

## LA JUNTA URBAN RENEWAL AUTHORITY

**CALL TO ORDER:** The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, June 9, 2022 at 5:31 p.m. in the Power Board Room. The meeting was called to order by Chairperson Bennett.

### Board Members Present

### Absent

Joe Ayala  
Nancy Bennett  
Christine Coffield  
Trevor Herasingh  
Daniel Horton  
Randall Roberson  
Lily Sweikert

T.J. Martinez  
Justin Miller

**Subject to approval at the  
August 11, 2022  
Urban Renewal Meeting**

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

### CITIZEN PARTICIPATION:

1. There was not any citizen participation.

### MINUTES: May 12, 2022

Chairperson Bennett asked if there were any corrections or additions to be made to the May 12, 2022 minutes. There was a typo in the word “existing” businesses under New Business. Hearing no further corrections or additions, a motion was made by Trevor Herasingh, seconded by Lily Sweikert, that the minutes for May 12, 2022 be approved as corrected. The motion carried unanimously.

### FINANCIAL STATEMENTS: May 2022

The May 2022 financial statements were not available.

### REPORTS:

#### A. Plaza Building

Chairperson Bennett: It is currently being worked on. SECCP is sponsoring the Brew Fest for the Plaza Building. It will be Saturday from 6:00 p.m. to 10:00 p.m. at the Santa Fe Plaza.

### UNFINISHED BUSINESS

#### A. La Junta Urban Renewal Work Session – Key Ideas:

1. EPA/Brownfield grants to analyze, plan, train locals in hazmat, and mitigation. Cost is \$0.
2. An education campaign to inform locals on the LJURA’s plan, mission, budget, and methods through social media, a written guide, and website update. What we do and why we do it. Will take a couple of months because we must decide our focus first. Projected cost is \$2,000-\$5,000. We need a marketing plan to make this work.
3. Discussion on cherry picking projects, selecting a specific area, and/or publicizing assistance so that loan/grant applications come to us. Need a straw vote on whether we

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want to prescribe the exact projects we will fund or decide on a case-by-case basis. Do you want loans, grants, or a combination of the two? NOTE: We have a 2022 budget, which is a guide. \$20,000 has been set aside for grants. If we deviate from the budget, there should be a good reason.

4. Parking was covered. How do we get people to use the parking lots?

\*\*\*5:32 p.m. – Christine Coffield departed the meeting.\*\*\*

5. The need for design guidelines for the downtown was discussed. IF we do infill, how should it be done correctly?
6. What should be done with the Presbyterian Church? NOTE: I am working with an interested buyer/business now.
7. YOU MUST STOP signs for people at crosswalks.
8. Alley access.
9. Stagner Building.
10. Tax sales education (what happens after you buy a building) and false commercial building prices.
11. Buildings are not fully functional – access where work needs to be done (Michael Yerman is working on this now – somewhat stalled because our GIS Tech resigned.)
12. Building storefronts are not attractive (flowers, crosswalks, etc.)
13. Need to increase tax revenue in TIF district.
14. Extension of business hours in the downtown.
15. Chamber of Commerce – navigator services.
16. STRATEGY: Problem – Goal – Solve.

Update: La Junta Rise had a strategic planning session last week, and there is interest in creating a “City of La Junta” arch on Colorado Avenue and some innovative lighting downtown. There was also interest in a Community Foundation. The strategic plan will be shared once it is finalized.

### NEW BUSINESS

#### A. Urban Renewal Director:

1. New Funding Application checklist to determine if this is the right program for you.  
Before applying to the LJURA, please be certain you are in agreement with the following:
  - ✓ All projects must be located in the La Junta Urban Renewal Authority area.
  - ✓ No work included in the application may be addressed prior to the full execution of a contract. That means that the Director of the LJURA, the Chair of the LJURA, and the applicant must all sign the contract in tandem as witnessed by a notary before you undertake any work. No exceptions will be made to this requirement.
  - ✓ All work will be inspected by the Director of the LJURA as the project progresses. Licensed professionals must be used for electrical, HVAC, plumbing, elevators, and other trade work. Any work that does not meet the requirements agreed to in the contract will be readdressed at the cost of the applicant.
  - ✓ Necessary permits must be identified before the application is submitted, and you must obtain the necessary signatures from the City Engineering Department, La Junta Economic Development, the Small Business Development Center, and La Junta Urban Renewal.

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- ✓ Monthly reports detailing the progress of the project, the funds spent, and the funds remaining will be due by email to [cynthia.nieb@lajuntacolorado.org](mailto:cynthia.nieb@lajuntacolorado.org) by the third week of each month.
- ✓ Work completed by the owner of the property owner or business cannot be paid for by LJURA.
- ✓ After three missed loan payments, you will be required to remit your entire loan amount immediately.
- ✓ Business or property owner applicants will be asked to submit 12.5% in cash match, receive a 12.5% urban renewal loan, and apply for a conventional loan of 75% of their project.
- ✓ Municipal applications will be asked to submit a 50% cash/in-kind match to a 50% grant from Urban Renewal. Municipal improvements benefit the entire local community and receive special consideration.
- ✓ Incomplete applications will not be accepted under any circumstances.

Per Colorado Revised Statute, the La Junta Urban Renewal Authority is focused on addressing criteria that ameliorates the spread of blight and safety concerns and to encourage rehabilitation and the repair of deteriorated or deteriorating structures. Eligible work includes the improvement of building, structures, streets, roads, public utilities, and public spaces. Some of the criteria that the LJURA may address include:

- Slum, deteriorated, or deteriorating structures
- Predominance of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary and unsafe conditions
- Deterioration of the site or other improvements on the site
- Unusual topography or inadequate public improvements or utilities
- Defective or unusual conditions of title rendering the title non-marketable
- The existence of conditions that endanger life or property by fire or other causes
- Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities
- Environmental contamination of buildings or property
- The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

The Board continued discussion of the funding application. They spoke about keeping people here and what the big picture is overall. There needs to be a working meeting, a community meeting, a strategic plan and then a discussion of the budget. There will also need to be a moderator for the working meeting.

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### **B. Governing Body Comments:**

1. There were no governing body comments.

There being no further business, the meeting was adjourned at 6:31 p.m.

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Melanie R. Scofield, Secretary

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Nancy Bennett, Chairperson