

## LA JUNTA URBAN RENEWAL AUTHORITY

**CALL TO ORDER:** The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, June 10, 2021 at 4:00 p.m. at the CORE Center. The meeting was called to order by Chairperson Bennett.

### Board Members Present

Nancy Bennett  
Christine Coffield  
Trevor Herasingh – arrived 4:06 p.m.  
Jeffri Pruyn

### Absent

Rebecca Goodwin  
T.J. Martinez  
Justin Miller

**Subject to approval at the  
July 8, 2021  
Urban Renewal Meeting**

Also present: Cynthia Nieb, Economic/Urban Renewal Director  
Melanie Scofield, City Clerk  
Bette McFarren, Rocky Ford Gazette

### **CITIZEN PARTICIPATION:**

There was no citizen participation.

### **MINUTES:** May 13, 2021

Chairperson Bennett asked if there were any corrections or additions to be made to the May 13, 2021 minutes. Hearing none, a motion was made by Jeffri Pruyn, seconded by Christine Coffield that the minutes for May 13, 2021 be approved as published. The motion carried unanimously.

### **FINANCIAL STATEMENTS:** May 2021

The April 2021 financial statements were provided for the Board's review.

### **BALANCE SHEET**

#### ASSETS

- Total cash at the end of May was \$234,322.59.
- Notes receivable was \$15,385.67.
- There is one investment for \$109,980.43.
- Total assets are \$359,688.69 for the month ending May 2021.

#### LIABILITIES

- There were no outstanding bills at the end of March.

**STATEMENT OF REVENUE/EXPENDITURES**

**BUDGET TO ACTUAL**

Bank interest in the amount of \$40.04 was received. \$45,885.69 was received for April from Otero County for the Tax Increment. Southeast Colorado Power was paid \$36.08 for the welcome sign. The City of La Junta was reimbursed \$1,925.00 for ground maintenance and a check was cut to SECCP in the amount of \$16,058.20. The 2021 budget is \$182,400.00 less \$67,709.20 in expenses and \$28,038.00 in encumbrances leaving a budget remaining of \$86,653.19.

Chairperson Bennett asked if there were any questions or corrections regarding the May financial statements. Hearing none, a motion was made by Jeffri Pruyn, seconded by Trevor Herasingh, that the financial statements for May 2021 be approved as presented. The motion carried unanimously.

**PROJECT UPDATES:**

**A. PLAZA BUILDING**

Chairperson Bennett: We are up to date on all of the phases. We are done with everything that has been granted. The next phase is working on construction documents for the systems that go inside. The windows that were refurbished are installed. They also replaced the window sills.

**NEW BUSINESS**

**A. La Junta City Code**

Cynthia Nieb: Please read pages 3 and 4 of the URA Plan, item B. Land Use Regulations and Building Requirements. We need to start collaborating with the City of La Junta in terms of making decisions that go along with the comprehensive plan, etc.

**B. Urban Renewal Director:**

- Joe Manzanres, T.O.'s Tavern building has requested funding. Funding options were given to the Board and are attached to the minutes. Lengthy discussion continued.
- Transition Plan, Ben Levenger will be down on June 23<sup>rd</sup> and 24<sup>th</sup> taking an inventory on businesses and buildings. There are some other funding possibilities coming up regarding housing and funding for energy efficiency and store fronts. Lengthy discussion continued.
- Attended Rural Philanthropy on zoom. Parks & Recreation grant, Brick & Tile Park grant, CDOT Multi Modal opportunity fund.
- There is interest in the lot at 4<sup>th</sup> & Hayes.
- The materials are in for the parking lot on Santa Fe.
- We received the Bike Share Program.

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- Currently applying for a CDOT grant.
- I was asked to join a committee to start trades at the college.
- Working on setting up outreach meeting for the Economic Development Action Plan.
- Doing the finishing touches for the Creative District.
- The Youth Summit is next week.

### A. **Governing Body Comments:**

1. Chairman Bennett: I am very impressed with Cynthia for everything you are doing.

(Please Note: There was quite a bit of lengthy discussion during the Urban Renewal Director's comments. Board members continued to talk over each other making the audible impossible to decipher.)

There being no further business, the meeting was adjourned at 5:34 p.m.

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Nancy Bennett, Chairperson