximum amount in our original lease so no additional funds or rents are due to GURA.
2. Why are they not getting it done?
Laser Oilfield Services who has been doing the mining did start the reclamation plan as required last year trying to get things done by the expiration of their lease in June 2021. The Division of Mining and Reclamation Services with the State of Colorado who has final say on if the reclamation is satisfactory to them inspected the site this year and did not approve the site as complete so an extension to the original agreement needed to be done. The primary issue is that the site had to be planted with native grasses which are not irrigated so subject to nature for moisture and growth and that sometimes does take several years to thrive.

Consideration of Substantial Amendment for changes to CDBG-CV 1 funding and addition of CDBG-CV 3 grant

Mr. Snow gave an overview of the CARES Act Funding through the Community Development Block Grant Coronavirus.

The Substantial Amendment contains both changes to the Amendment for CDBG-CV-1, and to add the CBG-CV3 funds and activities.

Chair Cummins opened the public hearing at 4:55 p.m. and called for public comment. There being no one from the public present, the hearing closed.

Commissioner Utrata made a motion to recommend to the Greeley City Council approval of the Substantial Amendment to the 2020-2024 Consolidated Plan and 2020 Action Plan for the activities and budgets cited within the Amendment.

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

Staff Report

Mr. Snow gave an update on several affordable housing projects, including three that may have future applications for the GURA Board to review.

Afterwards he reported that as a result of some inquiries GURA put out an RFP in April 2021 to sell two lots on Ash Avenue (see map) that were part of the original Meyer Feedlot. (Note: The memo to the GURA Board had the address as Ash Street. Ash Avenue is correct.)

One offer was submitted by Leprino Foods, owner of the land adjacent to these lots on the north. The offer was not to purchase the lots, but to pay GURA \$33,100 to not sell them to any third party, to maintain title indefinitely and give title to Leprino at a future date to be determined by Leprino.

Since GURA's objective is to dispose of these lots and have no further responsibility it was decided to not accept Leprino's offer. GURA is having on-going discussions with other parties exploring other options to dispose of these sites. Should it be warranted, a future RFP may be issued.

(Mr. Snow exits the meeting and Items of Business resumes.)

Consideration of Policies & Procedures for Public Facilities and Improvements Projects and Activities and Policies and Procedures for Public Services Activities

Carol Larsen, Grant Specialist summarized a memo that was included in the meeting packets on Policies & Procedures for Public Facilities and Improvements Projects and Activities and Policies and Procedures for Public Services Activities.

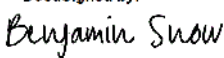
Commissioner Haas made a motion to approve the Policies and Procedures for Public Facilities and Improvements Projects and Activities and Policies and Procedures for Public Service Activities. Commissioner Utrata seconded the motion; the motion carried 6-0. (Commissioner Leffler was absent.)

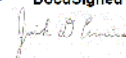
IV. Board Member Comments/Reports

Commissioner Welsh gave updates regarding High Plains Library District.

VI. Adjournment

There being no more business, the meeting was adjourned at 5:27 p.m.

DocuSigned by:

AEC83CAB2BCA43D...
Benjamin Snow, Secretary

DocuSigned by:

D42D9D2C6C694CC...
Jediah Cummins, Chair