



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**April 13, 2022
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 January 12, 2022

Commissioner Welsh made a motion to approve the minutes for the meeting held on January 12, 2022, as written. Commissioner Utrata seconded the motion; the motion carried 7-0.

III. Items of Business

Consideration of termination of Single-Family Housing Rehab Loan Program

Single-family housing rehab program dates back to the early days of Greeley Urban Renewal Authority (GURA). The program was used as grants, later full loans and lastly half loan and half grant for qualifying households.

There was a discussion during the board work session on February 9, 2022, that we are averaging less than one application annually in recent years. GURA staff is also not able to attract contractors willing to go through HUD registration requirements to work on these projects with present staffing level.

Commissioner Utrata made a motion to discontinue the single-family housing rehab program and future income from the program income to be budgeted and spent on CDBG-eligible activities. Commissioner Leffler seconded the motion; the motion carried 7-0.

Consideration of Changes to Single-family Housing Rehab Grant Program, including approval of Policies & Procedures - Single-Family Housing Rehabilitation Grant Program

During the February 9, 2022, Work Session, the Board discussed the CDBG-funded Single-Family Housing Rehab Program, which consisted of two parts: The "loan piece", which in its current form was actually half loan, half grant for work completed;

and the grant piece, which provided once-in-a-lifetime grants predominantly used for ramps, water heater replacement, and HVAC repairs/replacement. The Board agreed to terminate the part of the rehab program that provided half loan, half grants to single-family homeowners.

Policies and procedures for the Single-Family Housing Rehab Program included both the “loan” part of the Program and one-time grant part. With termination of the “loan” portion of the Program, it is necessary to create policies and procedures that only include the grant portion of the Program (which becomes the entire Program going forward).

Commissioner Silva made a motion to approve changes to Single-family Housing Rehab Grant Program, including of Policies & Procedures – Single-family Housing Rehabilitation Grant Program. Commissioner Utrata seconded the motion; the motion carried 7-0.

Consideration of 2022 Action Plan/Budget Changes and recommendation to City Council

As noted in the email sent to you March 1, 2022, occurrences have resulted in the need to change the 2022 Action Plan activities and budgets, some of which are a result of decisions made at the February Board work session. To do so, the changes need to go through the City's citizen process, which includes the GURA Board's recommendation of the changes to City Council.

Staff requested an email vote by March 9, 2022; the resulting vote on recommended changes was: 5 Yes; 2 didn't vote. A public hearing will be held at the GURA Board meeting on April 13, 2022, following which the email vote will be ratified.

The changes recommended are to the 2022 Action Plan/CDBG budget that Council approved in October 2021. (You will recall that the infrastructure activity was where Council approved any plus/minus funds available in 2022. Because the changes below include cancellation of activities and the overall budgetary change is greater than 10%, the changes need to go back through the citizen participation process.) These were the recommended changes, with an explanation of the changes attached as a separate page:

1. Allocate funds from an activity recently determined to be ineligible (\$110,023.16) to the 2022 5th Street Phase I Infrastructure activity.
2. Cancel 2022 Cold Weather Shelter activity (\$20,000) and allocate funds to the 2022 5th Street Phase I Infrastructure activity.
3. Cancel 2022 Connections for Independent Living public facility activity for accessibility changes (\$10,000) and allocate funds to the 2022 5th Street Phase I Infrastructure activity.
4. Cancel the SF Housing Rehab Loans Program and reallocate all available revolving loan funds in 2022 to the 2022 5th Street Phase I Infrastructure activity (approximately \$275,000).
5. Allocate any available program income to the 2022 infrastructure activity (approximately \$130,000).

6. Allocate any unallocated grant funds to the 2022 infrastructure activity (estimated at \$21,100, subject to Finance update of final numbers for 2021).

The 2022 Action Plan will be submitted to the U. S. Department of Housing and Urban Development once the City's audit numbers are available and the City receives notice of actual 2022 CDBG and HOME grant awards. An updated budget (with comparison to the original) is attached.

Chair Cummins opened the public hearing at 4:48 p.m. after Item D was heard and called for public comment. There being no public comments, the hearing closed.

Chair Cummins made a motion to ratify the email vote on March 9, 2002, which included affirmative votes were received from Cindy Welsh, Heather Utrata, Suann Haas, Stephanie Lucero, and Michael Silva. Staff recommends ratification of the email vote of the GURA Board. The vote included the changes noted above and that any budget changes +/- will continue to be within the 5th Street Infrastructure activity. Commissioner Utrata seconded the motion; the motion carried 7-0.

Public Hearing for Consideration of 2021 Consolidated Annual Performance and Evaluation Report (CAPER) and recommendation to City Council

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

Chair Cummins opened the public hearing at 4:44 p.m. and called for public comment. Nancy Wiehagen, Executive Director, Greeley Transitional House expressed support for the 2021 CAPER and thanked staff for preparing the report. There being no further comments, the hearing closed at 4:46 p.m.

Commissioner Utrata made a motion to accept the CAPER and recommend approval of same to the Greeley City Council. Commissioner Leffler seconded the motion; the motion carried 7-0.

IV. Board Member Comments/Reports

Commissioner Silva noted that he attended the City of Greeley Boards & Commissions reception and invited the other Commissioner's to attend next time.

Chair Cummins noted that Greeley West High School would be hosting a tour of the portion of the facility that is scheduled for demolition.

V. Staff Report

Benjamin Snow, Director Economic Health & Housing thanked the GURA Board for volunteering their time and input to the GURA staff.

VI. Adjournment

There being no more business, the meeting was adjourned at 5:05 p.m.

DocuSigned by:
Benjamin Snow
AEC83CAB2BCA43D...

Benjamin Snow, Secretary

DocuSigned by:
Jediah Cummins
D42D9D2C6C694CC...

Jediah Cummins, Chair