



A G E N D A

REGULAR MEETING LA JUNTA URBAN RENEWAL AUTHORITY

La Junta, Colorado

September 25, 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

MINUTES OF PREVIOUS MEETING (Chairperson)

Regular Meeting August 28, 2025

FINANCIAL STATEMENTS (Treasurer)

August 2025

REPORTS – Project Updates

A. Plaza Building (Mason)

B. Chestnut Apartments (Rikhof)

C. Thyme Square (Sisnroy)

NEW BUSINESS

A. SECCP Bridge Loan (First National Bank)

B. Urban Renewal Field Trip (Information)

C. Director Comments

D. 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, August 28, 2025 at 4:01 p.m. in the Council Chambers. The meeting was called to order by Chairperson Bennett.

Board Members Present

Absent

Joe Ayala
Nancy Bennett
Carly Johnson
Toni Madrid
Ben Mason
Zach Miner
Erin Monroy (via Zoom at 4:03 P.M.)
Randall Roberson (arrived at 4:05 P.M.)
Angel Saucedo

**Subject to approval at the
September 25, 2025
Urban Renewal Meeting**

Also present: Melanie Scofield, City Clerk/URA Director
Rebecca Goodwin, Otero County
Pam Denahy, Dir. Economic Dev./Tourism

CITIZEN PARTICIPATION

There was no citizen participation.

FUNDING APPLICATION: Thyme Square
MOTION TO ACCEPT THE PROPOSAL BY THYME SQUARE USING THE FUNDING
STRUCTURE IN PLACE: Madrid

SECOND: Mason

DISCUSSION: Discussion surrounded the repayment of the loan and possibly the grant upon selling of the property. It was also discussed that one of the stipulations is that, if and when the building sells, they are to pay back just the loan, not the grant. The difference between a loan and a grant is in their definitions. Concerns brought up regarding the Plaza Building and lack of transparency from that project; it was clarified that all projects taken on by URA are to be reported on a monthly basis, essentially during the URA meetings. Due to the shift in directors, communication has ceased but will resume.

AYE: Bennett, Johnson, Madrid, Miner, Monroy, Roberson, Saucedo (Ayala abstained)

OPPOSED: Mason

The motion carries.

MINUTES: July 24, 2025

Chairperson Bennett asked if there were any corrections or additions to be made to the July 24, 2025 minutes. There being none, the board moved to a motion.

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MOTION TO APPROVE JULY 24, 2025 MINUTES AS PUBLISHED: Ayala

SECOND: Madrid

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

OPPOSED: None

The motion carries.

FINANCIAL STATEMENTS: JULY 2025

For the month of July, we received another \$45,302.25 in tax increment money from the assessor. We took in \$1,964.33 of interest. There was \$39.72 of expenditures for the electric of the welcome sign; as of right now in our cash account, we have \$24,503.83. There is \$632,031.86 in our Colorado investment account. Total assets \$656,535.69

MOTION TO APPROVE THE JULY 2025 FINANCIAL REPORT AS PRESENTED: Mason

SECOND: Johnson

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

OPPOSED: None

The motion carries.

REPORTS:

A. Plaza Building (Director)

- The Plaza Block final walkthrough has been rescheduled; they are still having a meeting by Zoom; will send out the link when available.
- The company is looking into late September early October for completion.
- Jane Daniels is still looking into options for the parking lot situation. She will have those to me by the end of next week.
- Rebecca Goodwin, Otero County, explained a timeline of events for the Plaza Block as a volunteer due to her being a part of the URA at the time when the building was initially purchased.
 - The Plaza Building was purchased by Urban Renewal 2007.
 - Had been neglected for about 25 years before the owners were finally ready to sell it at the asking price of \$22,000.
 - Applied for the Historic Structure Assessment grant; hired people to take a look at the building and structure – there was no cash match to this grant.
 - Plan to demolish the building was about \$100,000; that was just the estimate for demolishing, and not abatement of asbestos or lead.
 - The building was stable at the time as no water had been getting into the building.
 - Later received another estimate for demolition including abatement for \$245,000.
 - May of 2012, Urban Renewal and City Council got together to discuss the proposed demolition.
 - Other buildings were prioritized for demolition (801 Edison and the Kit Carson Hotel).

- A feasibility study was conducted; options of demolition, partial rehabilitation (the shell and basics) or full rehabilitation was presented to the URA and City Council.
- July 2013, the DOLA money for demolition or rehabilitation was rescinded.
- End of 2013, Bill Jackson acquired another quote for demolition and abatement estimated at \$290,000.
- 2014, the URA received two (2) estimates to repair the roof as it was deteriorating – one being quoted at \$31,923.00 and the other quoted at \$39,500.00.
- Nothing ended up being done with the roof; more talks go on to how to utilize the building.
- In 2017, the 10th anniversary of the URA owning the building.
- March 9, 2017 – SECCP had an idea for the building and were interested in taking on the project.
- URA and SECCP signed a 39-year lease to qualify for historical tax credits.
- Ready to start work in 2018.
- March 2019, the building had earned the grant. At this point, Summit Sealants had stepped up to complete the contract.
- In the same month, our area was hit by the “Bomb Cyclone” storm. The roof was never repaired or patched.
- In August of 2019, upon entering the building, it was discovered that the roof had completely failed. The first floor had collapsed, and the second floor had holes.
- SECCP requested from URA funds for roof repair (approved up to \$201,000).
- Roughly \$209,000 have gone into the Plaza Block Building, when it would have cost \$280,000-\$300,000 to demolish and abate the asbestos and lead.
- A lot of work and effort has gone into this building from many different committees and grants.

The discussion continued with the parking lot of the building, as there were issues with water entering the building from heavy rains due to the parking lot being paved higher than the floor of the Plaza Building. Currently, there is a temporary fix that aides with drainage of any water. It was also mentioned by Rebecca Goodwin that communication regarding the parking lot issues had gone back several years and it was reported to Cynthia Nieb, the URA Director at that time.

- Zach Miner – Questioned that at first, the board was asked to move quickly with the parking lot situation, and now it seems as if the board is being asked to slow down. Should the board anticipate paying for the work on the parking lot or not?
 - Melanie Scofield – Feelings from Jane Daniels is to slow down and not be as concerned because they are reaching out for additional financial resources to take care of the parking lot.
- Randall Roberson – A follow-up question: has the problematic east door been sealed up with sandbags or plastic by Ben Mason? What was remembered from conversations at the last work session made it seem that Ben would take care of it.
 - Ben Mason – Sutherlands can absolutely provide the sandbags, plastic, silicone, whatever the contractors would need Sutherlands can provide without costing the URA much money. Was under the impression that nobody directly from the board can assist with any building or corrections of the building. Jane Daniels was

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appointed by the state to ensure that these things would be handled correctly. She is looking into options for the URA.

- Melanie Scofield – Will reach out to Jane Daniels for clarification and to find out who would be the ones to handle the temporary fix for the issues.

B. Chestnut Apartments (Maureen & Neils Rikhof)

- No new reports.

NEW BUSINESS

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

MOTION TO APPROVE THE BID BY SIGN SHOP FOR THE DOWNTOWN WINDOW BEAUTIFICATION PROJECT WHICH INCLUDES THE 50% DOWN NON-REFUNDABLE PAYMENT: Mason

SECOND: Saucedo

DISCUSSION: Pam Denahy, Dir. Economic Development/Tourism, cautioned the board and wanting to be correct when it is mentioned, Bent's Fort looks way different now than it did back then, since it is the photo, the board will be choosing for the Sears building windows.

Zach Miner – Should there be another motion to have Pam Denahy be the coordinator for design of the vinyl that will go on the windows?

Joe Ayala – There is a current motion and a second. Call for question.

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

OPPOSED: None

The motion carries.

MOTION TO HAVE TONI MADRID AND/OR PAM DENAHY COORDINATE WITH THE SIGN SHOP TO DESIGN THE IMAGES FOR THE DOWNTOWN WINDOW BEAUTIFICATION PROJECT: Miner

SECOND: BEN MASON

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

ABSENT: Ayala

OPPOSED: None

The motion carries.

B. Director Comments: None

C. Governing Body's Comments: None

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The next Urban Renewal Authority meeting will be held October 23, 2025 at 4:00 PM in the Council Chambers of the Municipal Building.

There being no further business, the meeting was adjourned at 5:05 p.m.

Cristian Estrada, Deputy City Clerk

Nancy Bennett, Chairperson