



A G E N D A

REGULAR MEETING LA JUNTA URBAN RENEWAL AUTHORITY

La Junta, Colorado

August 28, 2025

4:00 p.m.

Council Chambers

CALL TO ORDER (Chairperson)

ROLL CALL (City Clerk/Deputy)

Board Members

Supervisors

Others

Ayala

Bennett

Johnson

Madrid

Mason

Miner

Monroy

Roberson

Saucedo

CITIZEN PARTICIPATION

FUNDING APPLICATION

A. Thyme Square

MINUTES OF PREVIOUS MEETING (Chairperson)

Regular Meeting July 24, 2025

FINANCIAL STATEMENTS (Treasurer)

July 2025

REPORTS – Project Updates

A. Plaza Building (Director)

B. Chestnut Apartments (Rikhof)

NEW BUSINESS

A. Approve Funding for URA/Main Street Downtown Pilot Project (Action)

B. Director Comments

C. Governing Body's Comments

ADJOURN

LA JUNTA URBAN RENEWAL AUTHORITY

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, July 24, 2025 at 3:56 p.m. in the Council Chambers. The meeting was called to order by Chairperson Bennett.

Board Members Present

Absent

Nancy Bennett
Carly Johnson
Toni Madrid
Ben Mason
Zach Miner
Erin Monroy
Randall Roberson
Angel Saucedo

Joe Ayala

**Subject to approval at the
August 28, 2025
Urban Renewal Meeting**

Also present: Melanie Scofield, City Clerk/URA Director
Nancy Aschermann, SECCP
Derek Cole, Summit Sealants (via Zoom)
Julie Worley, La Junta
Maureen Rikhof, La Junta
Neils Rikhof, La Junta

CITIZEN PARTICIPATION

There was no citizen participation.

MINUTES: May 22, 2025

Chairperson Bennett asked if there were any corrections or additions to be made to the May 22, 2025 minutes. There being none, the board moved to a motion.

MOTION TO APPROVE MAY 22, 2025 MINUTES AS PUBLISHED: RANDALL ROBERSON

SECOND: ERIN MONROY

AYE: Bennett, Johnson, Madrid, Mason, Miner, Monroy, Roberson, Saucedo

ABSENT: Ayala

OPPOSED: None

The motion carries.

FINANCIAL STATEMENTS: JUNE 2025

There is a correction for the month of May: we ended up taking in about \$125,000 in tax increment money that was received later than usual; for the month of June, we received another \$31,463.00 in tax increment money from the assessor. We took in \$1,837.00 of interest. Our total income in June was \$33,301.00. There was \$40.13 of expenditures for the electric of the welcome sign; as

LA JUNTA URBAN RENEWAL AUTHORITY

of right now in our cash account, we have \$79,232.00. There is \$530,076.00 in our Colorado investment account.

MOTION TO APPROVE THE JUNE 2025 FINANCIAL REPORT AS PRESENTED: TONI MADRID

SECOND: BEN MASON

AYE: Bennett, Johnson, Madrid, Mason, Miner, Monroy, Roberson, Saucedo

ABSENT: Ayala

OPPOSED: None

The motion carries.

REPORTS:

A. Plaza Building (Nancy Bennett)

- The floor is in; it is absolutely beautiful as they are oak floors.
- The chimney for the kiln and the stove in the kitchen has been installed.

B. Chestnut Apartments (Maureen & Neils Rikhof)

- Delivery date eminent for windows; the windowsills are being prepared. Windows should be delivered by August.
- Have been looking at the new URA funding and policies; believes that the Chestnut project aligns well with the new updated policy.
- Looking into bids for plumbing, electrical, HVAC, and fire suppression. Would like to combine all of these into one cost. Doesn't just go for the cheapest bid, but goes for the best and local if possible. Finding local contractors and builders has been a challenge, as not many (if any at all) are around the area.
- Encourages the same kind of spirit of finding local businesses/contractors to aide in projects in La Junta to be put forth to all projects locally.

NEW BUSINESS

A. Main Street

1. Ben Mason: URA had a joint work session with Main Street La Junta regarding the summit that was attended at Otero College. Tossed around ideas with the goals that were developed during the summit; one goal was to "better-fy" downtown businesses and buildings on 1st Street and 3rd Street between Santa Fe Avenue and Colorado Avenue. URA would work with Main Street for funding, and possibly adding in the Historic Preservation Board with funding depending on the age of the building. The purpose is to make vacant buildings more eye-appealing by using partitions or facades that are mobile/removable that display historic information and general information on La Junta. This would be at no cost to building owners. Main Street also came up with some action steps to report back to the URA on, which have yet to contact us.
 - Toni Madrid: Asked about adding a minimum building standard to the current code and ordinances.
 - Looking into the current city ordinances and codes; will also visit with Brock Hinkhouse.
 - There are also currently eight (8) identified buildings that are vacant buildings that do not meet the current building codes – this is separate from

the minimum standard that was proposed. This is more for aesthetics and to prevent dangers from dilapidated buildings.

The board continued discussion regarding the ideas of adding an addendum to the current city ordinance(s) regarding a minimum standard of aesthetic for buildings; these small updates to the buildings would be dependent on the building/business owners' responses.

B. Plaza Block Parking Lot

1. Nancy Aschermann: Ready for the building to be completed – which is in late August to early September 2025.
 - o This discussion is regarding the parking lot for the Plaza Block Building. Nancy Aschermann shared a printed document (attached) and also shared concerns of water leaking into the building due to the fact that the parking lot is paved higher than the ground of the Plaza Block Building. Water is coming in directly into the building from heavy rainfall, and this is only getting worse with more rainfall and as the city only paves over the parking lots rather than taking the old pavement down. The city owns the parking lot; the Perkins building is currently leasing that parking lot and have reported similar problems of leakage into their building. The Plaza Block Building is requesting more funding, as the parking lot was part of the original plan, but not the issues with the parking lot.

The board members each shared concerns regarding as to the lateness of alerting the board of such leaking issues and the possible risks associated with it. Derek Cole, General Contractor for Summit Sealants, made a statement regarding his company's bid (attached) on rectifying the issues with the parking lot. Has had difficulties with locating local tradesman to assist with redoing the parking lot. The board also shared that this would be an extra cost, and despite the contractor(s) and engineers being aware of the issue for what seemed to be several years, there was nothing shared with the board at any point. The URA feels that they need to be more involved in the planning processes of buildings that receive funds from the URA. More discussion with the general contractors and the city engineer will be planned, and the board moved to table the discussion with a motion.

MOTION TO TABLE THE PLAZA BLOCK PARKING LOT DISCUSSION UNTIL THE URBAN RENEWAL BOARD MEETS WITH DEREK COLE AND CITY ENGINEER ON AUGUST 30, 2025:
ERIN MONROY

SECOND: BEN MASON

AYE: Bennett, Johnson, Madrid, Mason, Miner, Monroy, Roberson, Saucedo

ABSENT: Ayala

OPPOSED: None

The motion carries.

C. Director Comments

1. Had received one application right before the meeting – still needing more info to have the application be complete. Will send out the application with the scoring rubric to the board by the September meeting.
2. Two other applications are still out; has not been able to speak with one of the applicants, but the other applicant has been in contact and is excited – should have all things turned in by next week.

LA JUNTA URBAN RENEWAL AUTHORITY

3. Has the list of businesses and projects, now getting them compiled in a spreadsheet and will share the Google Doc with the board.
4. Aliza Libby, Finance Director has shared that the URA has until October to work on the 2026 budget. Not many changes are needing to be made.
5. Planning the second work session with Main Street La Junta; Pam Denahy is out until August 4, 2025. Needing availability dates from the board.

D. Governing Body's Comments: None

An Urban Renewal Authority work session will be held on Wednesday, August 13, 2025 at 4:00 P.M. in the Power Board Room of the Municipal Building.

An Urban Renewal Authority and Main Street La Junta joint work session is on Tuesday, August 19, 2025 and will be held at 4:00 P.M. in the Power Board Room of the Municipal Building.

The next Urban Renewal Authority meeting will be held August 28, 2025 at 4:00 PM in the Council Chambers of the Municipal Building.

There being no further business, the meeting was adjourned at 4:52 p.m.

Cristian Estrada, Deputy City Clerk

Nancy Bennett, Chairperson