



A G E N D A

REGULAR MEETING LA JUNTA URBAN RENEWAL AUTHORITY

La Junta, Colorado

December 16, 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. Niels & Maureen Rikhof (Chestnut Apartments)

MINUTES OF PREVIOUS MEETING (Chairperson)

Regular Meeting November 3, 2025

FINANCIAL STATEMENTS (Treasurer)

November 2025

REPORTS – Project Updates

A. Plaza Building (Bennett/Mason)

B. Thyme Square (Sisnroy/Scofield)

C. T.O.'s Building (Madrid/Johnson)

NEW BUSINESS

A. Board Vacancy Letters of Interest

1. Marty Fleischacker
2. Zach Miner
3. Cheryl Lindner

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 Monday, November 3, 2025 at 8:16 a.m. in the Council Chambers. The meeting was called to order by Chairperson Bennett.

Board Members Present	Absent
Joe Ayala	Randall Roberson
Nancy Bennett	Ben Mason
Carly Johnson	
Toni Madrid	
Ben Mason	
Zach Miner	
Angel Saucedo	

Subject to approval at the
January 22, 2026
Urban Renewal Meeting

Also present: Melanie Scofield, City Clerk/URA Director
Cristian Estrada, Deputy City Clerk
Mickey, La Junta

CITIZEN PARTICIPATION

Mickey, owner of 215, 217, 219, and 225 Colorado Ave (Opera House block). Mentioned that the sidewalk is buckled due to a tree that was previously there. Asked the board for assistance, whether it be a grant, loan, or 50/50 to be able to fix the sidewalk. The affected area is right in front of the pharmacy. The Opera House Pharmacy is gaining over 800 new patients due to the closing of the Safeway store. Will be reaching out to Melanie Scofield for an application.

MINUTES: October 23, 2025

Chairperson Bennett asked if there were any corrections or additions to be made to the October 23, 2025 minutes. There being none, the board moved to a motion.

MOTION TO APPROVE OCTOBER 23, 2025 MINUTES AS PUBLISHED: Johnson

SECOND: Madrid

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

ABSENT: Mason, Roberson

OPPOSED: None

The motion carries.

2026 BUDGET

Tax increment for 2026 \$290,000. It is expected to be higher than that (above \$300,000) but the proposition for \$290,000 would be a safe number for budget. That is the number that is going for revenues. The interest revenues will stay the same. On page 2, the operating expenses was changed to \$15,500 which includes the comprehensive insurance for the Plaza Building. The advertising budget is cut in half, because the board is not using the advertising budget. On the

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bottom of that page, the \$30,000 was added as “Downtown Beautification”. If the board does not want that option, then that number can be moved anywhere on the top lines of the budget.

- Carly Johnson – inquired about the total amount for the premium insurance for the Plaza Block Building and whether or not if Main Street La Junta will be assisting with funding for the projects.
 - Melanie Scofield - The total is \$10,500 and it includes comprehensive and general liability for the building.
 - Toni Madrid – currently when talking to Pam, she had mentioned that she would look into it. Does not currently know; a goal of the URA is to work together with Main Street La Junta.

MOTION TO APPROVE THE 2026 URA BUDGET AS PRESENTED: Mason

SECOND: Saucedo

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

ABSENT: Mason, Roberson

OPPOSED: None

The motion carries.

REPORTS:

A. Plaza Building (Bennett/Mason)

- Toni Madrid had visited the site last week. The entryway is finished. There is concern that the completion date will be pushed again.
- Nancy Bennett – there is a meeting next week to discuss the completion date. They are pushing for the end of next month.

B. Thyme Square (Sisnroy) – none

C. T.O.’S Building (Madrid)

- Toni Madrid - Melanie has received approval from the owner of the building. Currently in the process of acquiring quotes for what the board would like to do with the windows as far as vinyl picture preferences. There are some broken side panels that would need some minor repairs. There are cracks on the stucco, and would like to get the building painted. The question is who would the board would like to do the work? Otero College has a construction program with students enrolled. Contacted Pam Denahy, Director of Economic Development/Tourism, whom will look into what is available as far as funds from Main Street La Junta and whatever costs they can share with the URA.
- Melanie Scofield – the owner has had some difficult things come up personally and has put a halt to his and his son’s plans of opening a restaurant in that location. He is on board with anything that the board can help with. The owner does live in Pueblo.
- Joe Ayala – these kinds of projects could be very beneficial to the URA. Essentially call it a “Spark Grant” (around \$5,000 per grant) for improvements of storefronts, whether the business be vacant or occupied and running.

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- i. Toni Madrid – the URA used to spend that similar amount of money (or more sometimes) into awnings for downtown businesses. That is not something the URA would like to do; however, these funds can help both vacant and active businesses. This could also be good for a community project regarding what images are to be placed/designed.
- ii. Carly Johnson – would like to see bids, as well as multiple quotes regarding this project.
- iii. Angel Saucedo - involving the college is a good idea; the students could benefit from real, on-site projects. It could be beneficial for the community as well as the college.

MOTION TO APPROVE THE BEAUTIFICATION OF T.O.'S TAVERN FAÇADE WITH CARLY JOHNSON AND TONI MADRID AS CHAIRPEOPLE OF THE PROJECT: Ayala

SECOND: Saucedo

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

ABSENT: Mason, Roberson

OPPOSED: None

The motion carries.

NEW BUSINESS

A. Director Comments - none

B. Governing Body's Comments

- Angel Saucedo – the building beside Klein Makerspace (currently has a sign called "Broken Busted Boutique") has inquired about a window art project for their business. Have spoken with the owner and she is on board. The sign does not align with the current business that is occupying the space. The sign belongs to the Sign Shop, but they have yet to remove the sign.

The next Urban Renewal Authority meeting will be held January 22, 2026 at 4:00 p.m. There will be no regular meeting in December.

There being no further business, the meeting was adjourned at 8:38 a.m.

Cristian Estrada, Deputy City Clerk

Nancy Bennett, Chairperson



Melanie Scofield <melanie.scofield@lajuntacolorado.org>

Vacant Position of Urban Renewal Board

1 message

marty Fleischacker <promenadeventures23@gmail.com>

Thu, Oct 23, 2025 at 5:10 PM

To: Melanie Scofield <melanie.scofield@lajuntacolorado.org>, marty Fleischacker <promenadeventures23@gmail.com>

Melanie,

Please consider me for the open position on the Urban Renewal Board.

It would be my pleasure to work with you and the entire board.

Thank you for your consideration.

Marty

Rec'd 11-20-25



Melanie Scofield <melanie.scofield@lajuntacolorado.org>

URA Board

Zach Miner <minerzach@gmail.com>
To: Melanie Scofield <melanie.scofield@lajuntacolorado.org>

Thu, Nov 20, 2025 at 11:08 AM

As of now I am.

On Thu, Nov 20, 2025 at 10:49 AM Melanie Scofield <melanie.scofield@lajuntacolorado.org> wrote:
Good Morning Zach - If you're still interested in being on the board, would you please respond to this email?
Thank you.

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Melanie R. Scofield

City Clerk
City of La Junta
P O Box 489
La Junta CO 81050
719.384.5991

Office Hours
Monday - Thursday
7:00 a.m. - 5:00 p.m.

Recd 11-21-25

Cheryl Lindner
16 E. 22nd St.
La Junta, CO 81050
719-469-2045
cherylindner17@hotmail.com

11/21/25

Ms. Melanie Scofield, City Clerk
601 Colorado Avenue
La Junta, CO 81050

Dear Ms. Scofield,

Please accept this as my letter of interest as it concerns the 2-year term (expiring 2027) on the Urban Renewal Authority Board.

I have resided in the city of La Junta since 1981. My background includes 25 plus years in human service work and previous co-owner of 2 La Junta businesses. I am currently employed part-time in a local business that was a recipient of funds from Urban Renewal, which took an old, abandoned building and renovated it into a fully functional for-profit business.

I currently serve on the Board of Directors for Arkansas Valley Kitchen of Kindness, the Advisory Board for the Arkansas Valley Resource Center, the Fundraising Committee of Arkansas Valley Hospice as well as the Steering Committee for YEEHAW (Yielding Effective Entry into Housing and Wellbeing).

I believe I understand the mission of the Urban Renewal Authority Board and have interest in being a part of the potential change that this board could have on the La Junta community.

Thank you for considering this letter of interest. I look forward to hearing from you.

Respectfully,


Cheryl Lindner

Interested Community Member