

LA JUNTA URBAN RENEWAL AUTHORITY

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, November 10, 2022 at 4:53 p.m. in the Council Chambers. 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
Justin Miller
Randall Roberson

Lily Sweikert

**Subject to approval at the
December 8, 2022
Urban Renewal Meeting**

Also present: Cynthia Nieb, Economic/Urban Renewal Director
Melanie Scofield, City Clerk/UR Secretary
Aimee Hill, City Building Code Officer
Lindsey Flewelling, History Colorado
Bette McFarren, Rocky Ford Gazette

CITIZEN PARTICIPATION:

1. Aimee Hill, Building Code Official: There is a code ordinance regarding existing and new buildings. Aimee will start coming to the meetings to help the Board in regards to the buildings they want to work on.

MINUTES: October 13, 2022

Chairperson Bennett asked if there were any corrections or additions to be made to the October 13, 2022 minutes. Hearing none, a motion was made by Justin Miller, seconded by Christine Coffield, that the minutes for October 13, 2022 be approved as published. The motion carried unanimously.

FINANCIAL STATEMENTS: October 2022

The October 2022 financial statements were provided for the Board's review.

BALANCE SHEET

ASSETS

- Total cash at the end of October was \$40,397.17.
- Notes receivable was \$4,662.50.
- Investments were \$371,485.32 (COLOTRUST).
- Total assets are \$416,544.99 for the month ending October 2022.

LIABILITIES

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

STATEMENT OF REVENUE/EXPENDITURES

BUDGET TO ACTUAL

Interest in the amount of \$778.22 was received. Tax increment of \$5,430.86 was received from property tax collections. The following bills were paid:

SE Colorado Power – Welcome LJ Sign	\$ 42.43
Hampton Inn	\$34,730.03
UR Director (wages)	\$ 3,100.00

The 2022 budget is \$135,800.00 less \$93,405.69 in expenses and \$3,100.00 in encumbrances leaving a budget remaining of \$39,294.41.

REPORTS:

A. Plaza Building

Chairperson Bennett: All of the framing seems to be done on the inside. They wrapped pad in the basement on one side that has been poured. That's where they're going to set the heating, air conditioning and water heater. It's in the west side which doesn't have a cement floor so they made a cement pad and will enclose a room to contain all of the utility items. Most of the repointing is done by now except for the south side of the building where they've had to do a little more construction on the windows. They have the lintels up. They had to go to Kansas to get the stone for the lintels. It was interesting to find out that the vein of rock that came from Kansas is the same vein that runs through this area. Things are moving along. Our target date for having somebody in the building is still by the end of December of this year. The building won't be complete by that time but it will be habitable. They've also started the work on the plumbing as well.

NEW BUSINESS

A. Urban Renewal Director:

1. Plaza Building: The Plaza Building is owned by Urban Renewal. SECCP, Southeastern Colorado Creative Partnership, has applied for grant after grant that has helped us rehabilitate that building. Urban Renewal and preservation are not necessarily friends but we have a different perspective on that.
2. MSOB Celebration: We'll be having a celebration on November 17th at noon for Main Street Open for Business. There will be turkey and Thanksgiving lunch at the Senior Center. People from the State will be there. The governor was invited but not able to attend. There will be some other people from the Department of Local Affairs and from the Colorado Creative Industries that will be attending. Patrick Eidman from History Colorado has also been invited. After that, we're all going to gather at the Fox Theatre where a presentation will be made on the Main Street Open for Business grants. From there, we're going to take a tour of all the MSOB projects ending at What the Fudge candy shop where we're going to have treats and send people on their way. The La Junta RISE folks, a couple of hours later, will have their evaluation for the year through the State of Colorado.
3. Downtown Colorado Inc.: They would like us to participate in a redevelopment council. They want to work with small Urban Renewal Authorities to talk to them about how they

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can combine with private funders/investors. More information will follow. Keep in mind, our Urban Renewal sunsets in 2032. We should be thinking about that. Greg Kolomitz, with the Chamber, would like to do a strategic plan so he can move forward with economic development.

4. Application/contract work session: Received some comments that people weren't following what the changes would be and how they would actually reflect on everything. A more informal setting would be better to talk and work things out. A doodle poll will be sent out to see which dates would work for everybody.

B. Governing Body Comments:

1. There were no governing body comments.

There being no further business, the meeting was adjourned at 5:06 p.m.

Melanie R. Scofield, Secretary

Nancy Bennett, Chairperson