



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**July 9th, 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 4:35 p.m. with a roll call. Commissioners Utrata, Bond, Welsh, Silva, Mowery, and Hernandez (online) were present. Quorum met. As well as Michelle Claymore, John Hall (Consultant for the City of Greeley), Allena Portis (Deputy City Manager), Kalen Myers (Budget and Policy Deputy Director) and Katharine Vera from Hoffman, Parker, Wilson and Carberry, Esq.

II. Approval of minutes, for the meeting held April 9th, 2025

Board Chair Cummins requested a motion to approve the minutes for the meeting held on April 9th, 2025, as written, at 4:39. Board Vice Chair Utrata made a motion to approve, and Board Member Silva seconded the motion; the motion carried 7-0.

III. Items of Business

A. Appointment of a new Secretary of the GURA Board

With the resignation of John Hall from the position of Director of Economic Development, Michelle Claymore has moved from Deputy Director of Economic Development to Interim Director of Economic Development. Due to the position of Director also holding the position of Secretary of the GURA Board, Michelle (or another nomination) would require appointment. There are four options who may hold this position; Michelle Claymore, Jediah Cummings (Chair), Heather Utrata (Vice Chair), or a nominated Board candidate, could be considered. Board Chair Cummins requested nominations be made at this time. With no further nominations, Board member Bond recommended approving Michelle Claymore as Board Secretary. Cindy Welsh seconds this motion. This motion carried 7-0. Michelle Claymore is the new Secretary of the GURA Board.

III. Items of Business

B. GURA Board request related to the Downtown Greeley Civic Campus Project

Presented by John Hall, Consultant and Project Coordinator and Kalen Myers, Budget and Policy Deputy Director. This presentation covers the background, key objectives, existing land ownership, concept plans and the request for GURA.

- City has been evaluating needs for replacing aging facilities, specifically City Hall in the downtown
- Weld County and School District 6 have also been analyzing facility needs in the downtown area
- Richmark Properties and Vertikal Collaborative are interested in investing in the downtown and exploring additional partnerships
- Memorandum of Understanding between City and Richmark Vertikal executed on October 17, 2024
- Meeting with Richmark, Vertikal, Weld County, District 6 on October 24, 2024. All parties interested in exploring options for pursuing investment in downtown.
- Since late fall of 2024, ongoing discussions with Richmark Vertikal about their preliminary design work, potential city role, and possible costs.
- March 2025 Richmark Vertikal presented masterplan concept to City Council
- May 2025 City staff presented funding alternatives for proposed City Hall
- June 2025 Working groups for City, County, School District and Developer to develop 3 concept plans

These key objectives aim to take advantage of the common timing in facility replacement needs presented by the City, County and School District all engaged in facility planning processes as well as complement other downtown investments currently contemplated by the City. The Board is presented with 3 concept plans of parking and program strategies. John Hall mentions that option #3 has had the most traction. High level budgets for these projects are not available currently and once those funding gaps have been recognized, further information as to the funding ask of GURA, will be provided.

IV. Board Member Comments/Reports

Commissioner Welsh requested an update by the GURA Secretary on all City projects, at the next meeting. Chair Cummins requested clarity on the legality of TIF district funding being used for such a project. Vice Chair, Utrata, believes that more information is needed regarding the funding ask as well as GURA's current financial balances per district. Board member Bond asks that City staff add a more finalized, proposed project with a funding ask as the Board cannot have one without the other. Board Chair Cummins asks the Board if they feel they should give the GURA legal team direction to look at the nexus between TIF districts, GURA and the proposed Civic Campus Project. Board member, Bond seconds the motion, all approve 7-0. Michelle Claymore adds that Katie Vera will begin a scope of work.

V. Staff Reports

Chair Cummins reported on the Boards & Commissions annual event and brought giveaways from the event to be shared with the Board. UNC will be starting to receive students starting on August 20th, 2025. UNC’s new building of Osteopathic Medicine will open in the fall of 2026. Board member Bond reported on the Grow West area plan to make Greeley neighborhoods more walkable. Grow West will have another meeting tonight at 6:00p.m., open to all those who are interested in attending. Michelle Claymore added that she looks forward to working with the GURA Board and thanked John Hall for the leadership he has provided in the past.

VI. Adjournment

There being no further business, Chair Cummins requested a motion to adjourn the meeting at 5:40 p.m., Commissioner Welsh made a motion to adjourn, seconded by Commissioner Silva; the motion carried 7-0.

Michelle Claymore, Secretary

Jediah Cummins, Board Chair