



A G E N D A

REGULAR MEETING LA JUNTA URBAN RENEWAL AUTHORITY

La Junta, Colorado

October 23, 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

Roberson

Saucedo

CITIZEN PARTICIPATION

FUNDING APPLICATION

A. Promenade Ventures LLC

MINUTES OF PREVIOUS MEETING (Chairperson)

Regular Meeting September 25, 2025

FINANCIAL STATEMENTS (Treasurer)

September 2025

REPORTS – Project Updates

A. Plaza Building (Bennett/Mason)

B. Thyme Square (Sisroy)

NEW BUSINESS

A. Election of Office (Vice-Chairman) (Action)

B. T.O.'s located at 120 Santa Fe (Discussion)

C. Director Comments

D. Governing Body's Comments

ADJOURN

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CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, September 25, 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
Randall Roberson
Angel Saucedo

Erin Monroy

**Subject to approval at the
October 23, 2025
Urban Renewal Meeting**

Also present: Melanie Scofield, City Clerk/URA Director
Erika Lively, La Junta

CITIZEN PARTICIPATION

There was no citizen participation.

MINUTES: August 28, 2025

Chairperson Bennett asked if there were any corrections or additions to be made to the August 28, 2025 minutes. There being none, the board moved to a motion.

MOTION TO APPROVE AUGUST 28, 2025 MINUTES AS PUBLISHED: Madrid

SECOND: Miner

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

ABSENT: Monroy

OPPOSED: None

The motion carries.

FINANCIAL STATEMENTS: AUGUST 2025

For the month of July, we received another \$2,249.49 in tax increment money from the assessor. There was \$39.72 of expenditures for the electric of the welcome sign; URA Director was paid \$10,000.00; projects \$2,516.50 for the Downtown Beautification (Sears Building window decals); operating expenses are at \$100.00; as of right now in our cash account, we have \$14,099.42. There is \$634,308.87 in our Colorado investment account. Total assets \$656,535.69.

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

SECOND: Johnson

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

ABSENT: Monroy

OPPOSED: None

The motion carries.

REPORTS:

A. Plaza Building (Mason)

- A special work session was held in regards to the Plaza Building parking lot on September 24th.

B. Chestnut Apartments (Rikhof)

- Now on the list of completed projects
- Received payment of \$25,000 for getting the windows installed
- Encouraged the board to go by and check out the progress; Randall Roberson has already visited once; reach out if you would like a tour
- Thanked Ben Mason and Sutherlands for working together with the Rikhofs on trying to get things ordered for the Chestnut Apartments
- Getting the building completed has been a combination of leveraging the other project currently being worked on (902 Bellevue-now completely rented)
- Finally received (in writing) a pre-qualification letter for full funding for the Chestnut – which was the block on being able to do a lot of things
- The tax credit application is almost ready for submission
- Is confident that the Chestnut Apts. will serve a major need for La Junta
- Now that the windows have been installed, the next thing would be to source the doors with the next grant

C. Thyme Square (Sisnroy)

- Report from Sharon Sisnroy: the contractor is scheduled to be beginning work on the roof in the first week of October
- Have paid out her loan in September and is set up for auto pay starting October 10th
- Hopefully next month, the contractor will be here to give an update
- The loan is paid out ahead of time; won't receive the grant until the city clerk receives documentation that the contractor was paid

NEW BUSINESS

A. SECCP Bridge Loan (First National Bank)

- Plaza Block parking lot – Melanie Scofield provided the board with the quote from the city engineer's (provided by city engineer Martin Montoya) office regarding their bid for the parking lot. A few things to keep in mind:
 - Martin has lost a long-time employee, which may cause some delays in their current work
 - There is also the 6th Street project that must be completed prior to the winter season arriving, or the city will be spending a lot more money to repair damages
 - This fall, Martin will pave the back of the parking lot behind the Plaza building

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- Martin will create two handicapped parking spaces; the ADA accessible door will be the rear entrance door that leads into the kiln room
- Upon completion of this part of the project, the engineer will be able to award the permanent Certificate of Occupancy to the building so we can get the tax credits going
- Martin will also assist with the temporary drainage issue on the east side of the building
- In the springtime when asphalt companies are back in session, the Plaza Block is the first project on the list – the entire parking lot will be redone and reintegrate the drainage into the parking lot. These changes will not affect the quoted cost
- Reached out to Jane Daniels about concerns in the large differences in quoted prices – whether there were special materials required on a historic level, which there are no issues or special materials required. Jane Daniels has given it the “green light” to go
- If the board is good with the chosen scenario/quote, then a motion will need to be made, and in wording the motion, it will need to be inclusive so that either the director can make a decision, whether a down payment is needed, whether the state historical fund needs payment before the end of the year to close out their books – or the motion can be made again.

MOTION TO APPROVE THE PROPOSAL FOR WORK TO BE COMPLETED ON THE PLAZA BLOCK PARKING LOT BY THE CITY OF LA JUNTA AT THE QUOTED COST OF \$145,000 TO BE REPAID TO THE CITY OF LA JUNTA HOW THE CITY OF LA JUNTA SEES FIT: Roberson

SECOND: Mason

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

ABSTAIN: Ayala, Johnson

ABSENT: Monroy

OPPOSED: None

The motion carries.

B. Urban Renewal Field Trip (Information)

- Joe Ayala – would like the URA together with Main Street La Junta (before the weather gets colder) is to have a field trip to Lamar. On the way back from Lamar, would also like to stop in Las Animas. There is a lot of stuff going on in Lamar; Lamar has their Urban Renewal as their City Council, which when conversations started about starting a new TIF district, brought up the idea about how Lamar and Las Animas are the better examples to look at in comparison to La Junta. Pueblo has a lot more to do, of course, but it is far different from La Junta. Lamar is a trucking city, just to keep that in mind when making comparisons. The approvals have been made with Brock Hinkhouse regarding the reservation of a bus for that day. If the field trip is something that the URA is interested in, reach out to Melanie. Melanie will also send out a Google poll for dates of when this can happen.

C. Director Comments

- Received a resignation letter from Erin Monroy, dated Friday, September 19, 2025. She states:

- *"I am writing to submit my resignation from the Urban Renewal board, effective immediately. At this time, I do not have the capacity to dedicate the time and energy that the role requires and that the community deserves. It has been an honor to serve and I am grateful for the opportunity to contribute in this way. I wish you all the best of luck in your future endeavors."*
- The time is nearing that the City Clerk posts any board vacancies to the city website and public notices. That time is coming in October. I will post this vacancy, and the board will notice that the post will be for three (3) URA board vacancies, as Zach Miner and Angel Saucedo were finishing the previous board members' terms. If you are interested in continuing your position, submit a letter of interest to the City Clerk.
- The decals for the Sears windows for the downtown beautification project have been completed and installed. Have received the final bill that reflects the 50% down payment; made an executive decision for the installers to clean the windows themselves, so it would be done properly. This adds \$190 more to the original proposed bill. If the board is not so inclined to pay that cost, there is someone who will donate the \$190 cost for clean-up.
 - Zach Miner clarified that this cost was listed as an optional charge on the proposal, if the windows were not cleaned. We agreed to that stipulation.
- Received another application for a grant/loan; however, it is still needing more information for the application to be considered complete for review. Will try to ensure all information is gathered prior to the next URA meeting.
- Keep on the board's radar; would like to have that planned tour possibly after the first of the year. Would like to get a work session scheduled with Mr. Benedetti because it is valuable information regarding what URAs can and cannot do with funds. Last meeting with Mr. Benedetti was beneficial and informational. It would be helpful to have this information presented to the board prior to the tour.
- It was brought up to the board that it is up to the board on how to spend their money. In the past, there were initiatives for awnings for businesses, then there was a year when the board was working on multiple smaller projects, then the following year moved to use funds on one large project; it is truly up to the board.

D. Governing Body's Comments

- Zach Miner – commended the URA as one of the first boards from the economic forum to complete something on their checklists. Also ran into owners of Great Plains (next door to the Sears building) and they were very happy about the beautification of the windows.
- Ben Mason – echoes what Zach mentioned; would like to hear more feedback from people outside of the URA of what the board does or has done (in this case, the beautification of the windows and the parklet installed across from Wild Roots Kava Co.).
- Toni Madrid – brought up that the board should start having conversations about the old T.O.'s Tavern building; it is blighted and dangerous. Would like to have conversations regarding the URA trying to either assist with beautification of that building or to purchase the building and undertake the challenge of rehabbing T.O.'s Tavern.
- Nancy Bennett – gave kudos to Carly Johnson for the parklet outside of her business; it is beautiful and would like to see more parklets or similar in La Junta.
 - Melanie Scofield will place the T.O.'s Tavern building as a discussion item for the next month's meeting.
 - Carly Johnson – Clarified that the parklet was paid through a grant by Main Street La Junta.
- Angel Saucedo – would like to say that he sees a lot of people talking about the city not doing anything or that there is not any movement, but there is movement and there's a lot of good things happening that nobody would know unless they show up to meetings. There

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is only one audience member in the chambers, which is a little bit sad as there is a lot of conversations about what isn't happening. Encourages the public to come out to the meetings and get involved, especially now that we have an open seat on the board.

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 4:36 p.m.

Cristian Estrada, Deputy City Clerk

Nancy Bennett, Chairperson