

LA JUNTA URBAN RENEWAL AUTHORITY

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, September 9, 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 – joined 4:12 p.m.
T.J. Martinez
Justin Miller – joined 4:18 p.m.
Jeffri Pruyne

**Subject to approval at the
October 14, 2021
Urban Renewal Meeting**

Also present: Cynthia Nieb, Economic/Urban Renewal Director
Melanie Scofield, City Clerk
Anya Miller, La Junta (via Zoom)
Bette McFarren, Rocky Ford Gazette

CITIZEN PARTICIPATION:

There was no citizen participation.

MINUTES: August 12, 2021

Chairperson Bennett asked if there were any corrections or additions to be made to the August 12, 2021 minutes. We need a correction on the spelling of Anya Miller's name on page 4. Hearing no further corrections or additions, a motion was made by Rebecca Goodwin, seconded by T.J. Martinez, that the minutes for August 12, 2021 be approved as amended. The motion carried unanimously.

FINANCIAL STATEMENTS: August 2021

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

BALANCE SHEET

ASSETS

- Total cash at the end of July was \$288,162.13.
- Notes receivable was \$7,331.61
- There is one investment for \$109,980.43.
- Total assets are \$405,474.17 for the month ending July 2021.

LIABILITIES

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

STATEMENT OF REVENUE/EXPENDITURES

BUDGET TO ACTUAL

Bank interest in the amount of \$2.07 was received. \$3,399.69 was received for June from Otero County for the Tax Increment. Southeast Colorado Power was paid \$34.48 for the Welcome Sign. The 2021 budget is \$182,400 less \$72,814.18 in expenses and \$24,938.00 in encumbrances leaves a budget remaining of \$84,684.21.

Cynthia Nieb: There will also be \$34,000.00 going to Hampton Inn. Valley Floral and Calico Properties, Calico Accounting, paid off what they owed us.

Chairperson Bennett asked if there were any questions or corrections regarding the August financial statements. Hearing none, a motion was made by Rebecca Goodwin, seconded by Christine Coffield, that the financial statements for August 2021 be approved as presented. The motion carried unanimously.

PROJECT UPDATES:

A. PLAZA BUILDING

Rebecca Goodwin: The grant has gone in for the next phase. Things are moving along. Jane and I are working together on the revitalization grant.

B. WELCOME SIGN – WEST END OF TOWN

Chairperson Bennett: There has been discussion on Facebook regarding the vandalism on the Welcome Sign on the West end of town. Perhaps we should make some changes on the way the sign is made so that it's not easy to steal.

Rebecca Goodwin: I believe the Sign Shop made that sign. Maybe they can suggest a better way of securing the letters to make it a little harder to vandalize.

C. Anya Miller

I am working with Cynthia to try to start a film festival in La Junta. We're working with Vance Johnson to use the Grand Opening of the theater. I'm also working with Shaelie Schmidt in starting a bike share program. There will be different stations around La Junta

Cynthia Nieb: Both Anya and Shealie have signed on to go around and fill out our forms on blight. They will be talking to the owners to get these forms filled out.

NEW BUSINESS

A. Urban Renewal Director:

- **Bike Share Program:** The parts have been ordered. We will probably not be getting them until the end of October or the beginning of November. We have a lot of people working with us. Anya and Shealie will be responsible for making sure everything gets completed. Communities that Cares will be doing the administration. The Koshares will be doing the installation.
- **Film Festival:** (Anya reported): The idea is that kids will write, direct and film a short. They will send it in to be judged. There will be one to two nights at the theater where we will present all of the videos on the big screen. There will be prizes and awards based on what the judges decide. We'll be meeting with Vance to smooth out the details. We're going to invite all of the kids in the community.
- **La Junta Brick & Tile Park:** We will be at the end of the environmental on September 14th.
- **Live Well Park:** We received our last grant. Everything has been turned in to CDOT. I asked for a final contract by the 18th. There will be an arch at the entrance, a bus shelter, more bike racks, the water mitigation as well as the stucco. In addition to the mural, there's a recognition wall for all the people and all of the institutions that have assisted us in make the Live Well Park a possibility.
- **Main Street Open for Business Grant:** We received eighteen applications. In total, the State received 380 applications. There was \$21 million in requests but only \$5.97 million to distribute. We will probably not know the results until October. Then it will be around 4-6 weeks to get the contracts out and go through everything they need to do on their end. Kudos to all of you for providing the cash match.
- **La Junta Economic Future Online Survey Summary:** We've been working with PUMA (Progressive Urban Management Associates) to help identify priorities and improvements for La Junta over the next 5-10 years. Findings will help inform the La Junta Economic Development Action Plan (2021). It was distributed through a variety of channels within the community and was made available in both English and Spanish. The survey ran from late-July to mid-August 2021, and was completed by 220 respondents. (Cynthia Nieb went over survey results) (Survey is attached)
- **Housing Development:** There are six counties/cities working together on housing. Things are starting to move forward. I am working with a funder to find something extra for La Junta.

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B. Governing Body Comments:

1. Rebecca Goodwin: Sent a letter to Nancy and Cynthia. At the end of this year will be the end of my 15 year term. I will not be doing another term on Urban Renewal. I really enjoyed my time on the Board.

There being no further business, the meeting was adjourned at 4:49 p.m.

Melanie R. Scofield, Secretary

Nancy Bennett, Chairperson