



Boulder County CDBG-DR Collaborative Standing Meeting Minutes – October 13, 2017

Facilitator: Kathy Fedler, City of Longmont

BCC Partners: Joel Wagner, City of Boulder
Chris Meschuk, City of Boulder
Leslie Irwin, Boulder County
Kristyn Unrein, Boulder County
Michelle Krezek, Boulder County
Dale Rademacher, City of Longmont
Nick Wolfrum, City of Longmont
Molly O'Donnell, City of Longmont

Chris Krolick, Town of Jamestown
Richard Markovich, Town of Lyons
Ana Canada, Town of Lyons
Victoria Simonsen, Town of Lyons
Tracy Sanders, Town of Lyons
Sean Cronin, SVLH Water Conservancy District
Kyndra Daniels, City of Longmont
Philip Strom, City of Longmont

Consultants: Deborah Siefert, Hagerty Consulting

Others: Dave Bowman, DOLA

Location: Lyons Town Hall Board Room

Agenda and Discussion Items:

- Changes to or Approve Minutes from September Meeting
- Boulder County Resiliency Plan Report Out –BoCo Strong and Resilience Para Todos
- General Round 2 Infrastructure Project Updates and Status
- Update on R1 – R3 Status
- Distribution options for additional Round 2 funds coming to BCC
- Community Project Report Out
- Update on Housing Projects (Ponderosa and Lyons)
- Advocacy and Agitation – Concerns & Issues

Handouts:

- Updated BCC Master Project Tracker
- Round 1 – 3 Summary Handouts
- Additional Round 2 Funds Distribution Options

2:35 pm – Introductions

Celebration of \$21 million in reimbursements and hitting 1/3 of our grant being expended and anticipate meeting 94.6% of our contract expenditure obligations by 12/31/17!!!! YAY US!

September 8, 2017 Standing Meeting Minutes Review

Motion to approve made by Joel Wagner, seconded by Victoria Simonsen. All in favor, none opposed.

Boulder County Resiliency Plan Report Out – BoCo Strong & Resiliency Para Todos.

No updates from BoCo Strong or Resiliency Para Todos.

General Round 2 Infrastructure Project Updates and Status– Molly O’Donnell

- Molly presented the revised BCC Master Project Tracker spreadsheet showing the entire program, from Round 1 through Round 3.
- Molly provided updates on recent reimbursements, bringing total Round 1 and Round 2 expenditures and reimbursements to \$21,189,505 to date, or 86.6% of the funds we are required to spend by December 2, 2017.
- \$3,272,995 is remaining to be spent by December 2, 2017, of which \$1,973,424 is anticipated to actually be expended by the deadline.
- Upcoming October and November expenditure planning was highlighted for each Partner. All BCC Partners need to work hard to get the documentation ready for draws to meet the targets.
- Dave Bowman reported that the unspent Round 2, Obligation 1 funds will likely be rolled over to spend by the next Obligation (deadline March 31, 2018), in addition to regular anticipated expenditures for March 31, 2018 - \$2,226,174.

Update on R1 – R3 Status – Kyndra Daniels

Kyndra presented updated spreadsheets showing all BCC Partner community funding distributions, awards, swaps, and any released or added funds for Round 1, Round 2 and Round 3. The Round 3 spreadsheet assumes that Lyons’ Housing New Construction funding will be moved to the State for management and not tracked by BCC. These spreadsheets show the true-up of funding and expenditures in order to report project cost vs. project delivery needs to Dave Bowman in preparation for drafting the BCC’s Round 3 grant agreement. For Round 3, the BCC plans to budget out project delivery between Partners and City of Longmont, then only contract for the Partner’s portion. This will result in easier budgeting and request for reimbursement processes. Kristyn Unrein requested that even if Longmont project delivery is pulled out, that Partners still receive a statement of expenditures. Kyndra responded that would be possible, but it would be a streamlined, and all-BCC report instead of Partner specific.

Dave Bowman inquired about the remaining \$4.5 million in Round 2 funds yet to be contracted, asking if there was any concern about being able to award those funds before Round 3 funding is added. Molly O’Donnell responded that most of the remaining Round 2 funding has projects lined up and ready but we are waiting for Round 3 funding to contract all projects at once to save administrative effort in multiple contract amendments. Plus, a majority of the \$4.5 million remaining is for Longmont’s RSVP project, which is pending Round 3 funds to award together.

Distribution options for additional Round 2 funds coming to BCC – Molly O’Donnell

Molly presented the Additional Round 2 Funds Distribution Options handout. The total amount of funds to reallocate is \$7,546,555, including \$362,855 in leftover Round 2 Housing New Construction funding

and \$7,183,700 in Round 2 funds being re-allocated to the BCC by the State. Deadlines for expending the additional funds are as follows:

1. \$750,000 to be expended by 3/31/2018
2. \$500,000 to be expended by 9/20/2018
3. \$3,155,615 to be expended by 3/31/2019
4. \$3,140,941 to be expended by 9/1/2019

Dave Bowman explained that the State reallocated funds are coming from two OEDIT programs that are being suspended. Dale Rademacher asked if the BCC might expect further re-allocated funds in the future. Dave responded that this is likely to occur, but likely not on the scale of what is coming now.

BCC staff proposes to reserve \$200,000 of this funding to cover planning activities, of which \$106,601 has already been incurred on costs for projects that ended up being ineligible for CDBG-DR and cost overruns on the Round 3 Unmet Needs Assessment. These costs would be covered by General Admin if not covered by a Planning allocation. The remainder of the \$200,000 would be for future potential planning needs, including other projects eventually deemed ineligible. BCC staff also proposes to reserve \$565,992 in project delivery to cover BCC staff through 2020 and Hagerty costs through 2018. This leaves \$6,780,563 available for allocation to the BCC Partners. Because Housing needs have been fully met, the full amount should be assigned to Infrastructure.

Molly presented the BCC's National Objective outlook to help frame the discussion for reallocation options. With the current full allocation, not including Lyons Housing New Construction funds, 46% of funds would be spent on Low-Moderate Income (LMI) projects, 41% on Urgent Need, and 13% is currently Unassigned, meaning projects have not yet been applied for to assign a National Objective. Of this Unassigned amount, \$7,510,343 is Boulder County's from Round 3, \$267,638 is Jamestown's, and \$741,626 is Lyons' infrastructure funding. If the reallocated funding is added to the Unassigned category, then 41% of the funds would be assigned to LMI and 37% to Urgent Need, while Unassigned would increase to 22% of the funds. These National Objective projections are adjusted to be conservative because so far in the program, original LMI projections have not been fully realized.

Option 1 for reallocation is the Proportional Distribution method. It uses Round 3 proportional distribution percentages to split the funds across all the communities. Since Louisville does not have enough of a known remaining unmet need to utilize its full distribution, one sub option is to reallocate their remainder to the St. Vrain and Left Hand Water Conservancy District. A potential project reimbursement schedule following the expenditure deadlines was presented. Option 1 would assign 34% of the reallocated funds to LMI projects, based on known proposed projects. Considered together, 45% of the full allocation would then be assigned as LMI, 43% as Urgent Need, and 12% Unassigned (from Round 2 and 3 funds not yet applied for). This option primarily benefits the County and Longmont, while not helping us achieve sufficient LMI to get to 50%+.

Option 2 for reallocation is the LMI Project Prioritization method. It assigns the full amount to known outstanding LMI projects in the City of Boulder, City of Longmont, and Town of Jamestown that still have a funding gap. Jamestown's request would match a specific project unmet need amount, then the remainder would be split evenly between Boulder and Longmont. A potential project reimbursement

schedule following the expenditure deadlines was presented. Option 2 would assign 98% of the reallocated funds to LMI projects. Considered together, 51% of the full allocation would then be assigned as LMI, 37% as Urgent Need, and 12% Unassigned (from Round 2 and 3 funds not yet applied for). This is the only option that would ensure the LMI target of 50%+ is achieved, regardless of how the Unassigned funds are spent.

Option 3 for reallocation is the Combo of Option 1 and 2 Distribution methods. It assigns the urgent need communities, Lyons and Louisville, funding based on Option 1's proportional distribution, provides \$200,000 to the St. Vrain and Left Hand Water Conservancy District to meet 50% of the remaining unmet need on their one project, provides Jamestown their full LMI project unmet need request, then splits the remainder of the funds between the three larger communities - Boulder County, City of Boulder, and City of Longmont. A potential project reimbursement schedule following the expenditure deadlines was presented. This option would assign 63% of the reallocated funds to LMI projects. Considered together, 48% of the full allocation would then be assigned as LMI, 40% as Urgent Need, and 12% Unassigned (from Round 2 and 3 funds not yet applied for).

Dave Bowman reported that even though Lyons' \$4 million in Housing New Construction funding is likely being transferred to the State Division of Housing for management, it may be able to still be considered part of the BCC's allocation for National Objective purposes. This would be beneficial since that would fully count towards LMI. Dave also reported that as a whole, the State is projecting about 52% LMI, which is worth a mild concern but not a substantial one at this point. It was noted that if the BCC knows now how much would be assigned to Planning and that the entire remainder should go to Infrastructure, Dave has the information he needs regarding the additional funding to do the Substantial Amendment; he does not necessarily need the community breakdown to issue the funding to BCC. However, he still needs the Round 3 funds final numbers from Kyndra in order to issue the Round 3 Grant Agreement, which will also include the additional funding.

Summary of Community Comments

- Boulder County reported that of their \$7,510,343 in existing Unassigned funding, a portion is projected to be LMI, the exact amount is to be determined through the application process. Leslie Irwin suggested not deciding on a method until the applications are in and a better idea of LMI contribution is known, especially since the community breakdown is not needed by the State yet. Leslie stated that Boulder County prioritized buyouts with their infrastructure funding and budgets are taking a hit as a result. More funding for traditional infrastructure projects would help with their unmet needs.
- Victoria Simonsen had concerns with Option 2 since they are not getting their significant unmet needs met with the existing funding available and because Lyons may be a contributor to the LMI projections if the Housing New Construction can be counted. Lyons supports Option 3 because there may be enough cushion on LMI projections with their Housing project and Boulder County's infrastructure.
- Dale Rademacher requested that the summary table showing all CDBG-DR funds provided to each community to date be added to show what the totals would look like with each option.
ACTION ITEM: BCC staff will provide this information as a follow up. Dale reported that

Longmont's project has potential to make a huge impact on future safety and flood insurance needs for an LMI neighborhood and would leverage funding for other reaches to achieve major benefits to Longmont's entire business and residential community currently in the floodplain. Therefore, Longmont prefers option 2 to make the most impact for LMI beneficiaries, as HUD intended with these funds.

- Joel Wagner stated that he does not think that Option 2 is fair to communities that still have an unmet flood recovery need, especially small ones, and does not serve the purpose that the Collaborative was formed for in the first place. Chris Meschuk stated that since there is still a cushion in the current Unassigned funds to help accomplish LMI targets, Boulder prefers Option 3 to help get all communities towards their recovery goals.
- Victoria and Sean Cronin reported that receiving their Option 3 allocations would be game changers for their recovery efforts and in relation to their typical annual budgets. Michelle Krezek voiced support for helping these small jurisdictions with Option 3 funding since it is such a small hit to the amount of funding being considered overall.
- Chris Krolick reported that Jamestown is ready to issue a construction contract on their proposed LMI project as soon as additional funds are assigned, and the decision to award is completely dependent on the BCC deciding to fund the project or not.
- Dave suggested ranking the projects on their merits instead of deciding on a community-by-community split. Leslie expressed concern with the communities competing against each other by making arguments about the relative importance of each community's projects.
- Michelle suggested that due to the support for providing some funding for all communities and to help Jamestown move forward, that the BCC decide now to fund Jamestown, Louisville, Lyons, and the St. Vrain and Left Hand Water Conservancy District according to the funding distributions in Option 3, then the BCC decide how to distribute the remainder of the funds at a later date, including the funding splits for Boulder County, Boulder, and Longmont, once more data could be gathered. All communities expressed support for this. Dale stated that Longmont prefers an option for the distribution of the remainder of the funds that looks closer to Option 2.

MOTION to fund Jamestown, Louisville, Lyons, and the St. Vrain and Left Hand Water Conservancy District in accordance with the funding splits shown in Option 3, then reconvene November 17th to distribute the remainder of the funds, including the distributions for Boulder County, Boulder, and Longmont. In preparation for the later decision, BCC staff will update LMI projections based on project applications as they are received, and the summary funding tables to show how each option would affect total funding. **All voted in favor, none opposed.**

Community Project Report Out

- *City of Boulder Wonderland Creek Greenways Improvement Project:* 4th quarter will construct the path, landscaping, walls, etc. Still on track to finish construction in January 2018.
Ponderosa Mobile Home Park Resiliency & Stabilization Project: Closed on August 1st, working with community to plan infrastructure completion. Residents are banding together to create a strong organizational structure to spearhead public participation.

- *Longmont: Resilient St. Vrain:* Sandstone Ranch trails re-opening in Spring 2018. Sandstone and City Reach 1 will complete construction/restoration in Summer 2018. FEMA-funded City Reach 2A is preparing to go out to bid in January but is pending FEMA approval of funding. CDBG-DR funded City Reach 2B is at 40% design, anticipated to go out for bid in 2nd quarter 2018.
Housing: moving along with Round 3 projects, couple of reimbursements going in.
- *Boulder County:* Same as September update: Buyouts are complete except for one that is vacillating between BO and Home Access, in demo for all the rest. Home Access will be ongoing through 2018. Rehab program is going strong and anticipate wrapping up program in 2017. Temporary Rental Assistance will be ongoing as long as it is needed. Round 3 infrastructure application submittal underway.
- *Lyons – all projects:* Town's last buyout scheduled to close. Mobile home park demolition is complete. EDA grant for water/sewer design is at 100%, continuing environmental clearance, Phase 2 environmental ongoing to determine if any remediation is needed, working on permitting issues with CDPHE. McConnell Bridge bids came in under the engineer's estimate. Public Works Building is planned to be constructed by September 2018.
- *Jamestown – all projects:* Boulder County's portion of CR-94 is in construction, Jamestown's portion planned for bid in January 2018. Gillespie Gulch construction is ready to be awarded. Lower Main Street Bridge Replacement will follow since it cannot be constructed at the same time as Gillespie Gulch for access reasons.
- *St. Vrain & Left Hand Water Conservancy District Lake 4 Improvements:* Nearing design completion. Coordinating construction of non-damaged pipeline at same time. Got tied up in land use issues and St. Vrain mining group. FEMA versioning in progress.

Update on Housing Projects – Ponderosa and Lyons

No update on Lyons project; Ponderosa reported in Community Project Report Outs above.

Advocacy and Agitation – Concerns & Issues

Victoria Simonsen inquired about the status of the FEMA meeting that Michelle Krezek spearheaded. Kristyn Unrein reported on the October 12th Statewide call, the State said that FEMA made a report and there would be no further updates, meaning the issue has been closed. Resolution on whether local concerns were addressed is TBD.

4:45 pm - Meeting adjourned.

Next Meeting Date: November 17, 2017 – IN PERSON at City of Boulder Municipal Service Center, NO DECEMBER MEETING