

LA JUNTA URBAN RENEWAL AUTHORITY

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, January 13, 2022 at 4:00 p.m. at the CORE Center. The meeting was called to order by Chairperson Bennett.

Board Members Present

Absent

Joe Ayala
Nancy Bennett
Christine Coffield
Trevor Herasingh – via telephone
Daniel Horton
Vance Johnson – arrived at 4:03 p.m.
T.J. Martinez
Justin Miller
Lily Sweikert

**Subject to approval at the
February 10, 2022
Urban Renewal Meeting**

Also present: Cynthia Nieb, Economic/Urban Renewal Director
Melanie Scofield, City Clerk/UR Secretary
Aliza Libby, City Finance Director
Edward Vela, Council Member
Randall Roberson, La Junta
Bette McFarren, Rocky Ford Gazette

CITIZEN PARTICIPATION:

There was no citizen participation.

MINUTES: December 9, 2021

Chairperson Bennett asked if there were any corrections or additions to be made to the December 9, 2021 minutes. On page 2, under Vance Johnson, the spelling of Los Angeles needs to be corrected. Hearing no further corrections or additions, a motion was made by Justin Miller, seconded by Joe Ayala, that the minutes for December 9, 2021 be approved as amended. The motion carried unanimously.

FINANCIAL STATEMENTS: December 2021

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

BALANCE SHEET

ASSETS

- Total cash at the end of December was \$317,520.78.
- Notes receivable was \$6,025.00
- There are no investments.
- Total assets are \$323,545.78 for the month ending December 2021.

LIABILITIES

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

STATEMENT OF REVENUE/EXPENDITURES

BUDGET TO ACTUAL

Bank interest in the amount of \$2.24 was received. \$1,415.18 was received for December from Otero County for the Tax Increment. Southeast Colorado Power was paid \$41.77 for the Welcome Sign. We paid the Tribune Democrat \$1,254.00 for unbilled advertisements/public announcements. Cynthia is in the process of contacting them regarding the past due bill. This bill is for multiple years and was accruing late fees. The 2021 budget is \$282,400 less \$161,931.94 in expenses and \$46,615.10 (MSOB PYMT #2) in encumbrances leaves a budget remaining of \$73,853.35.

City Finance Director Libby explained that the December financial does not reflect the final numbers. There is still the TIF money to be received in January for December. And there is also the Southeast Colorado Power bill received in January for December charges. These amounts will be pulled back into the December financial. Financials will not be final until the audit. There was also discussion regarding investments. The Board decided to wait a month and see what information Aliza comes back with to make a decision. As far as the receivables, there are only three loans out. All the others have been paid.

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

PROJECT UPDATES:

A. PLAZA BUILDING

Chairperson Bennett: We have good news about the building that cannot be publically announced yet. We'll be ready to start back up again in February. The building may possibly be finished within one-in-a-half to two years.

NEW BUSINESS

A. Election of Officers for 2022.

- 1. Chairman**
- 2. Vice-Chairman**
- 3. Treasurer**

There was discussion regarding board members being contacted outside of the meeting and concerns on how this reflects on the city and how citizens would view this. After lengthy discussion it was decided to table the election until the next meeting.

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MOTION TO TABLE THE ELECTION OF OFFICERS FOR 2022 UNTIL THE NEXT MEETING: Herasingh

SECOND: Miller

DISCUSSION: There was no further discussion

VOTE: The motion carried unanimously

B. Urban Renewal Director:

- Handed out information to the Board: By-laws, Resolution regarding conflict of interest and Sunshine laws.
- Will be working with Paul Benedetti on re-writing the By-laws.
- Received permission from the Board to get with Paul Benedetti, CML and others to provide training as soon as possible.
- Paid annual insurance in the amount of \$1,575.90 for the Plaza Block and parking lot.
- Received permission to speak with Michael Yerman on how we use the Vacant Property Transition Plan when doing our downtown walking tour with the Mayor.
- Handed out the “ABCs” of Urban Renewal that gives the most general information about urban renewals.

C. Governing Body Comments:

1. Justin Miller: I learned so much from the Saving Places Conference. I didn’t realize what was really happening until I heard from the people who are actually doing. You get to listen to the experts and things start to fall in place in your mind.
2. Trevor Herasingh: You can never have enough training. I encourage everyone to do the training to help make you a more effective board member.

MOTION TO SET ASIDE TRAINING MONEY FOR THE INDIVIDUALS INTERESTED IN ATTENDING THE CLG SAVING PLACES CONFERENCE: Miller

SECOND: Martinez

DISCUSSION: There was no further discussion

VOTE: The motion carried unanimously

3. TJ Martinez: Might be nice to have a zoom option for members or to have a hybrid set up for our meetings. This might make some of the board members feel more comfortable

A Doodle Poll will be sent out to look at changing the day and/or time of the meeting. There was no objection to offering hybrid meetings. Vance will look into the possibility of using the theater.

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4. Joe Ayala: Where would I look to find information regarding the MSOB? Cynthia Nieb explained that the Board created a sub-committee that went over the different parts of the application process. Then the applications were reviewed by Cynthia, Pam Denahy and Darren Adame. There were no minutes taken. Everything was tracked on an excel spreadsheet.

There being no further business, the meeting was adjourned at 5:20 p.m.

Melanie R. Scofield, Secretary

Nancy Bennett, Chairperson