



## **GREELEY URBAN RENEWAL AUTHORITY**

### **Agenda**

**Wednesday – March 8, 2023**

**1000 10<sup>th</sup> Street  
City Council Chambers, Overflow Room, City Center South  
& remotely**

**4:30 p.m.**

---

- I. Call to Order - Roll Call**
- II. Approval of Minutes** - from the February 8, 2023 meeting
- III. Items of Business**
  - A. Public Hearing – Consideration of priorities for 2024 Annual Action Plan
  - B. Public Hearing – Consideration of the Consolidated Annual Performance and Evaluation Report (CAPER)
- IV. Board Member Comments/Reports**
- V. Staff Report**
- VI. Adjournment**

**Next Meeting: April 12, 2023 @ 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](mailto:william.jones@greeleygov.com).*



**GREELEY URBAN RENEWAL AUTHORITY  
Proceedings**

**February 8, 2023  
4:30 p.m.**

**High Plains Library  
Library & Innovation Center  
501 8<sup>th</sup> Avenue, Greeley, CO**

---

**Prior to the Greeley Urban Renewal Authority meeting the Commissioners toured the High Plains Library & Innovation Center – 501 8<sup>th</sup> Avenue.**

**I. Call to Order**

Chair Cummins called the meeting to order at 4:37 p.m. Commissioners Leffler, Lucero, Utrata and Welsh were present. (Commissioner Silva was absent; One vacancy exists.)

**II. Approval of minutes for the meeting held on February 8, 2023**

Commissioner Utrata made a motion to approve the minutes for the meeting held on January 11, 2023, as written. Commissioner Lucero seconded the motion; the motion carried 5-0. (Commissioner Silva was absent; One vacancy exists.)

**III. Items of Business**

**Public Hearing – HOME-ARP Allocation Plan**

In September 2021, the City of Greeley was allocated \$1,481,453 in U. S. Department of Housing and Urban Development (HUD) funds. The funds, a part of the American Rescue Plan identified as HOME-ARP, must be applied for by the City by March 31, 2023. The attached Allocation Plan, as presented during the meeting by Assistant City Manager Juliana Kitten serves as the application. This meeting of the GURA Board is a public hearing.

HOME-ARP funds can only be used for the following activity groups, with many more restrictions within each type of activity. (Ms. Larsen, Grant Specialist, noted that one eligible activity, non-congregate shelter, was inadvertently missed in the Board memo, but is included in eligible activities below):

- Administration and Planning (maximum 15%)
- Acquisition, rehabilitation, or construction of affordable rental housing primarily for occupancy by households of individuals and families that meet the definition of one or more of the qualifying populations

- Purchase and development of non-congregate shelter
- Tenant-Based Rental Assistance
- Supportive services to qualifying individuals or families

The American Rescue Plan requires that the grant funds be used to primarily benefit individuals and families in program-defined “qualifying populations”, as follows, again with additional requirements/definitions under each:

- The homeless
- Persons at risk of homelessness
- Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Other populations where providing supportive services or assistance would prevent homelessness or would serve those with the greatest risk of housing instability

Veterans and families that include a veteran family member that meet the criteria for one of the “qualifying populations” named above are eligible to receive HOME-ARP assistance.

Chair Cummins opened the public hearing at 5:06 p.m. and called for public comment. There being no one from the public present, the hearing closed.

Commissioner Leffler made a motion to approve to recommend approval to Greeley City Council. Commissioner Lucero seconded the motion; the motion carried 5-0. (Commissioner Silva was absent; One vacancy exists.)

### **Public Hearing – Increase to CDBG and HOME budgets for 2023**

Ms. Larsen, Grant Specialist, gave a brief overview of the proposed budget changes and asked for questions. There being none, Chair Cummins opened the public hearing at 4:33 p.m. and called for public comment. There being no one from the public present, the hearing closed.

Commissioner Utrata made a motion to approve the following:

- Recommend that City Council accept the CDBG budgeting with the increase occurring within the Public Works infrastructure budget (to approximately \$1,149,237) with any further budget changes continuing to be absorbed within this activity.
- Recommend that City Council accept the increase to the multi-family rental project activity in the HOME program to a total availability of approximately \$1,248,108.
- Recommend CDBG-CV budget with increased amount for United Way of Weld County per Council approval in 2022.
- Add HOME-ARP as a budget for a TBD activity, if Allocation Plan is accepted.

Commissioner Welsh seconded the motion; the motion carried 5-0. (Commissioner Silva was absent; One vacancy exists.)

### **Use of TIF on Infrastructure for Ironwood Project**

Benjamin Snow, Director Department of Economic Health & Housing presented a business prospect (Code named Project Energy) related to the development of a pyrolysis plant (converting plastics into fuel, energy and biochar) and an associated plastics sorting facility (transfer station), both in Greeley. The location of the proposed pyrolysis plant has been determined and will be adjacent west of the Anderson Sales and Salvage facility off 8th Street. Anderson purchased this site from GURA in 2022 and now holds title to this property under the name ASR Energy LLC. Anderson intends to use plastic waste from its auto recycling operations by conveying it to the adjacent site for processing.

To make the plant economically viable, Project Energy will collect household waste and sort it into plastics destined for the pyrolysis plant. The company has secured commitments from current household waste haulers operating in Greeley to use their proposed local sorting facility site as the delivery point versus this waste being sent straight to the landfill, which is what happens currently. Project Energy already owns real estate in Greeley but is actively looking for an alternative location closer to the plant. They are now focusing their acquisition efforts on the Ironwood Business Park. City staff has negotiated the following terms:

Project Energy agrees to the following:

1. Purchase the entire undeveloped portion of the Ironwood Business Park (+/- 12 acres).
2. Develop a municipal waste sorting/transfer station on the site (+/- \$12M, 20,000sf, 25 jobs).
3. Develop additional speculative industrial space on the site (+/- \$7.5M, 50,000sf, 20 jobs).
4. Provide household plastic feedstock from its sorting/transfer station to the proposed pyrolysis plant in Greeley (+/- \$85M, 40,000sf, 35 jobs).
5. Donate land it currently owns to the City of Greeley for open space, trails and parks use (+/- 8.77 acres), contingent on environmental assessment.

City Agrees to the following:

1. Invest up to \$1.3M, sourced from the existing Western Sugar TIF balance to construct the road and utilities in current right-of-way through Ironwood Business Park.

Commissioner Utrata made a motion to approve spending up to \$1.3M of existing TIF balance to facilitate new industrial development projects within the Ironwood Business Park, contingent on agreeing to final terms within a new Development Agreement.

Commissioner Lucero seconded the motion; the motion carried 5-0. (Commissioner Silva was absent. One vacancy exists.)

**IV. Board Member Comments/Reports**

The Commissioners thanked Commissioner Welsh for arranging the tour of the High Plains Library & Innovation Center.

A brief discussion was held regarding the decision last year to reduce funding to public services. The Board felt they needed to revisit this decision and asked for a time later to discuss in more detail.

**V. Staff Report**

(Commissioner Leffler exits the meeting.)

Staff gave an update on ADEO stating that if changes are made a qualifying population will reside in the units.

**VI. Adjournment**

There being no more business, the meeting was adjourned at 5:59 p.m.

DocuSigned by:  
*Benjamin Snow*  
AEC83CAB2BCA43D  
Benjamin Snow, Secretary

DocuSigned by:  
*Jediah Cummins*  
D42D98D2C8C694CC...  
Jediah Cummins, Chair