

LA JUNTA URBAN RENEWAL AUTHORITY

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, September 28, 2023 at 4:00 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
Daniel Horton
Toni Madrid
Randall Roberson
Lily Sweikert
Trevor Herasingh – via Zoom
Erin Monroy - via Zoom

**Subject to approval at the
October 26, 2023
Urban Renewal Meeting**

Also present: Cynthia Nieb, Economic/Urban Renewal Director
Debra Fraker, Admin. Asst.
Bette McFarren, RF Gazette
Erika Lively
Aimee Hill, Building Officer
Elaine Lewis

CITIZEN PARTICIPATION:

Erika Lively 213 Lewis Ave wanted to ask about the flooding of the streets. On Second Street. she asked about the sidewalks from Hwy 50 to 3rd street. Her sidewalk was built in 1979 from Urban Renewal funds and it looks like it was hit with a snow plow or another big machine. The sidewalk has an imprint noting the date of installation. She also wanted information on the Historical District on 2nd Street. Cynthia mentioned she had been asked by a citizen about the ADA accessible cutouts on all streets, Aimee mentioned that when a sidewalk is repaired it has to have ADA corners installed. Cynthia mentioned that maybe Urban Renewal should do a study to see how many corners needed to be corrected.

MINUTES: July 27, 2023

Chairperson Bennett asked if there were any corrections or additions to be made to the July 27, 2023 minutes. Hearing none, a motion was made by Daniel Horton, seconded by Trevor Herasingh, that the minutes for July 27, 2023 be approved as published. The motion carried unanimously.

FINANCIAL STATEMENTS: July 2023

The July 2023 financial statements were provided for the Board's review.

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BALANCE SHEET

ASSETS

- Total cash at the end of July was \$21,124.34.
- Notes receivable was \$2,437.50. (One note)
- Investments were \$522,339.70 (COLOTRUST).
- Total assets are \$545,901.54 for the month ending July 2023.

LIABILITIES

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

STATEMENT OF REVENUE/EXPENDITURES

BUDGET TO ACTUAL

Interest in the amount of \$2,285.49 was received. Tax increment of \$4965.83 was received from property tax collections. Expenses for the month of July were as follows:

- \$34,730.03 – Hampton Inn
- \$42.56 – Southeast Colorado Power (Welcome LJ Sing)

The 2023 budget is \$182,500.00 less \$90,549.58 in expenses less \$71360.60 encumbered leaving a budget remaining of \$22,589.82.

Chairperson Bennett asked if there were any questions or corrections regarding the July 2023 financial statements. Hearing none, a motion was made by Trevor Herasingh, seconded by Toni Madrid, that the financial statements for July 2023 be approved as presented. The motion carried unanimously.

REPORTS:

A. Plaza Building

Chairperson Bennett:

Wood trim for the front windows is in place. The upper four original windows on the east storefront have been installed. The work on the storefront is ongoing Summit Sealants is expecting the remaining glass and storefront work be installed next week.

Fire suppression plumbing has been installed in the basement, first and second floors, The hose bib and mop sink have been installed Summit is waiting for the exhaust roof fan which should be installed next week.

The main floor bathroom, roof curb, and vents have been installed.

Derek and Geoff field verified the ceiling dimensions for the tin ceiling layout.

Downspouts at the south elevation have been directed to the town's storm water system.

This report is from an inspection meeting held on September 15, 2023.

UNFINISHED BUSINESS

Strategic & Communications Plan. The La Junta Urban Renewal Strategic Plan consultant, Sheryl Trent, spoke at length about upcoming milestones to complete the plan and the upcoming work session in August.

NEW BUSINESS

A. Urban Renewal Director:

Cynthia asked the board for their thoughts of meeting in November and December. November 23, 2023 is Thanksgiving and December 28, 2023 is close to Christmas and if they were traveling. The reason for this is there is a vacancy coming open on the board and she needed to know when to send out the public notification for applying for the position.

TONI MADRID MADE THE MOTION TO CANCEL THE NOVEMBER AND DECEMBER MEETING TREVOR HERASINGH SECONDED THE MOTION.

The motion carried unanimously.

Valley Oil is done with their grant work.

Cassandra is still working on her building.

Strategic & Communications Plan.

Sheryl Trent of SBrand Solutions, reviewed the Guiding Principals of the La Junta Urban Renewal Authority and asked for revisions. There being none offered, ToniLynn Madrid made the motion to accept the Guiding Principals as presented, and Daniel Horton seconded the motion. The vote was unanimously in favor of accepting the Guiding Principles as presented.

Trent then presented a Board Development Proposal to dive deeper in leadership styles and relationships as well as Roberts Rules of Order, Urban Renewal Authority laws, a grant process, and Ex Parte communications, Randall Roberson made the motion not to accept the proposal, and Lily Sweikert seconded the motion. The vote was unanimous not to contract with SBrands Solutions to provide further Board Development.

Trent's final item of discussion was the upcoming Board Work Session on October 6 and October 7, 2023 at the La Junta Tribune Democrat building. Trent requested the Board Members review the La Junta URA Board Development Meeting Report that documents their previous work session, and to prepare for the upcoming session.

B. Governing Body Comments:

Daniel Horton made a motion not to visually electronically record work session, and Randall Roberson seconded the motion. Lily Sweikert wanted to put this quote on the record for all future work sessions; The La Junta Urban Renewal Authority operates under the regulation of

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the open meetings laws of the State of Colorado. All of our board development sessions are open public meetings and will be noted as such. The motion carried unanimously

There being no further business, the meeting was adjourned at 5:31 p.m.

Debra Fraker, Admin Asst

Nancy Bennett, Chairperson