



Remote Meeting Instructions for the October 12, 2022, Meeting Greeley Urban Renewal Authority:

The City's Department of Economic Health and Housing meetings are operating virtually via Zoom.

Please contact the Greeley Urban Renewal Authority with any questions you might have for joining/participating at paula.turner@greeleygov.com or 970-350-9380. Thank you!



GREELEY URBAN RENEWAL AUTHORITY

Agenda

Wednesday – October 12, 2022

**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 September 14, 2022 meeting
- III. Items of Business**
 - A. Vote for approval to Amendment to By-laws clarifying Executive Director duties
 - B. Consideration of Standard Operating Procedure –
Staff Authority for Contracts & Negotiations
- IV. Board Member Comments/Reports**
- V. Staff Report**
- VI. Adjournment**

Next Meeting: November 9, 2022 @ 4:30 p.m.

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 file a complaint, please contact the City of Greeley's designated Disability Rights and Title VI coordinator, Will Jones at (970) 350-9751, 1001 11th Avenue, Greeley, CO, 80631 or at william.jones@greeleygov.com.



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**September 14, 2022
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, Silva, Utrata, and Welsh were present. (Commissioners Leffler and Lucero were absent.)

II. Approval of minutes for the meeting held on August 10, 2022

Commissioners Utrata made a motion to approve the minutes for the meeting held on August 10, 2022, as written. Commissioner Welsh seconded the motion; the motion carried 5-0. (Commissioners Leffler and Lucero were absent.)

III. Items of Business

Amendment to By-laws clarifying Executive Director duties

Commissioner Silva made a motion to provide notice of intent by Greeley Urban Renewal Authority to consider amendment of the Authority's bylaws with the correction noted to Article II, #5 to change "shall" to "may" at its September 14, 2022 regular meeting for formal consideration at its October 12, 2022 regular meeting.

Resolution of Authority for Executive Director duties

Commissioner Utrata made a motion to approve Resolution 2 with regard to real estate transactions involving GURA, the Executive Director of GURA is authorized and empowered to make minor (with a caveat Policy and Procedures outlining definition of "minor" will be approved by the GURA Board at the October 12, 2022 meeting) amendments to contracts, statement of authority, sign deeds, closing statements and all documents related to closing when the transaction and/or contract for the purchase or sale of property that has been approved by the board. Commissioner Welsh seconded the motion; the motion carried 5-0. (Commissioners Leffler and Lucero were absent.)

Consideration of transferring vacant lots to the City of Greeley

J.R. Salas, GURA Manager explained that by Cooperation Agreement the federal grants awarded to the City annually are managed by GURA.

At this time GURA still holds title to twelve lots in North Greeley. All are within the present floodplain and are not good candidates for redevelopment. Since these were acquired by GURA on behalf of the City it would be best to transfer title on these lots from GURA to the City. The City is in a better position to hold and maintain these sites while the floodplain issues are resolved.

The sites include the following:

218 11 th Avenue	214 11 th Avenue
210 11 th Avenue	917 A Street
215 N. 8 th Avenue + R0367594	810 A Street
111 10 th Avenue	407 N. 9 th Avenue + R7942998
406 N. 11 th Avenue	1028 C Street
310 N. 11 th Avenue	1026 B Street

Commissioner Silva made a motion to approve transfer of all sites from GURA ownership to ownership and title in name of the City of Greeley. Commissioner Utrata seconded the motion; the motion carried 5-0. (Commissioners Leffler and Lucero were absent.)

Consideration of approval of the 2023 Action Plan to the Greeley City Council

The 2023 Annual Action Plan was provided to the board via email for review. This is the application to the U.S. Department of Housing and Urban Development for 2023 CDBG and HOME funds. The Board reviewed the applications associated with it and recommended the budget contained therein for approval by City Council on October 4, 2022.

Commissioner Utrata made a motion to recommend approval of the 2023 Action Plan to the Greeley City Council. Commissioner Welsh seconded the motion; the motion carried 5-0. (Commissioners Leffler and Lucero were absent.)

Ratify email vote to set no-change-in-use lien and restrictive covenant – Hope Apartments

At the last meeting the board approved CDBG housing assistance to Hope Apartments, which is owned by ADEO Colorado (Greeley Center for Independence) to replace windows. CDBG requires that property improvements assisted with CDBG have a no-change-in-use clause for five years if more than \$25,000 of CDBG is utilized. GURA staff estimated CDBG exposure at \$130,000-\$144,300. The staff memo to the Board on August 10, 2022 recommended a 10 year no change in use clause. The email vote was to change the no-change-in-use period from 10 years as recommended to five years. ADEO serves people who have disabilities, so the apartments are likely to remain affordable for however long ADEO owns them.

The email vote was 7-0 to approve a five-year no-change-in-use lien and restrictive covenant on the Hope Apartments property, rather than the 10-years originally recommended.

The motion to ratify the 7-0 email vote of the GURA Board to set the no-change-in-use lien and restrictive covenant for use of CDBG funds at Hope Apartments (for window replacement) at five years passed.

Consideration of policies and procedures to set CDBG affordable rents

Commissioner Welsh made a motion to approve policies and procedures for affordable rents for CDBG program. Commissioner Silva seconded the motion; the motion carried 5-0. (Commissioners Leffler and Lucero were absent.)

Consideration of Notice of Funds Availability and Letter of Interest for CDBG and HOME affordable housing funds for housing developers

Staff provided a Request for Letters of Interest (LOI) for Affordable Housing Projects for review.

The request is seeking LOI from non-profit and for-profit developers and owners of multi-family affordable housing units for projects that create or rehab and preserve affordable housing. The LOIs will be used to gauge interest, identify potential projects determine projects readiness, and potentially create a pipeline to use the City's federal funds during 2020-2024 for affordable housing.

Commissioner Utrata made a motion to approve sending out the Letter of Interest to the list of developers maintained by Staff. Commissioner Haas second the motion; the motion carried 5 -0. (Commissioners Leffler and Lucero were absent.)

IV. Board Member Comments/Reports

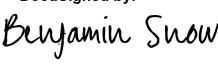
A short discussion was held on various City projects.

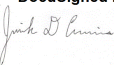
V. Staff Report

None

VI. Adjournment

There being no more business, the meeting was adjourned at 5:29 p.m.

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Benjamin Snow, Secretary

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Jediah Cummins, Chair