



GREELEY URBAN RENEWAL AUTHORITY

Agenda

Wednesday – November 8, 2023

**1100 10th Street
City Center North, Room 1125**

4:30 p.m.

- I. Call to Order - Roll Call**
- II. Approval of Minutes** - from the August 9, 2023, meeting
- III. Items of Business**
 - A. Ratify email vote to approve extension to the Greeley Area Habitat for Humanity's HOME funding reservation
 - B. Review and recommendations for submitted HOME/CDBG Application from High Plains Development Corporation – StarRise Apartments at Weld Village
- IV. Board Member Comments/Reports**
- V. Staff Report**
- VI. Adjournment**

Next Meeting: December 13, 2023 @ 4:30 p.m.

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**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**August 9, 2023
4:30 p.m.**

**1001 11th Avenue
City Council Chambers, Overflow Room, City Center South
And also conducted remotely**

I. Call to Order

Chair Cummins called the meeting to order at 4:00 p.m. Commissioners Silva, Utrata, and Welsh were present. (Commissioner Leffler was not present; Commissioners Fernandez and Lucero were recused.)

II. Approval of minutes for the meeting held on July 12, 2023

Commissioner Silva made a motion to approve the minutes for the meeting held on July 12, 2023, as written. Commissioner Utrata seconded the motion; the motion carried 4-0. (Commissioner Leffler was not present; Commissioners Fernandez and Lucero were recused.)

III. Items of Business

Public Hearing to consider the 2024 CDBG Program Applications
(Commissioner Leffler enters the meeting.)

Carol Larsen, Grant Specialist, oriented the Commissioners on the Community Development Block Grant (CDBG) process and the 2024 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.

- Janet Bedingfield, Executive Director
 - Representing 60+ Ride (formerly known as Senior Resource Services) and the application for \$15,000 for costs of providing transportation to seniors aged 60 and over to medical appointments, grocery stores, financial and government institutions, etc.

- Nancy Wiehagan, Executive Director
 - Representing Greeley Family House (formerly known as Greeley Transitional House) and the application for \$14,063 for a case manager to coordinate the Landlord Support Program which provides homeless families in the Family House with housing services. The case manager would work in part to engage landlords to work with low- and moderate-income families exiting the emergency shelter housing and provide tenant education.
- Enita Kearns-Hout, Regional Director
 - Representing Catholic Charities and the application for \$24,450 to help fund two positions: the intake specialist and a case manager working directly with guests at the Guadalupe Community Center.
- Lyle Smith-Greybeal, Chief Operating Officer
 - Representing United Way of Weld County and the application for \$40,000 to support salary(ies) of Cold Weather Shelter staff with direct service contact with shelter guests.
- Diane Heldt
 - Representing A Woman's Place and the application for \$10,307 to support salary and cost for case management working with its housing program for victims of domestic violence. (It was noted that the application from A Woman's Place for \$1,000,000 for construction of a new shelter facility was withdrawn from the process.)

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

Administration – Includes staffing for management of CDBG funds and projects.

Public Works – New infrastructure/improved; sidewalks, ramps; move utility poles; other.

Public Works Infrastructure- Install speed lights in seven proposed school zones.

Forestry Program – Parkway Tree Planting

Public Works – Support annual City-wide clean-up weekend.

It was also noted that there are affordable housing funds from prior years that have not been allocated to a project that will be part of the 2024 budget. No additional funds were applied for as part of the 2024 budget process.

Chair Cummins opened the public hearing at 4:19 p.m. and called for public comment.

Nancy Wiehagan, Executive Director, Greeley Transitional House thanked the board for past support and briefly explained the needs of Greeley Transitional House.

Janet Bedingfield, Executive Director, 60+ Ride (Senior Resource Services) thanked the board and noted that the application was for costs of providing transportation to seniors over age 60 to medical appointments, grocery stores, etc. The transportation provided helps sustain housing and health of the seniors.

Enita Kearns-Hout, Director of Donor Engagement and Grant Development, Catholic Charities noted the state of crisis and not only the need for shelter, but to offer guidance and opportunities for those experiencing homelessness.

Lyle Smith-Greybeal, Chief Operating Officer, United Way of Weld County thanked the board. Mr. Smith-Greybeal explained the challenges that the shelter faced.

Chair Cummins closed the public hearing at 4:35 p.m.

The Commissioners discussed the staff recommendations; staff answered questions regarding the recommendations and specific applications.

A discussion to reduce public services based on the 2020-2024 Consolidated Plan was held. It was noted by the commissioners that it is a difficult task setting priorities and to consider reducing public service activities when the needs are so great in the community.

The process to set new priorities (for years 2025-2029) will begin late this year.

Chair Cummins made a motion to reduce staff's recommendation for the A Woman's Place housing application for housing case management to \$10,307.00. Commissioner Utrata seconded the motion; the motion carried 5-0. (Commissioners Fernandez and Lucero were recused.)

Chair Cummins made a motion to reduce the staff's recommendation for Greeley Family House (Greeley Transitional House) to \$14,063.00. Commissioner Welsh seconded the motion; the motion carried 5-0. (Commissioners Fernandez and Lucero were recused.)

Chair Cummins made a motion to move \$5,630 resulting from the reductions to staff's recommendations noted above toward funding for City-CPR/Forestry-Parkway Tree Planting (which staff had not recommended for funding). Commissioner Utrata seconded the motion; the motion carried 4-1. (Commissioner Leffler opposed the motion.) (Commissioners Fernandez and Lucero were recused.) Chair Cummins further made a motion to reduce staff's recommendation for the Public Work's application for infrastructure assistance by \$9,370.00 to recommend that the total award to the City-CPR/Forestry Program be \$15,000.00. Commissioner Leffler seconded the motion; the motion carried 5-0. (Commissioners Fernandez and Lucero were recused.)

Commissioner Utrata made a motion to approve Resolution 2 Series 2023 recommending approval of the proposed Community Block Grant for 2024 as follows:

General Administration	\$ 168,000.00
Catholic Charities-Guadalupe Housing Navigator	\$ 20,000.00
Greeley Family (Transitional) House-Landlord Support Program	\$ 14,063.00
A Woman's Place – Housing case management	\$ 10,307.00
A Woman's Place – Construction of new facility (Application rescinded)	\$ -0-
City-Public Works-Redevelopment District infrastructure improvements	\$ 557,630.00
City-Speed lights in school zones	\$ 45,000.00
City-CPR/Forestry-Parkway Tree Planting	\$ 15,000.00
City-Public Works-Clean-up Weekend	\$ 15,000.00
United Way Cold Weather Shelter	\$ 40,000.00
Senior Resource Service – transportation services	\$ 15,000.00
 Total Projected Budget	 \$ 900,000.00

The Board concurred with staff's recommendation that budget increases/decreases happen within the infrastructure/sidewalks application from Public Works, but also that the overall public services award (including that for Guadalupe Community Center, Greeley Family House, A Woman's Place, Clean-up Weekend, United Way-Cold Weather Shelter, and 60+ Ride) not exceed 13.6% (based on a grant of \$840,000 and a total public service recommendation of \$114,307). The recommended awards would be reduced proportionately. The annual percentage cannot be more than 15% by CDBG regulation.

Board's recommendation also included the following:

1. Activity Delivery Costs noted with activities will float where most needed; unused becomes available next grant year.
2. Administration will be 20% of the grant award; cannot exceed 20% by regulation.
3. Pre-award expenditures up to \$300,000 may be incurred for activities that need start dates before HUD grants are received.
4. The Housing & Homeless Solutions Department staff can make changes to the activities shown by up to 10% of the grant without initiating a new citizen participation process.

Commissioner Welsh seconded the motion; the motion carried 5-0. (Commissioners Fernandez and Lucero were recused.)

IV. Board Member Comments/Reports

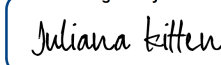
Chair Cummins noted that University of Northern Colorado fall semester will begin shortly; students are in the process of moving in.

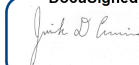
V. Staff Report

Juliana Kitten, Assistant City Manager invited the Commissioners to a discussion with Dr. Sam Tsemberis on August 17, 2023, creator of the Housing First model that is being implemented in Greeley.

VI. Adjournment

There being no more business, the meeting was adjourned at 5:56 p.m.

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Juliana Kitten, Secretary

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Jediah Cummins, Chair