

## LA JUNTA URBAN RENEWAL AUTHORITY

**CALL TO ORDER:** The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, December 8, 2022 at 4:30 p.m. in the Council Chambers. The meeting was called to order by Chairperson Bennett.

### Board Members Present

### Absent

Joe Ayala  
Nancy Bennett  
Trevor Herasingh  
Daniel Horton  
Justin Miller – arrived at 4:40 p.m.  
Lily Sweikert – via Zoom

Christine Coffield  
Randall Roberson

**Subject to approval at the  
January 12, 2023  
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 no citizen participation.

### MINUTES: November 10, 2022

Chairperson Bennett asked if there were any corrections or additions to be made to the November 10, 2022 minutes. Hearing none, a motion was made by Daniel Horton, seconded by Trevor Herasingh, that the minutes for November 10, 2022 be approved as published. The motion carried unanimously.

### FINANCIAL STATEMENTS: November 2022

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

#### BALANCE SHEET

##### ASSETS

- Total cash at the end of November was \$40,831.60.
- Notes receivable was \$4,100.00. (Avante has paid off their loan)
- Investments were \$372,527.15 (COLOTRUST).
- Total assets are \$417,458.75 for the month ending November 2022.

##### LIABILITIES

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

#### STATEMENT OF REVENUE/EXPENDITURES

##### BUDGET TO ACTUAL

Interest in the amount of \$1,042.78 was received. Tax increment of \$4.06 was received from property tax collections. The following bills were paid:

SE Colorado Power – Welcome LJ Sign      \$      43.08

The 2022 budget is \$135,800.00 less \$93,538.77 in expenses and \$3,100.00 in encumbrances leaving a budget remaining of \$39,161.33.

## LA JUNTA URBAN RENEWAL AUTHORITY

Chairperson Bennett asked if there were any questions or corrections regarding the November 2022 financial statements. Hearing none, a motion was made by Trevor Herasingh, seconded by Daniel Horton, that the financial statements for November 2022 be approved as presented. The motion carried unanimously.

### **REPORTS:**

#### **A. Plaza Building**

Chairperson Bennett: One of the apartments upstairs should be ready for occupancy for Summit Sealants to use as an office to make the building occupied. That way, SECCP will not lose the tax credits from the Health Department and the asbestos abatement. The glass is not in yet for the front of the building. The structure for the front is being working on now. This year we received another grant from the State Historic Fund that will pay for the rehabilitation of the windows across the south side of the building.

### **NEW BUSINESS**

#### **A. Urban Renewal Director:**

1. Work Session: A work session has been scheduled for Monday, December 19<sup>th</sup> at noon.
2. Board Vacancies/Renewals: Chairperson Bennett read a letter received from Toni Madrid. It was decided to wait until the next meeting when all board members are present and the ad for position openings has closed.
3. Saving Places: This year the scholarships are limited to one in the amount of \$800. It will be held in Boulder. Trevor, nancy, Daniel, Justin and Cynthia are interested in attending. Joe and Lily will not be able to attend. Cynthia will reach out to Christine and Randall.
4. Building Code Official: Aimee Hill plans on attending the meetings.
5. Awning Replacement: Cynthia received a call from someone who is wanting their awning replaced after the last windstorm. They were informed that the application would be put together soon.

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

1. There were no governing body comments.

There being no further business, the meeting was adjourned at 4:44 p.m.

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Melanie R. Scofield, Secretary

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Nancy Bennett, Chairperson