



Remote Meeting Instructions for the March 10, 2021, Meeting Greeley Urban Renewal Authority:

The City's Department of Economic Health and Housing is operating virtually, as our physical offices remain closed to the public. For information regarding COVID-19 housing and business assistance please [CLICK HERE](#). As always, if you need to speak with a member of our staff, please reach out to us and we will respond as usual.

Please contact the City Clerk's Office with any questions you might have at 970-350-9740. Thank you!



GREELEY URBAN RENEWAL AUTHORITY

Agenda

Wednesday – March 10, 2021

**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 February 10, 2021 meeting
- III. Items of Business**
 - A. Public Hearing – Consideration of the Consolidated Annual Performance and Evaluation Report (CAPER)
 - B. Presentation - Terry Ranch Water Project
- IV. Board Member Comments/Reports**
- V. Staff Report**
- VI. Adjournment**

Next Meeting: April 14, 2021

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 Amendment #1 to the Subrecipient Agreement for assistance to Senior Resource Services file a complaint, please contact the City of Greeley's designated Disability Rights and Title VI coordinator, Joel Hemesath at (970) 350-9795, 1001 9th Avenue, Greeley, CO, 80631 or at Joel.Hemesath@greeleygov.com.



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**February 10, 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, Leffler, Lucero, Utrata, and Welsh were present. (Commissioner Duran was absent.)

II. Approval of minutes for the meeting held on January 13, 2021

Commissioner Leffler noted a grammatical error in the minutes and made a motion to approve the minutes for the meeting held on January 13, 2021 as revised.

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

III. Items of Business

Consideration of Posting Sites for Notices of Greeley Urban Renewal Authority Meetings

The Colorado Open Meetings Act, C.R.S. §24-6-402, includes a requirement that each year a governing body is required to designate the public places(s) for posting meeting notices. Council has previously designated the bulletin boards in both entrances to City Hall as the official posting sites for physically posting agendas of Greeley Urban Renewal Authority meetings and work sessions.

Effective July, 2019, changes to this law intend for local governments to transition away from relying on posting physical notices of public meetings in physical locations and toward posting notices on its public website.

Commissioner Utrata made a motion to designate the City of Greeley's website, www.greeleygov.com, as the official posting site for meeting notices of the Greeley Urban Renewal Authority, and the public lobby of City Hall, located at 1000 10th St, as the backup location for such postings. Commissioner Haas seconded the motion; the motion carried 6-0. (Commissioner Duran was absent.)

Public Hearing – Consideration of the Consolidated Annual Performance and Evaluation Report (CAPER)

Carol Larsen, Grant Specialist gave an overview of the Consolidated Annual Performance and Evaluation Report (CAPER).

Chair Cummins opened the public hearing at 4:39 p.m. and called for public comment. There being no one from the public present, the hearing closed.

Commissioner Leffler made a motion to accept the CAPER and recommend approval of same to the Greeley City Council. Commissioner Utrata seconded the motion; the motion carried 6-0. (Commissioner Duran was absent.)

Review of CDBG-CV Application – United Way of Weld County Non-Congregate Homeless Shelter at Bonell

Ms. Larsen summarized an application for Community Development Block Grant-Coronavirus (CDBG-CV) assistance was received by staff from United Way at Weld County for help with the rent for the Non-Congregate Homeless Shelter at the Bonell Campus. They have requested \$31,500 to pay for 1.25 months of rent at the shelter.

Commissioner Welsh made a motion to approve the application presented awarding \$31,500 for 1.27 months of rent at the Non-Congregate Homeless Shelter at Bonell Campus. Commissioner Utrata seconded the motion; the motion carried 6-0. (Commissioner Duran was absent.)

IV. Board Member Comments/Reports

Commissioner Welsh questioned possible uses of CDBG-CV funds. Ms. Larsen stated she would check with HUD for additional information.

Chair Cummins noted an additional testing center located at the UNC campus.

V. Staff Report

Benjamin Snow, Economic Health & Housing Director gave an update on Private Activity Bonds and various upcoming projects in the Greeley area.

VI. Adjournment

There being no more business, the meeting was adjourned at 5:12 p.m.

Benjamin Snow, Secretary

Jediah Cummins, Chair



ECONOMIC HEALTH & HOUSING – GURA Memorandum

DATE: March 10, 2020
TO: GURA Board of Commissioners
FROM: Carol Larsen, Grant Specialist
RE: Public Hearings and Consideration of the City's Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2020 for Submission to the U. S. Department of Housing and Urban Development

I realized after the February meeting that I hadn't provided the public with an adequate number of days' notice with regard to the public hearing. We will re-hold the public hearing at the March meeting so that this can be rectified. There has been no change to the CAPER. A vote should be taken following the public hearing closure to again accept the report and recommend its approval to City Council. I apologize for the oversight and the need to redo the public hearing, but want to be sure we have completed the correct process before sending the report to HUD after the Council meeting.

Consolidated Annual Performance and Evaluation Report

The City of Greeley annually receives two grants from the U. S. Department of Housing and Urban Development (HUD): The Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME) grant.

CDBG grants are awarded to entitlement communities (principal cities of a Metropolitan Statistical Area or with a population greater than 50,000) to carry out a wide range of community development activities directed toward revitalization of neighborhoods, economic development, and improved facilities and services within the community. Priority must be given to activities that benefit low-moderate-income persons (including neighborhoods). HOME grants are specifically to provide affordable housing for low- moderate-income persons.

HUD sets income levels annually, which are a percentage of the average median income (AMI). In 2020, the AMI for the Greeley MSA, which includes all of Weld County, was \$84,132 for a family of four. The majority of CDBG funds and all HOME funds must have beneficiaries earning 80% or less of the AMI, for a neighborhood or for individual households.

To receive the grants, the City must develop a Strategic Plan every five years to identify the community's needs and set goals to meet those needs through the approval of an Annual Action Plan for each of the five years. The current Strategic Plan is for the years 2020-2024. At the conclusion of each action year, the City must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that describes for the public and HUD how federal assistance was used during that action year.

The attached CAPER is for the 1st year of the current Strategic Plan (2020). The City's 2020 grants were as follows: CDBG-\$838,398; HOME-\$493,277.

Additionally, the City received funds from revolving loan funds. These funds are payments on loans provided with grant funds for housing rehabilitation. Program income from the closed Homes Again Purchase Program (reconstruction of housing units) and other sources was also made available.

Reporting to HUD occurs online through the Integrated Disbursal and Information System (IDIS). Specific questions are completed for each step of the process: Five-year Strategic Plan, Annual Action Plans, and the CAPER. Each has specific questions to which the City must respond. Terminology may not be familiar to the general public; definitions or further explanation of any information in the CAPER is available from the Greeley Urban Renewal Authority. Information in forms other than written English may be provided upon request by contacting GURA. The CAPER must be available for 15 days of public comment, as required by HUD. Public comment will be accepted (February 11-February 28, 2021) and will be made available to the Citizens Committee for Community Development and non-profit agency partners. Any comments received will be made a part of the CAPER. The Greeley City Council will review the CAPER and approve or ask for changes at its March 16, 2021 meeting.

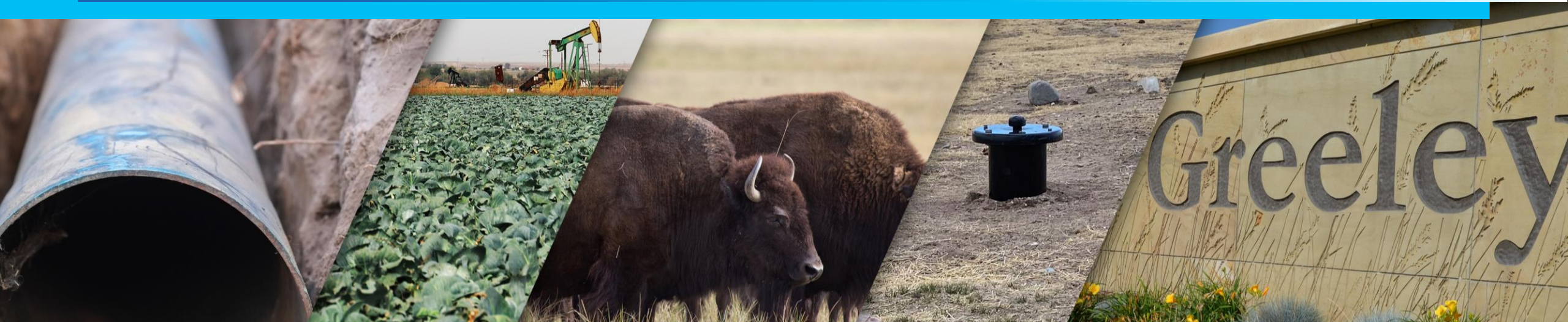
Staff Recommended Vote

Staff recommends the GURA Board of Commissioners accept the CAPER and recommend approval of same to the Greeley City Council.

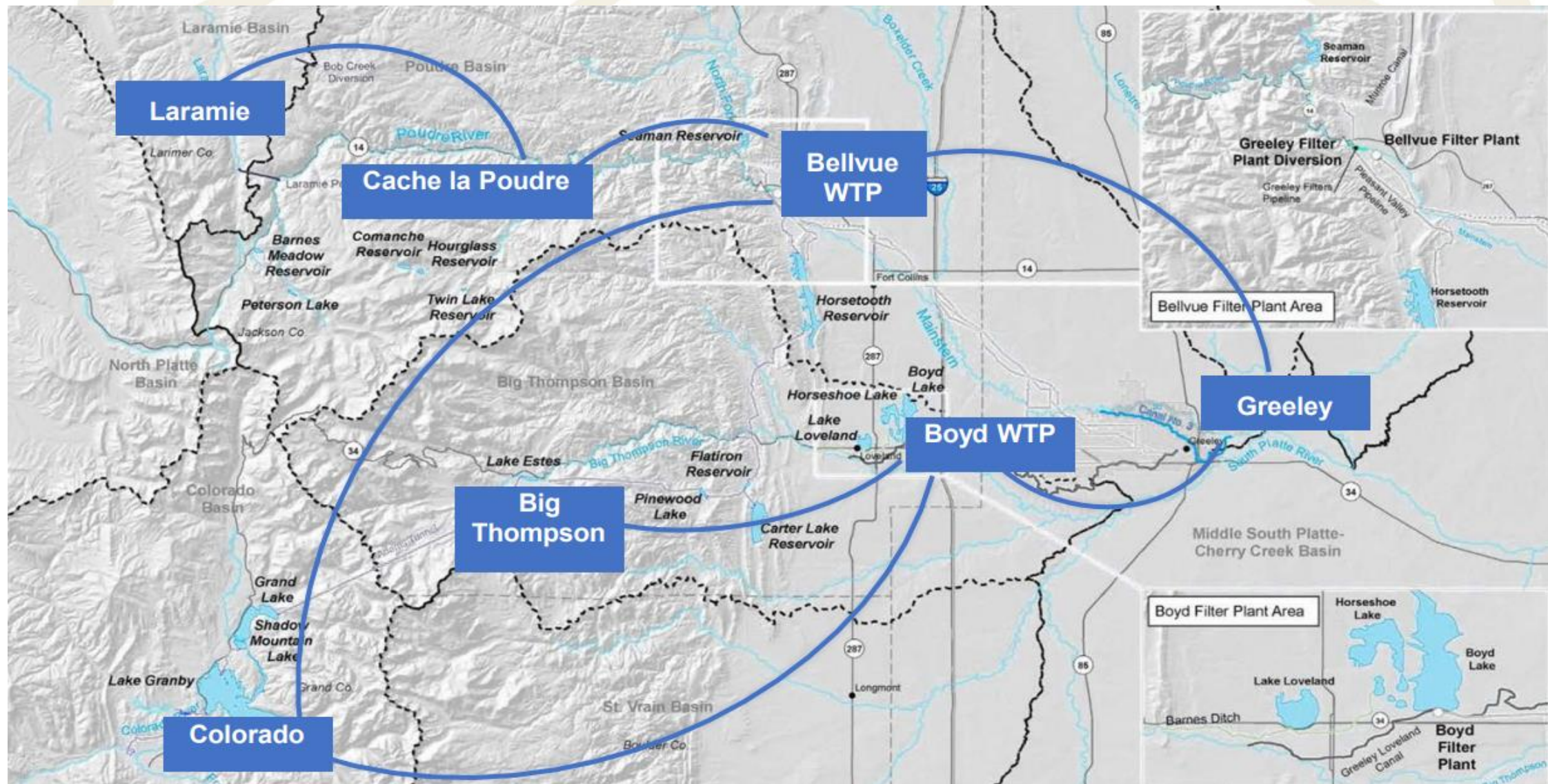
Terry Ranch Project

Greeley Urban Renewal Authority

March 10, 2021

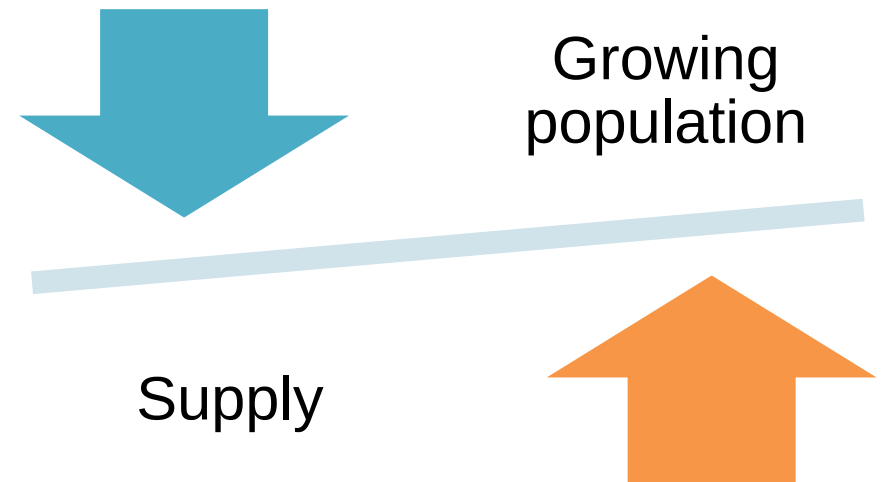


Greeley's Water Supply System



Planning for Growth

- ✓ 260,000+ people by 2065
- ✓ Current supply not enough to meet future needs
- ✓ Must develop new water sources while maintaining affordable water rates



Greeley's Plan to Meet Water Needs

1

- Acquire New Water Supplies

2

- Enhance Water Conservation

3

- Continue Infrastructure Investments

4

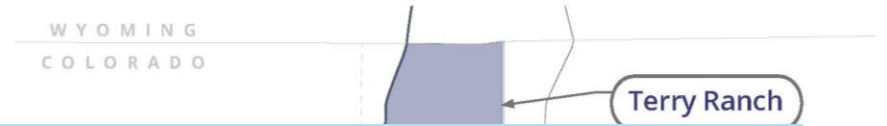
- Expand Water Storage Capacity

Milton Seaman Enlargement

- ✓ Large impacts to wetlands, streams, and habitat
- ✓ Inundation of Forest Service, State, Larimer County, and Fort Collins lands
- ✓ Many federal, state, & local permits needed - 15 years and \$19M to date

Unlikely that Greeley would ever receive necessary permits

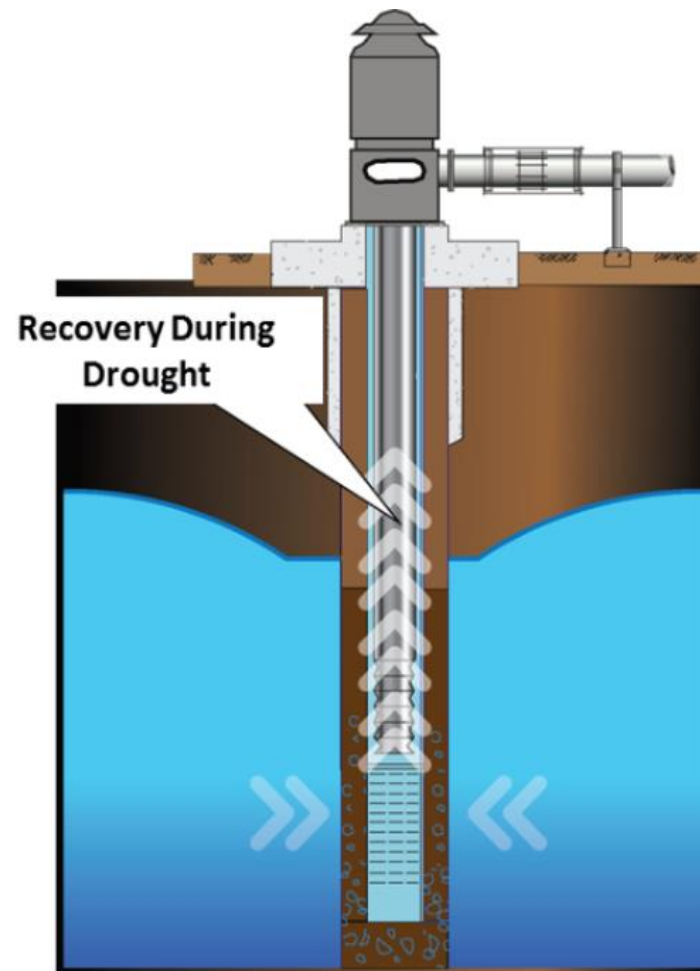
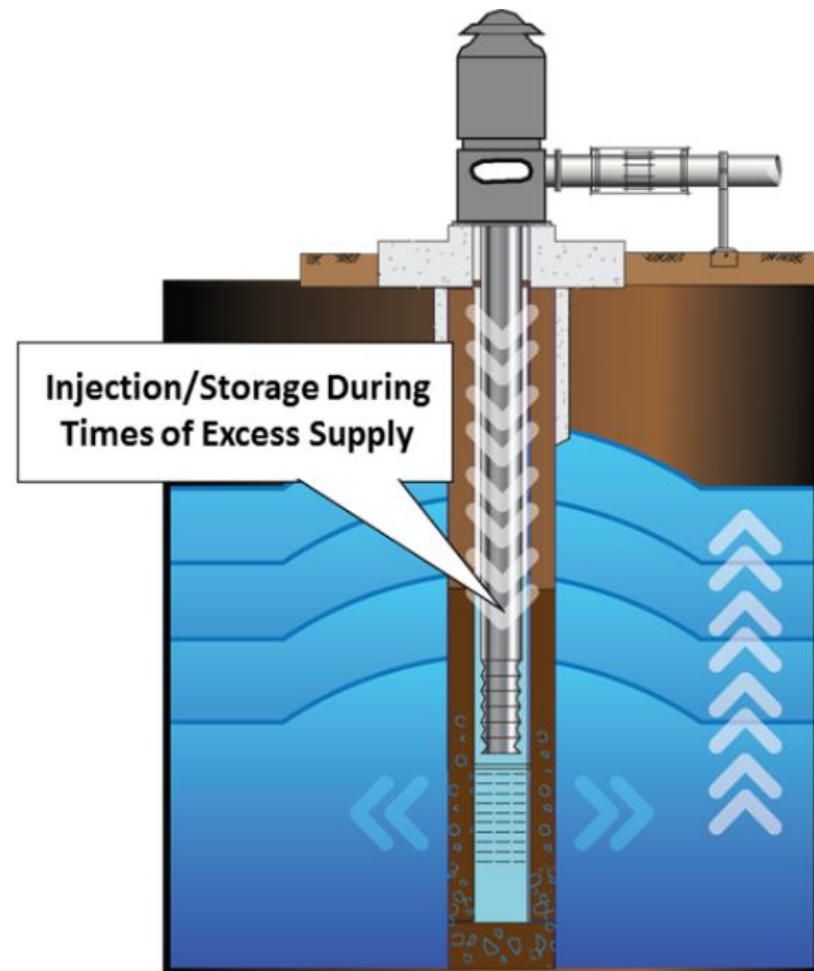
Terry Ranch Project



- ✓ • Terry Ranch is for drought response;
- ✓ • Supplemental Supply for Greeley; and
- ✓ • Does not replace Greeley's surface water
- ✓ • Could meet Greeley's water needs for generations to come



Underground Storage



- ✓ New to Greeley's operations, but common throughout U.S.
- ✓ PRO: few environmental impacts, no evaporation
- ✓ CON: requires treatment & pumping

Unique Transaction

- ✓ Purchase with raw water “credits” rather than cash
 - ✓ Credits redeemable to meet Greeley’s water dedication requirements
 - ✓ Raw water dedication is payment in form of water rights or cash required to receive city water service
 - ✓ 12,121 Credits, each Credit = 1 acre-foot dedication
 - ✓ Wingfoot sells Credits to developers or other 3rd parties
 - ✓ Adds third source of raw water dedication
 - ✓ Greeley sets Credit price ceiling with cash-in-lieu rate



Unique Transaction

- ✓ Greeley foregoes future cash-in-lieu revenue, revenue that would have been spent on a water project
- ✓ Greeley receives assets upfront and \$125M towards building infrastructure
- ✓ Typical water projects: funded by a large upfront municipal bond, and rely on fees from new growth to pay off debt – **Risky**
- ✓ Terry Ranch: seller takes on risk of new urban growth – **Reduces Greeley's Risk**

Transaction Recap

- ✓ **Agreement DOES NOT**
 - ✓ Give Wingfoot control
 - ✓ Benefit any other city
 - ✓ Sacrifice existing water
 - ✓ Restrict buying other water
 - ✓ Create any obligation to Wingfoot other than to accept & not devalue credits



Purchase Timeline

Purchase
Agreement
(Jun 16, 2020)

Inspection
(Jun 2020 –
Jan 2021)

W&S Board
Approval
(Feb 17, 2021)

City Council
Approval
(Mar 2, 2021)

Community Outreach

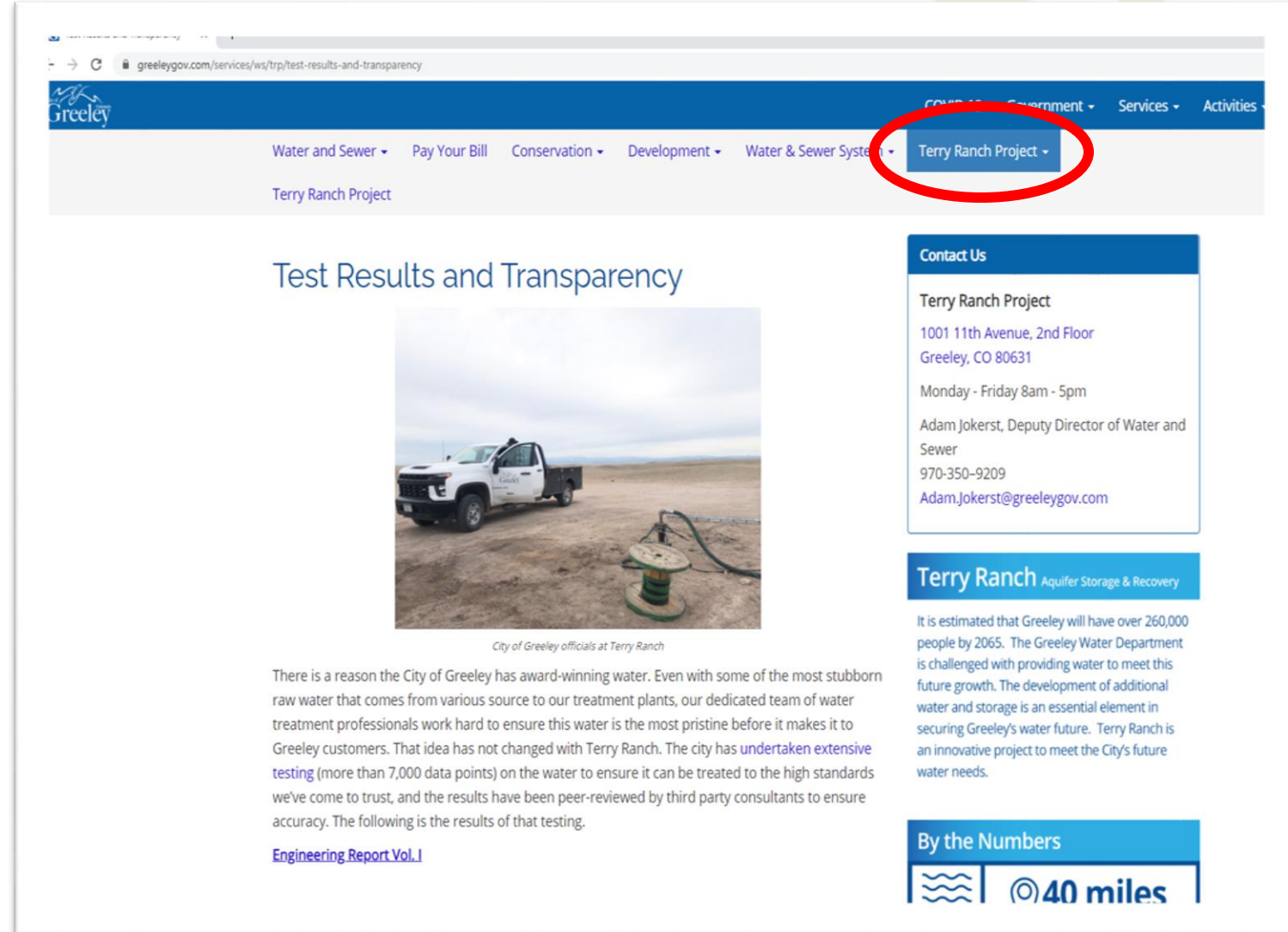
Outreach

- ✓ City Boards & Commissions – Planning Commission and many others
- ✓ Social Media – Facebook, Twitter, YouTube, NextDoor
- ✓ Community Open Houses - December 2 and February 10
- ✓ City Council Meetings - October 13, January 12, February 16, March 2
- ✓ Media – KFKA, Tribune, BizWest, CBS4, Denver Channel 7, KUNC
- ✓ Monthly Water & Sewer Board Meetings – Project Investigation Reports
- ✓ 25+ Community Organizations, Boards & Commissions
- ✓ City Chats, City Scoop, W&S Newsletter
- ✓ Website – www.greeleygov.com/terryranch



Results & Transparency

- ✓ Focus: safety, reliability, & affordability
- ✓ Nearly 20 complex scientific and engineering studies
- ✓ All results posted online: greeleygov.com/terryranch
- ✓ Peer reviewed by national experts



The screenshot displays the City of Greeley website's 'Test Results and Transparency' page for the Terry Ranch Project. The URL in the browser is greeleygov.com/services/ws/trp/test-results-and-transparency. The navigation bar includes links for 'Water and Sewer', 'Pay Your Bill', 'Conservation', 'Development', 'Water & Sewer System', and 'Terry Ranch Project' (which is circled in red). Below the navigation bar, the page title is 'Test Results and Transparency'. A photograph shows a white pickup truck parked in a dry, open field with a large green and yellow water spool in the foreground. The caption reads 'City of Greeley officials at Terry Ranch'. The main text explains the city's commitment to water quality and transparency, mentioning 'extensive testing' and peer-reviewed results. A link to 'Engineering Report Vol. I' is provided. On the right side, there is a 'Contact Us' section for the Terry Ranch Project, listing the address (1001 11th Avenue, 2nd Floor, Greeley, CO 80631), hours (Monday - Friday 8am - 5pm), and contact information for Adam Jokerst, Deputy Director of Water and Sewer (970-350-9209, Adam.Jokerst@greeleygov.com). Below this is a 'Terry Ranch Aquifer Storage & Recovery' section, which states that Greeley is estimated to have over 260,000 people by 2065 and is challenged with providing water to meet this future growth. The bottom right corner features a 'By the Numbers' section with a graphic showing a wavy line and the text '40 miles'.

greeleygov.com/services/ws/trp/test-results-and-transparency

Water and Sewer Pay Your Bill Conservation Development Water & Sewer System Terry Ranch Project

Terry Ranch Project

Test Results and Transparency



City of Greeley officials at Terry Ranch

There is a reason the City of Greeley has award-winning water. Even with some of the most stubborn raw water that comes from various source to our treatment plants, our dedicated team of water treatment professionals work hard to ensure this water is the most pristine before it makes it to Greeley customers. That idea has not changed with Terry Ranch. The city has undertaken extensive testing (more than 7,000 data points) on the water to ensure it can be treated to the high standards we've come to trust, and the results have been peer-reviewed by third party consultants to ensure accuracy. The following is the results of that testing.

[Engineering Report Vol. I](#)

Contact Us

Terry Ranch Project
1001 11th Avenue, 2nd Floor
Greeley, CO 80631
Monday - Friday 8am - 5pm
Adam Jokerst, Deputy Director of Water and Sewer
970-350-9209
Adam.Jokerst@greeleygov.com

Terry Ranch Aquifer Storage & Recovery

It is estimated that Greeley will have over 260,000 people by 2065. The Greeley Water Department is challenged with providing water to meet this future growth. The development of additional water and storage is an essential element in securing Greeley's water future. Terry Ranch is an innovative project to meet the City's future water needs.

By the Numbers

40 miles

Key Findings

- ✓ Overall water quality is excellent
 - ✓ Over 7,000 sampling data points
 - ✓ Tested for 575 compounds from 7 wells
 - ✓ Uranium is present but can be removed by common, redundant treatment (proven by pilot-test)
- ✓ Injection will not mobilize metals
- ✓ Water is compatible with existing supplies
- ✓ Corrosion/metal release not expected
- ✓ Viable water storage



Surface Use Above Terry Ranch



Surface Use Above Denver Basin Aquifers

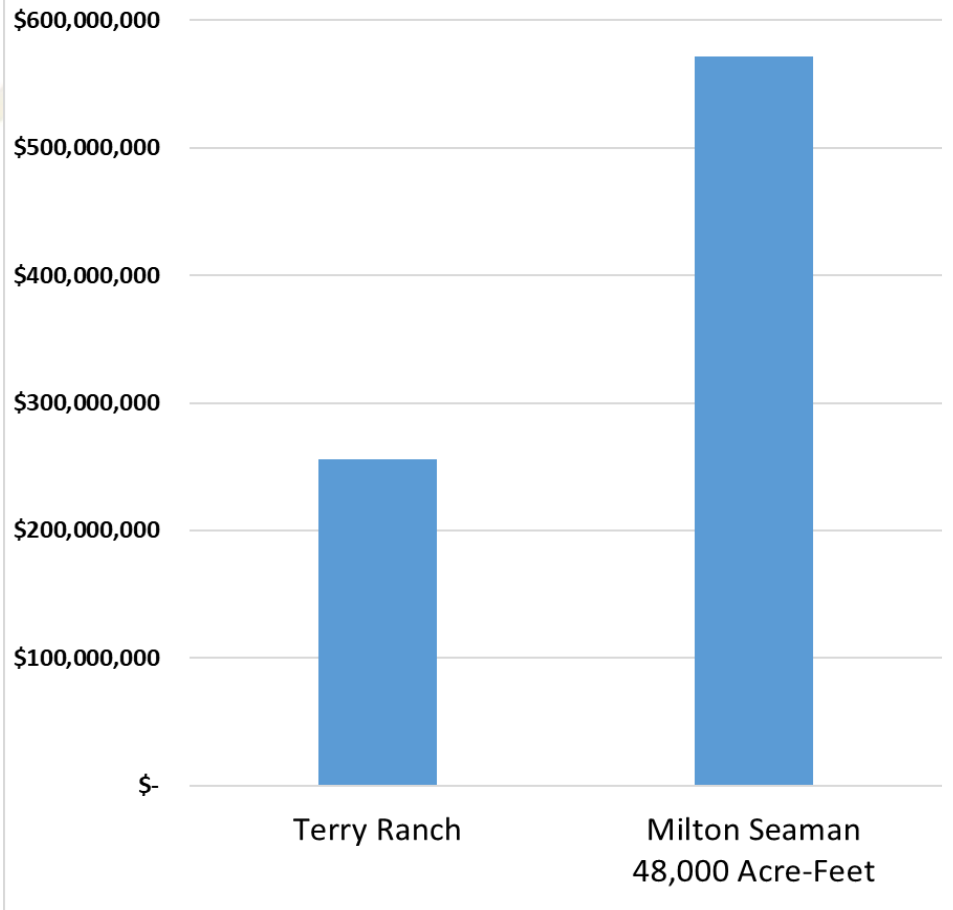


Contamination Risk

- ✓ Risk of groundwater contamination is low
 - ✓ Groundwater is generally deep, confined and isolated
 - ✓ Groundwater travels **very** slow
 - ✓ Moving at approx. 1mi. / 500 years
 - ✓ No producing oil & gas wells
 - ✓ Apparently low oil & gas potential
- ✓ Wyoming trichloroethylene (TCE) plume is in different aquifer, isolated from Terry Ranch, and treatable – scientifically, a low risk

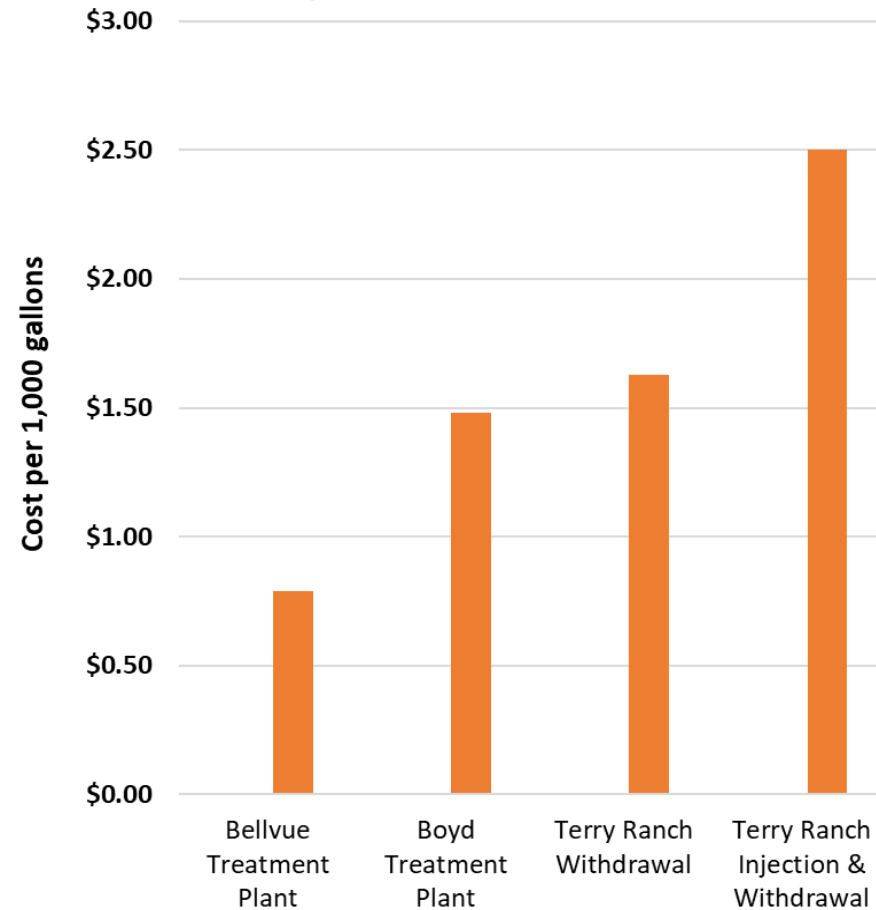
Cost Comparison

Construction Costs



Terry Ranch construction can be phased, lowering rates

Operational Costs



Higher operational costs are **vastly** outweighed by lower construction costs

*Construction costs presented as 2020 net present values using 5% construction escalation and 3% discount rate. Timeline assumed.

*Operational costs use 2016-2019 Boyd & Bellvue treatment averages



Why Terry Ranch?

- ✓ Additional water supplies and storage are needed to support a growing city
- ✓ Developing new water projects is extremely difficult in today's regulatory environment and highly competitive water market
- ✓ Terry Ranch is least costly among hundreds of alternatives evaluated

A decorative wavy line in a light beige color spans the top of the slide, partially behind the title.

Why Terry Ranch?

- ✓ Terry Ranch has fewer environmental impacts and requires fewer permits – can begin construction immediately
- ✓ Diversifies Greeley's water sources and provides redundancy – underground storage protects against drought and watershed disruptions like wildfire
- ✓ Terry Ranch will be a safe and reliable water supply

Closing Actions

- ✓ Water & Sewer Board approved closing and related actions on February 17, 2021
- ✓ City Council authorized closing and approved resolution accepting crediting on March 2, 2021



“Look ahead and plan for others as
others have planned for you”

More information at:
greeleygov.com/terryranch

