

LA JUNTA URBAN RENEWAL AUTHORITY

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, July 8, 2021 at 4:00 p.m. at the CORE Center. The meeting was called to order by Chairperson Bennett.

Board Members Present

Absent

Nancy Bennett
Christine Coffield
Rebecca Goodwin
Trevor Herasingh
T.J. Martinez
Justin Miller
Jeffri Pruyn – via zoom

**Subject to approval at the
August 12, 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.

PRESENTATION: Michael Yerman with Southern Colorado Economic Development District presented the Southeast Colorado Workforce Housing Feasibility Study. (Document attached)

MOTION TO OFFER ALL OF OUR PROPERTIES TOWARDS THIS DEVELOPMENT PROJECT WITH THE UNDERSTANDING THAT WE WOULD CONSIDER PAYING FOR HOOKUPS, IF NECESSARY, ON OUR PROPERTIES ON ADAMS: Miller

SECOND: Herasingh

DISCUSSION: There was no further discussion

VOTE: Those voting YES: Bennett, Coffield, Goodwin, Herasingh, Martinez and Miller
Those voting NO: Pruyn
The motion carried 6-1

LA JUNTA URBAN RENEWAL AUTHORITY

MINUTES: June 10, 2021

FINANCIAL STATEMENTS: June 2021

MOTION TO TABLE THE JUNE MINUTES AND FINANCIALS UNTIL THE AUGUST MEETING: Goodwin

SECOND: Miller

DISCUSSION: There was no discussion

VOTE: The motion carried 7-0

PROJECT UPDATES:

A. PLAZA BUILDING

Rebecca Goodwin: Phase 3 is done. The windows look fantastic. The construction documents are finishing up. The SHF is changing their schedule. Jane was able to get the draft in by July 1. This is throwing everybody in the State into a chaos. The grant will go in August 1.

Creative Industries Grant: It's a great option for the Plaza Building. The grant has to be finished by December 30, 2022 with a 50/50 cash match. It should be addressing economic development along with housing. The Plaza Building has two apartments in the upstairs. We could tie those in with our Creative District. The next big thing is the HVAC and mechanical systems.

NEW BUSINESS

A. Main Street Open for Business Grant: Due to the pandemic, Colorado faces unprecedented unemployment and job loss, particularly in the leisure, hospitality, and restaurant industries – the lifeblood of our historic Main Streets. Downtown district across the state need an infusion of funding to help them recover and become more resilient. The Main Street Open for Business Façade and Energy Grant Program awards money to eligible entities to provide incentive programs for local business owners to improve the energy efficiency and/or aesthetics of commercial buildings within traditional downtown. The program is designed to: increase property values and visual appeal, increase sales and revenues in rehabilitated buildings, reduce energy consumption and lower utility bills and increase job retention/creation. Due to the timing and urgency of getting funds awarded, it is the intent of this program for applicants to submit multiple projects in their application and create a catalytic ripple effect of investment in downtown districts. (document attached)

MOTION TO PROCEED WITH THE MAIN STREET OPEN FOR BUSINESS GRANT BY OFFERING PARTICIPANTS A 20% CASH MATCH UP TO \$100,000 WITH A WRITTEN CONTRACT WHICH INCLUDES HAVING INSURANCE AT A DESIGNATED LEVEL, MAINTENANCE AND BEING CURRENT ON PAYMENTS:
Miller & Goodwin

SECOND: Herasingh

DISCUSSION: There was no further discussion

VOTE: The motion passed unanimously

SELECTION COMMITTEE: Justin Miller, Trevor Herasingh and Nancy Bennett.

B. Vacant Properties Project: This is the vacant property transition plan that was presented by Ben Levenger. He believes in always leading with a carrot for awhile so that building owners understand what is being talked about. It will help people get a realistic view of their building and what needs to be done. (The plan is attached) Cynthia asked the board to recruit a couple of extra people to help out on this journey for the businesses.

C. Urban Renewal Director:

- Economic Development Action Plan: Some of you were able to participate in this. It was a gathering outreach in meeting where individuals met with elected officials, young professions and downtown owners.

D. Governing Body Comments:

1. There were no governing body comments.

There being no further business, the meeting was adjourned at 6:03 p.m.

Nancy Bennett, Chairperson