



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**February 12th, 2025
4:30 p.m.**

**1001 11th Avenue
Colorado Conference room, City Center South
And also conducted remotely**

I. Call to Order

Board Chair, Cummins called the meeting to order at 4:30 p.m. Commissioners Utrata, Welsh (online), Silva, Mowery, and Bond were present. Quorum met. As well as Secretary, John Hall, Paul Trombino, Kalen Myers and Katie Vera from Hoffman, Parker, Wilson and Carberry, Esq. (Board member Fernandez was absent)

II. Approval of minutes, for the meeting held on December 11th, 2024

Board Chair Cummins made a motion to approve the minutes for the meeting held on December 11th, 2024, as written, at 4:31. Board Member Silva approved, and Board Member Mowery seconded the motion; the motion carried 6-0. (Board Member Fernandez was absent.)

III. Items of Business

A. Apricot Avenue Ask by Paul Trombino for the City of Greeley

Paul Trombino, Managing Director of Public Works, is requesting reimbursement by GURA for funds spent on the Apricot Avenue project, previously paid for by the City of Greeley. When originally proposed, this project was estimated to cost approximately \$1.3 million dollars, to which the GURA Board agreed to fund. However, additional work arose when the project began due to a lack of dialogue between Public Works and the Water and Sewer department, as well as unconsidered electrical costs, that ballooned actual costs to approximately 2.3 million. Paul is requesting a full or partial reimbursement of this overage (1 million dollars) to be made to the City of Greeley.

Board Chair Cummins opens the floor to questions by the Board. Commissioner Bond questions the original proposal costs versus the final cost, and whether all work on the project has been completed. Paul reiterates that electrical work was added to the project, as well as "a few extras" and that all work has been completed aside from

a few areas of landscaping that are still being worked on. Vice Chair Utrata mentions that the GURA Board should have been consulted when the project costs doubled. Board Chair Cummins adds that in regard to the project almost doubling in cost that it feels like, "a bait and switch". Board Member Silva requests clarification on the boundaries between GURA and the City of Greeley. Secretary John Hall reminds the board that they are an authority as opposed to an advisory board. Katie Vera of the GURA legal team, adds that there is the option of memorializing this agreement, and that all future agreements between the City of Greeley and the GURA Board, could require an Inter-Governmental Agreement or IGA. Secretary Hall suggests that the GURA Board to be privy to regular reporting and compliance checks for future projects.

Board Chair Cummins proposes reimbursing the City of Greeley for half of the amount requested, seeing as the city will benefit financially once the site is open. Commissioner Bond seconds the motion. The motion carries 6-0 (Board Member Fernandez was absent). The IGA and exact monetary amount of the reimbursement will be addressed in the March GURA agenda.

IV. Board Member Comments/Reports

Commissioner Welsh requested that the GURA Board receive recognition (a sign perhaps?) that GURA funds were used on the Apricot Avenue project, as well as future projects, so that Greeley taxpayers are aware of the Board's contributions.

V. Staff Reports

Secretary, John Hall informed the Board that Burris Optics may be looking to move operations to the Greeley. If the Board is interested in providing incentives for the move, this will be addressed during the GURA Boards March agenda.

VI. Adjournment

There being no further business, Chair Cummins adjourned the meeting at 5:39 p.m., seconded by Commissioner Utrata.



John Hall, Secretary



Jedjah Cummins, Board Chair