

La Junta Urban Renewal Authority Large Project Funding Application ***CHECKLIST TO DETERMINE IF THIS IS THE RIGHT PROGRAM FOR YOU***

Before applying to the LJURA, please be certain you are in agreement with the following:

- ✓ All projects must be located in the La Junta Urban Renewal Authority area.
- ✓ No work included in the application may be addressed prior to the full execution of a contract. That means that the Director of the LJURA, the Chair of the LJURA, and the applicant must all sign the contract in tandem as witnessed by a notary before you undertake any work. No exceptions will be made to this requirement.
- ✓ All work will be inspected by the Director of the LJURA as the project progresses. Licensed professionals must be used for electrical, HVAC, plumbing, elevators, and other trade work. Any work that does not meet the requirements agreed to in the contract will be readdressed at the cost of the applicant.
- ✓ Necessary permits must be identified before the application is submitted, and you must obtain the necessary signatures from the City Engineering Department, La Junta Economic Development, the Small Business Development Center, and La Junta Urban Renewal.
- ✓ Monthly reports detailing the progress of the project, the funds spent, and the funds remaining will be due by email to cynthia.nieb@ojc.edu by the third week of each month.
- ✓ Work completed by the owner of the property owner or business cannot be paid for by LJURA.
- ✓ After three missed loan payments, you will be required to remit your entire loan amount immediately.
- ✓ Business or property owner applicants will receive 12.5% of the eligible project costs on an urban renewal loan at 3% interest for 120 months.
- ✓ Payment will be made via reimbursement. Invoices marked “paid” by the contractor and an inspection by the Director are required prior to reimbursement.
- ✓ Incomplete applications will not be accepted under any circumstances.

Per Colorado Revised Statute, the La Junta Urban Renewal Authority is focused on addressing criteria that ameliorates the spread of blight and safety concerns and to encourage rehabilitation and the repair of deteriorated or deteriorating structures. Eligible work includes the improvement of buildings, structures, streets, roads, public utilities, and public spaces. Some of the criteria that the LJURA may address include:

- Slum, deteriorated, or deteriorating structures
- Predominance of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary and unsafe conditions
- Deterioration of the site or other improvements on the site
- Unusual topography or inadequate public improvements or utilities
- Defective or unusual conditions of title rendering the title non-marketable

- The existence of conditions that endanger life or property by fire or other causes
- Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities
- Environmental contamination of buildings or property
- The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

Required Review & Signature

Please gather all of these signatures PRIOR TO SUBMITTING YOUR APPLICATION:

Name of Applicant:

Address of Project:

1. City Engineering Department--Aimee Hill Initial _____
- a. Does the project require a building permit? ___Yes ___No
 - b. Have proper permits been acquired? ___Yes ___No
 - c. Does the project comply with city zoning? ___Yes ___No

Comments:

2. Economic Development—Cynthia Nieb Initial _____
- a. Does the project qualify for any economic development programs? ___Yes
___No

Comments:

3. Small Business Development Center—Mickie Lewis-Gemici Initial _____
- a. Does the project qualify for assistance through SBDC? ___Yes ___No

Comments:

4. Urban Renewal Authority—Cynthia Nieb Initial _____
- a. Applicant has read and understands the application requirements. ___Yes
___No
 - b. Is the application complete including estimates and other requirements?
___Yes ___No

Comments:

I understand that I am required to attend the Urban Renewal meeting when my application for funding is to be reviewed. Meetings take place the second Thursday of each month at 4pm at 207 ½ Colorado Avenue, La Junta, Colorado, 81050.

Applicant Signature:
Printed Name:
Cell Phone Number:
Email Address:
Date:

La Junta Urban Renewal Authority ***Loan Application***

In an effort to accommodate more businesses and property owners in the La Junta Tax Increment Finance District, we are offering loans of 12.5% of the eligible project cost. Eligible project costs include anything on the exterior of the building but exclude paint, signage, and awnings. Interior costs are limited to ADA amenities that contribute to the functioning of the building such as elevators.

Applications will be reviewed at the next La Junta Urban Renewal Authority Meeting *if received by the third week of the previous month.*

Date:
Business Name:
Business Address:
Person(s) Making Request:
Applicant's Home Address:
Cell Phone:
Business Phone:
Applicant's Email Address (required):
Applicant is: Individual Business Non-Profit Other
Person responsible for implementing the project:
Other funders committing to this project:

TITLE OF PROJECT:

NEED: Description of the issue/need. Why do you need to do this work? (1,000 word limit):

THE PLAN (1,500 word limit):

Do you have construction plans? As an alternative, provide colored drawings of the proposed work.

What is your contractor's approach to how your work will be done? Have you vetted your contractor to determine the quality of their work? How did you do that?

What materials, finishes, and approaches will you use to make certain the work is of good value and quality and is appropriate to the building or structure?

What is your definition of success for this project?

BUDGET & SCOPE OF WORK: What is your budget and scope of work as based on attached proposals/estimates? Please make certain that you ask potential contractors to use metrics in describing what they will do and their calculations for determining how much the job will cost. Project work must be accomplished by a qualified contractor, not you as the applicant. Please set aside some money for contingency (unforeseen circumstances). You may include your budget as an attachment.

TIMELINE (1,000 word limit): Indicate the steps needed from start to finish to complete the project. Include a month and year in which these tasks will be completed. Project contracts are for 12 months.

YOUR CAPACITY: Will you be able to complete this project?

1. If you have had previous LJURA loans or grants, did you complete your work on time?
2. Were your loan payments complete and on time?
3. If this project will result in the start-up or expansion of your business, you are required to submit your business plan.

PAYMENT SCHEDULE: What is the best plan for you to repay your loan?

__ Monthly

__ Quarterly

QUALIFICATION FOR LA JUNTA URBAN RENEWAL AUTHORITY SUPPORT:

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- Slum, deteriorated, or deteriorating structures
- Predominance of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary and unsafe conditions
- Deterioration of the site or other improvements on the site
- Unusual topography or inadequate public improvements or utilities
- Defective or unusual conditions of title rendering the title non-marketable
- The existence of conditions that endanger life or property by fire or other causes
- Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities

- Environmental contamination of buildings or property
- The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

REQUIRED ATTACHMENTS:

- Before Pictures
- Colored Plans or Construction Documents showing proposed improvements
- Copies of Contractor Estimates/Proposals
- Completed Required Review and Signature Form
- Your business plan if you are creating or expanding your business

REQUIRED LJURA MEETING ATTENDANCE: You will be notified by email of the meeting date on which your application will be reviewed. Meetings always fall on the second Thursday of the month at 4:00pm and take place at 207 ½ Colorado Avenue, La Junta, CO 81050.

QUESTIONS? Contact Cynthia D. Nieb, Director, La Junta Urban Renewal Authority, 207 1/2 Colorado Avenue, La Junta, Colorado 81050, 303-518-8261.