

## LA JUNTA URBAN RENEWAL AUTHORITY

**CALL TO ORDER:** The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, January 12, 2023 at 4:32 p.m. in the Council Chambers. The meeting was called to order by Commissioner Horton.

### Board Members Present

### Absent

Joe Ayala  
Nancy Bennett  
Christine Coffield  
Trevor Herasingh  
Daniel Horton  
Justin Miller – arrived at 4:35 p.m.  
Randall Roberson  
Lily Sweikert

**Subject to approval at the  
March 9, 2023  
Urban Renewal Meeting**

Also present: Cynthia Nieb, Economic/Urban Renewal Director  
Melanie Scofield, City Clerk/UR Secretary  
Aimee Hill, City Building Code Officer  
Paul Velasquez, City Council  
Toni Madrid, La Junta  
Bette McFarren, Rocky Ford Gazette

Commissioner Horton asked if there were any questions in regards to the agenda as presented. There was discussion regarding the election of officers before the recommendation of possible new board members being approved by council. A motion was made by Lily Sweikert, seconded by Trevor Herasingh, to postpone the election of officers until after council meets and approves the new board members. The motion carried unanimously. A motion was made by Randall Roberson, seconded by Trevor Herasingh, to approve the agenda as amended. The motion carried unanimously.

**INTERVIEWS:** Candidates were interviewed one at a time. All applicants had ten minutes each to answer five questions. Then there was an additional five minutes for Authority questions. The following candidates were interviewed: Toni Lynn Madrid, Nancy Bennett and Justin Miller. After the interviews were conducted, the ballots were prepared. Ballots were provided to the members. The members voted and ballots were counted by the City Clerk. Commissioner Horton read the official tally:

Nancy Bennett – 5 votes  
Jeris Danielson – 0 votes  
Toni Madrid – 5 votes  
Justin Miller – 5 votes  
Duke Mitchell – 0 votes

The official results of Nancy Bennett, Toni Madrid and Justin Miller, all receiving five votes, will go to a recommendation for the Mayor to present before City Council.

Chairperson Bennett took over the meeting at this point.

# LA JUNTA URBAN RENEWAL AUTHORITY

## CITIZEN PARTICIPATION:

1. There was no citizen participation.

## MINUTES: December 8, 2022

Chairperson Bennett asked if there were any corrections or additions to be made to the December 8, 2022 minutes. Hearing none, a motion was made by Lily Sweikert, seconded by Trevor Herasingh, that the minutes for December 8, 2022 be approved as published. The motion carried unanimously.

## FINANCIAL STATEMENTS: December 2022

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

### BALANCE SHEET

#### ASSETS

- Total cash at the end of December was \$40,250.61.
- Notes receivable was \$3,937.50.
- Investments were \$373,801.42 (COLOTRUST).
- Total assets are \$417,989.53 for the month ending December 2022.

#### LIABILITIES

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

### STATEMENT OF REVENUE/EXPENDITURES

#### BUDGET TO ACTUAL

Interest in the amount of \$1,275.45 was received. Tax increment of \$2,398.29 was received from property tax collections. The following bills were paid:

SE Colorado Power – Welcome LJ Sign	\$ 42.96
UR/ED Director (Q4)	\$ 3,100.00

The 2022 budget is \$135,800.00 less \$96,681.73 in expenses leaving a budget remaining of \$39,118.37.

Looking at the year-to-date figures:	Revenue	\$191,211.40
	Expenses	\$ 96,681.73
	Excess	\$ 94,519.67

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

## REPORTS:

### A. Plaza Building

Chairperson Bennett: There was nothing new to report. There hadn't been an OAC meeting in about three weeks because of the holidays. Everything is still on schedule. There will be a meeting next week.

**NEW BUSINESS**

**A. Urban Renewal Director:**

1. Grant Application: Cynthia Nieb will send the application document out one last time for any additional adjustments using Google Docs.
2. Completed By-Laws: Daniel Horton made a motion to accept the by-laws.

MOTION TO ACCEPT THE COMPLETED BY-LAWS: Horton

SECOND: Sweikert

DISCUSSION: Changes were added that were recommended last time regarding new candidates. "All mayoral appointments are subject to approval by La Junta City Council", was added to the vacancies section.

VOTE: The motion carried unanimously

**B. Governing Body Comments:**

1. Daniel Horton: Spoke about coming up with a strategic plan on how to increase presence of individuals downtown. Start out with a goal then have a play by play checklist of what to do to get to that goal. The idea of bringing bodies in to the downtown as residents is a very good thing. When people are living downtown, a need to have certain services and goods downtown is created, which would create the need for businesses. By strategically aligning these goals financially with funding businesses to bringing residents down, you would be able to execute plan B which would be to strategically place our moneys in a direction that will generate businesses to come in downtown. If we take it piecemeal like that, we would have a much more clear plan on how we would strategically develop economically through Urban Renewal.

Discussion continued amongst the board members regarding assessment of 2<sup>nd</sup> floor properties, blighted properties, downtown survey, etc.

There being no further business, the meeting was adjourned at 6:03 p.m.

---

Melanie R. Scofield, Secretary

---

Nancy Bennett, Chairperson