

## LA JUNTA URBAN RENEWAL AUTHORITY

**CALL TO ORDER:** The La Junta Urban Renewal Authority Board of Commissioners held a Special Meeting on Tuesday, June 6, 2023 at 4:00 p.m. in the Council Chambers. The meeting was called to order by Chairperson Bennett. The Chair then appointed Daniel Horton as parliamentarian.

### Board Members Present

### Absent

Nancy Bennett  
Christine Coffield  
Trevor Herasingh  
Daniel Horton  
Randall Roberson  
Lily Sweikert – arrived at 4:05 p.m.

Joe Ayala  
Toni Madrid

**Subject to approval at the  
June 22, 2023  
Urban Renewal Meeting**

Also present: Cynthia Nieb, Economic/Urban Renewal Director  
Melanie Scofield, City Clerk/UR Secretary

Due to the nature of this meeting and the lengthy discussion between the board members and the applicants, the minutes to the June 6, 2023 Special Meeting will be “Action” minutes only.

Daniel Horton went over the following areas of the Urban Renewal Bylaws: Conflict of Interest, Duty of Loyalty and the use of Bob’s Rules of Order.

Nancy Bennett disclosed that she is a member of SECCP, a non-profit organization and CaSandra Thomas does the books for SECCP.

**MOTION TO ACCEPT NANCY’S DISCLOSURE OF CONFLICT OF INTEREST WON’T IMPAIR HER JUDGMENT:** Herasingh

**SECOND:** Sweikert

**DISCUSSION:** Nancy is a member of SECCP; however, she does not handle the money and does not interact with CaSandra in regards to the books.

**VOTE:** The motion carried unanimously

Randall Roberson disclosed that CaSandra with Calico Accounting is his accountant, does monthly bookwork and prepares his taxes.

**MOTION THAT RANDALL’S PERCEIVED CONFLICT OF INTEREST DOES NOT IMPAIR HIS JUDGMENT IN THIS MATTER:** Horton

**SECOND:** Sweikert

**DISCUSSION:** CaSandra is Randall’s bookkeeper and Randall is her insurance agent. He believes that it is a business matter and won’t conflict his judgement.

**VOTE:** The motion carried unanimously

## LA JUNTA URBAN RENEWAL AUTHORITY

REVIEW OF GRANT APPLICATION GUIDELINES: Cynthia Nieb went over the following items:

- Application receipt and guidance – accepted practice involves staff interaction ONLY
- Ad Hoc changes to the guidelines and application are not accepted practice
- Deadlines – no changes to applications may be made after the application deadline
- Established eligible items
- Application requirements
- Evaluation

**REVIEW OF GRANT APPLICATION – Calico Properties:** The Board Members asked several questions of CaSandra Thomas, Calico Properties.

MOTION TO APPROVE MONEYS TOWARDS THE CALICO PROPERTIES FUNDING REQUEST, WHETHER IT BE A GRANT OR A LOAN: Horton

SECOND: Herasingh

DISCUSSION: There was considerable discussion regarding bids from contractors. Wanting to have several bids to compare; however, it's hard sometimes to even get one bid in our area. There will also be an inspection in the end that will offer some protection.

VOTE: The motion carried unanimously

MOTION TO APPROVE IN THE FORM OF A GRANT OR A LOAN "X" AMOUNT OF DOLLARS THAT WILL BE DISCUSSED IN THE DISCUSSION PORTION OF THIS MOTION: Horton

SECOND: Sweikert

DISCUSSION: There was much discussion regarding the HVAC system and if it is in proper working order. Daniel Horton suggested doing 40%, which would be \$42,041.20, with \$22,000 to be as a grant and the rest as a loan to be applied as the applicant sees fit when it comes to sidewalks, HVAC and electrical. Trevor Herasingh would like to add the stipulation that the sidewalks would need to be completed and moneys not used elsewhere.

MOTION TO APPROVE \$42,041.20, THE AGREED UPON AMOUNT, TO PROVIDE TO THE APPLICANT: Horton

SECOND: Herasingh

DISCUSSION: Need to discuss the amount of money we have in our coffers and what percentage of that money we want to spend. Randall Roberson explained that according to the financial report from the last meeting, there are total assets of \$487,000, of which, \$286,500 is encumbered leaving slightly over \$200,000 available to be lent out.

VOTE: The motion carried unanimously

MOTION TO APPROVE THE \$42,041.20 IN THE FORM OF A GRANT OR A LOAN, WHICHEVER IS DECIDED UPON THEREAFTER THE DISCUSSION: Horton

SECOND: Trevor

DISCUSSION: Discussion centered towards funding the money as a grant but earmarking the \$21,425 for sidewalks and then the rest towards the other eligible items.

Daniel Horton withdrew his motion.

MOTION TO GRANT THE APPLICANT \$42,041.20 WITH \$21,425 EARMARKED FOR SIDEWALK REPAIR: Sweikert

SECOND: Herasingh

DISCUSSION: There was no further discussion

VOTE: The motion carried unanimously

**REVIEW OF GRANT APPLICATION – Valley Tire**

MOTION TO WHETHER OR NOT GRANT MONEYS TO VALLEY TIRE AUTO SALES PER THE APPLICATION FOR ELIGIBLE ITEMS: Horton

SECOND: Herasingh

DISCUSSION: There was no discussion

VOTE: The motion carried unanimously

MOTION TO APPROVE 40%, THAT IS \$32,780, TOWARDS THE ELIGIBLE ITEMS, LEAVING THE GRANT AND LOAN DISCUSSION FOR ANOTHER MOTION: Horton

SECOND: Herasingh

DISCUSSION: There was no discussion

VOTE: The motion carried unanimously

MOTION TO APPROVE “X” DOLLAR AMOUNT IN THE FORM OF GRANT OR LOAN AS AGREED UPON IN THE DISCUSSION THEREAFTER: Horton

SECOND: Sweikert

DISCUSSION: There was no discussion

VOTE: The motion carried unanimously

MOTION TO APPROVE THE 40%, \$32,780, TO BE FULL GRANT APPLIED TO ROOFING, EXTERIOR PAINTING, HVAC AND ELECTRICAL REPAIR AS THE APPLICANT SEES FIT: Horton

SECOND: Herasingh

DISCUSSION: It would be a benefit to the community. There is an urgency because of the short time frame for the contractors to get things done.

VOTE: The motion carried unanimously

There being no further business, the meeting was adjourned at 5:46 p.m.

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Melanie R. Scofield, Secretary

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Nancy Bennett, Chairperson