

RESOLUTION NO. 20 (2024)

RESOLUTIONS AUTHORIZING A SUBAWARD OF HUD CPF GRANT FUNDS FOR THE MEADOWOOD APARTMENTS

WHEREAS, the City of Craig, Colorado, a home rule municipal corporation (“City”), entered into FY 2022 Community Project Funding Grant Agreement No. B-22-CP-CO-0171 with the U.S. Department of Housing and Urban Development (“HUD Grant Agreement”) to fund affordable housing infrastructure in the City.

WHEREAS, under the Grant Agreement, the City “may subaward all or a portion of its funds to one or more subrecipients[.]”

WHEREAS, Craig Housing Authority, Woodbury Housing Authority, LLC, a Wyoming limited liability company, and the City entered into a Letter of Intent dated August 6, 2024 in which the City agreed to allocate at least \$450,000 of the HUD Grant to support the development of a 96-unit workforce housing rental property in Craig, Colorado to be known as the Meadowood Apartments (“Project”).

WHEREAS, the Project will be developed and owned by Meadowood Apartments, LLC, a Colorado limited liability company (“Developer”).

WHEREAS, the City desires to award the Developer up to \$650,000 of the HUD Grant to help fund the Project’s development.

WHEREAS, the City, as the grantee under the HUD Grant Agreement is “responsible for ... ensuring the proper use of the Grant Funds[.]” and “ensuring each subrecipient complies with all requirements under th[e] [HUD] Grant Agreement[.]”

WHEREAS, to “ensur[e] the proper use of the Grant Funds[.]” and to “ensur[e] each subrecipient complies with all requirements under th[e] [HUD] Grant Agreement,” the City desires to impose certain conditions on its subaward of the HUD Grant.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRAIG, COLORADO:

1. The City shall appropriate up to [\$650,000] of HUD Grant funds for the Project subject to the following conditions:

- a. The subaward is subject to HUD’s approval.
- b. The subaward is subject to HUD environmental review.
- c. The Developer must enter into a subaward agreement with the City to ensure compliance with all requirements of the HUD Grant Agreement and provide the City with adequate assurances and security to protect the City from losses incurred by any noncompliance.

2. The City authorizes and delegates authority to the City Manager to obtain HUD approval for the subaward and negotiate, execute, and deliver a subaward agreement on the with the Developer to ensure compliance with all requirements of the HUD Grant Agreement and to provide the City with adequate assurances and security to protect the City from losses incurred by any noncompliance.

3. The City authorizes the City Manager to negotiate, execute, and deliver contracts, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, supplements, amendments, further assurances, and any other document or agreement the City Manager deems necessary or desirable to carry out the intent of these Resolutions.

4. The City Manager's execution and delivery of any agreement, document, or instrument authorized by these Resolutions is conclusive evidence of the City's approval, and third parties may rely on these Resolution and any certificate signed by the City Manager.

READ AND ADOPTED THIS 7TH DAY OF NOVEMBER, 2024.

Chris Nichols, Mayor

ATTEST:

Liz White, City Clerk