

What We Do

Provide loans to commercial businesses for improvements other than paint and signage that contribute to ADA and exterior rehabilitation

Partner with property owners to provide financial assistance for components of larger rehabilitation or new construction projects

Partner with and provide loans to commercial property owners to meet ADA requirements and address environmental and functional issues

Work with the City of La Junta to address unsafe and hazardous buildings and infrastructure

Who We Are—La Junta Urban Renewal Authority Commission

City of La Junta Urban Renewal Authority, Historic Preservation Advisory Board & Certified Local Government

Meetings are held the second Thursday of each month at 4:00pm at the CORE Building, 207 ½ Colorado Avenue, La Junta, Colorado, 81050.

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**City of La Junta Urban Renewal Authority, Historic Preservation Advisory Board & Certified
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BYLAWS

**BY-LAWS OF THE LA JUNTA URBAN RENEWAL AUTHORITY
OF THE CITY OF LA JUNTA, COLORADO**
(Revised and Updated as of November 10, 2011)

WHEREAS, The La Junta Urban Renewal Authority was established by the City of La Junta on August 1, 1966 and certified by the State of Colorado on February 17, 1967, and

WHEREAS, the original Bylaws of The La Junta Urban Renewal Authority were adopted on March 27, 1967 and hereby being revised and updated.

Article I - The Authority

Section 1. Name: The name of the Authority shall be the "La Junta Urban Renewal Authority."

Section 2. Office of the Authority: The office of the Authority shall be in the Municipal Building, La Junta, Colorado, or at such place in the City of La Junta, Colorado, as the Authority may designate from time to time.

Article II - Officers

Section 1. Officers: The officers of the Authority shall be a Chair, a Vice-Chair and a Secretary. The Executive Director shall serve as the Secretary of the Authority as required by applicable law.

Section 2. Chair: The Chair shall preside at all meetings of the Authority, except as otherwise authorized by resolution of the Authority. The Chair shall sign all checks for the payment of money, contracts, deeds and other instruments made by the Authority. The Chair, as president, shall appoint such standing committees as may be authorized by a vote of the Authority.

Section 3. Vice-Chair: The Vice-Chair shall perform the duties of the Chair in the absence or incapacity of the Chair, and, in case of a vacancy in the office of the Chair, the Vice-Chair shall perform such duties as are imposed on the Chair until such time as the Authority shall select a new Chair from among its members.

Section 4. Secretary/Executive Director: The Secretary/Executive Director shall have the general supervision over the administration of the business and affairs of the Authority, subject to the direction of the Commissioners, and shall be charged with the management of the projects of the Authority. He or she shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may, by resolution, select, and shall pay out and disburse such monies under the direction of the Authority. Except as otherwise authorized by resolution of the Authority, all such orders and

checks for the payment of money shall be countersigned by the Chair or Vice-Chair. The Secretary/Executive Director shall keep regular books of account of the transactions and financial condition of the Authority and make reports and accounts of the Authority's transactions and the financial condition of the Authority as may be requested by the Commissioners and as required to comply with applicable legal and administrative requirements. He or she shall manage the personnel matters of the employees of the Authority. The Secretary/Executive Director shall give such bond for the faithful performance of his or her duties as the Authority may designate.

Section 4. The Secretary/Executive Director shall attest to the signature of the Chair/Vice-Chair on Authority documents, and to the approval of the minutes of the board meetings keep the records of the Authority, shall act as secretary of the meetings of the Authority and record all votes, and shall cause to be kept a record of the proceedings of the Authority in a journal of proceedings to be kept for such purposes, and shall perform all duties incident to this office. The Secretary/Executive Director shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority. He or she shall designate in writing some person to perform his or her duties hereunder in his or her absence.

Section 5. Additional Duties: The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or by the by-laws or the rules and regulations of the Authority as are consistent with applicable law.

Section 6. Election of Officers: The officers of the Authority shall be elected annually by the Authority cast at a regular meeting of the Authority designated by resolution of the Authority. All officers shall assume their duties upon election.

Section 7. Vacancies: Should the office of Chair or Vice-Chair become vacant, the Authority shall select a successor from its membership at the next regular meeting to serve for the unexpired term of said office.

Section 8. Personnel: The Authority may from time to time authorize the employment of such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by applicable laws.

Article III - Meetings

Section 1. Regular Meetings: Regular meetings of the Authority shall be held with notice as required by Colorado law at such time and place as may be prescribed by resolution adopted by the Authority from time to time. In the event any day of a regular meeting shall be a legal holiday under Colorado law, said meeting shall be held on the next succeeding day that is not a legal holiday unless changed by motion and vote of the Commissioners. The Authority may, by motion and vote of the Commissioners, cancel any regular meeting.

Section 2. Special Meetings: The Chair of the Authority may, when he or she deems it expedient, or shall upon the written request of three members of the Authority, call a special meeting of the Authority for the purpose of transacting any business designated in the notice thereof. The notice for the special meeting must be delivered to the business or home address of each member of the Authority at least twenty-four (24) hours prior to the date of such special meeting. Such notice shall designate the time and place of the special meeting. Any member may waive notice of the meeting and a member's presence shall constitute waiver of notice of that meeting unless the member's written objection to the transaction of any business at the meeting is filed with the Secretary on the ground that the meeting is unlawfully called or convened. At such special meeting, only such business as that designated in the notice shall be considered; provided, however, to the extent permitted by applicable law, if all the Commissioners are present at the special meeting, any item of business, whether or not designated in the notice, may be transacted by and with unanimous consent.

Section 3. Quorum: The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. A majority of the Commissioners shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Authority upon an affirmative vote of the majority of the Commissioners present. In the event the Chair and the Vice-Chair are absent, the Commissioners shall appoint a temporary Chairman to conduct the meeting.

Section 4. Robert's Rules of Order: The meetings of the Authority shall be conducted according to the Robert's Rules of Order.

Section 5. Manner of Voting: The yeas and nays shall be entered upon the minutes of every meeting, except where there is a unanimous vote.

Section 6. Legal Requirements: All meetings of the Authority shall conform with the requirements of law, including, without limitation any gathering of the Commissioners (in person, by telephone, electronically or by other means of communication) convened to discuss policy making or matters under consideration or to be considered by the Authority as part of its official duties. Whenever three or more Commissioners gather to discuss public business of the Authority, all such gatherings, including, without limitation, by telephone or electronically, shall be conducted in accordance with the open meeting requirements of applicable law. The Authority shall make all policy decisions, pass resolutions, adopt rules and regulations, and take action on contracts calling for the payment of money only at meetings open to the public. Notice of such a meeting shall be posted at least twenty-four hours prior to the meeting or as otherwise required by applicable law.

Section 7. Executive Sessions: The Authority may discuss sensitive issues, as defined and authorized by applicable laws, in an executive session conducted in accordance with the requirements of such applicable laws.

Article VII - Miscellaneous

Section 1. Conflicts of Interest. No commissioner, other officer, or employee of the Authority, nor any immediate member of the family of any such commissioner, officer, or employee shall acquire, nor shall any commissioner or officer retain any interest in contracts or property in a manner that conflicts with the requirements of applicable law.

Section 2. Conflict With Applicable Laws. If any provision of these by-laws conflicts with any provision of applicable law, the requirements of law shall take precedence over any such conflicting by-law provision.

Article VIII - Amendment and Suspension of By-Laws

Section 1. Amendment. The by-laws of the Authority may be amended with the approval of a majority of the Commissioners at a regular or special meeting of the Authority. Except by unanimous consent of all the Commissioners, no proposed amendment of these by-laws shall be voted upon until the same shall have been reduced to writing, filed with the Secretary, and read at the regular meeting immediately preceding the meeting at which the same is voted upon.

Section 2. Suspension of By-Laws. Any requirement of these by-laws may be waived by a written consent signed by all Commissioners, except those sections required by applicable law.

Approved and adopted this 10th day of November, 2011.

Attest:

Rich. Illus
Secretary-Executive Director

J. D. Horn
Chair

RESOLUTION
NO. 7-C-76

A RESOLUTION CONCERNING CONFLICTS OF INTEREST

NOW WHEREAS, the La Junta Urban Renewal Authority, a Body Corporate and Politic existing under and by virtue of the laws of the State of Colorado, is engaged in carrying out the Community Development Block Grant Program on behalf of the City of La Junta, Colorado, and,

WHEREAS, it is the desire of the La Junta Urban Renewal Authority to establish safeguards to prohibit its employees and agents from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties, and,

WHEREAS, it is further the desire of the La Junta Urban Renewal Authority to provide that none of its members, officers, employees, agents, or commissioners, or other individual who exercises any functions or responsibilities with respect to the Community Development Program during his tenure in office or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the Community Development Program, and,

WHEREAS, it is the desire of the La Junta Urban Renewal Authority to establish procedures to insure that its decisions regarding the La Junta Community Development Program are in the nature of "arms-length" transactions, to make certain that decision-makers and employees do not use their positions or their inside information to gain any kind of special consideration for themselves, their relatives, their friends, or those with whom they have business or other ties,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LA JUNTA URBAN RENEWAL AUTHORITY AS FOLLOWS:

1. That the employees, officers, and commissioners of the La Junta Urban Renewal Authority recognize that their primary responsibility in conducting the La Junta Community Development Program is primarily to the community as a whole.
2. That all meetings of the Board of Commissioners of the La Junta Urban Renewal Authority are open to the public and that


minutes shall be kept of said proceedings and that written records will be kept and maintained of all business affairs relating to the Community Development Program.

3. That all officers, employees, and agents, upon discovering that said person is in a position to make a decision which might benefit himself or his family, shall forthwith disclose said fact to the Board of Commissioners of the La Junta Urban Renewal Authority and then shall disqualify himself from further participation regarding said decision until the matter is resolved.

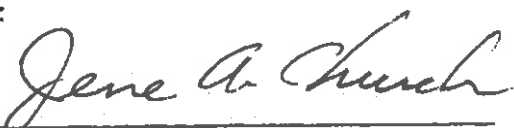
4. That the Board of Commissioners of the La Junta Urban Renewal Authority, upon receiving notice of such questionable interest as aforementioned, shall disclose the matter at an open meeting and shall then decide, with the affected individual abstaining, whether or not the situation is one in which there is no real conflict of interest or whether the affected individual should resign his position or be further disqualified from proceedings relating thereto or benefit therefrom, or shall take other appropriate action to resolve the apparent conflict.

5. That the duties, responsibilities, and tasks of the Executive Director as outlined in the Personnel Policies adopted by the Board of Commissioners of the La Junta Urban Renewal Authority on August 13, 1970 are hereby ratified and reaffirmed.

This Resolution adopted this 12th day of August, 1976.


Vice Chairman

ATTEST:


Secretary

STATUTES

Colorado Revised Statutes 2016

TITLE 31

GOVERNMENT - MUNICIPAL

ARTICLE 25

Public Improvements

PART 1

URBAN RENEWAL

31-25-101. Short title. This part 1 shall be known and may be cited as the "Urban Renewal Law".

31-25-102. Legislative declaration. (1) The general assembly finds and declares that there exist in municipalities of this state slum and blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state in general and of the municipalities thereof; that the existence of such areas contributes substantially to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of public policy and statewide concern in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

(2) The general assembly further finds and declares that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part 1, since the prevailing conditions therein may make impracticable the reclamation of the area by conservation or rehabilitation; that other slum or blighted areas, or portions thereof, through the means provided in this part 1, may be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated in this section may be eliminated, remedied, or prevented; and that salvable slum and blighted areas can be conserved and rehabilitated through appropriate public action, as authorized or contemplated in this part 1, and the cooperation and voluntary action of the owners and tenants of property in such areas.

(3) The general assembly further finds and declares that the powers conferred by this part 1 are for public uses and purposes for which public money may be expended and the police power

exercised and that the necessity in the public interest for the provisions enacted in this part 1 is declared as a matter of legislative determination.

(4) The general assembly further finds and declares that:

(a) Urban renewal areas created for the purposes described in subsections (1) and (2) of this section shall not include agricultural land except in connection with the limited circumstances described in this part 1; and

(b) The inclusion of agricultural land within urban renewal areas is a matter of statewide concern.

31-25-103. Definitions. As used in this part 1, unless the context otherwise requires:

(1) "Agricultural land" means any one parcel of land or any two or more contiguous parcels of land that, regardless of the uses for which the land has been zoned, has been classified by the county assessor as agricultural land for purposes of the levying and collection of property tax pursuant to sections 39-1-102 (1.6) (a) and 39-1-103 (5) (a), C.R.S., at any time during the five-year period prior to the date of adoption of an urban renewal plan or any modification of such a plan.

(2) "Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) 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;

(j) Environmental contamination of buildings or property;

(k) (Deleted by amendment, L. 2004, p. 1745, § 3, effective June 4, 2004.)

(k.5) 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; or

(l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does

not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

(3) "Bonds" means any bonds (including refunding bonds), notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, or other obligations.

(3.1) "Brownfield site" means real property, the development, expansion, redevelopment, or reuse of which will be complicated by the presence of a substantial amount of one or more hazardous substances, pollutants, or contaminants, as designated by the United States environmental protection agency.

(3.3) "Business concern" has the same meaning as "business" as set forth in section 24-56-102 (1), C.R.S.

(3.5) "Displaced person" has the same meaning as set forth in section 24-56-102 (2), C.R.S., and for purposes of this part 1 shall also include any individual, family, or business concern displaced by the acquisition by eminent domain of real property by an authority.

(3.7) "Governing body" means the governing body of the municipality within which an authority has been established in accordance with the requirements of this part 1.

(4) "Obligee" means any bondholder, agent, or trustee for any bondholder, or any lessor demising to an authority property used in connection with an urban renewal project of the authority, or any assignee of such lessor's interest or any part thereof, and the federal government when it is a party to any contract or agreement with the authority.

(5) "Public body" means the state of Colorado or any municipality, quasi-municipal corporation, board, commission, authority, or other political subdivision or public corporate body of the state.

(6) "Real property" means lands, lands under water, structures, and any and all easements, franchises, incorporeal hereditaments, and every estate and right therein, legal and equitable, including terms for years and liens by way of judgment, mortgage, or otherwise.

(7) "Slum area" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.

(7.5) "Urban-level development" means an area in which there is a predominance of either permanent structures or above-ground or at-grade infrastructure.

(8) "Urban renewal area" means a slum area, or a blighted area, or a combination thereof which the local governing body designates as appropriate for an urban renewal project.

(8.5) "Urban renewal authority" or "authority" means a corporate body organized pursuant to the provisions of this part 1 for the purposes, with the powers, and subject to the restrictions set forth in this part 1.

(9) "Urban renewal plan" means a plan, as it exists from time to time, for an urban renewal project, which plan conforms to a general or master plan for the physical development of the municipality as a whole and which is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be

proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

(10) "Urban renewal project" means undertakings and activities for the elimination and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment, or rehabilitation, or conservation, or any combination or part thereof, in accordance with an urban renewal plan. Such undertakings and activities may include:

- (a) Acquisition of a slum area or a blighted area or portion thereof;
- (b) Demolition and removal of buildings and improvements;
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of this part 1 in accordance with the urban renewal plan;
- (d) Disposition of any property acquired or held by the authority as a part of its undertaking of the urban renewal project for the urban renewal areas (including sale, initial leasing, or temporary retention by the authority itself) at the fair value of such property for uses in accordance with the urban renewal plan;
- (e) Carrying out plans for a program through voluntary action and the regulatory process for the repair, alteration, and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; and
- (f) Acquisition of any other property where necessary to eliminate unhealthful, unsanitary, or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

31-25-104. Urban renewal authority. (1) (a) Any twenty-five registered electors of the municipality may file a petition with the clerk, setting forth that there is a need for an authority to function in the municipality. Upon the filing of such a petition, the clerk shall give notice of the time, place, and purpose of a public hearing, at which the local governing body will determine the need for such an authority in the municipality. Such notice shall be given at the expense of the municipality by publishing a notice, at least ten days preceding the day on which the hearing is to be held, in a newspaper having a general circulation in the municipality or, if there is no such newspaper, by posting such a notice in at least three public places within the municipality at least ten days preceding the day on which the hearing is to be held.

(b) Upon the date fixed for said hearing held upon notice as provided in this section, a full opportunity to be heard shall be granted to all residents and taxpayers of the municipality and to all other interested persons. After such a hearing, if the governing body finds that one or more slum or blighted areas exist in the municipality, and finds that the acquisition, clearance, rehabilitation, conservation, development, or redevelopment, or a combination thereof of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the municipality, and declares it to be in the public interest that the urban renewal authority for such municipality created by this part 1 exercise the powers provided in this part 1 to be exercised by such authority, the

governing body shall adopt a resolution so finding and declaring and shall cause notice of such resolution to be given to the mayor, who shall thereupon appoint, as provided in paragraph (a) of subsection (2) of this section, commissioners to act as an authority. A certificate signed by such commissioners shall then be filed with the division of local government in the department of local affairs and there remain of record, setting forth that the governing body made the findings and declaration provided in this paragraph (b) after such hearing and that the mayor has appointed them as commissioners. Upon the filing of such certificate, the commissioners and their successors are constituted an urban renewal authority, which shall be a body corporate and politic. The boundaries of such authority shall be coterminous with those of the municipality.

(c) If the governing body, after a hearing, determines that the findings and declaration enumerated in paragraph (b) of this subsection (1) cannot be made, it shall adopt a resolution denying the petition. After six months have expired from the date of the denial of such petition, subsequent petitions may be filed and new hearings and determinations made thereon; except that there shall be at least six months between the time of filing of any subsequent petition and the denial of the last preceding petition.

(d) In any suit, action, or proceeding involving the validity or enforcement of any bond, contract, mortgage, trust indenture, or other agreement of the authority, the authority shall be conclusively deemed to have been established in accordance with the provisions of this part 1 upon proof of the filing of said certificate. A copy of such certificate, duly certified by the director of the division of local government, shall be admissible in evidence in any such suit, action, or proceeding.

(2) (a) (I) Except as provided in subsection (2.5) of this section, an authority consists of thirteen commissioners, not fewer than ten of whom must be appointed by the mayor, who shall designate the chairperson for the first year. In order to represent the collective interests of the county and all taxing bodies levying a mill levy in one or more urban renewal areas managed by the authority, referred to in this part 1 as an "urban renewal authority area", other than the municipality, one such commissioner on the authority must be appointed by the board of county commissioners of the county in which the territorial boundaries of the urban renewal authority area are located, one such commissioner must also be a board member of a special district selected by agreement of the special districts levying a mill levy within the boundaries of the urban renewal authority area, and one commissioner must also be an elected member of a board of education of a school district levying a mill levy within the boundaries of the urban renewal authority area. If the urban renewal authority area is located within the boundaries of more than one county, the appointment is made by agreement of all of the counties in which the boundaries of the urban renewal authority area are located.

(II) If no county, special district, or school district appoints a commissioner to the authority, then the county, special district, or school district appointment remains vacant until such time as the applicable appointing authority makes the appointment pursuant to this paragraph (a).

(III) If the appointing county is a city and county, the requirements of this paragraph (a) pertaining to county representation on the authority board need not be satisfied.

(IV) All mayoral appointments and chair designations are subject to approval by the governing body of the municipality within which the authority has been established. Not more than one of the commissioners appointed by the mayor may be an official of the municipality.

(V) In the event that an official of the municipality is appointed as commissioner of an

authority, acceptance or retention of such appointment is not deemed a forfeiture of his or her office, or incompatible therewith, and does not affect his or her tenure or compensation in any way. The term of office of a commissioner of an authority who is a municipal official is not affected or curtailed by the expiration of the term of his or her municipal office.

(b) The commissioners who are first appointed must be designated by the mayor to serve for staggered terms so that the term of at least one commissioner will expire each year. Thereafter, the term of office is five years. A commissioner holds office until his or her successor has been appointed and has qualified. Vacancies other than by reason of expiration of terms must be filled by the mayor for the unexpired term; except that, in the case of a commissioner on the authority who has been appointed by the board of commissioners of a county pursuant to paragraph (a) of this subsection (2), a vacancy on the authority board for the balance of the unexpired term must be filled by the board of commissioners of the county that made the original appointment, a vacancy of the special-district appointed seat must be filled by agreement of the affected special districts, and a vacancy of the school-district appointed seat must be filled by agreement of the affected school districts. A majority of the commissioners constitutes a quorum. The mayor shall file with the clerk a certificate of the appointment or reappointment of any commissioner, and such certificate is conclusive evidence of the due and proper appointment of such commissioner. A commissioner receives no compensation for his or her services, but is entitled to the necessary expenses, including traveling expenses, incurred in the discharge of his or her duties.

(c) When the office of the first chairman of the authority becomes vacant and annually thereafter, the authority shall select a chairman from among its members. An authority shall select from among its members a vice-chairman, and it may employ a secretary, who shall be executive director, technical experts, and such other officers, agents, and employees, permanent and temporary, as it may require, and it shall determine their qualifications, duties, and compensation. An authority may call upon the municipal counsel or chief legal officer of the municipality for such legal services as it may require, or it may employ its own counsel and legal staff. An authority may delegate to one or more of its agents or employees such duties as it deems proper.

(2.5) When the governing body of a municipality designates itself as the authority or transfers an existing authority to the governing body pursuant to section 31-25-115 (1), an authority consists of the same number of commissioners as the number of members of the governing body. In addition, in order to represent the collective interests of the county and all taxing bodies levying a mill levy within the boundaries of the urban renewal authority area other than the municipality, one additional commissioner on the authority must be appointed by the board of county commissioners of the county in which the territorial boundaries of the urban renewal authority area are located, one additional commissioner must also be a board member of a special district selected by agreement of the special districts levying a mill levy within the boundaries of the urban renewal authority area, and one additional commissioner must also be an elected member of a board of education of a school district levying a mill levy within the boundaries of the urban renewal authority area. If the number of members of the governing body causes the authority to have an even number of commissioners, the mayor shall appoint an additional commissioner to restore an odd number of commissioners to the authority. As applicable, the appointment of the county, special district, and school district representatives on the authority pursuant to this subsection (2.5) must be made in accordance with the procedures specified in subsection (2) of this section.

(3) No commissioner, other officer, or employee of an authority nor any immediate member of the family of any such commissioner, officer, or employee shall acquire any interest, direct or indirect, in any project or in any property included or planned to be included in any project, nor shall he have any interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used in connection with any project. If any commissioner, other officer, or employee of an authority owns or controls an interest, direct or indirect, in any property included or planned to be included in any project, he shall immediately disclose the same in writing to the authority, and such disclosure shall be entered upon the minutes of the authority. Upon such disclosure, such commissioner, officer, or other employee shall not participate in any action by the authority affecting the carrying out of the project planning or the undertaking of the project unless the authority determines that, in the light of such personal interest, the participation of such member in any such act would not be contrary to the public interest. Acquisition or retention of any such interest without such determination by the authority that it is not contrary to the public interest or willful failure to disclose any such interest constitutes misconduct in office.

(4) The mayor, with the consent of the governing body, may remove a commissioner for inefficiency or neglect of duty or misconduct in office but only after the commissioner has been given a copy of the charges made by the mayor against him and has had an opportunity to be heard in person or by counsel before the governing body. In the event of the removal of any commissioner, the mayor shall file in the office of the clerk a record of the proceedings, together with the charges made against the commissioner and findings thereon.

31-25-105. Powers of an authority. (1) Every authority has all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part 1, including, but not limited to, the following powers in addition to others granted in this part 1:

(a) To sue and to be sued; to adopt and have a seal and to alter the same at pleasure; to have perpetual succession; to make, and from time to time amend and repeal, bylaws, orders, rules, and regulations to effectuate the provisions of this part 1;

(b) To undertake urban renewal projects and to make and execute any and all contracts and other instruments which it may deem necessary or convenient to the exercise of its powers under this part 1, including, but not limited to, contracts for advances, loans, grants, and contributions from the federal government or any other source;

(c) To arrange for the furnishing or repair by any person or public body of services, privileges, works, streets, roads, public utilities, or educational or other facilities for or in connection with a project of the authority; to dedicate property acquired or held by it for public works, improvements, facilities, utilities, and purposes; and to agree, in connection with any of its contracts, to any conditions that it deems reasonable and appropriate under this part 1, including, but not limited to, conditions attached to federal financial assistance, and to include in any contract made or let in connection with any project of the authority provisions to fulfill such of said conditions as it may deem reasonable and appropriate;

(d) To arrange with the municipality or other public body to plan, replan, zone, or rezone any part of the area of the municipality or of such other public body, as the case may be, in connection with any project proposed or being undertaken by the authority under this part 1;

(e) To enter, with the consent of the owner, upon any building or property in order to make surveys or appraisals and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted; to acquire any property by purchase, lease, option, gift, grant, bequest, devise, or otherwise to acquire any interest in property by condemnation, including a fee simple absolute title thereto, in the manner provided by the laws of this state for the exercise of the power of eminent domain by any other public body (and property already devoted to a public use may be acquired in a like manner except that no property belonging to the federal government or to a public body may be acquired without its consent); except that any acquisition of any interest in property by condemnation by an authority must be approved as part of an urban renewal plan or substantial modification thereof, as provided in section 31-25-107, by a majority vote of the governing body of the municipality in which such property is located, and the acquisition of property by condemnation by an authority shall also satisfy the requirements of section 31-25-105.5; to hold, improve, clear, or prepare for redevelopment any such property; to mortgage, pledge, hypothecate, or otherwise encumber or dispose of its property; and to insure or provide for the insurance of any property or operations of the authority against any risks or hazards; except that no provision of any other law with respect to the planning or undertaking of projects or the acquisition, clearance, or disposition of property by public bodies shall restrict an authority exercising powers under this part 1 in the exercise of such functions with respect to a project of such authority unless the general assembly specifically so states;

(f) (I) To invest any of its funds not required for immediate disbursement in property or in securities in which public bodies may legally invest funds subject to their control pursuant to part 6 of article 75 of title 24, C.R.S., and to redeem such bonds as it has issued at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be cancelled;

(II) To deposit any funds not required for immediate disbursement in any depository authorized in section 24-75-603, C.R.S. For the purpose of making such deposits, the authority may appoint, by written resolution, one or more persons to act as custodians of the funds of the authority. Such persons shall give surety bonds in such amounts and form and for such purposes as the authority requires.

(g) To borrow money and to apply for and accept advances, loans, grants, and contributions from the federal government or other source for any of the purposes of this part 1 and to give such security as may be required;

(h) To make such appropriations and expenditures of its funds and to set up, establish, and maintain such general, separate, or special funds and bank accounts or other accounts as it deems necessary to carry out the purposes of this part 1;

(i) To make or have made and to submit or resubmit to the governing body for appropriate action the authority's proposed plans and modifications thereof necessary to the carrying out of the purposes of this part 1, such plan shall include, but not be limited to:

(I) Plans to assist the municipality in the latter's preparation of a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slum and blighted areas, to encourage needed urban rehabilitation, to provide for the redevelopment of slum and blighted areas, or to undertake such activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program, which

program may include, without limitation, provision for: The prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of slum and blighted areas or portions thereof by replanning, removing congestion, providing public improvements, and encouraging rehabilitation and repair of deteriorated or deteriorating structures; and the clearance and redevelopment of slum and blighted areas or portions thereof;

(II) Urban renewal plans;

(III) Preliminary plans outlining proposed urban renewal activities for neighborhoods of the municipality to embrace two or more urban renewal areas;

(IV) Plans for the relocation of those individuals, families, and business concerns situated in the urban renewal area which will be displaced by the urban renewal project, which relocation plans, without limitation, may include appropriate data setting forth a feasible method for the temporary relocation of such individuals and families and showing that there will be provided, in the urban renewal area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the individuals and families so displaced, decent, safe, and sanitary dwellings equal in number to the number of and available to such individuals and families and reasonably accessible to their places of employment;

(V) Plans for undertaking a program of voluntary repair and rehabilitation of buildings and improvements and for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the repair, rehabilitation, demolition, or removal of buildings and improvements;

(VI) Financing plans, maps, plats, appraisals, title searches, surveys, studies, and other preliminary plans and work necessary or pertinent to any proposed plans or modifications;

(j) To make reasonable relocation payments to or with respect to individuals, families, and business concerns situated in an urban renewal area that will be displaced as provided in subparagraph (IV) of paragraph (i) of this subsection (1) for moving expenses and actual direct losses of property including, for business concerns, goodwill and lost profits that are reasonably related to relocation of the business, resulting from their displacement for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the federal government;

(k) To develop, test, and report methods and techniques and to carry out demonstrations and other activities for the prevention and the elimination of slum and blighted areas within the municipality;

(l) To rent or to provide by any other means suitable quarters for the use of the authority or to accept the use of such quarters as may be furnished by the municipality or any other public body, and to equip such quarters with such furniture, furnishings, equipment, records, and supplies as the authority may deem necessary to enable it to exercise its powers under this part 1.

31-25-105.5. Acquisition of private property by eminent domain by authority for subsequent transfer to private party - restrictions - exceptions - right of civil action - damages - definitions. (1) Except as provided in this subsection (1) or subsection (2) of this section, no private property acquired by eminent domain by an authority pursuant to section 31-25-105 (1) (e) after June

4, 2004, shall be subsequently transferred to a private party unless:

(a) The owner of the property consents in writing to acquisition of the property by eminent domain by the authority;

(b) The governing body of the authority determines that the property is no longer necessary for the purpose for which it was originally acquired, and the authority first offers to sell the property to the owner from whom it was acquired, if the owner can be located, at a price not more than that paid by the authority and the owner of the property declines to exercise such right of first refusal;

(c) The property acquired by the authority has been abandoned; or

(d) The owner of the property requests or pleads in an eminent domain action that the authority acquiring the property also acquire property that is not essential to the purpose of the acquisition on the basis that acquiring less property would leave the owner of the property holding an uneconomic remnant.

(2) (a) Where a proposed transfer of private property acquired by an authority by eminent domain does not satisfy one of the requirements specified in subsection (1) of this section, such property acquired by eminent domain by an authority after June 4, 2004, may be subsequently transferred to a private party only upon satisfaction of each of the following conditions:

(I) The governing body has made a determination that the property is located in a blighted area or the property itself is blighted, and the urban renewal project for which the property is being acquired shall be commenced no later than seven years from the date the blight determination is made. For purposes of this section, the determination of whether a particular area or property is blighted shall be based upon reasonably current information obtained at the time the blight determination is made.

(II) Not later than the commencement of the negotiation of an agreement for redevelopment or rehabilitation of property acquired or to be acquired by eminent domain, the authority provides notice and invites proposals for redevelopment or rehabilitation from all property owners, residents, and owners of business concerns located on the property acquired or to be acquired by eminent domain in the urban renewal area by mailing notice to their last known address of record. The authority may also at the same time invite proposals for redevelopment or rehabilitation from other interested persons who may not be property owners, owners of business concerns, or residents within the urban renewal area, and may provide public notice thereof by publication in a newspaper having a general circulation within the municipality in which the authority has been established.

(III) In the case of a set of parcels to be acquired by the authority in connection with an urban renewal project, at least one of which is owned by an owner refusing or rejecting an agreement for the acquisition of the entire set of parcels, the authority makes a determination that the redevelopment or rehabilitation of the remaining parcels is not viable under the urban renewal plan without the parcel at issue.

(b) Any owner of property located within the urban renewal area may challenge the determination of blight made by the governing body pursuant to subparagraph (I) of paragraph (a) of this subsection (2) by filing, not later than thirty days after the date the determination of blight is made, a civil action in district court for the county in which the property is located pursuant to C.R.C.P. 106 (a) (4) for judicial review of the exercise of discretion on the part of the governing body in making the determination of blight. Any such action shall be governed in accordance with the procedures and other requirements specified in the rule; except that the governing body shall

have the burden of proving that, in making its determination of blight, it has neither exceeded its jurisdiction nor abused its discretion.

(c) Notwithstanding any other provision of law, any determination made by the governing body pursuant to paragraph (a) of this subsection (2) shall be deemed a legislative determination and shall not be deemed a quasi-judicial determination.

(d) Notwithstanding any other provision of this section, no transfer that satisfies the requirements of subsection (1) of this section shall be subject to the provisions of this subsection (2), subsection (3) or (4), or paragraph (a) of subsection (5) of this section.

(3) Any authority seeking to acquire property by eminent domain in accordance with the requirements of subsection (2) of this section shall reimburse the owner of the property for reasonable attorney fees incurred by the owner in connection with the acquisition where the owner is the prevailing party on a challenge brought under paragraph (b) of subsection (2) of this section.

(4) (a) Any authority that exercises the power of eminent domain to transfer acquired property to another private party as authorized in accordance with the requirements of this section shall adopt relocation assistance and land acquisition policies to benefit displaced persons that are consistent with those set forth in article 56 of title 24, C.R.S., to the extent applicable to the facts of each specific property, and, at the time of the relocation of the owner or the occupant, shall provide compensation or other forms of assistance to any displaced person in accordance with such policies. In addition, in the case of a business concern displaced by the acquisition of property by eminent domain, the authority shall make a business interruption payment to the business concern not to exceed the lesser of ten thousand dollars or one-fourth of the average annual taxable income shown on the three most recent federal income tax returns of the business concern.

(b) In any case where the acquisition of property by eminent domain by an authority displaces individuals, families, or business concerns, the authority shall make reasonable efforts to relocate such individuals, families, or business concerns within the urban renewal area, where such relocation is consistent with the uses provided in the urban renewal plan, or in areas within reasonable proximity of, or comparable to, the original location of such individuals, families, or business concerns.

(5) For purposes of this section, unless the context otherwise requires:

(a) "Blighted area" shall have the same meaning as set forth in section 31-25-103 (2); except that, for purposes of this section only, "blighted area" means an area that, in its present condition and use and, by reason of the presence of at least five of the factors specified in section 31-25-103 (2) (a) to (2) (l), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

(b) "Private property" or "property" means, as applied to real property, only a fee ownership interest.

31-25-105.7. Condemnation actions by authorities - effect of other provisions. Notwithstanding any other provision of law, any condemnation action commenced by an authority on or after June 6, 2006, shall satisfy the requirements specified in section 38-1-101, C.R.S. To the extent there is any conflict between the provisions of this part 1 and the provisions of

section 38-1-101, C.R.S., the provisions of section 38-1-101, C.R.S., shall control.

31-25-106. Disposal of property in urban renewal area. (1) An authority may sell, lease, or otherwise transfer real property or any interest therein acquired by it as a part of an urban renewal project for residential, recreational, commercial, industrial, or other uses or for public use in accordance with the urban renewal plan, subject to such covenants, conditions, and restrictions, including covenants running with the land (and including the incorporation by reference therein of the provisions of an urban renewal plan or any part thereof), as it deems to be in the public interest or necessary to carry out the purposes of this part 1. The purchasers, lessees, transferees, and their successors and assigns are obligated to devote such real property only to the land uses, designs, building requirements, timing, or procedure specified in the urban renewal plan and may be obligated to comply with such other requirements as the authority may determine to be in the public interest, including the obligation to begin within a reasonable time any improvements on such real property required by the urban renewal plan. Such real property or interest shall be sold, leased, or otherwise transferred at not less than its fair value (as determined by the authority) for uses in accordance with the urban renewal plan. In determining the fair value of real property for uses in accordance with the urban renewal plan, an authority shall take into account and give consideration to the uses provided in such plan; the restrictions upon and the covenants, conditions, and obligations assumed by the purchaser or lessee; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. Real property acquired by an authority which, in accordance with the provisions of the urban renewal plan, is to be transferred shall be transferred as rapidly as feasible in the public interest consistent with the carrying out of the provisions of the urban renewal plan. Any contract for such transfer and the urban renewal plan (or such part of such contract or plan as the authority may determine) may be recorded in the land records of the county in such manner as to afford actual or constructive notice thereof.

(2) An authority may dispose of real property in an urban renewal area to private persons only under such reasonable competitive bidding procedures as it shall prescribe or as provided in this subsection (2). An authority, by public notice by publication once each week for two consecutive weeks in a newspaper having a general circulation in the municipality, prior to the execution of any contract to sell, lease, or otherwise transfer real property and prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, may invite proposals from and make available all pertinent information to any person interested in undertaking to redevelop or rehabilitate an urban renewal area or any part thereof. Such notice shall identify the area, or portion thereof, and shall state that such further information as is available may be obtained at the office designated in the notice. The authority shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out and may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by the authority in the urban renewal area. The authority may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part 1; except that a notification of intention to accept such proposal shall be filed with the governing body not less than fifteen days prior to any such acceptance. Thereafter, the authority may execute such contract in accordance with the provisions of subsection (1) of this section and deliver deeds, leases, and other

instruments and take all steps necessary to effectuate such contract.

(3) An authority may temporarily operate and maintain real property acquired in an urban renewal area pending the disposition of the property for redevelopment without regard to the provisions of subsection (1) of this section for such uses and purposes as may be deemed desirable even though not in conformity with the urban renewal plan.

(4) Anything in subsection (1) of this section to the contrary notwithstanding, project real property may be set aside, dedicated, and devoted by the authority to public uses which are in accordance with the urban renewal plan or set aside, dedicated, and transferred by the authority to the municipality or to any other appropriate public body for public uses which are in accordance with such urban renewal plan, with or without compensation for such property and with or without regard to the fair value thereof as determined in subsection (1) of this section, upon or subject to such terms, conditions, covenants, restrictions, or limitations as the authority deems to be in the public interest and as are not inconsistent with the purposes and objectives and the other applicable provisions of this part 1.

31-25-107. Approval of urban renewal plans by local governing body - definition. (1) (a) An authority shall not actually undertake an urban renewal project for an urban renewal area unless based on evidence presented at a public hearing the governing body, by resolution, has determined such area to be a slum, blighted area, or a combination thereof and designated such area as appropriate for an urban renewal project.

(b) Notwithstanding any other provision of this part 1, and in addition to any other notice required by law, within thirty days of the commissioning of a study to determine whether an area is a slum, blighted area, or a combination thereof in accordance with the requirements of paragraph (a) of this subsection (1), the authority shall provide notice to any owner of private property located in the area that is the subject of the study by mailing notice to the owner by regular mail at the last-known address of record. The notice shall state that the authority is commencing a study necessary for making a determination as to whether the area in which the owner owns property is a slum or a blighted area. Where the authority makes a determination that the area is not a slum, blighted area, or a combination thereof, within thirty days of making such determination, the authority shall also send notice of such determination to any owner of private property located in the area that is the subject of the study by mailing notice to the owner by regular mail at the last-known address of record. For purposes of this paragraph (b), "private property" means, as applied to real property, only a fee ownership interest.

(c) (1) Except for urban renewal plans subject to section 31-25-103 (2) (1), the boundaries of an area that the governing body determines to be a blighted area shall be drawn as narrowly as the governing body determines feasible to accomplish the planning and development objectives of the proposed urban renewal area. The governing body shall not approve an urban renewal plan until a general plan for the municipality has been prepared. An authority shall not acquire real property for an urban renewal project unless the local governing body has approved the urban renewal plan in accordance with subsection (4) of this section. In making the determination as to whether a particular area is blighted pursuant to the provisions of this part 1, any particular condition found to be present may satisfy as many of the factors referenced in section 31-25-103 (2) as are applicable to such

condition.

(II) Notwithstanding any other provision of this part 1, no area that has been designated as an urban renewal area shall contain any agricultural land unless:

(A) The agricultural land is a brownfield site;

(B) Not less than one-half of the urban renewal area as a whole consists of parcels of land containing urban-level development that, at the time of the designation of such area, are determined to constitute a slum or blighted area, or a combination thereof, in accordance with the requirements of paragraph (a) of subsection (1) of this section and not less than two-thirds of the perimeter of the urban renewal area as a whole is contiguous with urban-level development as determined at the time of the designation of such area;

(C) The agricultural land is an enclave within the territorial boundaries of a municipality and the entire perimeter of the enclave has been contiguous with urban-level development for a period of not less than three years as determined at the time of the designation of the area;

(D) Each public body that levies an ad valorem property tax on the agricultural land agrees in writing to the inclusion of the agricultural land within the urban renewal area; or

(E) The agricultural land was included in an approved urban renewal plan prior to June 1, 2010.

(III) Notwithstanding any other provision of this part 1, for a period commencing on June 1, 2010, and concluding ten years from June 1, 2010, and in addition to the provisions of subparagraph (II) of this paragraph (c), no area that has been designated as an urban renewal area shall contain any agricultural land unless:

(A) The agricultural land is contiguous with an urban renewal area in existence as of June 1, 2010;

(B) The person who is the fee simple owner of the agricultural land as of June 1, 2010, is also the fee simple owner of land within the urban renewal area as of June 1, 2010, that is contiguous with the agricultural land; and

(C) Both the agricultural land and the land within the urban renewal area that is described in sub-subparagraph (B) of this subparagraph (III) will be developed solely for the purpose of creating primary manufacturing jobs, and any ancillary jobs necessary to support such manufacturing operations, for the duration of the period during which property tax revenues in excess of a base amount are paid into a special fund pursuant to subparagraph (II) of paragraph (a) of subsection (9) of this section for the purpose of financing an urban renewal project. For purposes of this subparagraph (III), "primary manufacturing jobs" means manufacturing jobs that produce products that are in excess of those that will be consumed within the boundaries of the state and that are exported to other states and foreign countries in exchange for value.

(d) In the case of an urban renewal plan approved or substantially modified on or after June 1, 2010, the plan shall include a legal description of the urban renewal area, including the legal description of any agricultural land proposed for inclusion within the urban renewal area pursuant to the conditions specified in subparagraph (II) or (III) of paragraph (c) of this subsection (1).

(2) Prior to its approval of an urban renewal plan, the governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal

plan to the governing body within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or, if no recommendations are received within said thirty days, without such recommendations, the governing body may proceed with the hearing on the proposed urban renewal plan prescribed by subsection (3) of this section.

(3) (a) The governing body shall hold a public hearing on an urban renewal plan or substantial modification of an approved urban renewal plan no less than thirty days after public notice thereof by publication in a newspaper having a general circulation in the municipality. The notice shall describe the time, date, place, and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration.

(b) Where an authority intends to acquire private property by eminent domain within the urban renewal area to be subsequently transferred to a private party in accordance with the requirements of section 31-25-105.5 (2), the governing body, prior to the commencement of the acquisition of such property, shall first hold a public hearing on the use of eminent domain as a means to acquire such property after written notice of the time, date, place, and purpose of the hearing has been provided to each owner of property within the meaning of section 31-25-105.5 that is within the urban renewal area at least thirty days prior to the date of the hearing. In order to authorize the use of eminent domain as a means to acquire property, a governing body shall base its decision on such authorization on a finding of blighted or slum conditions without regard to the economic performance of the property to be acquired.

(3.5) (a) At least thirty days prior to the hearing on an urban renewal plan or a substantial modification to such plan, regardless of when the urban renewal plan was first approved, the governing body or the authority shall submit such plan or modification to the board of county commissioners, and, if property taxes collected as a result of the county levy will be utilized, the governing body or the authority shall also submit an urban renewal impact report, which shall include, at a minimum, the following information concerning the impact of such plan:

(I) The estimated duration of time to complete the urban renewal project;

(II) The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;

(III) An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;

(IV) A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (II) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and

(V) Any other estimated impacts of the urban renewal project on county services or revenues.

(b) The inadvertent failure of a governing body or an authority to submit an urban renewal plan, substantial modification to the plan, or an urban renewal impact report, as applicable, to a

board of county commissioners in accordance with the requirements of paragraph (a) of this subsection (3.5) shall neither create a cause of action in favor of any party nor invalidate any urban renewal plan or modification to the plan.

(c) Notwithstanding any other provision of this section, a city and county shall not be required to submit an urban renewal impact report satisfying the requirements of paragraph (a) of this subsection (3.5).

(3.7) Upon request of the governing body or the authority, each county that is entitled to receive a copy of the plan shall provide available county data and projections to assist the governing body or the authority in preparing the urban renewal impact report required pursuant to subsection (3.5) of this section.

(4) Following such hearing, the governing body may approve an urban renewal plan if it finds that:

(a) A feasible method exists for the relocation of individuals and families who will be displaced by the urban renewal project in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families;

(b) A feasible method exists for the relocation of business concerns that will be displaced by the urban renewal project in the urban renewal area or in other areas that are not generally less desirable with respect to public utilities and public and commercial facilities;

(c) The governing body has taken reasonable efforts to provide written notice of the public hearing prescribed by subsection (3) of this section to all property owners, residents, and owners of business concerns in the proposed urban renewal area at their last known address of record at least thirty days prior to such hearing. Such notice shall contain the same information as is required for the notice described in subsection (3) of this section.

(d) No more than one hundred twenty days have passed since the commencement of the first public hearing of the urban renewal plan pursuant to subsection (3) of this section;

(e) Except for urban renewal plans subject to section 31-25-103 (2) (I), if the urban renewal plan contains property that was included in a previously submitted urban renewal plan that the governing body failed to approve pursuant to this section, at least twenty-four months shall have passed since the commencement of the prior public hearing concerning such property pursuant to subsection (3) of this section unless substantial changes have occurred since the commencement of such hearing that result in such property constituting a blighted area pursuant to section 31-25-103;

(f) The urban renewal plan conforms to the general plan of the municipality as a whole;

(g) The urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; and

(h) The authority or the municipality will adequately finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development within the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (II) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority.

(4.5) In addition to the findings otherwise required to be made by the governing body pursuant to subsection (4) of this section, where an urban renewal plan seeks to acquire private property by eminent domain for subsequent transfer to a private party pursuant to section 31-25-

105.5 (2), the governing body may approve the urban renewal plan where it finds, in connection with a hearing satisfying the requirements of subsection (3) of this section, that the urban renewal plan has met the requirements of section 31-25-105.5 (2) and that the principal public purpose for adoption of the urban renewal plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted or slum areas.

(5) In case the urban renewal area consists of an area of open land which, under the urban renewal plan, is to be developed for residential uses, the governing body shall comply with the applicable provisions of this section and shall also determine that a shortage of housing of sound standards and design which is decent, safe, and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas (including other portions of the urban renewal area); that the conditions of blight in the urban renewal area and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality.

(6) In case the urban renewal area consists of an area of open land which, under the urban renewal plan, is to be developed for nonresidential uses, the local governing body shall comply with the applicable provisions of this section and shall also determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives and that the contemplated acquisition of the area may require the exercise of governmental action, as provided in this part 1, because of being in a blighted area.

(7) An urban renewal plan may be modified at any time; but, if modified after the lease or sale by the authority of real property in the urban renewal project area, such modification shall be subject to such rights at law or in equity as a lessee or purchaser or his successor in interest may be entitled to assert. Any proposed modification shall be submitted to the governing body for a resolution as to whether or not such modification will substantially change the urban renewal plan in land area, land use, design, building requirements, timing, or procedure, as previously approved, and, if it finds that there will be a substantial change, its approval of such modification shall be subject to the requirements of this section.

(8) Upon the approval by the governing body of an urban renewal plan or a substantial modification thereof, the provisions of said plan with respect to the land area, land use, design, building requirements, timing, or procedure applicable to the property covered by said plan shall be controlling with respect thereto.

(9) (a) Notwithstanding any law to the contrary, any urban renewal plan, as originally approved or as later modified pursuant to this part 1, may contain a provision that the property taxes of specifically designated public bodies, if any, levied after the effective date of the approval of such urban renewal plan upon taxable property in an urban renewal area each year or that municipal sales taxes collected within said area, or both such taxes, by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five years after the effective date of adoption of such a provision, as follows:

(I) That portion of the taxes which are produced by the levy at the rate fixed each year by or for each such public body upon the valuation for assessment of taxable property in the urban renewal

area last certified prior to the effective date of approval of the urban renewal plan or, as to an area later added to the urban renewal area, the effective date of the modification of the plan, or that portion of municipal sales taxes, not including any sales taxes for remote sales as specified in section 39-26-104 (2), C.R.S., collected within the boundaries of said urban renewal area in the twelve-month period ending on the last day of the month prior to the effective date of approval of said plan, or both such portions, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

(II) That portion of said property taxes or all or any portion of said sales taxes, or both, in excess of the amount of property taxes or sales taxes paid into the funds of each such public body in accordance with the requirements of subparagraph (I) of this paragraph (a) must be allocated to and, when collected, paid into a special fund of the authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the authority for financing or refinancing, in whole or in part, an urban renewal project, or to make payments under an agreement executed pursuant to subsection (11) of this section. Any excess municipal sales tax or property tax collections not allocated pursuant to this subparagraph (II) must be paid into the funds of the municipality or other taxing entity, as applicable. Unless and until the total valuation for assessment of the taxable property in an urban renewal area exceeds the base valuation for assessment of the taxable property in such urban renewal area, as provided in subparagraph (I) of this paragraph (a), all of the taxes levied upon the taxable property in such urban renewal area must be paid into the funds of the respective public bodies. Unless and until the total municipal sales tax collections in an urban renewal area exceed the base year municipal sales tax collections in such urban renewal area, as provided in subparagraph (I) of this paragraph (a), all such sales tax collections must be paid into the funds of the municipality. When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property or the total municipal sales tax collections, or both, in such urban renewal area must be paid into the funds of the respective public bodies, and all moneys remaining in the special fund established pursuant to this subparagraph (II) that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body, other than the municipality, within the boundaries of the urban renewal area must be repaid to each taxing body based on the pro rata share of the prior year's property tax increment attributable to each taxing body's current mill levy in which property taxes were divided pursuant to this subsection (9). Any moneys remaining in the special fund not generated by property tax increment are excluded from any such repayment requirement. Notwithstanding any other provision of law, any additional revenues the municipality, county, special district, or school district receives either because the voters have authorized the municipality, county, special district, or school district to retain and spend said moneys pursuant to section 20 (7) (d) of article X of the state constitution subsequent to the creation of the special fund pursuant to this subparagraph (II) or as a result of an increase in the property tax mill levy approved by the voters of the municipality, county, special district, or school district subsequent to the creation of the special fund, to the extent the total mill levy of the municipality, county, special district, or school district exceeds the respective mill levy in effect at the time of approval or substantial modification of the urban renewal plan, are not included in the amount of the increment that is allocated to and, when collected, paid into the special fund of the authority.

(III) In calculating and making payments as described in subparagraph (II) of this paragraph (a), the county treasurer may offset the authority's pro rata portion of any property taxes that are paid to the authority under the terms of subparagraph (II) of this paragraph (a) and that are subsequently refunded to the taxpayer against any subsequent payments due to the authority for the urban renewal project. The authority shall make adequate provision for the return of overpayments in the event that there are not sufficient property taxes due to the authority to offset the authority's pro rata portion of the refunds. The authority may establish a reserve fund for this purpose or enter into an intergovernmental agreement with the municipal governing body in which the municipality assumes responsibility for the return of the overpayments. The provisions of this subparagraph (III) shall not apply to a city and county.

(b) The portion of taxes described in subparagraph (II) of paragraph (a) of this subsection (9) may be irrevocably pledged by the authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances, and indebtedness. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers; except that this limitation on the extension of the irrevocable pledge shall not apply to a city and county.

(c) As used in this subsection (9), the word "taxes" shall include, without limitation, all levies authorized to be made on an ad valorem basis upon real and personal property or municipal sales taxes; but nothing in this subsection (9) shall be construed to require any public body to levy taxes.

(d) In the case of urban renewal areas, including single- and multiple-family residences, school districts which include all or any part of such urban renewal area shall be permitted to participate in an advisory capacity with respect to the inclusion in an urban renewal plan of the provision provided for by this subsection (9).

(e) In the event there is a general reassessment of taxable property valuations in any county including all or part of the urban renewal area subject to division of valuation for assessment under paragraph (a) of this subsection (9) or a change in the sales tax percentage levied in any municipality including all or part of the urban renewal area subject to division of sales taxes under paragraph (a) of this subsection (9), the portions of valuations for assessment or sales taxes under both subparagraphs (I) and (II) of said paragraph (a) shall be proportionately adjusted in accordance with such reassessment or change.

(f) Notwithstanding the twenty-five-year period of limitation set forth in paragraph (a) of this subsection (9), any urban renewal plan, as originally approved or as later modified pursuant to this part 1, may contain a provision that the municipal sales taxes collected in an urban renewal area each year or the municipal portion of taxes levied upon taxable property within such area, or both such taxes, may be allocated as described in this subsection (9) for a period in excess of twenty-five years after the effective date of the adoption of such provision if the existing bonds are in default or about to go into default; except that such taxes shall not be allocated after all bonds of the authority issued pursuant to such plan including loans, advances, and indebtedness, if any, and interest thereon, and any premiums due in connection therewith have been paid.

(g) Notwithstanding any other provision of this section, if one or more of the conditions specified in subparagraph (II), or all of the conditions specified in subparagraph (III), of paragraph (c) of subsection (1) of this section have been satisfied such that agricultural land is included within

an urban renewal area, the county assessor shall value the agricultural land at its fair market value in making the calculation of the taxes to be paid to the public bodies pursuant to subparagraph (I) of paragraph (a) of this subsection (9) solely for the purpose of determining the tax increment available pursuant to subparagraph (II) of paragraph (a) of this subsection (9). Nothing in this section shall affect the actual classification, or require reclassification, of agricultural land for property tax purposes, and nothing in this section shall affect the taxes actually to be paid to the public bodies pursuant to subparagraph (I) of paragraph (a) of this subsection (9), which shall continue to be based on the agricultural classification of such land unless and until it has been reclassified in the normal course of the assessment process.

(h) The manner and methods by which the requirements of this subsection (9) are to be implemented by county assessors shall be contained in such manuals, appraisal procedures, and instructions, as applicable, that the property tax administrator is authorized to prepare and publish pursuant to section 39-2-109 (1) (e), C.R.S.

(i) Within the twelve-month period prior to the effective date of the approval or modification of the urban renewal plan requiring the allocation of moneys to the authority pursuant to paragraph (a) of this subsection (9), the municipality, county, special district, or school district is entitled to the reimbursement of any moneys that such municipality, county, special district, or school district pays to, contributes to, or invests in the authority for the project. The reimbursement is to be paid from the special fund of the authority established pursuant to paragraph (a) of this subsection (9).

(9.5) (a) Before any urban renewal plan containing any tax allocation provisions that allocates any taxes of any taxing entity other than the municipality may be approved by the municipal governing body pursuant to subsection (4) of this section, the authority shall notify the board of county commissioners of each county and the governing boards of each other taxing entity whose incremental property tax revenues would be allocated under such proposed plan. Representatives of the authority and the governing body of each taxing entity shall then meet and attempt to negotiate an agreement governing the sharing of incremental property tax revenue allocated to the special fund of the authority established in accordance with subparagraph (II) of paragraph (a) of subsection (9) of this section. The agreement must address, without limitation, estimated impacts of the urban renewal plan on county or district services associated solely with the urban renewal plan. The agreement may be entered into separately among the authority and each such taxing entity, or through a joint agreement among the authority and any taxing entity that has chosen to enter that agreement. Any such shared incremental tax revenues governed by any agreement are limited to all or any portion of the incremental revenue generated by the taxes levied upon taxable property by the taxing entity within the area covered by the urban renewal plan in addition to any incremental sales tax revenues generated within the area covered by the urban renewal plan by the imposition of the sales tax of the municipality and, at the option of any other taxing entity levying a sales tax in the area covered by the urban renewal plan, any incremental sales tax revenues of such other taxing entity that are included within the agreement.

(b) The agreement described in paragraph (a) of this subsection (9.5) may provide for a waiver of any provision of this part 1 that provides for notice to the taxing entity, requires any filing with or by the taxing entity, requires or permits consent from the taxing entity, or provides any enforcement right to the taxing entity.

(c) If, after a period of one hundred twenty days from the date of notice or such longer or

shorter period as the authority and any taxing entity may agree, there is no agreement between the authority and any taxing entity as described in paragraph (a) of this subsection (9.5), the authority and any applicable taxing entity are subject to the provisions and limitations of paragraph (d) of this subsection (9.5).

(d) (I) In an absence of an agreement between the authority and any taxing entity as described in paragraph (a) of this subsection (9.5), the parties must submit to mediation on the issue of appropriate sharing of incremental property tax revenues and urban renewal project costs among the authority and any such taxing entities whose incremental property tax revenues will be allocated pursuant to an urban renewal plan and with whom an intergovernmental agreement with the authority has not been reached.

(II) The mediation required by subparagraph (I) of this paragraph (d) must be conducted by a mediator who has been jointly selected by the parties; except that, if the parties are unable to agree on the selection of a mediator, then the authority shall select one mediator, the other parties shall select a second mediator, and these two mediators shall then select a third mediator. In such circumstances, the mediation will be jointly conducted by the three mediators. Unless all parties otherwise agree, any mediator selected pursuant to this paragraph (d) must be an attorney licensed in the state for at least ten years and must be experienced in both land use and administrative law. Payment of the fees and costs for the mediation must be split equally between or among the parties.

(III) In making a determination of the appropriate sharing, the mediator must consider the nature of the project, the nature and relative size of the revenue and other benefits that are expected to accrue to the municipality and other taxing entities as a result of the project, any legal limitations on the use of revenues belonging to the authority or any taxing entity, and any capital or operating costs that are expected to result from the project. Within ninety days, the mediator must issue his or her findings of fact as to the appropriate sharing of costs and incremental property tax revenues, and shall promptly transmit such information to the parties. With respect to the use of incremental property tax revenues of each other taxing entity, following the issuance of findings by the mediator, the governing body of the municipality shall:

(A) Incorporate the mediator's findings on the use of incremental property tax revenues of any taxing body into the urban renewal plan and proceed to adopt the plan;

(B) Amend the urban renewal plan to delete authorization of the use of the incremental property tax revenues of any taxing body with whom an agreement has not been reached; or

(C) Direct the authority to either incorporate the mediator's findings into one or more intergovernmental agreements with other taxing entities or to enter into new negotiations with one or more taxing entities and to enter into one or more intergovernmental agreements with such taxing entities that incorporate such new or different provisions concerning the sharing of costs and incremental property tax revenues with which the parties are in agreement.

(e) Notwithstanding any other provision of law, no incremental property tax revenues may be allocated and paid into the special fund of the authority in accordance with subparagraph (II) of paragraph (a) of subsection (9) of this section unless the municipality or the authority has satisfied the requirements of this subsection (9.5).

(f) Notwithstanding any other provision of this section, a city and county is not required to reach an agreement with a county satisfying the requirements of this subsection (9.5).

(g) For purposes of this subsection (9.5), "taxing entity" means any county, special district, or other public body that levies an ad valorem property tax on property within the urban renewal area subject to a tax allocation provision.

(9.7) Notwithstanding any other provision of law, nothing in subsection (9.5) of this section, as added by House Bill 15-1348, enacted in 2015, and as amended by Senate Bill 16-177, enacted in 2016, is intended to impair, jeopardize, or put at risk any existing bonds, investments, loans, contracts, or financial obligations of an urban renewal authority outstanding as of December 31, 2015, or the pledge of pledged revenues or assets to the payment thereof that occurred on or before December 31, 2015.

(10) The municipality in which an urban renewal authority has been established pursuant to the provisions of this part 1 shall timely notify the assessor of the county in which such authority has been established when:

(a) An urban renewal plan or a substantial modification of such plan has been approved that contains the provision referenced in paragraph (a) of subsection (9) of this section or a substantial modification of the plan adds land to the plan, which plan contains the provision referenced in paragraph (a) of subsection (9) of this section;

(b) Any outstanding obligation incurred by such authority pursuant to the provisions of subsection (9) of this section has been paid off; and

(c) The purposes of such authority have otherwise been achieved.

(11) The governing body or the authority may enter into an agreement with any taxing entity within the boundaries of which property taxes collected as a result of the taxing entity's levy, or any portion of the levy, will be subject to allocation pursuant to subsection (9) of this section. The agreement may provide for the allocation of responsibility among the parties to the agreement for payment of the costs of any additional county infrastructure or services necessary to offset the impacts of an urban renewal project and for the sharing of revenues. Except with the consent of the governing body or the authority, any such shared revenues shall be limited to all or any portion of the taxes levied upon taxable property within the urban renewal area by the taxing entity. The agreement may provide for a waiver of any provision of this part 1 that provides for notice to the taxing entity, requires any filing with or by the taxing entity, requires or permits consent from the taxing entity, or provides any enforcement right to the taxing entity.

(12) (a) Except as provided in paragraph (e) of this subsection (12), the county may enforce the requirements of subparagraphs (III) and (IV) of paragraph (a) of subsection (3.5) and paragraph (h) of subsection (4) of this section by means of the arbitration process established by this subsection (12) where:

(I) Property located within such county is included within an urban renewal plan;

(II) The county has provided information requested pursuant to subsection (3.7) of this section; and

(III) The county has appeared at a public hearing held pursuant to paragraph (a) of subsection (3) of this section and presented evidence at such hearing that development within the urban renewal area will create a need for additional county infrastructure and services; except that the requirements of this subparagraph (III) shall not apply in the case of a county that did not receive an urban renewal plan, a substantial modification to the plan, or an urban renewal impact report, as applicable, pursuant to paragraph (a) of subsection (3.5) of this section.

(b) (I) A county objecting under the provisions of this section to an urban renewal plan approved under subsection (4) of this section that received on a timely basis an urban renewal plan, a substantial modification to the plan, or an urban renewal impact report, as applicable, pursuant to paragraph (a) of subsection (3.5) of this section shall file written notice of the objection with the authority as well as the governing body that has approved the plan within fifteen days of the date of the approval of the plan. A county objecting under the provisions of this section to an urban renewal plan approved under subsection (4) of this section that did not receive on a timely basis an urban renewal plan, a substantial modification to the plan, or an urban renewal impact report, as applicable, pursuant to paragraph (a) of subsection (3.5) of this section shall file written notice of the objection with the authority as well as the governing body that has approved the plan within thirty days of the date of the approval of the plan or within five days of the date of the county's receipt of the plan, whichever date is later. The notice of objection shall include a statement of the grounds upon which the county asserts that the authority or the governing body has failed to comply with the requirements of subparagraphs (III) and (IV) of paragraph (a) of subsection (3.5) and paragraph (h) of subsection (4) of this section. The notice of objection shall also include the name of one attorney who has been licensed for a minimum of ten years in the state of Colorado, who is experienced in administrative and land use law, and who the board of county commissioners of the county believes to be qualified to serve as a member of the panel of arbitrators charged with resolving the county's objections in accordance with the requirements of this subsection (12).

(II) Within twenty days of receipt of the notice of objection, the governing body shall submit to the county the name of one additional person to serve as a member of the panel of arbitrators, which person shall also satisfy the requirements specified in subparagraph (I) of this paragraph (b). Within twenty days of such submission, the two members of the arbitration panel selected by the county and the governing body shall jointly select an additional person to serve as the third and final member of the panel of arbitrators, which person shall also satisfy the requirements specified in subparagraph (I) of this paragraph (b). The panel of three arbitrators selected pursuant to this paragraph (b) shall be charged with resolving the county's objections in accordance with the requirements of this subsection (12). Notwithstanding the provisions of this paragraph (b), the county, governing body, and authority may agree upon a single arbitrator to resolve the county's objections.

(III) If the county, governing body, and authority have not reached a written agreement resolving the county's objections within thirty days after the receipt by the governing body of the notice specified in subparagraph (I) of this paragraph (b), the objections specified in the notice shall be submitted to arbitration in accordance with the requirements of this subsection (12).

(c) The arbitration hearing, if any, shall commence within sixty days after the receipt by the governing body of the notice of objection. The parties to the arbitration shall be the county, governing body, and authority. At the arbitration hearing, the governing body or the authority, as applicable, shall have the burden of proving by a preponderance of the evidence that it submitted the urban renewal plan, a substantial modification to the plan, and an urban renewal impact report, as applicable, to the county pursuant to paragraph (a) of subsection (3.5) of this section and that it did not abuse its discretion in preparing the estimate or statement provided to the county pursuant to subparagraphs (III) and (IV) of paragraph (a) of subsection (3.5) of this section and that the governing body did not abuse its discretion in connection with the findings it has made under

paragraph (h) of subsection (4) of this section. The decision of the arbitrators shall be based upon the objections contained in the notice filed pursuant to subparagraph (I) of paragraph (b) of this subsection (12) and upon the record of the hearing held pursuant to subsection (3) of this section. In rendering a decision, the arbitrators shall take into consideration the goals and objectives of the urban renewal plan, information that has been submitted by the county as contained in the record of the hearing on the urban renewal plan and the impact report provided to the county pursuant to subsection (3.5) of this section, the reasonableness of the county's objections contained in the notice, the extent to which the urban renewal project will improve existing county infrastructure, the extent to which tax increment revenues, if any, to be generated by development within the urban renewal area and collected by the authority pursuant to paragraph (a) of subsection (9) of this section may reasonably be expected to defray the cost of the additional infrastructure and services requested by the county, and the debt service requirements of the authority. The arbitration hearing shall be concluded not later than seven days after its commencement, and the decision of the arbitrators shall be rendered not later than thirty days after the conclusion of the hearing. The order of the arbitrators shall be limited to either approving the urban renewal plan or, upon a finding of abuse of discretion, remanding the plan to the governing body for reconsideration of the county's objections. The order shall be final and binding on the parties and shall not be subject to judicial review except to enforce the order or to determine whether the order was procured by corruption, fraud, or other similar wrongdoing.

(d) Fifty percent of the necessary fees and necessary expenses of any arbitration conducted pursuant to this subsection (12), excluding all fees and expenses incurred by either party in the preparation or presentation of its case, shall be borne by the county, and fifty percent of such fees and expenses shall be borne by the governing body or the authority.

(e) Notwithstanding any other provision of this section, the provisions of this subsection (12) shall not apply to any urban renewal plan in which less than ten percent of the area identified in such plan:

(I) Has been classified as agricultural land for purposes of the levying and collection of property tax pursuant to section 39-1-103, C.R.S., at any time during the three-year period prior to the date of adoption of the plan; and

(II) Is currently identified for agricultural uses in a master plan adopted by the municipality pursuant to section 31-23-206 and has been so identified for more than one year prior to the date of adoption of the plan.

(f) Notwithstanding any other provision of law, the arbitration process established in this subsection (12) shall be the exclusive remedy available to a county for contesting the sufficiency of compliance by a governing body or an authority with the requirements of this section.

(13) Not later than thirty days after the municipality has provided the county assessor the notice required by paragraph (a) of subsection (10) of this section, the county assessor may provide written notice to the municipality if the assessor believes that agricultural land has been improperly included in the urban renewal area in violation of subparagraph (II) or (III) of paragraph (c) of subsection (1) of this section. If the notice is not delivered within the thirty-day period, the inclusion of the land in the urban renewal area as described in the urban renewal plan shall be incontestable in any suit or proceeding notwithstanding the presence of any cause. If the assessor provides notice to the municipality within the thirty-day period, the municipality may file an action in state district

court exercising jurisdiction over the county in which the land is located for an order determining whether the inclusion of the land in the urban renewal area is consistent with one of the conditions specified in subparagraph (II) or (III) of paragraph (c) of subsection (1) of this section and shall have an additional thirty days from the date it receives the notice in which to file such action. If the municipality fails to file such an action within the additional thirty-day period, the agricultural land shall not become part of the urban renewal area.

31-25-108. Disaster areas. Notwithstanding any other provisions of this part 1, when the governing body certifies that an area within the municipality is in need of redevelopment or rehabilitation as a result of a flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the governor has certified the need for disaster assistance under Public Law 875, Eighty-first Congress, or other federal law, such area shall be deemed a blighted area, and the authority situated in such municipality may prepare and submit to such governing body a proposed urban renewal plan and proposed urban renewal project for such area or for any portion thereof, and such governing body may, by resolution, approve such proposed urban renewal plan and urban renewal project with or without modifications without regard to the provisions of this part 1 requiring a general or master plan for the physical development of the municipality as a whole, review by the planning commission, or a public hearing.

31-25-109. Issuance of bonds by an authority. (1) An authority has power to issue bonds of the authority from time to time in its discretion to finance its activities or operations under this part 1, including but not limited to the repayment with interest of any advances or loans of funds made to the authority by the federal government or other source for any surveys or plans made or to be made by the authority in exercising its powers under this part 1 and also has power to issue refunding or other bonds of the authority from time to time in its discretion for the payment, retirement, renewal, or extension of any bonds previously issued by it under this section and to provide for the replacement of lost, destroyed, or mutilated bonds previously issued under this section.

(2) (a) Bonds which are issued under this section may be general obligation bonds of the authority to the payment of which, as to principal and interest and premiums (if any), the full faith, credit, and assets (acquired and to be acquired) of the authority are irrevocably pledged.

(b) Such bonds may be special obligations of the authority which, as to principal and interest and premiums (if any), are payable solely from and secured only by a pledge of any income, proceeds, revenues, or funds of the authority derived or to be derived by it from or held or to be held by it in connection with its undertaking of any project of the authority, including, without limitation, funds to be paid to an authority pursuant to section 31-25-107 (9) and including any grants or contributions of funds made or to be made by it with respect to any such project and any funds derived or to be derived by it from or held or to be held by it in connection with its sale, lease, rental, transfer, retention, management, rehabilitation, clearance, development, redevelopment, preparation for development or redevelopment, or its operation or other utilization or disposition of any real or personal property acquired or to be acquired by it or held or to be held by it for any of the purposes

of this part 1 and including any loans, grants, or contributions of funds made or to be made to it by the federal government in aid of any project of the authority or in aid of any of its other activities or operations.

(c) Such bonds may be special obligations of the authority which, as to principal and interest and premiums (if any), are payable solely from and secured only by a pledge of any loans, grants, or contributions of funds made or to be made to it by the federal government or other source in aid of any project of the authority or in aid of any of its other activities or operations.

(d) Such bonds may be contingent special obligations of the authority which, as to principal and interest and premiums (if any), are payable solely from any funds available or becoming available to the authority for its undertaking of the project involved in the particular activities or operations with respect to which such contingent special obligations are issued but so payable only in the event such funds are or become available as provided in this subsection (2).

(3) Notwithstanding any other provisions of this section, any bonds which are issued under this section, other than the contingent special obligations covered by paragraph (d) of subsection (2) of this section, may be additionally secured as to the payment of the principal and interest and premiums (if any) by a mortgage of any urban renewal project, or any part thereof, title to which is then or thereafter in the authority or of any other real or personal property or interests therein then owned or thereafter acquired by the authority.

(4) Notwithstanding any other provisions of this section, general obligation bonds which are issued under this section may be additionally secured as to payment of the principal and interest and premiums (if any) as provided in either paragraph (b) or (c) of subsection (2) of this section, with or without being also additionally secured as to payment of the principal and interest and premiums (if any) by a mortgage as provided in subsection (3) of this section or a trust agreement as provided in subsection (5) of this section.

(5) Notwithstanding any other provision of this section, any bonds which are issued under this section may be additionally secured as to the payment of the principal and interest and premiums (if any) by a trust agreement by and between the authority and a corporate trustee, which may be any trust company or bank having the powers of a trust company within or without the state of Colorado.

(6) Bonds which are issued under this section shall not constitute an indebtedness of the state of Colorado or of any county, municipality, or public body of said state other than the urban renewal authority issuing such bonds and shall not be subject to the provisions of any other law or of the charter of any municipality relating to the authorization, issuance, or sale of bonds.

(7) Bonds which are issued under this section are declared to be issued for an essential public and governmental purpose and, together with interest thereon and income therefrom, shall be exempted from all taxes.

(8) Bonds which are issued under this section shall be authorized by a resolution of the authority and may be issued in one or more series and shall bear such date, be payable upon demand or mature at such time, bear interest at such rate, be in such denomination, be in such form, either coupon or registered or otherwise, carry such conversion or registration privileges, have such rank or priority, be executed (in the name of the authority) in such manner, be payable in such medium of payment, be payable at such place, be subject to such callability provisions or terms of redemption (with or without premiums), be secured in such manner, be of such description, contain or be subject to such covenants, provisions, terms, conditions, and agreements (including provisions concerning

events of default), and have such other characteristics as may be provided by such resolution or by the trust agreement, indenture, or mortgage, if any, issued pursuant to such resolution. The seal (or a facsimile thereof) of the authority shall be affixed, imprinted, engraved, or otherwise reproduced upon each of its bonds issued under this section. Bonds which are issued under this section shall be executed in the name of the authority by the manual or facsimile signatures of such of its officials as may be designated in the said resolution or trust agreement, indenture, or mortgage; except that at least one signature on each such bond shall be a manual signature. Coupons, if any, attached to such bonds shall bear the facsimile signature of such official of the authority as may be designated as provided in this subsection (8). The said resolution or trust agreement, indenture, or mortgage may provide for the authentication of the pertinent bonds by the trustee.

(9) Bonds which are issued under this section may be sold by the authority in such manner and for such price as the authority, in its discretion, may determine, at par, below par, or above par, at private sale or at public sale after notice published prior to such sale in a newspaper having general circulation in the municipality, or in such other medium of publication as the authority may deem appropriate, or may be exchanged by the authority for other bonds issued by it under this section. Bonds which are issued under this section may be sold by it to the federal government at private sale at par, below par, or above par, and, in the event that less than all of the authorized principal amount of such bonds is sold by the authority to the federal government, the balance or any portion of the balance may be sold by the authority at private sale at par, below par, or above par, at an interest cost to the authority of not to exceed the interest cost to it of the portion of the bonds sold by it to the federal government.

(10) In case any of the officials of the authority whose signatures or facsimile signatures appear on any of its bonds or coupons which are issued under this section cease to be such officials before the delivery of such bonds, such signatures or facsimile signatures, as the case may be, shall nevertheless be valid and sufficient for all purposes, the same as if such officials had remained in office until such delivery.

(11) Any provision of any law to the contrary notwithstanding, any bonds which are issued pursuant to this section are fully negotiable.

(12) In any suit, action, or proceeding involving the validity or enforceability of any bond which is issued under this section or the security therefor, any such bond reciting in substance that it has been issued by the authority in connection with an urban renewal project or any activity or operation of the authority under this part 1 shall be conclusively deemed to have been issued for such purposes; and such urban renewal project or such operation or activity, as the case may be, shall be conclusively deemed to have been initiated, planned, located, undertaken, accomplished, and carried out in accordance with the provisions of this part 1.

(13) Pending the preparation of any definitive bonds under this section, an authority may issue its interim certificates or receipts or its temporary bonds, with or without coupons, exchangeable for such definitive bonds when the latter have been executed and are available for delivery.

(14) Persons retained or employed by an authority as advisors or consultants for the purpose of rendering financial advice and assistance may purchase or participate in the purchase or in the distribution of its bonds when such bonds are offered at public or private sale.

(15) No commissioner or other officer of an authority issuing bonds under this section and

no person executing such bonds is liable personally on such bonds or is subject to any personal liability or accountability by reason of the issuance thereof.

31-25-110. Property of an authority exempt from taxes and from levy and sale by virtue of an execution. (1) All property of an authority, including but not limited to all funds owned or held by it for any of the purposes of this part 1, shall be exempt from levy and sale by virtue of an execution, and no such execution or other judicial process shall issue against the same nor shall a judgment against the authority be a charge or lien upon such property, except that the foregoing provisions of this subsection (1) shall not apply to or limit the right of obligees to foreclose or otherwise enforce any mortgage, deed of trust, trust agreement, indenture, or other encumbrance of the authority or the right of obligees to pursue any remedies for the enforcement of any pledge or lien given by the authority pursuant to this part 1 on its rents, income, proceeds, revenues, loans, grants, contributions, and other funds and assets derived or arising from any project of the authority or from any of its operations or activities under this part 1.

(2) All property of an authority acquired or held by it for any of the purposes of this part 1, including but not limited to all funds of an authority acquired or held by it for any of said purposes, are declared to be public property used for essential public and governmental purposes, and such property and the authority shall be exempt from all taxes of the state of Colorado or any other public body thereof; except that such tax exemption shall terminate when the authority sells, leases, or otherwise disposes of the particular property to a purchaser, lessee, or other alienee which is not a public body entitled to tax exemption with respect to such property.

31-25-111. Title of purchaser, lessee, or transferee. Any instrument executed by an authority and purporting to convey any right, title, or interest of the authority in any property under this part 1 shall be conclusively presumed to have been made and executed in compliance with the provisions of this part 1 insofar as title or other interest of any bona fide purchasers, lessees, or transferees of such property is concerned.

31-25-112. Cooperation by public bodies with urban renewal authorities. (1) Any public body, within its powers, purposes, and functions and for the purpose of aiding an authority in or in connection with the planning or undertaking pursuant to this part 1 of any plans, projects, programs, works, operations, or activities of such authority whose area of operation is situated in whole or in part within the area in which such public body is authorized to act, upon such terms as such public body shall determine, may:

(a) Sell, convey, or lease any of such public body's property or grant easements, licenses, or other rights or privileges therein to such authority;

(b) Incur the entire expense of any public improvements made by such public body in exercising the powers mentioned in this section;

(c) Do all things necessary to aid or cooperate with such authority in or in connection with the planning or undertaking of any such plans, projects, programs, works, operations, or activities;

(d) Enter into agreements with such authority respecting action to be taken pursuant to any of the powers set forth in this part 1, including agreements respecting the planning or undertaking of any such plans, projects, programs, works, operations, or activities which such public body is otherwise empowered to undertake;

(e) Cause public buildings and public facilities, including parks, playgrounds, recreational, community, educational, water, garbage disposal, sewer, sewage, sewerage, or drainage facilities, or any other public works, improvements, facilities, or utilities which such public body is otherwise empowered to undertake, to be furnished within the area in which such public body is authorized to act;

(f) Furnish, dedicate, accept dedication of, open, close, vacate, install, construct, reconstruct, pave, repave, repair, rehabilitate, improve, grade, regrade, plan, or replan public streets, roads, roadways, parkways, alleys, sidewalks, and other public ways or places within the area in which such public body is authorized to act to the extent that such items or matters are, under any other law, otherwise within the jurisdiction of such public body;

(g) Plan or replan and zone or rezone any part of the area under the jurisdiction of such public body or make exceptions from its building regulations; and

(h) Cause administrative or other services to be furnished to such authority.

(2) If at any time title to or possession of the whole or any portion of any project of the authority under this part 1 is held by any governmental agency or public body (other than such authority) which is authorized by any law to engage in the undertaking, carrying out, or administration of any such project (including any agency or instrumentality of the United States), the provisions of the agreements referred to in paragraph (d) of subsection (1) of this section shall inure to the benefit of and may be enforced by such governmental agency or public body.

(3) Any public body referred to as such in subsection (1) of this section may (in addition to its authority pursuant to any other law to issue its bonds for any purposes) issue and sell its bonds for any of the purposes of such public body which are stated in this section; except that any such bonds of such a public body which are issuable as provided in this subsection (3) may be issued only in the manner and otherwise in conformity with the applicable provisions and limitations prescribed by the state constitution and the laws of this state and, in the case of a home rule municipality, the applicable provisions of its home rule charter for the authorization and issuance by such public body of its general obligation bonds, revenue bonds, special assessment bonds, or special obligation bonds, accordingly as the bonds are general obligation bonds, revenue bonds, special assessment bonds, or special obligation bonds.

(4) Without limiting the generality of any of the provisions of this part 1, but within any limitations provided by the applicable provisions of the state constitution and, in the case of any home rule municipality, the applicable provisions of its home rule charter:

(a) Any public body may appropriate such of its funds and make such expenditures of its funds as it deems necessary for it to undertake any of its powers, functions, or activities mentioned in this part 1 including, particularly, its powers, functions, and activities mentioned in subsections (1) to (3) of this section; and

(b) Any municipality may levy taxes and assessments in order for it to undertake, carry out, or accomplish any of its powers, functions, or activities mentioned in this part 1, including, particularly, its powers, functions, and activities mentioned in the provisions of subsections (1) to

(3) of this section.

(5) For the advancement of the public interest and for the purpose of aiding and cooperating in the planning, acquisition, demolition, rehabilitation, construction, or relocation, or otherwise assisting the operation or activities of an urban renewal project located wholly or partly within the area in which it is authorized to act, a public body may enter into agreements which may extend over any period, notwithstanding any provision of law to the contrary, with an authority respecting action taken or to be taken pursuant to any of the powers granted by this part 1.

31-25-112.5. Inclusion of unincorporated territory in urban renewal area. (1) Notwithstanding any other provision of this part 1, an urban renewal plan, urban renewal project, or urban renewal area may include unincorporated territory that is outside the boundaries of a municipality but contiguous to a portion of the urban renewal area located within the municipality. No such territory shall be included in the plan, project, or area without the consent of the board of county commissioners exercising jurisdiction over the unincorporated territory proposed for inclusion and the consent of each owner of, and each holder of a recorded mortgage or deed of trust encumbering, real property within the unincorporated area proposed for inclusion.

(2) In addition to the procedures for approval of a proposed urban renewal plan by the governing body as required by section 31-25-107, the unincorporated territory may be included in the urban renewal plan, project, or area upon satisfaction of each of the following additional requirements:

(a) The board of county commissioners makes a determination that the urban renewal area proposed for inclusion in the plan is a slum or blighted area in accordance with the procedures set forth in section 31-25-107 (1).

(b) The board of county commissioners refers the urban renewal plan to the planning commission of the county for a determination as to the conformity of the urban renewal plan with the general plan for development for the county in accordance with the procedures specified in section 31-25-107 (2).

(c) The board of county commissioners conducts a public hearing and makes findings and a determination to approve inclusion of the unincorporated territory in the urban renewal plan, project, or area in accordance with the procedures set forth in section 31-25-107 (3), (4), (5), and (6).

(d) The board of county commissioners makes an additional finding, prior to approving the inclusion, that each owner of, and each holder of a recorded mortgage or deed of trust encumbering, real property in the unincorporated territory proposed for inclusion in the urban renewal plan, project, or area consents to the inclusion.

(e) The board of county commissioners determines whether the unincorporated territory shall be included in any provision for the division of taxes in the urban renewal area as authorized by section 31-25-107 (9), and, if so determined, the board notifies the county assessor of such inclusion as required by section 31-25-107 (10).

(3) Notwithstanding any other provision of this part 1, the requirements of section 31-25-107 (3.5) shall not apply to any urban renewal plan proposed and approved pursuant to this section.

(4) Any urban renewal plan approved in accordance with this section may be modified as provided in section 31-25-107 (3) (a); except that a modification shall be approved by the board of

county commissioners, the governing body, and the authority.

(5) An authority, a municipality, and a county may, consistent with the requirements of this section, enter into an intergovernmental agreement to further effectuate the purposes of this section and to provide for the inclusion of unincorporated territory in an urban renewal area.

31-25-113. Authorities to have no power of taxation. No authority created by this part 1 has any power to levy or assess any ad valorem taxes, personal property taxes, or any other forms of taxes, including special assessments against any property.

31-25-114. Cumulative clause. The powers conferred by this part 1 shall be in addition and supplemental to the powers conferred by any other law.

31-25-115. Transfer - abolishment. (1) Notwithstanding any other provision of this part 1, the governing body of a municipality may designate itself as the authority when originally establishing said authority. A transfer of an existing authority to the governing body may be accomplished only by majority vote at a regular election.

(1.5) When the governing body of a municipality designates itself as the authority or transfers an existing authority to the governing body pursuant to subsection (1) of this section, one such commissioner on the authority must be appointed by the board of county commissioners of the county in which the territorial boundaries of the urban renewal authority area are located, one such commissioner must also be a board member of a special district selected by agreement of the special districts levying a mill levy within the boundaries of the urban renewal authority area, and one commissioner must also be an elected member of a board of education of a school district levying a mill levy within the boundaries of the urban renewal authority area. Appointments made pursuant to this subsection (1.5) must be made in accordance with the procedures specified in section 31-25-104 (2).

(2) The governing body of a municipality may by ordinance provide for the abolishment of an urban renewal authority, provided adequate arrangements have been made for payment of any outstanding indebtedness and other obligations of the authority. Any such abolishment shall be effective upon a date set forth in the ordinance, which date shall not be less than six months from the effective date of the ordinance.

31-25-116. Regional tourism projects. (1) An urban renewal authority that is designated as a financing entity pursuant to part 3 of article 46 of title 24, C.R.S., shall have all of the powers necessary or convenient to carry out and effectuate the purposes and provisions of part 3 of article 46 of title 24, C.R.S., including but not limited to the powers to receive state sales tax increment revenue generated within an approved regional tourism zone, as defined in section 24-46-303 (11), C.R.S., and disburse and otherwise utilize such revenue for all lawful purposes, including but not limited to financing of eligible costs and the design, construction, maintenance, and operation of

eligible improvements, as such terms are defined in section 24-46-303, C.R.S., or otherwise incorporated into the commission's conditions of approval.

(2) Notwithstanding the provision of section 31-25-107 (7), authorization to receive state sales tax increment revenue pursuant to part 3 of article 46 of title 24, C.R.S., shall not be considered a material modification to the plan and corresponding changes to the plan may be made by the governing body of the authority to incorporate the use of state sales tax increment revenue without the requirement of submission to or approval by the governing body of a municipality that has established the authority pursuant to section 31-25-104 (1).

(3) Any urban renewal authority that receives state sales tax increment revenue, whether pursuant to designation as a financing entity pursuant to part 3 of article 46 of title 24, C.R.S., or pursuant to a contract entered into with any such financing entity, shall not use the state sales tax increment revenue to acquire property through the exercise of eminent domain.

(4) Nothing in this section shall be interpreted to eliminate the requirements for the authorization of a new urban renewal authority under this part 1.

URA PLAN

November 12, 1981

URBAN RENEWAL PLAN
CENTRAL BUSINESS DISTRICT
REDEVELOPMENT PROJECT AREA
URBAN RENEWAL PROJECT

I N D E X

PREFACE

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PREFACE

This Plan has been prepared by the La Junta Urban Renewal Authority pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part I of Article 25 of Title 31, C.R.S. 1973 as amended. The administration of this project and the enforcement of this Plan including the preparation and execution of any documents implementing it shall be performed by the La Junta Urban Renewal Authority.

FINDINGS AND DECLARATION OF NECESSITY

The La Junta Urban Renewal Authority has found and declared that there exists within the boundaries designated by this Plan for the Central Business District Redevelopment Project Area, slum and blighted conditions which constitute a serious and growing menace injurious to the public health, safety and welfare of the residents of the City of La Junta; that the existence of such conditions constitutes an economic and social liability, substantially impairs or arrests the sound growth of the City of La Junta, retards the provision of housing accommodations, and impairs improvement of traffic facilities, and that the prevention and elimination of slums and blight is a matter of public policy in order that the City of La Junta shall not continue to be endangered by conditions which erode the tax base and allow further deterioration of the downtown area.

It is further found and declared by the La Junta Urban Renewal Authority that certain slum or blighted areas or portions thereof shall require acquisition, clearance and disposition subject to use restrictions as provided in this Plan. Since conditions therein may make impracticable the reclamation of parts of the area by conservation or rehabilitation, the other slum or blighted areas or portions thereof may, through the means provided in this Plan, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils hereinbefore enumerated be remedied or prevented and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as authorized in this Plan.

PROJECT FINANCING

This project is to be financed by the La Junta Urban Renewal Authority under the tax allocation financing provisions of the Urban Renewal Law of the State of Colorado.

The general provisions of the financing method are set forth below. In accordance with the requirements of Section 31-25-107(9)(d), C.R.S. 1973, as amended, East Otero School District No. R-1 of Otero County, Colorado, has been permitted to participate in an advisory capacity concerning the project financing included in this Plan.

1. Financing Method

The La Junta Urban Renewal Authority is authorized to finance this project with property tax increments, interest income, or any other available source. The Authority is authorized to issue bonds in an amount sufficient to finance all or any part of the project. The Authority is authorized to borrow funds in carrying out this Plan. The principal and interest on such borrowings will be paid from tax increments or any other funds available to the Authority.

2. Tax Allocation

* All taxes levied after the effective date of the Resolution approving this Plan upon taxable property in the project areas each year by or for the benefit of any public body shall be divided for a period of 25 years after the effective date of the Resolution approving this Plan or such lesser time as shall be necessary, as follows:

a. Present Tax

That portion of the taxes which are produced by the levy at the rate fixed each year by or for each such public body upon the valuation for assessment of taxable property in the project area last certified prior to the effective date of the Resolution approving this Plan or, as to an area later added to the project area, the effective date of the modification of this Plan shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

b. Tax Increment

That portion of said property taxes in excess of the amount described in paragraph (a) above shall be allocated to, and, when collected paid into a special fund of the Authority to pay the principle of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, this project. Unless and until the total valuation for assessment of the taxable property in the project area exceeds the base valuation for assessment of the taxable property in such project area, as provided in paragraph (a) above, all of the taxes levied upon the taxable property in the project area shall be paid into the funds of the respective public bodies. When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the project area shall be paid into the funds of the respective public bodies.

c. Pledge of Tax Increment

The portion of taxes described in paragraph (b) above may be irrevocable pledged by the Authority for the payment of the principal of, the interest on, any premiums due in connection with such bonds, loans, advances, and indebtedness.

DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The project area lies entirely within the East 1/2 of the Southeast 1/4 of Section 3; Southwest 1/4 and the West 1/2 of the Southeast 1/4 of Section 2 all in Township 24 South, Range 55 West of the Sixth Principal Meridian, Otero County, described by subdivision and additions to the Town, now City of La Junta as shown in the recorded plats thereof as: Blocks 15 through 29, 34 through 39, 42 through 44, 53 through 55 and Centennial Park, all part of Original Town; Blocks 1 through 4, Santa Fe First Addition; Blocks 3 and 6, Perley M. Lewis Addition; Block 7, Bradish Addition; And that area formerly known as the Atchison, Topeka & Santa Fe Railroad Hospital excepting that portion belonging to the La Junta Housing Authority; All of which has a perimeter which may be described as commencing at the intersection of the center lines of Lewis Avenue and U.S. Highway 50 (First Street), being the true point of beginning, thence Westerly along the center line of said U.S. Highway 50 to the intersection with the center line of Lincoln Avenue, thence Southerly along the center line of said Lincoln Avenue to the intersection with the center line of Third Street, thence Easterly along the center line of said Third Street to the intersection of the center line of Belleview Avenue, thence Southerly along the center line of said Belleview Avenue to the center line of Fourth Street, thence Easterly along the center line of said Fourth Street to the intersection with the center line of San Juan Avenue, thence Southerly along the center line of said San Juan Avenue to the intersection with the center line of Sixth Street, thence Easterly along the center line of said Sixth Street to the intersection with the center line of Raton Avenue, thence Northerly along the center line of said Raton Avenue to the intersection with said Fourth Street to the West property line of the area formerly known as the Atchison, Topeka & Santa Fe Railroad Hospital, thence continuing Easterly 232.0 ft., thence Easterly 68.94 ft., to the center line of said Section 2, Township 24 South, Range 55 West, thence Northerly 193.0 ft., along the said center line of said Section 2 to the intersection with the center line of Fourth Street, thence Easterly along the center line of said Fourth Street to the intersection with the center line of Lewis Avenue, thence Northerly along the center line of said Lewis Avenue to the intersection with the center line of U.S.

Highway 50 (First Street) being the true point of beginning, containing 116.9 acres more or less.

2. Urban Renewal Plan and Local Objectives

a. Urban Renewal Plan Objectives

- 1) To renew and improve the character and environment of the Ia Junta downtown area by breaking the present cycle of economic, physical and environmental deterioration.
- 2) To encourage development of the area as a mixed-use neighborhood with emphasis on commercial and residential development for all income levels.
- 3) To provide incentive for private investment in the area by facilitating and accelerating land assemblage.
- 4) To encourage development using energy efficient concepts.
- 5) To relieve vehicular and pedestrian traffic congestion and improve access to and circulation within the area.
- 6) To encourage and protect existing development immediately adjoining the area, and to encourage the expansion of existing and developing commercial and residential functions into the renewal area.
- 7) To improve the economy of the area by stabilizing and upgrading property values.
- 8) To build upon present economic strengths in the area by encouraging the growth of existing uses that are suitable to the area.
- 9) To encourage the renovation of such existing structures in the area as can be economically renovated or converted to a more economic use, provided that such renovation will ensure a function, appearance, and economic life commensurate and compatible with new development.
- 10) To eliminate physical and economic blight by removing deteriorated, deficient and functionally obsolete structures.
- 11) To encourage future renewal action in adjoining areas by creating a renewed area from which these adjoining areas can draw new economic strength.

b. Local Objectives

1) Relationship to Appropriate Land Uses

- a) To encourage land use patterns which will reduce dependence on private automobiles for transportation needs and which conserve and make efficient use of energy.
- b) To rehabilitate and/or redevelop physically unsound residences, shopping and employment areas.
- c) To effectively use undeveloped and underdeveloped land.
- d) To give new development, redevelopment and rehabilitation in a manner that will reflect identity, harmony, variety and quality in design.

- e) To provide sufficient land suitably located and services to accommodate a desirable mix of residential, shopping and employment activity.
 - f) To provide for safe, decent, affordable and attractive housing in a variety of types and styles for all residents.
- 2) Relationship to Improved Traffic and Traffic Facilities
 The Urban Renewal Plan recognizes the need to provide a more desirable flow of traffic in the downtown area, to provide adequate parking facilities and proper care and maintenance of the streets, avenues and facilities.
 Additionally, the Urban Renewal Plan recognizes the updating of the Comprehensive City Plan to be prepared by Wilson & Company in 1981. Accordingly, the Authority will give consideration to the recommendations in the updated plan to accomplish the desired goals.
- 3) Relationship to Recreational and Community Facilities
 The plan proposes convenient and attractive pedestrian corridors within the project area to provide ready access from the parking lots to the commercial areas. In addition, the Plan requires developers to devote portions of their disposition building site to open space for general public utilization,

PROJECT ACTIVITIES

1. Property Acquisition

Property to be acquired is identified on the attached map, Exhibit No. 1. Properties will be acquired on a block by block basis as redevelopers are secured to provide participation by the private sector.

2. Property Management

During such time as acquired property is owned by the Authority, such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment or rehabilitation.

3. Relocation Assistance and Payments

The Authority shall assist all persons, families, business concerns and others which are displaced by project activities in finding other locations and facilities.

a. The Authority shall pay the actual moving expenses of residents, including families and individuals displaced by project activities.

Families and Individuals will be eligible to receive:

1) Moving expenses as follows:

- For the move of a tenant family or individual from an unfurnished dwelling unit, \$200 will be paid.
- For the move of a tenant family or individual from a furnished dwelling unit, \$10 will be paid.
- For the move of an owner-occupant family or individual from a dwelling unit, \$200 will be paid.

- 2) Replacement housing payments if a resident has resided in the acquired dwelling unit for at least ninety (90) days prior to the date of initiation of negotiations for purchase as follows:
 - For an owner-occupant family or individual, a fixed lump sum of \$5,000 will be paid.
 - For a tenant family or individual, a fixed lump sum payment of \$2,000 will be paid.
- b. Relocation payments to business concerns for moving expenses shall be made where the Authority determines it is in the best interests of the project.

Business Concerns and Non-profit Organizations may receive:

- Actual moving expenses and actual direct loss of property payments for the relocation of personal property from the project area up to a maximum of \$25,000; and
 - A small business displacement payment of \$2,500 for concerns which have average annual gross receipts or sales in excess of \$1,500 and average annual net earnings for tax purposes of less than \$10,000.
- c. Relocation payments shall be made pursuant to rules and regulations established by the Authority.

4. Demolition, Clearance and Site Preparation

Buildings, structures and other improvements designated by this Plan for demolition/clearance action will be demolished and cleared from property which the Authority acquires, and the property will be prepared as necessary to provide sites for redevelopment in accordance with this Plan.

5. Property Disposition

All property acquired by the Authority in the project area shall be sold or otherwise disposed of for redevelopment in accordance with the provisions of this Plan and the Colorado Urban Renewal Law.

Property may be conveyed to the City or other public body without charge. The Authority shall reserve such powers and controls in the disposition and development documents as are necessary to prevent the transfer, retention or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All agreements, deeds, and other instruments between the Authority and a redeveloper shall impose covenants runnint with the land (through December 31, 2100) from the date of the deed which requires purchasers of land in the Project Area to:

- a. develop and use the property in accordance with the provisions of this Plan,
- b. begin and complete the improvements within a period of time determined to be reasonable,

- c. not discriminate upon the basis of race, color, creed, sex, or national origin in the sale, lease, rental, use or occupancy of the property or of any improvements erected or to be erected thereon, or any part thereof.

6. Proposed Renewal actions

- a. Proposed redevelopment actions in the renewal area are as follows:
 - 1) Acquisition of selected locations on an as needed basis to remove blighted conditions and buildings identified on the acquisition map. Need will be determined by the firm financial commitment of the proposed redevelopers. The fair market value established for the acquisition price will be set by obtaining at least one qualified appraisal.
 - 2) Rehabilitation of structurally sound buildings that are economically feasible to rehabilitate. Historical significance will be considered during the rehabilitation process. Below market interest rate loans will be pursued as an incentive to the private developer to rehabilitate.
- b. The reconstruction of streets, curb and gutter, sidewalks and alleys will facilitate improved vehicular and pedestrian circulation throughout the area.
- c. Existing utilities and service facilities including sewers and water lines will be retained, modified, or reconstructed as deemed necessary by the Authority to accommodate and implement redevelopment.

LAND USE PLAN

**Land Use Designations
Land Use Objectives**

LAND USE PLAN

LAND USE DESIGNATION AND OBJECTIVES

1. Land Use Designation

All land uses, both current and proposed, are shown on the attached zoning map. The basic land use designations proposed are Residential, Commercial and Industrial Uses by Right, under City Zoning Ordinance 618. The entire area is currently zoned either R-2, R-3, C-1, C-2, C-3, I-1 and I-2.

2. Land Use Objectives

The principal objectives of the Land Use Plan are to encourage and control the development of land uses, building densities, open space, pedestrian and vehicular accommodations and other related facilities so as to create the best possible living and working environment commensurate with high quality urban design and desirable, economic commercial development.

LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The following land use provisions and building requirements shall apply to redevelopment in the renewal area notwithstanding less restrictive provisions of any other regulations in effect in the City of La Junta, and shall be implemented by appropriate covenants or other provisions in the Authority's disposition documents. In case of conflict between specific provisions or requirements included in the Urban Renewal Plan and other applicable regulations, the more restrictive provisions shall govern.

LA JUNTA ZONING ORDINANCE NO. 618

1. Uses allowed in the Zoning Ordinance No. 618, as amended, will be permitted in the district. The following zoning presently exist:

- R-2 Two family dwelling district
- R-3 Multiple family dwelling district
- C-1 Neighborhood shopping district
- C-2 General commercial district
- C-3 Central business district
- I-1 Light industrial district
- I-2 Heavy industrial district

(See Zoning Ordinance for detail on permitted uses)

Building construction and type of construction will conform to the International Conference of Building Official Codes.

DURATION OF REGULATIONS

The foregoing provisions and regulations concerning redevelopment of the project area shall be in full force and effect and shall run with all land to be acquired and disposed of by the Authority until December 31, 2011.

APPLICATION OF LAND USE PROVISIONS AND BUILDING REGULATIONS TO REAL
PROPERTY NOT TO BE ACQUIRED.

Owners of excluded property or of property eligible for owner participation who acquire project land from the Authority for use in conjunction with existing development shall be required to enter into a written agreement with the Authority covenanting to use and maintain their respective property or properties (both excluded and acquired) in compliance with appropriate provisions of the Urban Renewal Plan.

PROJECT PROPOSALS

Land Acquisition

Redevelopers' Obligations

CHANGES IN THE APPROVED PLAN

PROJECT PROPOSALS

1. Land Acquisition

a. Properties to be Acquired

All of the properties proposed to be acquired and structures proposed to be demolished and cleared are identified on the attached map and marked for acquisition.

b. Properties Not to be Acquired

Properties not to be acquired are all those also identified on the attached map and are either unmarked or marked with an "X" signifying the need to be rehabilitated. Such properties are exempted from acquisition in that the structures or uses thereof are in conformity with the Urban Renewal Plan.

2. Redevelopers' Obligations

The La Junta Urban Renewal Authority shall, in all agreements, leases, deeds and other instruments from or between the Authority and to or with a redeveloper by covenants running with the land until December 31, 2011, require purchasers and lessees of land in the Project Area:

- a. to agree to develop and use the land in accordance with the Urban Renewal Plan;
- b. to agree to begin and complete the improvements within the period of time determined by the Authority to be reasonable.

Redevelopers will be required at appropriate times to submit to the Authority for review and approval development proposal documentation, site plans, architectural drawings and specifications as necessary to permit determination of compliance with the objectives and provisions of the Urban Renewal Plan.

CHANGES IN THE APPROVED PLAN

Pursuant to the Urban Renewal Law of the State of Colorado, Part I of Article 25 of Title 31, C. R. S. 1973 (1976 Supp.) changes are governed by the following section: Section 7. Approval of Urban Renewal Plan by the local governing body:

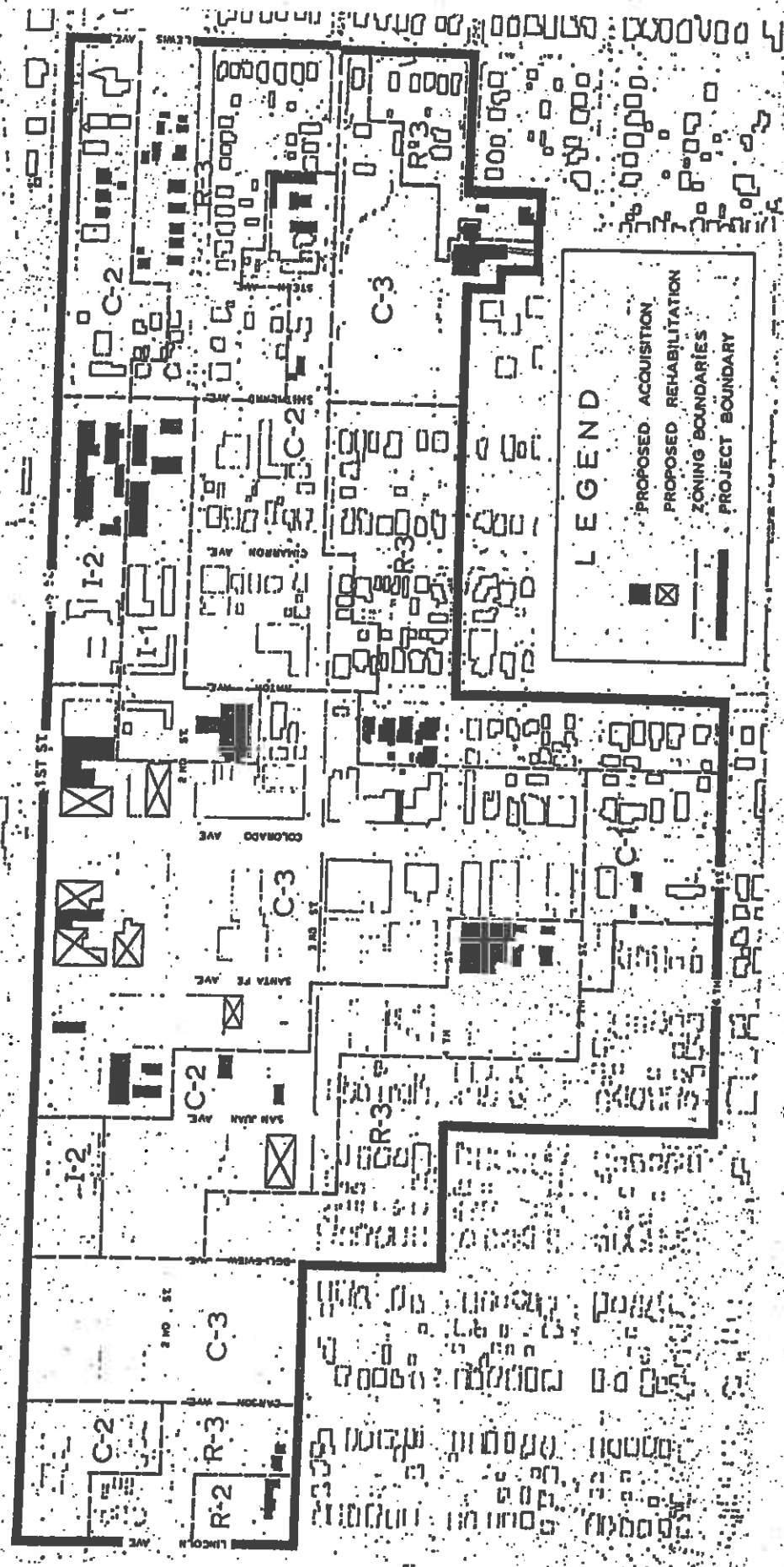
(7) An Urban Renewal Plan may be modified at any time; provided, that if modified after the lease or sale by the Authority of real property in the urban renewal project area, such modification shall be subject to such rights at law or in equity as a lessee or purchaser, or its successor or successors in interest may be entitled to assert. Any proposed modification shall be submitted to the local governing body for a resolution as to whether or not such modification will substantially change the Urban Renewal Plan in land area, land use, design, building requirements, timing or procedure, as previously approved and if it finds that there will be a substantial change, its approval of such modification shall be subject to the requirements of this section.

Such requirements include:

1. Review by the La Junta Planning Commission, and
2. Findings and determinations by La Junta City Council after Public Hearing pursuant to Section 7 of such Urban Renewal Law.

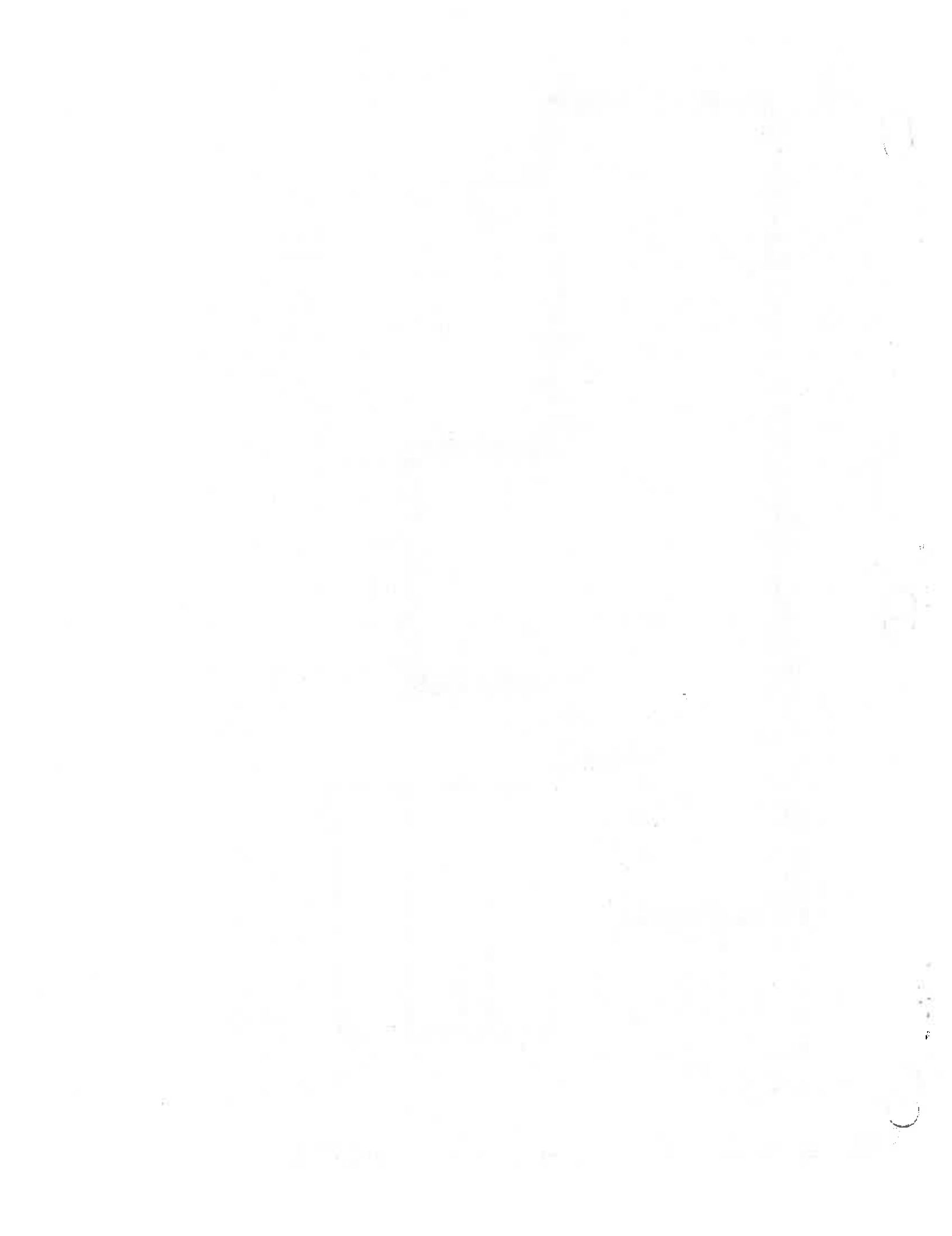
Where a literal enforcement of the provisions contained in the Urban Renewal Plan would constitute an unreasonable limitation beyond the intent and purpose of these provisions, the Authority may in specific cases, allow minor variances from these provisions.

CBD REDEVELOPMENT PROJECT AREA



LEGEND

- PROPOSED ACQUISITION
- ⊗ PROPOSED REHABILITATION
- - - ZONING BOUNDARIES
- ▬ PROJECT BOUNDARY



AMENDMENT TO TAX INCREMENT DISTRICT BOUNDARIES

The La Junta Urban Renewal Authority Board of Commissioners held a regular meeting on Thursday, August 9, 1984 at 12:00 noon in the Kit Carson Hotel. The meeting was called to order by J.W. Miller, Chairman. Board members present were:

J.W. Miller
Robert Sabin
Jerre Church
Kenneth Allen
Mae Crowell
Robert Wallace
Don Coker

Also present were: C.A. Sarlo, Executive Director
Dan Noller, Assistant Director
Ed Harris, Rehabilitation Specialist
Oclires Lovato, Secretary
Jon Kolomitz, Attorney
Gary Freeman, Mayor
Spencer Burtis, Tribune Democrat

The minutes of the June meeting were approved with a motion made by Robert Wallace, seconded by Mae Crowell.

Financial statements for June and July were reviewed and approved with a motion made by Jerre Church, seconded by Kenneth Allen.

Jon Kolomitz presented a resolution to the Board for an amendment to the Bylaws which would cause the cancelling of regular meetings if there was insufficient business for a meeting to be held. A motion was made by Robert Sabin, seconded by Don Coker, that the amendment to the Bylaws for cancelling of meetings be approved. Motion carried.

Mr. Noller reported to the Board that the structure at 4th and Smithland would be demolished in the near future as it was recently bid and will go into contract within the next week.

The Board was asked for approval for an amendment to the Authority's retirement plan to allow all employees to be 100% vested. Under the original plan it would take 5 years for the employees to become fully vested. A motion was made by Robert Sabin, seconded by Robert Wallace, that the amendment to the retirement plan be approved. Motion carried.

The Board was asked for a recommendation to be made to the City Council for the boundaries of the Tax Increment District area to be amended to include an area between Lincoln Avenue and the Anderson Arroyo from 1st to 2nd Streets. A motion was made by Jerre Church, seconded by Robert Sabin, that it be recommended to the City Council for an amendment to the Tax Increment District area boundaries. Motion carried.

AMENDMENT TO TAX INCREMENT DISTRICT BOUNDARIES

The La Junta Urban Renewal Authority Board of Commissioners held a regular meeting on Thursday, September 13, 1984 at 12:00 noon in the Kit Carson Hotel. The meeting was called to order by J.W. Miller, Chairman. Board members present were:

J.W. Miller
Jerre Church
Kenneth Allen
Rufus Rosales
Mae Crowell
Robert Wallace

Also present were: C.A. Sarlo, Executive Director
Ed Harris, Rehabilitation Specialist
Oclires Lovato, Secretary
Jon Kolomitz, Attorney
Gary Freeman, Mayor
Robert Bauserman, County Commissioner
Al Burtis, Tribune Democrat

The minutes of the August meeting were approved with a motion made by Kenneth Allen, seconded by Mae Crowell.

After review, the financial statements were approved with a motion made by Rufus Rosales, seconded by Robert Wallace.

Mr. Sarlo reported to the Board that the amendment to the tax increment boundary was approved by the City Council. He also told those present that there are still two motel developers interested in the area at Lincoln and 2nd Street.

A motion was made by Jerre Church, seconded by Robert Wallace, that a recommendation be made to the City Council for the reappointment of Mae Crowell to the Urban Renewal Board. Motion carried.

Resolution 9A84 authorizing Mr. Sarlo and Mr. Noller to attend a National NAHRO Conference in St. Louis, September 29 to October 3, 1984 was approved with a motion made by Jerre Church, seconded by Rufus Rosales.

Fair market values were established for land recently acquired under the Anderson Arroyo project. Block 14 was established at \$100,000 value and Lots 1 through 7 and Lots 18 to 20, Block 5 Anderson Addition was established at \$50,000 value. A motion to establish these fair market values was made by Rufus Rosales, seconded by Kenneth Allen. Motion carried.

Fair market values were established for the acquisition of properties on 1st Street under the Santa Fe Plaza Project with a motion made by Jerre Church seconded by Mae Crowell.

- I. A regular meeting of the City Council of the City of La Junta, Colorado, was called to order by Mayor Pro Tem Donald J. Rizzuto at 7:30 p.m. on Monday, August 20, 1984, in the Council Chambers of the Municipal Building.
- II. Roll was called and the following Councilmen were present:
- Donald J. Rizzuto, Mayor Pro Tem
Doug Manley, Ward 2
Mike Petramala, Ward 1
Patrick Luttrell, Ward 1
- absent: Gary Freeman, Mayor
Dan Hyatt, Ward 3
Bob Jones, Ward 2
- Also present: C. A. Sarlo, City Manager
H. R. McCune, City Engineer
Dan Noller, Administrative Assistant
Ralph Wadleigh, City Attorney
Doris Houghton, City Clerk
Chuck Widup, Police Chief
Jan Spencer, Deputy City Clerk
John Doenges, KBZZ
Pink Rollins, Chairman Planning Commission
Robert Abeyta, KAVI
Spence Burtis, Tribune Democrat
Jim Rizzuto, State Senator
- III. MINUTES OF PREVIOUS MEETING: Mayor Pro Tem Rizzuto asked if there were any additions or corrections to the minutes of the August 8, 1984, regular meeting. Hearing none, he declared the minutes approved as mailed.
- IV. RESOLUTION: MASS MUTUAL INSURANCE.

Mr. Wadleigh presented the following Resolution to Council:

R E S O L U T I O N
R-5-84

The undersigned certifies that she is the City Clerk of the City of La Junta, Colorado, a municipal Corporation organized and existing under the constitution and laws of the State of Colorado; that she has the custody and control of the City seal and the City records; including the minutes of meetings of said City; that at a meeting of the City Council of said City duly held on the _____ day of _____, 1984, at which a quorum was present, the following resolutions were duly adopted and are now in full force and effect:

WHEREAS, Massachusetts Mutual Life Insurance Company (hereinafter referred to as "Mass Mutual") will administer health and accident benefits programs of the City of La Junta, Colorado (hereinafter referred to as the "City"); and

WHEREAS, to facilitate the administration of such benefits programs, the City desires to open an account with the The Chase Manhattan Bank, N.A., a national banking association (hereinafter referred to as the "Bank");

NOW THEREFORE, BE IT RESOLVED, that the City open a deposit account with the Bank to be entitled "Employee Health and Accident Benefits Account" (such account being hereinafter referred to as the "Account") and that the officers and agents of the City and of Mass Mutual be, and hereby are, and each of them is hereby is, authorized to deposit any of the funds of the City or Mass Mutual in the Account; and

FURTHER RESOLVED, that, until the further order of the City Council, any of the funds of the City or of Mass Mutual deposited in the Account be subject at any time, and from time to time, to withdrawal or charge City:

(1) upon checks, drafts, or other orders for the payment of money drawn in the name of the City Treasurer (whose names and signatures may be certified to you by the City Clerk) or of any officer of Mass Mutual (whose names and signatures may be certified to you by the Secretary or an assistant secretary of Mass Mutual), which signing officers of Mass Mutual may be changed by a notice to you from the Secretary of an Assistant Secretary of Mass Mutual, or (b) bearing or purporting to bear the facsimile signature of such persons regardless of by whom or by what means the actual or purported facsimile signature thereon may have been affixed thereto, if such facsimile signature resembles the facsimile signatures from time to time filed with Bank by the Secretary or an Assistant Secretary of Mass Mutual; or

(2) in accordance with magnetic tape transmitted to you by or on behalf of Mass Mutual in connection with Mass Mutual's administration of such benefits programs, and

FURTHER RESOLVED, that the Bank is hereby authorized to pay any such check, draft or other order and to pay in accordance with such magnetic tape and to permit any such withdrawal or make any such charge and also receive the same from the payee, other holder, or deliverer without inquiry as to the circumstances of issue or the disposition of the proceeds even if drawn to the individual order of any signing person or Mass Mutual, or payable to the Bank or others for its, his or her individual obligation, and, at the option of the Bank, even if the Account shall not be in credit to the full amount of such check, draft, order or charge; and it being understood that some or all of funds on deposit in the Account will be transferred from time to time to an account or accounts maintained by Mass Mutual with the Bank; and

FURTHER RESOLVED, that, notwithstanding the foregoing and except with respect to amounts which are

credited to an account or accounts maintained with the Bank by Mass Mutual, the Bank shall not, unless otherwise directed by one of the aforesaid signing officers of Mass Mutual, (1) act on a stop-payment request, (2) withdraw or permit the withdrawal, from the account of any amount (except with respect to returns or reversals of payment orders previously credited to the Account) or (3) charge the Account in any amount except in any such case upon 30 days prior written notice received by the Bank (attention: Insurance Division, Institutional Banking Department) in addition to compliance having been made with all of the applicable requirements set forth above; and

FURTHER RESOLVED, that (1) all statements of account in connection with the Account, (2) all checks, drafts and other orders which have been cancelled by the bank, and (3) all correspondence received by the Bank in connection with the Account shall be delivered or mailed by the Bank to Mass Mutual and not to the City; and

FURTHER RESOLVED, that the City authorizes and directs its City Clerk to promptly notify the Bank in writing of any change in these resolutions, that any such change shall not be effective until the expiration of 30 days of following the Bank's receipt of such written notice of the same and that until the expiration of such 30 days, the Bank is authorized to act in pursuance of these resolutions and, until indemnified and saved harmless from any loss or liability incurred in continuing to act in pursuance of the resolutions, even though these may have changed.

The undersigned further certifies that the foregoing resolutions have not been rescinded or changed, but are now in full force and effect, and that there is no provision in the Charter or Ordinances of the said City limiting the power of the City Council to pass the foregoing resolutions and that the same are in conformity with the provisions of said Charter and Ordinances.

IN WITNESS WHEREOF, I have hereunto signed by name and affixed the City seal of said City this day of _____, 1984.

City Clerk

Mr. Wadleigh explained that this resolution sets up the bank account in Chase Manhattan Bank in New York for the City's Self Insurance program with Mass Mutual, Administrator of the Program, to be utilized for payment of claims made for City employee's insurance services. The resolution is mainly a housekeeping matter which sets up a clearing account in Chase Manhattan

IT WAS MOVED BY COUNCILMAN LUTTRELL, SECONDED BY COUNCILMAN PETRAMALA TO ADOPT THE RESOLUTION.

No discussion; the Mayor Pro Tem called for the vote. Motion carried unanimously.

V. ORDINANCE ON SECOND READING: AN ORDINANCE AMENDING ORDINANCE NO. 870 OF THE CITY OF LA JUNTA, COLORADO.

Mr Wadleigh read the Ordinance in full. Mayor Pro Tem made a few comments. This ordinance involves the rezoning of three lots located at 608 Carson from R-2 to R-3. One structure would be affected. A number of citizens from the immediate neighborhood were concerned that their entire neighborhood would be rezoned from R-2 to R-3. In a letter to the Planning Commission they stated "It is our desire to have this area remain single family dwellings with duplex opportunities. Our main concern of the suggested change to R-3 is regarding multi-family dwelling capabilities."

MAYOR PRO TEM ASKED WHAT ACTION COUNCIL WISHED TO TAKE. HEARING NO COMMENTS HE DECLARED THE ORDINANCE DIES FROM LACK OF A MOTION.

VI. NEW BUSINESS:

- A. Special Events Permit - Arkansas Valley Knights of Columbus, Council 1161. The event will be held from 4:00 p.m., Oct. 13, until 2:00 a.m., Oct. 14. The application is in order, proper fees tendered. City Attorney recommends approval.

IT WAS MOVED BY COUNCILMAN MANLEY, SECONDED BY COUNCILMAN LUTTRELL, TO APPROVE THE APPLICATION FOR SPECIAL EVENTS PERMIT FOR THE KNIGHTS OF COLUMBUS.

The Mayor Pro Tem called for the vote. Motion carried unanimously.

B. Liquor License Renewals:

1. Jayann's Water Hole, 302 E. 1st St. - Application is in order, proper fees tendered, no adverse police report. City Attorney recommends approval.

IT WAS MOVED BY COUNCILMAN LUTTRELL, SECONDED BY COUNCILMAN MANLEY, TO APPROVE THE LIQUOR LICENSE RENEWAL FOR JAYANN'S WATER HOLE.

The Mayor Pro Tem called for the vote. Motion carried unanimously.

2. Hickory House, 1220 E. 1st Street - Application is in order, proper fees tendered, no adverse police report. City Attorney recommends approval.

IT WAS MOVED BY COUNCILMAN LUTTRELL, SECONDED BY COUNCILMAN MANLEY TO APPROVE THE LIQUOR LICENSE RENEWAL FOR HICKORY HOUSE.

Mayor Pro Tem called for the vote. Motion carried unanimously.

- C. Early Settler's Day Street Closing - State Senator Jim Rizzuto, co-chairman of Early Settler's Day celebration asked permission to close off Third Street between Santa Fe and Colorado in addition to closing off Santa Fe between 2nd and 3rd, and 2nd Street between Santa Fe and Colorado. He has already discussed the matter with the Police Chief and they worked out a plan for routing traffic so that it has a way of detouring around the barricaded areas. The proposed plan was presented to Council.

Council discussed the matter briefly with Sen. Rizzuto and Police Chief Chuck Widup.

IT WAS MOVED BY COUNCILMAN LUTTRELL, SECONDED BY COUNCILMAN PETRAMALA, TO ADOPT THE PROPOSED STREET CLOSING PLAN AS PRESENTED BY SENATOR RIZZUTO AND CHIEF WIDUP.

The Mayor Pro Tem called for the vote. Motion carried unanimously.

Senator Rizzuto also asked if more trash containers could be obtained for this event. Mr. Sarlo and Mr. McCune agreed to get some containers.

- D. Amendment of Tax Increment District Boundaries - Mr. Dan Noller informed Council that the Urban Renewal Board has made a unanimous recommendation to City Council that the City Council consider amending the boundary lines for the Tax Increment District to include that area bounded by Lincoln Avenue and the Anderson Arroyo from First Street to Second Street. Maps were provided for Council to refer to.

Mr. Noller answered questions from Council. He said the change in the plan is not a substantial one, and Council has the latitude to make such a change.

COUNCILMAN LUTTRELL MOVED, COUNCILMAN PETRAMALA SECONDED, THE PROPOSED CHANGE IN BOUNDARIES FOR THE TAX INCREMENT DISTRICT BE APPROVED.

The Mayor Pro Tem called for the vote. The motion carried unanimously.

Mr. Wadleigh presented the following Resolution to the Council:

R E S O L U T I O N

WHEREAS, the City of La Junta has heretofore defined the boundaries of the Urban Renewal Area as more particularly described on the attached Exhibit A.

WHEREAS, it is proposed that the project area be amended to include additional areas as follows:

Block 14, Original Town; Blocks 2 and 5, Anderson Addition; Block 2, Ohio Addition, La Junta, Otero County, Colorado. More particularly described as follows: commencing at the intersection of the center lines of Lincoln Avenue and U.S. Highway 50 (First Street) being the true point of beginning, thence Westerly along the center line of said Highway 50 to the top of the East bank of Anderson Arroyo, thence Southerly along said East bank of Anderson Arroyo to a point directly west of the center line of Second Street, thence Easterly on the center line of Second Street to the intersection of the center line of Lincoln Avenue, thence Northerly on the center line of Lincoln Avenue to the point of beginning, containing 8 acres more or less.

WHEREAS, such modifications will not substantially change the Urban Renewal Plan in land area, land use, design, building requirements, timing, or procedures as previously approved.

NOW, THEREFORE, Be It Resolved by the City Council of the City of La Junta that the La Junta Urban Renewal Project Area Boundary be amended to include

Block 14, Original Town; Blocks 2 and 5, Anderson Addition; Block 2, Ohio Addition, La Junta, Otero County, Colorado. More particularly described as follows: commencing at the intersection of the center lines of Lincoln Avenue and U.S. Highway 50 (First Street) being the true point of beginning, thence westerly along the center line of said Highway 50 to the top of the East bank of Anderson Arroyo, thence Southerly along said East Bank of Anderson Arroyo to a point directly west of the center line of Second Street, thence Easterly on the center line of Second Street to the intersection of the center line of Lincoln Avenue, thence Northerly on the center line of Lincoln Avenue to the point of beginning, containing 8 acres more or less.

Adopted this 20th day of August, 1984.

EXHIBIT A: DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The project area lies entirely within the East 1/2 of the Southeast 1/4 of Section 3; Southwest 1/4 and West 1/2 of the Southeast 1/4 of Section 2 all in Township 24 South, Range 55 West of the Sixth Principal Meridian, Otero County, described by subdivision and additions to the town, now City of La Junta as shown in the recorded plats thereof as: Blocks 15 through 29, 34 through 39, 42 through 44, 53 through 55 and Centennial Park, all part of Original Town; Blocks 1 through 4, Santa Fe First Addition; Blocks 3 and 6, Perley M. Lewis Addition; Block 7, Bradish Addition; and that area formerly known as the Atchison, Topeka & Santa Fe Railroad Hospital excepting that portion belonging to the La Junta Housing Authority; all of which has a perimeter which may be described as commencing at the intersection of the center lines of Lewis Avenue and U.S. Highway 50 (First Street), being the true point of beginning, thence Westerly along the center line of said U.S. Highway 50 to the intersection with the center line of Lincoln Avenue, thence Southerly along the center line of said Lincoln Avenue to the intersection with the center line of Third Street, thence Easterly along the center line of said Third Street to the intersection of the center line of Bellevue Avenue, thence Southerly along the center line of said Bellevue Avenue to the center line of Fourth Street, thence Easterly along the center line of said Fourth Street to the intersection with the center line of San Juan Avenue, thence Southerly along the center line of said San Juan Avenue to the intersection with the center line of Sixth Street, thence Easterly along the Center line of said Sixth Street to the intersection with the center line of Raton Avenue, thence Northerly along the center line of said Raton Avenue to the intersection with said Fourth Street to the West property line of the area formerly known as the Atchison, Topeka & Santa Fe Railroad Hospital, thence continuing Easterly 232.0 ft., thence Easterly 68.94 ft., to the center line of said Section 2, Township 24 South, Range 55 West, thence Northerly 193.0 ft., along the said center line of said Section 2 to the intersection with the center line of Fourth Street thence Easterly along the center line of said Fourth Street to the intersection with the center line of Lewis Avenue, thence Northerly along the center line of said Lewis Avenue to the intersection with the center line of U.S. Highway 50 (First Street) being the true point of beginning, containing 116.9 acres more or less.

IT WAS MOVED BY COUNCILMAN LUTTRELL, SECONDED BY COUNCILMAN PETRAMALA THAT THE RESOLUTION TO AMEND THE TAX INCREMENT DISTRICT BOUNDARIES BE ADOPTED.

The Mayor Pro Tem called for the vote. Motion carried unanimously.

- E. Cable TV - Transfer of License - This item was postponed, since representatives from the cable company were not able to attend this meeting.
- F. An addition to the agenda: Appointments to the Retirement Board - The Retirement Board needs to replace Russ Arensdorf, who has retired and reappoint Bob Smith. Rod Davidson has agreed to sit on the Board and Bob Smith has agreed to his reappointment. These terms will expire in February of 1986.

IT WAS MOVED BY COUNCILMAN LUTTRELL, SECONDED BY COUNCILMAN PETRAMALA, TO APPOINT ROD DAVIDSON TO THE RETIREMENT BOARD AND REAPPOINT BOB SMITH.

Mayor Pro Tem called for the vote; motion carried unanimously.

- G. Another addition to agenda: Letter from Mike Salardino, Colorado Municipal League President and president of Pueblo City Council, concerning CML's Policy Committee. Each municipality who would like to have a representative on the Policy Committee may do so. This is a yearly appointment. Mr. Sarlo has been the past representative. Mr. Sarlo has indicated that if a member of Council would like to fill that seat, he would be happy to relinquish it.

IT WAS MOVED BY COUNCILMAN PETRAMALA, SECONDED BY COUNCILMAN MANLEY, THAT PATRICK LUTTRELL BE ELECTED TO SERVE ON THE CML POLICY COMMITTEE.

The Mayor Pro Tem called for the vote; motion carried unanimously. (Councilman Luttrell abstained from voting.)

- H. Citizen Participation - None
- I. City Manager's Comments - None

- J. Governing Body's Comments - Mr. Wadleigh informed Council that the next City Council meeting falls on September 3, which is the Labor Day Holiday, which traditionally is not well attended. Since there is pressing business which needs to be handled the first week in September, Mr. Wadleigh urged Council to fix the time for the next Council meeting sometime during the first week in September. The Deputy City Clerk will poll the Council as to the best night during that week for a meeting and will fix the time for the first regular meeting of the month at that time.


Mayor Pro Tem Rizzuto informed the Council of the receipt of a letter from Al and Patricia Kreps of the La Junta State Bank which states:

"We are very grateful for the assistance that staff members of the city provide to its citizens. In particular, we want to thank City Engineer Harrison (Mac) McCune for helping the bank to obtain the access and egress necessary to development of the Drive-In facility at 1st and Colorado Avenue."

Also members of the City Council, City Manager, Carmen Sarlo and Dan Noller are to be commended for their untiring work in the Santa Fe Plaza development. It is this type of positive leadership and action which has made La Junta the leading City in the lower valley. Development of the Santa Fe Plaza will, we believe, be another step towards the growth of our fine city."

A thank you note from Board of Directors of La Junta Tigersharks was received thanking City for their cooperation during a recent swim meet.

- II. There being no further business to come before the Council, the meeting adjourned at 8:20 P.M.


Gary Freeman, Mayor

ATTEST:


Doris Houghton, City Clerk

TAX INCREMENT FUNDS - 1981 TO 2011**REVENUES**

		1,530,954.94
	Tax Increment Funds	311,668.19
	Interest	
1988	Bank Western - fence	647.50
	Merchants - sidewalk	1,771.63
		2,419.13
1989	Colorado Initiatives	70,000.00
	Colorado Initiatives	15,350.00
	City	11,000.00
		96,350.00
1990	Merchants - sidewalk	
1991	Merchants - sidewalk	35,809.24
	Merchants - demolition	1,250.00
		37,059.24
1992	State Highway Grant	49,900.00
91-95	Fox Theater	31,041.34
95-96	Rent Income	3,574.19
2000	Parking Lot - Colorado Bank & Avante	143,178.45
2011	CDBG - Sidewalk Project	75,000.00
		<hr/>
		2,332,066.06

EXPENSES

1983	Appraisals & Advertising		210.31
1986	Acquisition		47,507.50
1987	Acquisition/Demolition	90,446.31	
	Property Management	60.00	
	Parking Lot	1,914.35	92,420.66
1988	Parking Lots	26,033.19	
	Beil Study	7,152.00	
	Signs	425.00	33,610.19
1989	Consultant	633.83	
	Lights	6,180.00	
	Parking Lot Signs	401.10	7,214.93
1990	Convention Center - Garlington	380.00	
	Sidewalks - median	78,876.28	79,256.28
1991	Sidewalks - median	122,869.91	
	Fox Theater	25,000.00	
	Fox Theater - Garlington	125.00	
	Demolition	10,605.00	
	Paint alley buildings	1,000.00	
	HOH Associates - motel study	523.50	160,123.41
1992	Sidewalks - median		110,365.58
1993	Parking Lots	36,504.00	
	Light maps	30.00	36,534.00
1994	Parking Lots	27,159.54	
	CSU Study	135.03	
	Appraisals	4,065.11	
	Acquisition/Demolition	3,867.50	35,227.18
1995	Lights	36,813.80	
	Trees	924.00	
	Banner Brackets	2,800.82	
	Acquisition	25,162.55	
	CSU Study	5,250.00	70,951.17

1996 CSU Study			
Kit Carson Project	2,997.89		
Banner Brackets	500.00		
Sidewalks. - lights @ library	360.00		
Relocation	14,999.00		
1997 Demolition	2,200.00		21,056.89
Lights	32,473.60		
Christmas Decorations	58,292.80		
1998 Acquisition	4,263.00		95,029.40
1999 Parking Lots			6,529.73
Workshop	46,143.48		
Appraisals	119.08		
Banners	1,950.00		
Acquisition/Relocation/Demolition	3,600.00		
2000 Workshop	127,362.00		179,174.56
Acquisition/Demolition	45.28		
Parking Lots	8,961.53		
LADD Banner	158,220.62		
2001 Sidewalk, curb & gutter	65.00		167,292.43
Elks/Masons	3,850.00		
Demolition	468.00		
2002 Chestnut Apartments	5,855.18		10,173.18
Chestnut Apartments - legal	70,000.00		
Sidewalks	300.00		
2003 Tree grates	1,276.00		71,576.00
Santa Fe Plaza sign	480.00		
Garlington - Kit Carson	125.00		
2004 LADD Parking Promotion	50.00		655.00
Appraisal	200.00		
Tri-County Motors fence repair	400.00		
Garlington - Kit Carson	1,125.00		
2005 Acquisition	100.00		1,825.00
2006 Garlington - Kit Carson			31,191.60
2007 Fox Theater, Thyme Square, Boss Hogg's			75.00
Condition Survey/Urban Renewal Plan	150,722.07		
2008 Condition Survey/Urban Renewal Plan	19,645.00		170,367.07
2009 Chamber sign, Floor Craft,			725.00
San Juan sign, Cassandra Thomas			27,872.36
2010 Slaterpaul, Chestnut Apartments, Book Stop			
2011 Tree Survey, San Juan Parking lot, Stamps			28,436.06
Sidewalk, curb & gutter	32,105.30		
Sidewalk, curb and gutter	75,000.00		
			<u>107,105.30</u>
			1,592,505.79
82-11 Administration			
87-11 114 Storefronts grants			20,813.45
			<u>80,607.05</u>
			101,420.50
TOTAL EXPENSES			1,693,926.29
Other Funds Expended Downtown			
92 Storefront Loans - Downtown Revitalization Fu	114,962.96		
Owner share of storefronts	102,815.15		217,778.11

**URBAN RENEWAL PLAN
FOR
LA JUNTA URBAN RENEWAL AUTHORITY**

**Approved
September 13, 2007
by
La Junta Urban Renewal Authority
Board of Commissioners
Adopted
November 5, 2007
by
La Junta City Council
Resolution R-21-2007**

Urban Renewal Plan for the La Junta Urban Renewal Authority

I. DEFINITIONS

The terms used in this Urban Renewal Plan shall have the following meanings:

Act means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, of the Colorado Revised Statutes.

Area or Urban Renewal Area means the area of the City included within the boundaries of this Urban Renewal Plan as depicted in Exhibit A and described in Exhibit B.

Authority means the La Junta Urban Renewal Authority.

City means the City of La Junta, Colorado.

Comprehensive Plan means the La Junta Comprehensive Plan as amended and updated in 2000.

Plan or Urban Renewal Plan means this urban renewal plan as it may be amended in the future.

Project or Urban Renewal Project means all of the activities and undertakings described in this Urban Renewal Plan.

II. INTRODUCTION

The purpose of this Plan is to implement those provisions of the Comprehensive Plan and the Supplemental Plans that apply to the Urban Renewal Area. The Supplemental Plans are: The Zoning Code adopted in 1999 and the Subdivision Code adopted in 1999.

This Urban Renewal Plan has been proposed for the City Council of the City pursuant to the provisions of the Act. The administration of the Project and the implementation of the Plan shall be the responsibility of the Authority.

III. URBAN RENEWAL AREA BOUNDARIES

The location and boundaries of the Urban Renewal Area within the City are shown in Exhibit A. The Urban Renewal Area contains approximately 610 acres and is described in Exhibit B.

The Urban Renewal Area for La Junta includes the properties located from the West end of the City Limits to the East end City limit. Included are all commercial properties that are located next to Highway 50 North and South of the Highway 50 East to West and to include down town areas from Dalton to 3rd Street, East to Highway 109, and the old district Anderson South to 3rd, West to Belleview, South to 4th, East to San Juan, South to 6th street, East to Raton, North to 4th street, East to Lewis and including old Santa Fe hospital property, and North to Highway 50 at Lewis. As the boundaries are depicted on Exhibit A and described in Exhibit B. In case of a conflict, the provisions of Exhibit A controls.

IV. SUMMARY OF STATUTORY CRITERIA

The Authority contracted with M. Torgerson Architects, P.C., to survey and document whether conditions that constitute a "blighted area", as defined in the Act, exist in the Area. The result of the survey is included in a document entitled "Conditions Survey" dated May 21, 2007, consisting of 84 pages, related exhibits, a description of existing conditions, and numerous photographs. The Conditions Survey is incorporated herein by reference.

The Conditions Survey shows that the following factors listed in the Act are present in the Area and that these conditions qualify the Area as a "blighted area" as defined in the Act:

- Slum, deteriorated, or deteriorating structures;
- Predominance of defective or inadequate street layout;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate public improvements or utilities;
- 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.

V. DESCRIPTION OF URBAN RENEWAL PROJECT

This Plan will be implemented as part of a comprehensive program to eliminate and prevent blight in the Urban Renewal Area. The Authority and the City, with the cooperation of private enterprise and other public bodies, will undertake a program to eliminate the conditions of blight identified in the Conditions Survey while implementing the Comprehensive Plan and the Supplemental Plans.

A. Urban Renewal Plan Goals and the Plan's Relationship to Local and Regional Objectives

1. Goals of the Plan

This Plan has been adopted to achieve the following goals in the Area:

- a. The Plan will implement the following provisions of the Comprehensive Plan:
 - Urban mixed use: urban mixed consists of a mixture of office, retail, higher density residential and public uses that tend to spur redevelopment of underutilized commercial and office buildings as well as industrial sites.
- b. The Plan will provide connection to and complement redevelopment of the La Junta Urban Renewal Area as adopted in 1981 and expanded in 1984.
- c. The Plan will promote a balance of complementary land uses in the Area.
- d. Implementation of the Plan will eliminate and prevent conditions of blight in the Urban Renewal Area.
- e. Through the maximum possible participation of private enterprise and the cooperative efforts of the public sector, implementation of the Plan will eliminate and prevent economic deterioration in the Urban Renewal Area and the community at large. The Plan will promote creation of value in the Area.
- f. The Plan will upgrade public facilities and infrastructure, access, traffic, pedestrian and bicycle circulation, public utilities, public amenities, recreation and drainage in the Urban Renewal Area.

- g. The Plan will help attract capital improvement and new retail businesses, retention and development of a competitive regional retail market, thereby providing employment and strengthening the City's economic base.
- h. The Plan will expand retail opportunities for the citizens of La Junta and the surrounding area and create a stable sales tax base for the City.
- i. The Plan will improve conditions and correct problems in the Area related to vehicular access and circulation, public utilities, drainage, environmental contamination, public safety, and public amenities.

2. Relationship to Local and Regional Objectives

The Plan conforms with and is designed to implement the Comprehensive Plan, the Supplemental Plans, and regional objectives in the Area.

- a. Providing a balance of land uses sensitive to the distribution of jobs and housing;
- b. Encouraging cooperation among governments and government agencies in the Area.
- c. Implementing the La Junta Comprehensive Plan and associated plans to facilitate orderly growth in the City and the region;
- d. Providing a variety of mixed, high-quality land uses, supported by existing and proposed regional transportation networks, to maximize economic opportunities throughout the Area and region.

B. Land Use Regulations and Building Requirements

Notwithstanding anything in the Plan to the contrary, the development and use of the property within the Urban Renewal Area described in the Plan including, without limitation, land area, land use, design, building requirements, timing or procedures applicable to the property, shall be subject to the La Junta Municipal Code and secondary codes therein adopted by reference, and other applicable standards and regulations of the City of La Junta (City regulations) which shall be controlling with respect thereof, provided, that if a conflict exists between any provision of the City Regulations and any provision of the Plan or any design guidelines or standards of the Authority, the most restrictive provision shall control.

The Plan will provide a comprehensive and unified plan to promote and encourage high quality development of the Urban Renewal Area by private enterprise. In addition to the land use and building requirements contained in City Codes and ordinances and the provisions of this Plan, the Authority may adopt design guidelines and standards (Design Guidelines and Standards) that will apply to the property included in the Area. Upon adoption by the Authority, the Design Guidelines and Standards shall apply to both public and private improvements.

The Plan and the Design Guidelines and Standards will implement the provisions of Section 31-25-107(8) of the Act, which provides that, upon approval of the Plan by the City Council, the provisions of the Plan shall be controlling with respect to land area, land use, design, building requirements, timing, or procedure applicable to the Area.

In the event of a conflict involving the provisions of City Codes, the Plan, and the Design Guidelines and Standards, the most restrictive provision shall govern.

1. Uses

Permitted uses for properties in the Urban Renewal Area shall be those uses allowed in City of La Junta Municipal Code and this Plan.

2. Plan Review Process

The purposes of the Plan are to eliminate and prevent blight in the Urban Renewal Area and to achieve development of the highest quality in the Urban Renewal Area. To assure that those purposes are accomplished, the Authority shall review all plans or proposals for development in the Area to determine compliance with the Plan and, if applicable, the Design Guidelines and Standards. No building permit shall be issued prior to and unless the Authority makes a finding that such plans or proposals comply with this Plan and, if applicable, the Design Guidelines and Standards.

a. Site Development Plan

Each plan or proposal shall be accompanied by a site development plan. The site development plan shall be submitted to the Authority in a form required by applicable City codes, as such provisions may be amended from time to time.

b. Review Standards

The decision of the Authority shall be based on whether a proposed site development plan meets the following standards:

- (1) The proposal shall be consistent with the purposes and standards of this Plan and the City Codes, regulations and policies.
- (2) The proposal should identify and specify factors that mitigate any potential negative impacts on nearby properties.
- (3) The proposal should identify and specify factors that maximize potential positive impacts on nearby properties.
- (4) The proposal should include adequate facilities for pedestrians, bicyclists and motorists.
- (5) The proposal should optimize conservation of energy, water, and other resources on a site-specific scale.
- (6) The land uses within the proposal should be compatible with one another.
- (7) The proposal should include any common areas serving the site, and contain adequate provisions for ownership and maintenance of such areas.
- (8) The proposal should include adequate public improvements (both on and off site) to be provided in a timely fashion.
- (9) The proposal is consistent with the Design Guidelines and Standards, if adopted by the Authority.
- (10) The proposal includes pedestrian-friendly design features.

VI. PROJECT ACTIVITIES

The following provisions shall apply to the Area. In accordance with the Act, the Authority may undertake these activities directly, or to the extent authorized by applicable law, contract with third parties to do so.

A. Land Acquisition

In order to carry out this Plan, the Authority may exercise any and all of its rights and powers under the Act and any other applicable law, ordinance or regulation. The Authority may acquire any interest in property by any manner available. The Authority may acquire property in the

Area for the following reasons: to eliminate or prevent conditions of blight; to carry out one or more objectives of the Plan; to assemble property for redevelopment by private enterprise; for needed public improvements; and for any other lawful purpose authorized by the Plan, the Act or any other applicable law.

Acquisition of property by eminent domain is not authorized unless the City Council approves, by majority vote, the use of eminent domain by the Authority.

B. Relocation

If acquisition of property displaces any individual, family, or business concern, the Authority may assist such party in finding another location, and may, but is not obligated to, make relocation payments to eligible residents and businesses in such amounts and under such terms and conditions as it may determine and as may be required by law.

C. Demolition, Clearance and Site Preparation

The Authority may demolish and clear those buildings, structures, and other improvements from property it acquires if such buildings, structures and other improvements are not to be rehabilitated in accordance with this Plan. The Authority may provide rough and finished site grading and other site preparation services as part of a comprehensive redevelopment program.

D. Property Management

During such time as any property is acquired by the Authority, for disposition for redevelopment, such property shall be under the management and control of the Authority and may be rented or leased by it pending disposition for redevelopment or rehabilitation. Notwithstanding the foregoing, the Authority may acquire property, develop, construct, maintain, and operate thereon buildings and facilities devoted to uses and purposes as the Authority deems to be in the public interest.

E. Public Improvements

If adopted by the Authority, the Design Guidelines and Standards will contain plan and Design Guidelines and Standards for all public improvements and infrastructure. The Design Guidelines and Standards shall include criteria and standards to address street, streetscape, utility, drainage and flood problems in the Area as well as other elements deemed necessary by the Authority to eliminate and prevent conditions of blight and to carry out the provisions of the Act and the Plan.

F. Land Disposition, Redevelopment and Rehabilitation

Purchasers or owners of property within the Area will be obligated to develop, redevelop or rehabilitate such property in accordance with the provisions of this Plan and, if adopted by the Authority, the Design Guidelines and Standards.

The Authority may dispose of property it acquires by means of a reasonable competitive bidding procedure it establishes in accordance with the Act and pursuant to redevelopment agreements between the Authority and such purchasers.

The Authority may also enter into owner participation agreements with property owners in the Area for the development, redevelopment or rehabilitation of their property. Such agreements will provide for such participation and assistance as the Authority may elect to provide to such owners.

The Authority may develop, construct, maintain, and operate buildings and facilities devoted to uses and purposes as the Authority deems to be in the public interest.

All such redevelopment, owner participation and other agreements shall contain at a minimum, provisions requiring:

1. Compliance with the Plan and, if adopted by the Authority, the Design Guidelines and Standards and City codes and ordinances;
2. Covenants to begin and complete development, construction or rehabilitation of both public and private improvements within a period of time deemed to be reasonable by the Authority;
3. The financial commitment of each party (but nothing herein shall obligate the Authority to make any such financial commitment to any party or transaction).

G. Cooperation Agreements

For the purposes of planning and carrying out this Plan in the Area, the Authority may enter into one or more cooperation agreements with the City or other public bodies. Without limitation, such agreements may include project financing and implementation; design, location and construction of public improvements; and any other matters required to carry out this Project. It is recognized that cooperation with the City, other municipalities and other public and private bodies may be required to coordinate such issues as the design, construction, maintenance, operation, and timing of public and private improvements within and outside of the Area to properly and efficiently carry out the goals and objectives of this Plan. Cooperation agreements addressing such issues are deemed necessary and incidental to the planning and execution of the Project.

H. Other Project Undertakings and Activities

Other Project undertakings and activities deemed necessary by the Authority to carry out the Plan in the Area may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Act and any and all applicable laws.

VII. PROJECT FINANCING

The Authority is authorized to finance activities and undertakings under this Plan by any method authorized by the Act or any other applicable law, including without limitation, appropriations, loans or advances from the City; federal loans and grants; state loans and grants; interest income; pay as you go arrangements; annual appropriation agreements; agreements with public and private parties or entities; sale of securities; loans, advances and grants from any other available source.

Any and all financing methods legally available to the Authority, any private developer, redeveloper or owner may be used to finance in whole or in part any and all costs, including without limitation, the cost of public improvements described or anticipated in the Plan or in any

manner related or incidental to the development of the Urban Renewal Area. Such methods may be combined to finance all or any part of activities and undertakings throughout the Urban Renewal Area. Any financing method authorized by the Plan or by any applicable law, including without limitation, the Act, may be used to pay the principal of and interest on and to establish reserves for indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Authority to finance activities and undertakings authorized by the Act and this Plan in whole or in part.

The Authority is authorized to issue notes, bonds or any other financing instruments or documents in amounts sufficient to finance all or part of the Urban Renewal Plan. The Authority is authorized to borrow funds and to create indebtedness in carrying out this Plan. The principal, interest, and any premiums due on or in connection with such indebtedness may be paid from any funds available to the Authority.

The Project may be financed by the Authority under the property tax allocation financing provisions of the Act. Under the tax allocation method of financing the Project, property taxes levied after the effective date of the approval of this Plan upon taxable property in the Urban Renewal Area each year by or for the benefit of any public body shall be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of this tax allocation provision, as follows:

A. Base Amount

That portion of the taxes which are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Urban Renewal Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Urban Renewal Area, the effective date of the modification of the Plan shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

B. Increment Amount

That portion of said property taxes in excess of such base amount shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by (whether funded, refunded, assumed or otherwise) the Authority for financing or refinancing, in whole or in part, the Project.

Unless and until the total valuation for assessment of the taxable property in the Urban Renewal Area exceeds the base valuation for assessment of the taxable property in the Urban Renewal Area, all of the taxes levied upon taxable property in the Urban Renewal Area shall be paid into the funds of the respective public bodies.

When such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds of the respective public bodies.

The increment portion of the taxes, as described in this Subsection B, may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances and indebtedness incurred by the Authority to finance the Project.

VIII. CHANGES IN APPROVED PLAN

This Plan may be modified pursuant to the provisions of the Act governing such modifications, including Section 31-25-107, C.R.S.

IX. MINOR VARIATIONS

The Authority may in specific cases allow minor variations from the provisions of the Plan if it determines that a literal enforcement of the provisions of the Plan would constitute an unreasonable limitation beyond the intent and purpose of the Plan.

EXHIBIT A

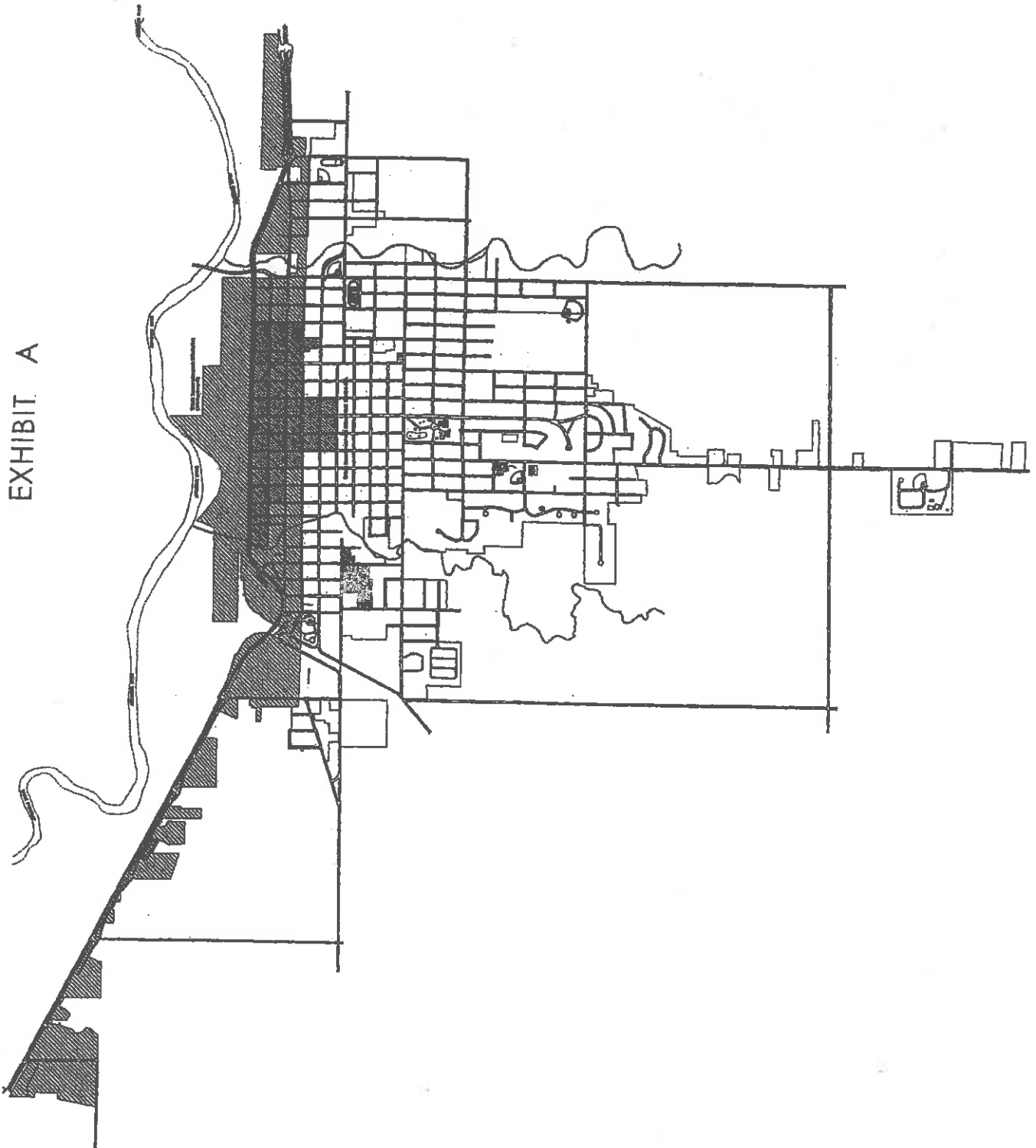
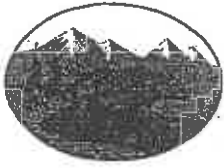


EXHIBIT B

La Junta Tax Increment District Description

The tax increment district for La Junta includes the properties located from the West end of the City Limits to the East end City limit. Included are all commercial properties that are located next to Highway 50 North and South of the Highway 50 East to West and to include down town areas from Dalton to 3rd Street, East to Highway 109, and the old district Anderson South to 3rd, West to Belleview, South to 4th, East to San Juan, South to 6th street, East to Raton, North to 4th street, East to Lewis and including old Santa Fe hospital property, and North to Highway 50 at Lewis.



Bear Creek Surveying, Inc.

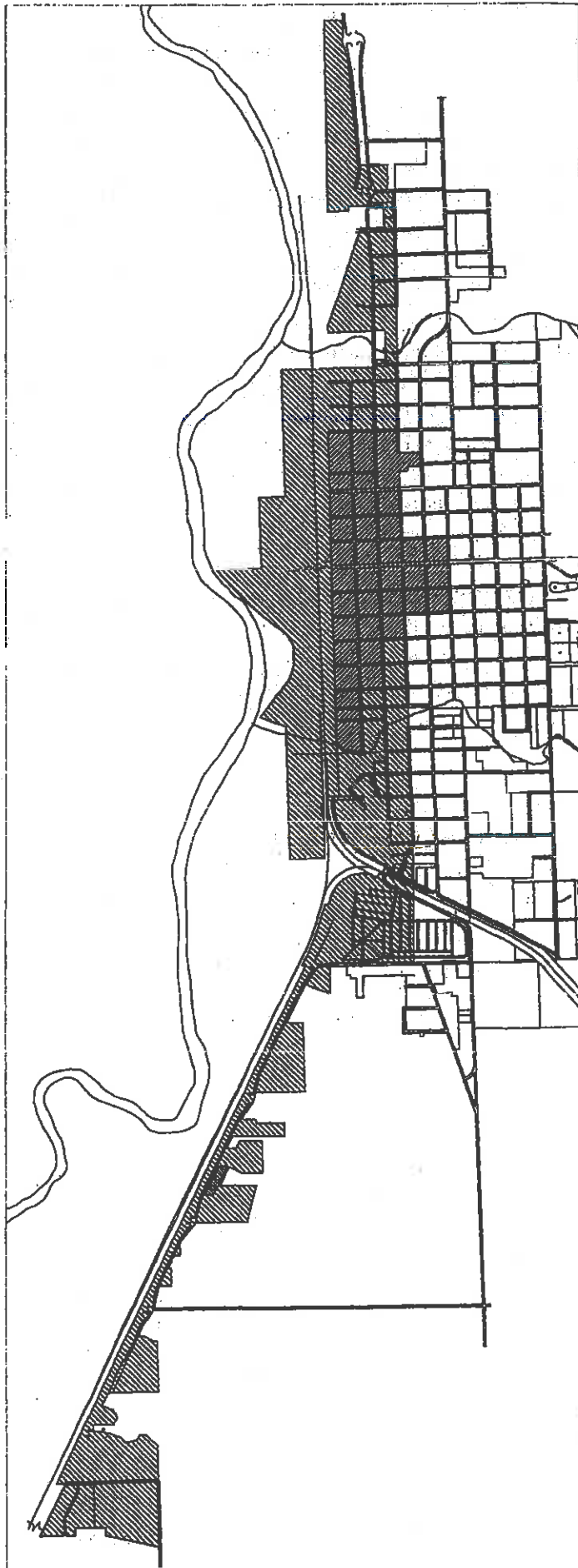
Boundaries of Tax Increment District

The project area lies entirely within Sections 1, 2, 3, 4, & 5 in Township 24 South, Range 55 West, Sections 32 and 33 in Township 23 South, Range 55 West of the Sixth Principal Meridian, Otero County, described by subdivision, additions and Ordinance to the Town, now City of La Junta as shown in the recorded plats thereof: beginning at the intersection of Kenilworth Avenue and Fourth Street; thence Westerly along the centerline of Fourth Street to the centerline of said Section 2; thence Southerly along said centerline of Section 2 to the centerline of Fifth Street; thence Westerly along the centerline of Fifth Street to a Northerly extension of the West right-of-way of Rice Avenue; thence Northerly along said Northerly extension to the boundary of the property formerly known as the Atchison, Topeka and Santa Fe Railroad Hospital; thence Westerly along said boundary, 60 feet more or less; thence Northerly along said boundary to an Easterly extension of the centerline of Fourth Street; thence Westerly along said Easterly extension and the centerline of Fourth Street to the centerline of Raton Avenue; thence Southerly along the centerline of Raton Avenue to the centerline of Sixth Street; thence Westerly along the centerline of Sixth Street to the centerline of San Juan Avenue; thence Northerly along the centerline of San Juan Avenue to the centerline of Fourth Street; thence Westerly along the centerline of Fourth Street and an extension thereof, to the centerline of Dalton Avenue; thence Northerly along the centerline of Dalton Avenue, to an Easterly extension of the Southerly boundary of La Junta City limits as described in Ordinance 1130; thence along the Southerly and Westerly boundary of Ordinance 1130 to the intersection with Ordinance 748; thence Westerly along the Southerly boundary of said Ordinance 748 to the intersection with Ordinance 751; thence along the Southern boundary of Ordinance 751 to the intersection with Ordinance 1149; thence Southerly and Westerly along the boundary of Ordinance 1149, to the intersection with Ordinance 939; thence Westerly along the Southerly boundary of Ordinance 939 to the intersection with Ordinance 772; thence Westerly and Northerly along the boundary of Ordinance 772, to the intersection with Ordinance 752; thence Westerly along the Southerly boundary of Ordinance 752, to the intersection with Ordinance 1067; thence Southerly along the boundary of Ordinance 1067 to the intersection with Ordinance 1068; thence Southerly, Westerly and Northerly along the boundary of Ordinance 1068 to the intersection with Ordinance 1067; thence Northerly along the boundary of 1067 to the intersection with Ordinance 752; thence Westerly along the boundary of Ordinance 752 to the intersection with Ordinance 978; thence Southerly along the boundary of Ordinance 978 to the intersection with Ordinance 979; thence Southerly, Westerly, and Northerly along the boundary of Ordinance 979 to the intersection with Ordinance 978; thence Northerly along the Westerly boundary of Ordinance 978 to the Southerly line of Rayl's Subdivision; thence Westerly along the boundary of Rayl's Subdivision to the Easterly boundary of the Old Walmart Parcel; thence Southerly and Westerly along the boundary of the Old Walmart Parcel to the Easterly line of Stark's Subdivision; thence Northerly along the Easterly line of Stark's Subdivision to the intersection

with Ordinance with Ordinance 754; thence Westerly along the Southerly boundary of Ordinance 754 to the intersection with Ordinance 758; thence Westerly along the Southerly boundary of Ordinance 758 to the intersection with Ordinance 1246; thence Southerly, Westerly and Northerly along the boundary of Ordinance 1246 to the intersection with Ordinance 758; thence Westerly along the Southerly boundary of Ordinance 758 to the intersection with Ordinance 772; thence Southerly, Westerly and Northerly along the boundary of Ordinance 772 to the intersection with Ordinance 758; thence Westerly along the Southerly boundary of Ordinance 758 to the intersection with Ordinance 1222; thence Westerly along the Southerly boundary of Ordinance 1222 to the intersection with Ordinance 1236; thence Southerly, Westerly and Northerly along the boundary of Ordinance 1236 to the intersection with Ordinance 1224; thence Westerly along the Southerly boundary of Ordinance 1224 to the intersection with Ordinance 1238; thence Southerly and Westerly along the boundary of Ordinance 1238 to the intersection of Ordinance 1226; thence Westerly along the Southerly boundary of Ordinance 1226 to the intersection with Ordinance 1231 and 1243; thence Westerly, Northerly and Easterly along the boundary of Ordinance 1231 and 1243 to the intersection with Ordinance 1226; thence Northerly and Easterly along the boundary of Ordinance 1226 to the intersection with Ordinance 758; thence Easterly along the Northerly boundary of Ordinance 758 to the intersection with Ordinance 754; thence Easterly along the Northerly boundary of Ordinance 754 to the intersection with Ordinance 752; thence Easterly along the Northerly boundary of Ordinance 754 to the intersection with Ordinance 899; thence Easterly along the Northerly boundary of Ordinance 899 to the intersection with Ordinance 706; thence Northerly, Easterly and Southerly along the boundary of Ordinance 706 to the Southerly right-of-way of Highway 50; thence Easterly along the Southerly right-of-way of Highway 50 to the Easterly right-of-way of Garfield Avenue; thence Northerly to the Southwest corner of CB South Subdivision; thence Northerly and Easterly along the boundary of CB South Subdivision to the Westerly right-of-way of Belmont Avenue; thence Northerly along the Westerly right-of-way of Belmont Avenue to the Southerly right-of-way of the Atchison Topeka & Santa Fe Railroad; thence Easterly along the Southerly right-of-way of the Atchison Topeka & Santa Fe Railroad to the centerline of Lawrence Avenue; thence Northeasterly to the Southeast corner of Garvin Addition; thence Westerly, Northerly and Easterly along the boundary of Garvin Addition and an extension of the Northerly boundary of Garvin Addition to the Westerly boundary of Wickham Addition; thence Northerly along the Westerly boundary of Wickham Addition to the Northwest corner of Wickham Addition; thence Southeasterly to the Northwest corner of Lot 1 Block 12 original Town of La Junta; thence Southeasterly to the Northeast corner of Lot 3, Block 12 original Town of La Junta; thence southeasterly to the Northwest corner of Lot 21, Block 11 original Town of La Junta; thence Easterly to the Northeast corner of Lot 4, Block 11 original Town of La Junta; thence Northeasterly to the mid point of the North line of Lot 24, Block 10 original Town of La Junta; thence Northeasterly to a point 356 feet North more or less of the Northwest corner of Block 9 original Town of La Junta; thence Northeasterly to a point 655 feet North more or less of the Northwest corner of Lot 2, Block 9 original Town of La Junta; thence Northeasterly to a point at the Northerly extension of the centerline of Colorado Avenue 695 feet North more or less of the North line of Block 1 original Town of La Junta; thence Southerly along said Northerly extension to the centerline of Colorado Avenue to the North line of Block 1 original Town of La Junta; thence Easterly along the Northerly line of Blocks 2, 3 and 4 original Town of La Junta to the Northeast corner of said Block 4; thence Southerly along the East line of Blocks 4 and 5 original Town of La Junta to the East-West mid-section line of said Section 2; thence Easterly along said East-West mid-section line to the Westerly boundary of Gillen's Addition; thence Southerly along Westerly line of Gillen's Addition to the North right-of-way of Third

Street; thence Easterly along the North right-of-way of Third Street to the intersection with a Northerly extension of a line between Lots 11 and 12, Block 15, Gillen's Addition; thence along said Northerly extension and the lot line between said Lots 11 and 12 to the centerline of the East-West alley within said Block 15; thence Easterly along the intersection of said alley and along the lot line between Lots 3 and 4, Block 15, Gillen's Addition to the centerline of Best Avenue; thence Northerly along the centerline of Best Avenue to the Southerly right-of-way of Highway 50; thence Easterly along the Southerly right-of-way of Highway 50 to the Westerly boundary of Block 9, Gillen's Addition; thence Southerly along the West boundary of said Block 9 to the Southerly line of Lot 17, Block 9, Gillen's Addition; thence Easterly along the Southerly line of Lots 17 and 10, Block 9, Gillen's Addition to the centerline of Sunrise Avenue; thence Northerly along the centerline of Sunrise Avenue to the centerline of Second Street; thence Westerly along the centerline of Second Street to the intersection of the Southerly extension of the lot line between Lots 19 and 20, Block 7, Gillen's Addition; thence Northerly along said Southerly extension and along the line between Lots 19 and 20 and Lots 5 and 6 to the Northerly boundary of the Winter Livestock Parcel; thence Easterly along the Northerly boundary of the Winter Livestock Parcel to the intersection with the Northerly extension of the Easterly boundary of Jim Malouff's Subdivision; thence Southerly along said Northerly extension to the Northerly right-of-way of Highway 50; thence Westerly along the Northerly right-of-way to a Northerly extension of the centerline of Jim Malouff Avenue; thence Southerly along the centerline of Malouff Avenue to the intersection with the Easterly extension of the lot line between Lots 8 and 13 of Jim Malouff's Subdivision; thence Westerly along said Easterly extension and the South line of Lots 8 and 7 to the centerline of Kenilworth Avenue; thence Southerly along the centerline of Kenilworth Avenue to the point of Beginning.





PROJ. NO. 07-087
 DRAFTER: BJS
 CHECKER: BJS
 DATE: 12-8-07

TAX INCREMENT DISTRICT
 CITY OF LA JUNTA

BEAR CREEK SURVEYING INC.
 300 N. 4th Street, P.O. Box 574, La Junta, CO 80801
 ph: 719-334-4300 fax: 719-334-4304
 www.bearcreek-surveying.com



The La Junta Urban Renewal Authority Board of Commissioners held a regular meeting on Thursday, September 13, 2007 at 12:00 noon at Country Home Buffet. Chairman Lynn Horner called the meeting to order.

<u>Board members present</u>	<u>Absent</u>
Lynn Horner	Karen Kelley
Mack Burtis	Gordon Racine
Don Rizzuto	
Bryan Bryant	
Rebecca Goodwin	
Roger Roath	
Sandra Leonard	

Also present	Rick Klein, Executive Director/City Manager
	Bill Jackson, Assistant City Manager
	Oclires Lovato, Executive Secretary
	Ron Davis, La Junta Economic Development
	Jerre Church
	Alicia Gossman-Steeves, Tribune Democrat
	Mike Steeves, Tribune Democrat
	Thea Skinner, Tribune Democrat

The minutes of the August 9, 2007 regular meeting were approved with a motion made by Mack Burtis, seconded by Rebecca Goodwin.

After brief review the financial statements for August, 2007 were approved with a motion made by Don Rizzuto, seconded by Sandra Leonard.

Bryan Bryant gave a report on the recommendations of the Storefront Improvements Committee. The Committee recommended that review of all applications should be done by a committee.

Mack Burtis commented that he feels the storefront program should be a part of the Urban Renewal Plan.

It was the consensus of the Board that the recommendations of the Committee should be presented to the Board members for review and that they be discussed further at the next meeting.

Rebecca Goodwin reported that one property on the downtown inventory list has been sold. She feels that the Urban Renewal Board should meet with local realtors and Ron Davis to see what can be done about marketing the vacant buildings.

Sandra Leonard told the Board that as far as student housing for the Chestnut Apartments, she heard that the Housing Authority now has a plan for the apartment building and is applying for some grant funds. Mr. Klein said he has talked with Tony Mascarenas who says they should hear within the next couple of months on this.

Lynn Horner talked about the plan for restrooms, jet spray, and signage in Santa Fe Plaza. He said he is working on getting a few designs and costs which he hopes to have within the next month or two. He felt that Urban Renewal could apply for grants to help get this done.

Ron Davis discussed his application to purchase the Tabares Building for a Highway 50 museum. His proposal is that a non-profit entity, such as Urban Renewal, be the owner of the building. Much discussion was held concerning the condition and safety of the building and the fact that the owner is not willing to allow anyone to inspect the building. The consensus of the Board members was that this building qualifies as blight and Urban Renewal could purchase the building and if it is not possible to rehab, it could be demolished.

Sandra Leonard made a motion, seconded by Rebecca Goodwin, that Urban Renewal purchase the Tabares Building at 8 & 10 East 1st Street for the purchase price of \$22,000 with the acknowledgement that it is considered blight. Motion carried with a vote of 6 Yes and 1 No.

Mr. Klein presented the Urban Renewal Plan as revised by Paul Benedetti.

Mack Burtis made a motion that the Urban Renewal Plan be tabled to the next meeting to allow the Board members time to review the revisions. The motion was seconded by Don Rizzuto. The motion did not pass with a vote of 1 Yes and 6 No.

Mr. Klein then proceeded to explain the revisions made by Mr. Benedetti.

Don Rizzuto then made a motion, seconded by Roger Roath, to adopt the Urban Renewal Plan as revised by Paul Benedetti. Motion carried with a vote of 6 Yes and 1 No.

The application submitted by John Fargerson for asbestos abatement of the structure at 309 Bradish was discussed. The Board felt that this project could be considered as blight removal and as a traffic safety issue. A motion was made by Don Rizzuto, seconded by Roger Roath, to approve the application in the amount of \$11,800 to John Fargerson, Boss Hoggs Saloon and Restaurant, for asbestos abatement of the structure at 309 Bradish. Motion carried unanimously.

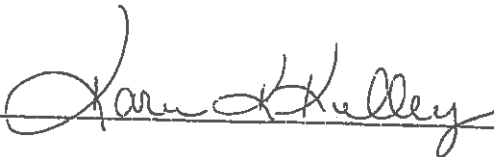
Discussion was held concerning future applications for assistance. It was the consensus of the Board that for future applications, the person making the application must present the application in person before the Board and, also, that the applicant must give progress reports to the Board either in person or in writing if not able to attend a Board meeting. The Board requested that these items be added to the application form.

Mr. Klein asked the Board if Urban Renewal could participate in a 50/50 downtown sidewalk project whereby the property owner would put in 50% of the cost to repair/replace the sidewalk in front of their business. Mr. Klein asked if Urban Renewal would fund \$75,000 towards this project. Discussion was held on curbs, which also are in need of repair. At the request of the Board members, this item was tabled to the next meeting.

Discussion was held concerning a possible roofing project for downtown buildings due to the last winter storm. Board members commented that this would be a very expensive project.

Kathy Fineau from the Southeast Colorado Regional Tourism Council was not able to attend this Board meeting but would like to come before the Board at the November meeting.

Being no further business to conduct, the meeting was adjourned.



R E S O L U T I O N

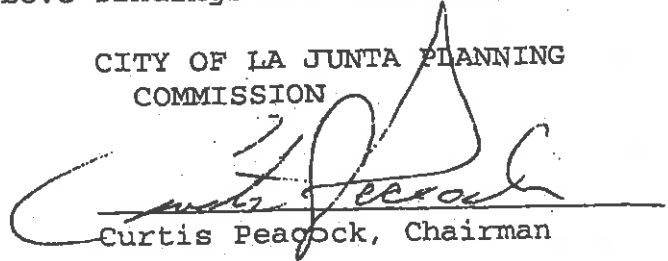
WHEREAS, the Planning Commission of the City of La Junta has conducted a hearing on September 20, 2007 concerning the Urban Renewal Plan, concerning certain lands; and

WHEREAS, after hearing, the Planning Commission of La Junta finds that the applicable sections of Section 31-25-107 have been met;

WHEREAS, the recommendation of the Planning Commission is that the Plan of the Urban Renewal Authority be approved.

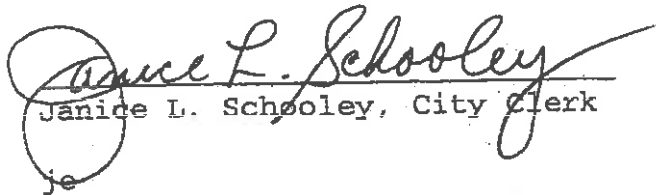
BE IT RESOLVED that the above findings are made absolute.

CITY OF LA JUNTA PLANNING
COMMISSION



Curtis Peacock, Chairman

ATTEST:



Janice L. Schooley, City Clerk

je

A public hearing was held Monday, November 5, 2007 at 7:30 pm in La Junta City Council Chambers. The purpose of the public hearing was to get approval by City Council for an Urban Renewal Plan for expansion of the current Tax Increment District.

Urban Renewal Board members present were:

Gordon Racine
Rebecca Goodwin
Lynn Horner
Bryan Bryant
Sandra Leonard
Don Rizzuto

Also present were: Rick Klein, Executive Director/City Manager
Bill Jackson, Assistant City Manager
Oclires Lovato, Executive Secretary

Rick Klein and Phillip Malouff, City Attorney, explained to the audience how the Tax Increment District works.

After discussion from the audience, Bob Freidenberger made a motion, seconded by Mike Moreno, that RESOLUTION R-21-2007 A RESOLUTION ADOPTING A REVISED URBAN RENEWAL PLAN WITHIN THE CITY OF LA JUNTA be approved. Motion carried unanimously.

CITY COUNCIL MEETING – November 5, 2007

STATE OF COLORADO)
 COUNTY OF OTERO) SS
 CITY OF LA JUNTA)

A regular meeting of the City Council of the City of La Junta, Colorado, was called to order by Mayor Don Rizzuto on Monday, November 5, 2007 at 7:30 p.m. in the Council Chambers of the Municipal Building.

Roll was called and the following Council Members were present:

Don Martin, Ward 1
 Eugene Mestas, Ward 1
 Billie Johnson, Ward 2
 Don Rizzuto, Mayor
 Bob Freidenberger, Ward 3
 Michael Moreno, Ward 3

Absent: Ardeth Sneath, Ward 2

Also present: Rick Klein, City Manager
 Bill Jackson, Assistant City Manager/Director of Public Safety
 Phillip F. Malouff, Jr., City Attorney
 Jan Schooley, City Clerk
 Lloyd Smith, Electric Utility Director
 Patty Hurt, Finance Director
 Dan Eveatt, Director of Engineering
 Mike Steeves, City of La Junta IT Manager
 Ron Davis, Economic Development Director
 Allen Hill, Utilities Board
 Joan DeGrado, La Junta
 Beverly and Jack Babb, La Junta
 Diane Rikhof, La Junta
 Cheryl Lindner, La Junta
 Kat Walden, La Junta
 Eric Hurt, Swink
 Gordon Racine, La Junta
 Kathy Archuleta, La Junta
 Keith Goodwin, La Junta
 Rebecca Goodwin, La Junta
 Alicia Halderman, La Junta
 Jo Ramsay, La Junta
 Don Johnson, La Junta
 C. M. Rogers, La Junta
 Lynn Horner, La Junta
 Bob Wilson, La Junta
 William Otero, La Junta
 Oclires Lovato, Urban Renewal
 Bryan Bryant, La Junta
 Sandra Leonard, La Junta
 Lisa Steeves, Tribune-Democrat

MINUTES OF PREVIOUS MEETING – Mayor Rizzuto asked if there were any corrections to the minutes of the October 15, 2007, regular City Council Meeting. Hearing none, he declared the minutes approved as published.

CITY COUNCIL MEETING – November 5, 2007

PUBLIC HEARING: Urban Renewal Plan. Rick Klein, Director of the La Junta Urban Renewal Authority opened the hearing. He explained that the La Junta Urban Renewal Authority has filed an application to update their Urban Renewal Plan and expand the boundaries of the Tax Increment District.

The Tax Increment District for La Junta includes the properties located from the West end of the City Limits to the East end City limit. Included are all commercial properties that are located next to Highway 50 North and South of the Highway 50 East to West and to include downtown areas from Dalton to 3rd Street, East to Highway 109, and the old district Anderson South to 3rd, West to Belleview, South 4th, East to San Juan, South to 6th Street, East to Raton, North to 4th Street, east to Lewis and including old Santa Fe hospital property, and North Highway 50 at Lewis.

Maps of the proposed Tax Increment District expansion were provided to those in attendance. Mr. Klein answered questions from members of the audience and City Council. Mr. Klein then closed the hearing. A resolution adopting the revised Urban Renewal Plan will be considered later in this meeting.

CITIZEN PARTICIPATION - None

UNFINISHED BUSINESS

- A. A Resolution Adopting a Revised Urban Renewal Plan within the City of La Junta. Resolution R-21-2007 was presented for Council's consideration as follows:

WHEREAS, there was filed with the City Council of the City of La Junta, Colorado on the 14th day of September, 2007, a revised plan of Urban Renewal authored and proposed by the City of La Junta Urban Renewal Authority; and

WHEREAS, the plan is in substantial compliance and submitted within the review of Colorado Revised Statutes 1973, 31-25-107;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO:

Section 1. All proceedings for the adoption of the revised plan of the Urban Renewal Authority of the City of La Junta, Colorado are approved.

Section 2. The City Clerk of the City of La Junta is hereby directed, upon final passage and approval of this resolution to keep on file in her office the revised plan of the Urban Renewal Authority.

MOTION TO ADOPT THE RESOLUTION: Freidenberger

SECOND: Mestas

DISCUSSION: None

VOTE: The motion carried 6-0 (Sneath absent).

- B. A Resolution Approving the 2008 Proposed Budget. Resolution R-22-2007 was presented for Council's consideration as follows:

WHEREAS, a proposed budget for the City of La Junta for the year 2008 has been prepared in conformance with the La Junta City Charter; and

WHEREAS, a public hearing has been held on October 1, 2007 regarding the proposed 2008 budget for all funds for the City of La Junta;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LA JUNTA that the proposed 2008 budget for income and expenditures of all funds be approved as follows:

General Fund	\$ 7,240,500.00
Internal Services Fund	\$ 1,143,200.00
Electric Fund	\$ 7,830,900.00
Water Fund	\$ 2,856,700.00
Sewer Fund	\$ 1,488,500.00
Economic Development Fund	\$ 118,000.00
LJM Aviation Fund	\$ 252,000.00

CITY COUNCIL MEETING – November 5, 2007

Employee Benefit Claim Fund	\$ 755,000.00
Urban Renewal Fund	\$ 250,000.00
Conservation Trust Fund	\$ 97,000.00
Special Improvement Fund	\$ 4,500.00
Cemetery Endowment Fund	\$ 14,000.00
Library Endowment Fund	\$ 6,500.00
Sanitation Fund	\$ 700,600.00
Police Pension	\$ 150,000.00
Fire Pension	\$ 150,000.00
Property Management Fund	\$ 1,310,000.00

MOTION TO ADOPT THE RESOLUTION: Moreno

SECOND: Martin

DISCUSSION: Freidenberger made this statement: "This budget, as presented, contains a transfer in the form of a grant from the Electric Fund to the Water and Wastewater Funds, and it lowers the Fund Balance of the Electric Fund by approximately \$1.8 million with the subsequent reduction of interest earnings of that money."

VOTE: Those voting YES: Martin, Mestas, Johnson, Rizzuto, Moreno

Those voting NO: Freidenberger

Those absent: Sneath

The motion carried 5-1.

C. Ordinances

1. Second Reading/AN ORDINANCE FIXING THE MILL LEVY FOR ASSESSMENT OF VALUATIONS FOR THE YEAR ENDING ON DECEMBER 31, 2007 (FISCAL YEAR 2008). The ordinance was read by title only, there being copies available to those in attendance.

MOTION TO ADOPT THE ORDINANCE ON SECOND READING: Freidenberger

SECOND: Johnson

DISCUSSION: The Mayor said the mill levy is 3.104 and has been since the late 1970's.

VOTE: The motion carried 6-0 (Sneath absent).

2. Second Reading/THE ANNUAL APPROPRIATION ORDINANCE APPROPRIATING SUMS OF MONEY TO DEFRAY EXPENSES AND LIABILITIES OF THE CITY OF LA JUNTA, COLORADO, FOR THE CITY'S FISCAL YEAR BEGINNING JANUARY 1, 2008 AND ENDING ON DECEMBER 31, 2008. The ordinance was read by title only, there being copies available to those in attendance.

MOTION TO ADOPT THE ORDINANCE ON SECOND READING: Moreno

SECOND: Freidenberger

DISCUSSION: None

VOTE: The motion carried 6-0 (Sneath absent).

3. Second Reading/AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE PROPERTY MANAGEMENT FUND FOR THE CALENDAR YEAR 2007. The ordinance was read by title only, there being copies available to those in attendance.

MOTION TO ADOPT THE ORDINANCE ON SECOND READING: Freidenberger

SECOND: Moreno

DISCUSSION: Freidenberger said these funds will be used to repair the Coffee Holdings roof.

VOTE: The motion carried 6-0 (Sneath absent).

4. **Second Reading/AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE GENERAL FUND, INTERNAL SERVICES FUND, PROPERTY MANAGEMENT FUND, ELECTRIC FUND, WATER FUND, AND CONSERVATION TRUST FUND FOR THE CALENDAR YEAR 2007.** The ordinance was read by title only, there being copies available to those in attendance.

MOTION TO ADOPT THE ORDINANCE ON SECOND READING: Freidenberger

SECOND: Martin

DISCUSSION: None

VOTE: The motion carried 6-0 (Sneath absent).

NEW BUSINESS

- A. **A Resolution Authorizing the Mayor to Enter into an Intergovernmental Agreement with the State Department of Highways, Division of Transportation Development, for the Provision of Public Transportation Services (Section 5311 Funding).** Resolution R-23-2007 was presented for Council's consideration as follows:

WHEREAS, the State of Colorado Department of Transportation has advised the City of La Junta of their award of a grant to the City of La Junta for certain transportation funds; and

WHEREAS, authority exists in the Law, and funds have been budgeted, appropriated and otherwise made available, and a sufficient unencumbered balance thereof remains available for payment Encumbered Amounts of \$32,000.00 (CO-18-50XX) and \$98,000.00 (CO-18-40XX); and

WHEREAS, the City Council of the City of La Junta has reviewed the provisions thereof:

BE IT THEREFORE RESOLVED BY THE CITY OF LA JUNTA, COLORADO:

SECTION 1. The City Council of La Junta finds:

- a. It has the power to enter into intergovernmental agreements under its Charter; and
- b. The State of Colorado, State Department of Highways, Division of Transportation Development, has obtained certain unencumbered Federal funds for the provision of public transportation services in non-urbanized areas; and
- c. The State Department of Transportation, Division of Transportation Development, is responsible for the disbursement of these funds; and
- d. The City is desirous of obtaining said funds for the provision of public transportation services to residents of and, has filed an application with the State for this purpose; and
- e. The State has proposed an intergovernmental agreement with the City to provide funds for such services; and
- f. The City desires to accept the funds in the amount of \$32,000.00 and \$98,000.00 respectively, for such services pursuant to the conditions of the agreement; and
- g. The City desires to work together with State Department of Transportation to effect said services as provided in the agreement.

Section 2. The City hereby approves the associated and above described contract between the City and the State Department of Transportation; the City agrees with the terms and conditions stated therein; the City authorizes its mayor to sign said contract.

Section 3. The City hereby obligates its local funds share of \$8,000.00 and \$98,000.00 respectively as required by the contract and as set forth in the 2008 Budget, heretofore approved by Council.

MOTION TO ADOPT THE RESOLUTION: Freidenberger

SECOND: Martin

DISCUSSION: The City Attorney told Council this resolution has to do with a State grant for our City bus system, but half of it goes to the Arkansas Valley Community Center for their bus system. There is a State match and a local match for the funds. This resolution provides proof to the State that the budgeting process for 2008 will contain those matching funds of \$8,000.00 and \$98,000.00.

VOTE: The motion carried 6-0 (Sneath absent).

B. Liquor Licenses

1. **Renewal/Tavern Liquor License for Ross V. Leyba d/b/a B. J.'s Sports Bar, 10 E. 2nd Street.** The application is in order and has been reviewed by City supervisors for compliance with City Codes. Requisite fees have been submitted. The City Attorney recommends approval.

MOTION TO GRANT THE RENEWAL: Freidenberger

SECOND: Mestas

DISCUSSION: None

VOTE: The motion carried 6-0 (Sneath absent).

2. **Renewal/Tavern Liquor License for Joe Guerrero and Catalina Guerrero d/b/a La Bamba, 216 Raton.** The application is in order and has been reviewed by City supervisors for compliance with City Codes. Requisite fees have been submitted. The City Attorney recommends approval.

MOTION TO GRANT THE RENEWAL: Moreno

SECOND: Freidenberger

DISCUSSION: None

VOTE: The motion carried 6-0 (Sneath absent).

3. **Renewal/Club Liquor License for BPOE Lodge 701, 119 Colorado Avenue.** The application is in order and has been reviewed by City supervisors for compliance with City Codes. Requisite fees have been submitted. The City Attorney recommends approval.

MOTION TO GRANT THE RENEWAL: Martin

SECOND: Johnson

DISCUSSION: None

VOTE: The motion carried 6-0 (Sneath absent).

4. **Renewal Hotel/Restaurant Liquor License for Kathleen Masias d/b/a El Camino Inn, 816 W. 3rd Street.** The application is in order and has been reviewed by City supervisors for compliance with City Codes. Requisite fees have been submitted. The City Attorney mentioned that he recently heard that Mrs. Masias has closed her restaurant and does not intend to re-open. He asked Council to favorably consider granting this renewal, contingent on whether or not Mrs. Masias wants the liquor license. If she does not, her application fees will be refunded to her and her application will not be processed.

MOTION TO GRANT THE RENEWAL SUBJECT TO REVIEW AND VERIFICATION OF HER CONTINUING BUSINESS, AND IF NOT, TO REFUND HER MONEY: Freidenberger

SECOND: Moreno

DISCUSSION: None

VOTE: The motion carried 6-0 (Sneath absent).

5. **Renewal/3.2% Beer Retain License (Off Premises) for Safeway Store #3723, 315 W. 2nd Street.** The application is in order and has been reviewed by City supervisors for compliance with City Codes. Requisite fees have been submitted. The City Attorney recommends approval.

MOTION TO GRANT THE RENEWAL: Martin

SECOND: Mestas

DISCUSSION: None

VOTE: The motion carried 6-0 (Sneath absent).

C. Committee/Board Reports

1. Johnson said he attended an AVRMC Board meeting last Tuesday. Anyone wanting details should talk to him after this meeting.
2. Freidenberger reported on the recent ARPA meeting held in Holly.

D. City Manager's Comments

1. The Electric Department is putting new service in at Mental Health Center's complex on Lincoln and Polk.
2. Next week the Electric crews will start putting up the Christmas decorations.
3. Veterans' day is next Monday. A commemorative ceremony will be held at 11 a.m. at the Court-house.
4. We are getting to demolish the North side of the Streets Shop where it was damaged by last year's snowstorm. Insurance money will pay for the demolition.
5. Please remember to get your ballots in by tomorrow for the municipal election.
6. Please bag your leaves instead of raking them into the gutters.

E. City Attorney's Comments

1. International Fuel Gas Code
2. International Mechanical Code
3. International Existing Building Code
4. International Building Code
5. International Residential Code
6. International Fire Code

Regarding the above listed codes, Mr. Malouff explained that these ordinances will adopt the codes by reference. He answered Council's questions. These ordinances will be placed on next meeting's agenda for first reading.

F. Governing Body's Comments

1. Mayor Rizzuto announced he has another granddaughter and was able to hold her five minutes after she was born.
2. Freidenberger said it is nice to see a crowd in the audience and he hopes it continues to be the norm rather than the odd hearing date.
3. The following motion was made:

MOTION TO GO INTO EXECUTIVE SESSION FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS, UNDER C.R.S. 24-6-402 (4) (e): Freidenberger

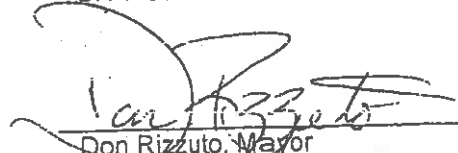
SECOND: Moreno

DISCUSSION: None

VOTE: The motion carried 6-0 (Sneath absent).

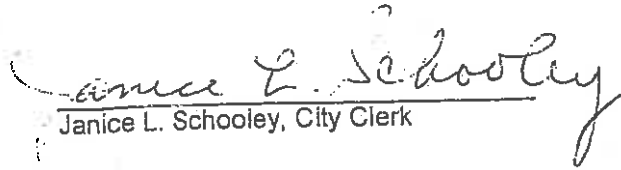
Council went into Executive Session at 8:05 p.m. The Session ended at 8:48 p.m., whereupon the Mayor reconvened the regular meeting. There being no further business, the meeting was adjourned at 8:50 p.m.

CITY OF LA JUNTA



Don Rizzuto, Mayor

ATTEST:



Janice L. Schooley, City Clerk

RESOLUTION NO. R-21-2007

A RESOLUTION ADOPTING A REVISED
URBAN RENEWAL PLAN WITHIN THE CITY OF LA JUNTA

WHEREAS, there was filed with the City Council of the City of La Junta, Colorado on the 14th day of September, 2007, a revised plan of Urban Renewal authored and proposed by the City of La Junta Urban Renewal Authority; and

WHEREAS, the Plan is in substantial compliance and submitted within the review of Colorado Revised Statutes 1973, 31-25-107;

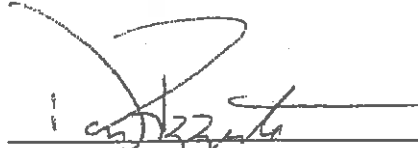
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO:

Section 1. All proceedings for the adoption of the revised plan of the Urban Renewal Authority of the City of La Junta, Colorado, are approved.

Section 2. The City Clerk of the City of La Junta is hereby directed, upon final passage and approval of this Resolution to keep on file in her office the revised plan of the Urban Renewal Authority.

ADOPTED AND APPROVED this 5th day of November 2007.

CITY OF LA JUNTA



Don Rizzuto, Mayor

ATTEST:



Janice L. Schooley, City Clerk

R E S O L U T I O N

WHEREAS, the City of La Junta has adopted an Amended Master Plan as relates to the Tax Increment District for the City of La Junta Urban Renewal District; and

WHEREAS, the exact legal boundary of the district is described herein;

BE IT THEREFORE RESOLVED that the below described tract constitutes the boundaries of the Tax Increment District as to all residential, commercial and industrial properties:

The project area lies entirely within Sections 1, 2, 3, 4, & 5 in Township 24 South, Range 55 West, Sections 32 and 33 in Township 23 South, Range 55 West of the Sixth Principal Meridian, Otero County, described by subdivision, additions and Ordinance to the Town, now City of La Junta as shown in the recorded plats thereof: beginning at the intersection of Kenilworth Avenue and Fourth Street; thence Westerly along the centerline of Fourth Street to the centerline of said Section 2; thence Southerly along said centerline of Section 2 to the centerline of Fifth Street; thence Westerly along the centerline of Fifth Street to a Northerly extension of the West right-of-way of Rice Avenue; thence Northerly along said Northerly extension to the boundary of the property formerly known as the Atchison, Topeka and Santa Fe Railroad Hospital; thence Westerly along said boundary, 60 feet more or less; thence Northerly along said boundary to an Easterly extension of the centerline of Fourth Street; thence Westerly along said Easterly extension and the centerline of Fourth Street to the centerline of Raton Avenue; thence Southerly along the centerline of Raton Avenue to the centerline of Sixth Street; thence Westerly along the centerline of Sixth Street to the centerline of San Juan Avenue; thence Northerly along the centerline of San Juan Avenue to the centerline of Fourth Street; thence Westerly along the centerline of Fourth Street and an extension thereof, to the centerline of Dalton Avenue; thence Northerly along the centerline of Dalton Avenue, to an Easterly extension of the Southerly boundary of La Junta City limits as described in Ordinance 1130; thence along the Southerly and Westerly boundary of Ordinance 1130 to the intersection with Ordinance 748; thence Westerly along the Southerly boundary of said Ordinance 748 to the intersection with Ordinance 751; thence along the Southern boundary of Ordinance 751 to the intersection with Ordinance 1149; thence Southerly and Westerly along the boundary of Ordinance 1149, to the intersection with Ordinance 939; thence Westerly along the Southerly boundary of Ordinance 939 to the intersection

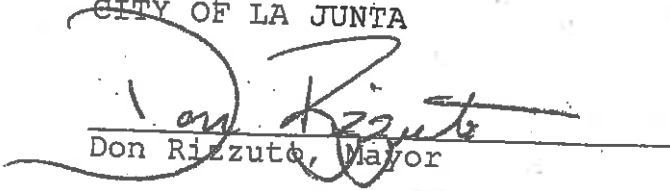
with Ordinance 772; thence Westerly and Northerly along the boundary of Ordinance 772, to the intersection with Ordinance 752; thence Westerly along the Southerly boundary of Ordinance 752, to the intersection with Ordinance 1067; thence Southerly along the boundary of Ordinance 1067 to the intersection with Ordinance 1068; thence Southerly, Westerly and Northerly along the boundary of Ordinance 1068 to the intersection with Ordinance 1067; thence Northerly along the boundary of 1067 to the intersection with Ordinance 752; thence Westerly along the boundary of Ordinance 752 to the intersection with Ordinance 978; thence Southerly along the boundary of Ordinance 978 to the intersection with Ordinance 979; thence Southerly, Westerly, and Northerly along the boundary of Ordinance 979 to the intersection with Ordinance 978; thence Northerly along the Westerly boundary of Ordinance 978 to the Southerly line of Rayl's Subdivision; thence Westerly along the boundary of Rayl's Subdivision to the Easterly boundary of the Old Walmart Parcel; thence Southerly and Westerly along the boundary of the Old Walmart Parcel to the Easterly line of Stark's Subdivision; thence Northerly along the Easterly line of Stark's Subdivision to the intersection with Ordinance with Ordinance 754; thence Westerly along the Southerly boundary of Ordinance 754 to the intersection with Ordinance 758; thence Westerly along the Southerly boundary of Ordinance 758 to the intersection with Ordinance 1246; thence Southerly, Westerly and Northerly along the boundary of Ordinance 1246 to the intersection with Ordinance 758; thence Westerly along the Southerly boundary of Ordinance 758 to the intersection with Ordinance 772; thence Southerly, Westerly and Northerly along the boundary of Ordinance 772 to the intersection with Ordinance 758; thence Westerly along the Southerly boundary of Ordinance 758 to the intersection with Ordinance 1222; thence Westerly along the Southerly boundary of Ordinance 1222 to the intersection with Ordinance 1236; thence Southerly, Westerly and Northerly along the boundary of Ordinance 1236 to the intersection with Ordinance 1224; thence Westerly along the Southerly boundary of Ordinance 1224 to the intersection with Ordinance 1238; thence Southerly and Westerly along the boundary of Ordinance 1238 to the intersection of Ordinance 1226; thence Westerly along the Southerly boundary of Ordinance 1226 to the intersection with Ordinance 1231 and 1243; thence Westerly, Northerly and Easterly along the boundary of Ordinance 1231 and 1243 to the intersection with Ordinance 1226; thence Northerly and Easterly along the boundary of Ordinance 1226 to the intersection with Ordinance 758; thence Easterly along the Northerly boundary of Ordinance 758 to the intersection with Ordinance 754; thence Easterly along the Northerly boundary of Ordinance 754 to the intersection with Ordinance 752; thence Easterly along the Northerly boundary of Ordinance 754 to the intersection with

Ordinance 899; thence Easterly along the Northerly boundary of Ordinance 899 to the intersection with Ordinance 706; thence Northerly, Easterly and Southerly along the boundary of Ordinance 706 to the Southerly right-of-way of Highway 50; thence Easterly along the Southerly right-of-way of Highway 50 to the Easterly right-of-way of Garfield Avenue; thence Northerly to the Southwest corner of CB South Subdivision; thence Northerly and Easterly along the boundary of CB South Subdivision to the Westerly right-of-way of Belmont Avenue; thence Northerly along the Westerly right-of-way of Belmont Avenue to the Southerly right-of-way of the Atchison Topeka & Santa Fe Railroad; thence Easterly along the Southerly right-of-way of the Atchison Topeka & Santa Fe Railroad to the centerline of Lawrence Avenue; thence Northeasterly to the Southeast corner of Garvin Addition; thence Westerly, Northerly and Easterly along the boundary of Garvin Addition and an extension of the Northerly boundary of Garvin Addition to the Westerly boundary of Wickham Addition; thence Northerly along the Westerly boundary of Wickham Addition to the Northwest corner of Wickham Addition; thence Southeasterly to the Northwest corner of Lot 1 Block 12 original Town of La Junta; thence Southeasterly to the Northeast corner of Lot 3, Block 12 original Town of La Junta; thence southeasterly to the Northwest corner of Lot 21, Block 11 original Town of La Junta; thence Easterly to the Northeast corner of Lot 4, Block 11 original Town of La Junta; thence Northeasterly to the mid point of the North line of Lot 24, Block 10 original Town of La Junta; thence Northeasterly to a point 356 feet North more or less of the Northwest corner of Block 9 original Town of La Junta; thence Northeasterly to a point 655 feet North more or less of the Northwest corner of Lot 2, Block 9 original Town of La Junta; thence Northeasterly to a point at the Northerly extension of the centerline of Colorado Avenue 695 feet North more or less of the North line of Block 1 original Town of La Junta; thence Southerly along said Northerly extension to the centerline of Colorado Avenue to the North line of Block 1 original Town of La Junta; thence Easterly along the Northerly line of Blocks 2, 3 and 4 original Town of La Junta to the Northeast corner of said Block 4; thence Southerly along the East line of Blocks 4 and 5 original Town of La Junta to the East-West mid-section line of said Section 2; thence Easterly along said East-West mid-section line to the Westerly boundary of Gillen's Addition; thence Southerly along Westerly line of Gillen's Addition to the North right-of-way of Third Street; thence Easterly along the North right-of-way of Third Street to the intersection with a Northerly extension of a line between Lots 11 and 12, Block 15, Gillen's Addition; thence along said Northerly extension and the lot line between said Lots 11 and 12 to the centerline of the East-West alley within said Block 15; thence Easterly along the intersection of said

alley and along the lot line between Lots 3 and 4, Block 15, Gillen's Addition to the centerline of Best Avenue; thence Northerly along the centerline of Best Avenue to the Southerly right-of-way of Highway 50; thence Easterly along the Southerly right-of-way of Highway 50 to the Westerly boundary of Block 9, Gillen's Addition; thence Southerly along the West boundary of said Block 9 to the Southerly line of Lot 17, Block 9, Gillen's Addition; thence Easterly along the Southerly line of Lots 17 and 10, Block 9, Gillen's Addition to the centerline of Sunrise Avenue; thence Northerly along the centerline of Sunrise Avenue to the centerline of Second Street; thence Westerly along the centerline of Second Street to the intersection of the Southerly extension of the lot line between Lots 19 and 20, Block 7, Gillen's Addition; thence Northerly along said Southerly extension and along the line between Lots 19 and 20 and Lots 5 and 6 to the Northerly boundary of the Winter Livestock Parcel; thence Easterly along the Northerly boundary of the Winter Livestock Parcel to the intersection with the Northerly extension of the Easterly boundary of Jim Malouff's Subdivision; thence Southerly along said Northerly extension to the Northerly right-of-way of Highway 50; thence Westerly along the Northerly right-of-way to a Northerly extension of the centerline of Jim Malouff Avenue; thence Southerly along the centerline of Malouff Avenue to the intersection with the Easterly extension of the lot line between Lots 8 and 13 of Jim Malouff's Subdivision; thence Westerly along said Easterly extension and the South line of Lots 8 and 7 to the centerline of Kenilworth Avenue; thence Southerly along the centerline of Kenilworth Avenue to the point of Beginning

Adopted the 7th day of January, 2008.

CITY OF LA JUNTA


Don Rizzuto, Mayor

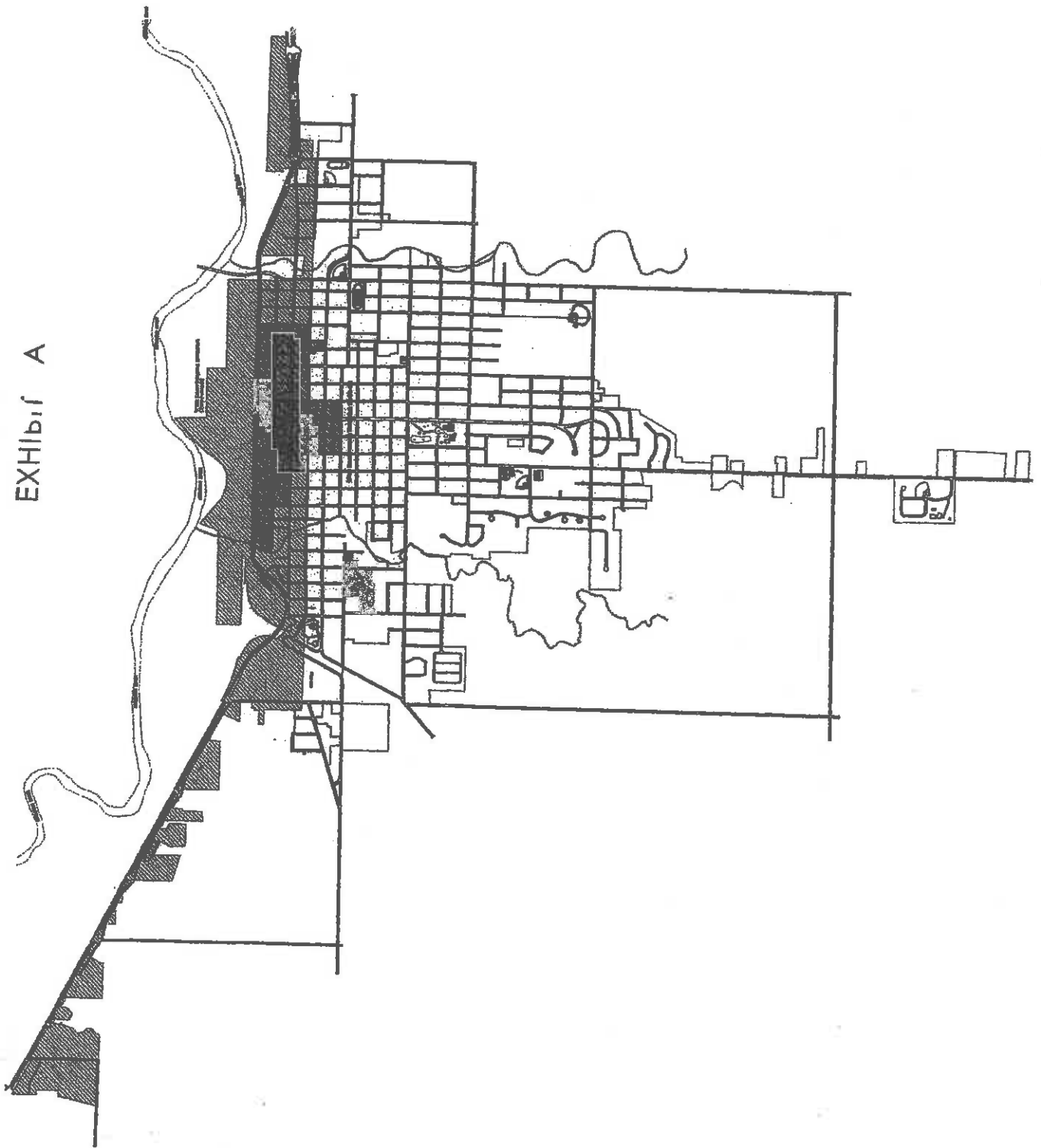
ATTEST:


Janice L. Schooley, City Clerk

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MAPS

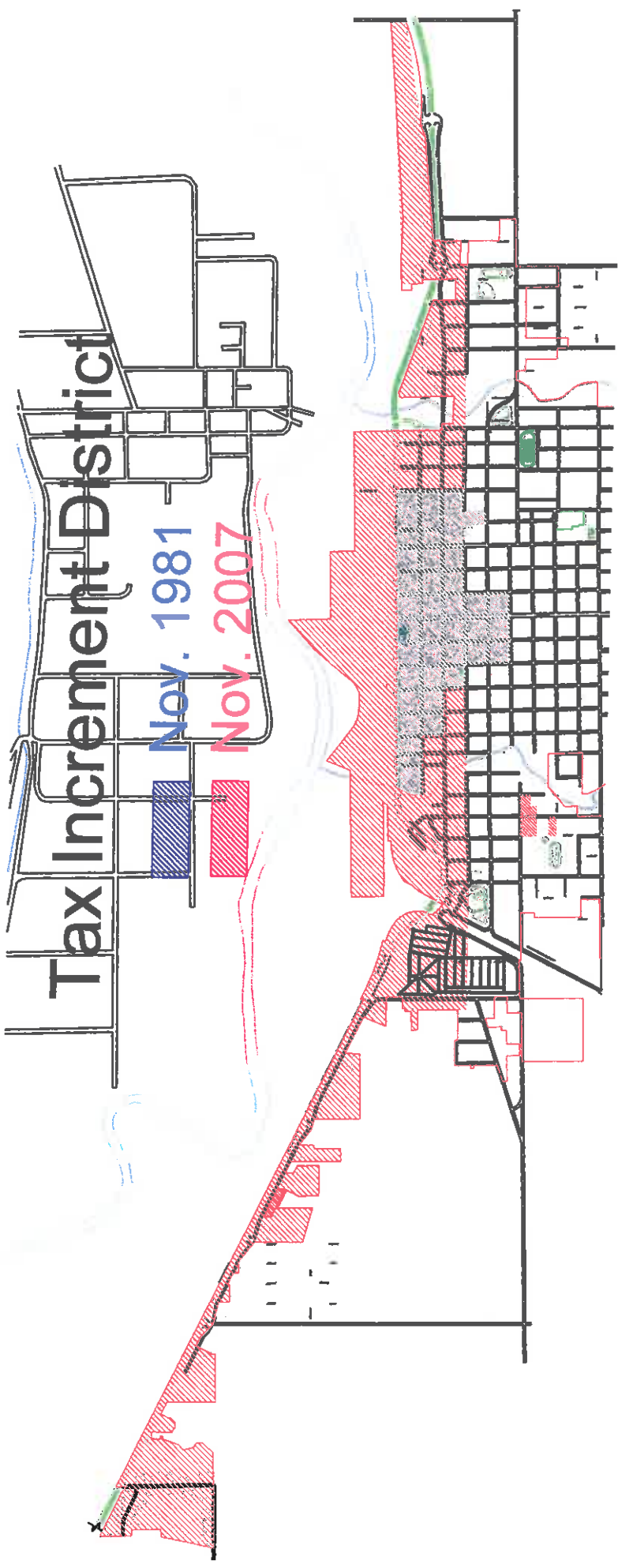
EXHIBIT A



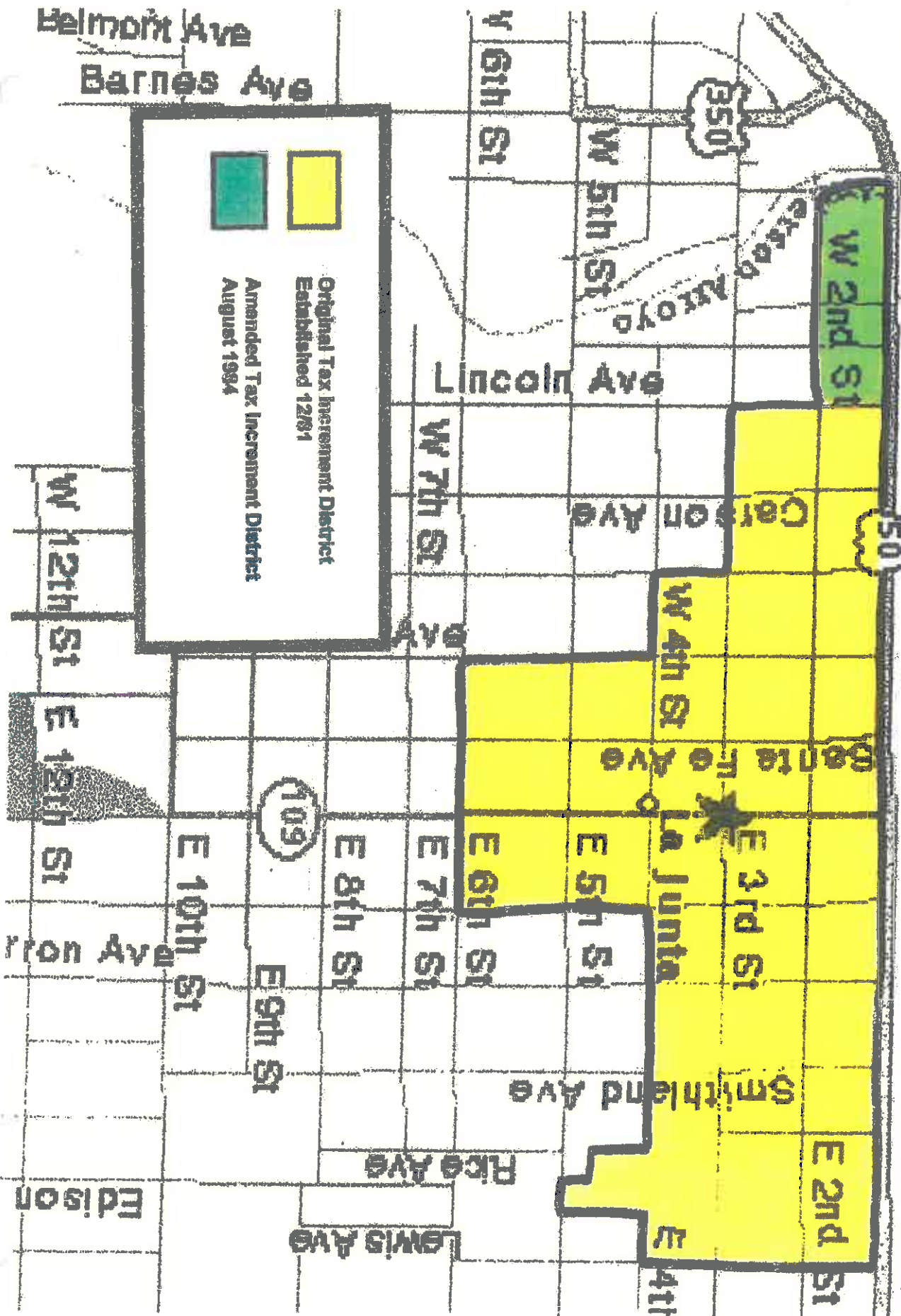
Tax Increment District

Nov. 1981

Nov. 2007



Spring Ave
Drioy Ave
Mid-St. Railway



Original Tax Increment District
Established 12/81

Amended Tax Increment District
August 1994

APPLICATION

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 ___NoComments:

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

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

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 ___NoComments:

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:

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. Please check the criteria under which your project falls:

- 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.

PROPERTIES



La Junta Urban Renewal Authority
Request for Property Purchase

Mail: 601 Colorado Avenue
La Junta, Colorado 81050
Telephone: 303-518-8261
cynthia.nieb@ojc.edu

Please complete this request and send to Cynthia Nieb, cynthia.nieb@ojc.edu the week previous to a La Junta Urban Renewal Authority meeting. The Urban Renewal Authority meetings occur the second Thursday of each month by ZOOM for the time being. You must attend the virtual meeting at which your request is being reviewed for consideration.

Before submitting your application, it is advised that you check with both Otero County and the City of La Junta to make certain that your plans for the property are allowed by zoning ordinances and you are aware of utility requirements per your project. In addition, you should be aware that the price listed on the Otero County Assessor's website is for taxation purposes only and does not represent the full value of the property, which is higher.

Name:

Address:

City:

State:

Zip Code:

Telephone Number:

Email Address:

Include the following information on the Parcel you would like to purchase:

Parcel Number:

Property Address:

Legal Description:

Offered Price to Purchase:

What are your plans for developing this parcel? Please include drawings and photographs.

What is your timeframe for completing your project?

Attach a photograph of the parcel, highlighting/outlining which parcel you would like to purchase.



Parcel Results

9 Results

Account Number ↕	Parcel Number ↕	Owner ▼	Property Address ↕	Legal Description ↕	Map
107637	464302305004	LA JUNTA URBAN RENEWAL AUTHORITY	10 E 1ST ST	LOT 20 BLK 20 LJ B604 P512 B993 P245 #571712 #612223; #616368; MS# 438C BY MIS; RCPTN- BL- LT- SEC-	Map
107638	464302305005	LA JUNTA URBAN RENEWAL AUTHORITY	8 E 1ST ST	LOT 21 BLK 20 LJ B810 P422 B993 P246 #517713 #612222; #616368; MS# 439C BY MIS; RCPTN- BL- LT- SEC-	Map
107804	464302322013	LA JUNTA URBAN RENEWAL AUTHORITY	318 SANTA FE	LOTS 9 & 10 BLK 35 LJ B799 P359 #605718; MS# 714C BY MIS; RCPTN- BL- LT- SEC- 2 TWN- 24 RNG- 55	Map
110692	464311405002	LA JUNTA URBAN RENEWAL AUTHORITY	1610 ADAMS	PART OF LOT 2 BLK 17 DESC AS FOLLOWS: BEG 165' N OF; SE COR OF LOT 2, TH W 140' N 78' E 140' S 78' T	Map
110694	464311405005	LA JUNTA URBAN RENEWAL AUTHORITY	EXEMPT	BEG AT A PT 20' E OF THE SW COR OF LOT 3, BLK 17 HOME; PLACE TH N 100' E 135' S 100' W 135' TO PT OF	Map
110698	464311405009	LA JUNTA URBAN RENEWAL AUTHORITY	1704 ADAMS	BEG 25' N OF THE NE COR LOT 3 TH S 105' W 140' N 105'; E 140' TO PT OF BEG BLK 17 HOMEPLACE ALSO BEG	Map
110702	464311405014	LA JUNTA URBAN RENEWAL AUTHORITY	EXEMPT	BEG 30' E OF NW COR OF LOT 2 BLK 17 THENCE S 205.84'; THENCE E 117.5' THENCE N 55.84' THENCE E 9.55'	Map
113140	464303310008	LA JUNTA URBAN RENEWAL AUTHORITY	LAND	LOTS 1 THRU 5 & THE N 10.5' OF LOT 6 BLK 13 LJ OHIO ADD; B920 P101 #588637 #607356; LAND IS MH PARK L	Map
113402	464311402033	LA JUNTA URBAN RENEWAL AUTHORITY	LAND	LOT 23 ANTELOPE TRAIL SUB LJ B947 P493; MS# 1345(VL); RCPTN-560560 BL- LT- SEC- 11 TWN- 24 RNG- 55	Map

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Version 2.3.84



Summary

Parcel Number 464302305004
 Account Number 107637
 Property Address 10 E 1ST ST
 LA JUNTA, CO 81050
 Brief Tax Description LOT 20 BLK 20 LJ B604 P512 B993 P245 #571712 #612223; #616368; MS# 438C BY MIS; RCPTN- BL- LT- SEC- 2 TWN- 24 RNG- 55
 (Note: Not to be used on legal documents)
 Class Exempt
 Subdivision
 Neighborhood 9999
 Tax District District 008
 Millage Rate 64.965
 Acres 0.0803

Owner

La Junta Urban Renewal Authority
 Po Box 489
 LA Junta, CO 810500000

Buildings

Occupancy	Storage Warehouse	Roof Type	
Built As	Storage Warehouse	Roof Cover	
Square Feet	2075	Foundation	
Year Built	1898	Tot # of Rooms	0
Adjusted Year Built	1959	Bed Rooms	0
HVAC	None	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Average	ExteriorWall	
Interior		Value	\$14,326
Stories	1		

Land

Description	Acres	Square Footage	Value
TOWN LAND NON-RES	0.0803	3,500.00	\$10,920

Valuation

	2020	2019
Land Value		
Building Value	\$10,920	\$10,920
Total Value	\$14,326	\$14,326
Assessed Land Value	\$25,246	\$25,246
Assessed Building Value	\$3,167	\$3,167
Total Assessed Value	\$4,155	\$4,155
Estimated Total Taxes	\$7,322	\$7,322
	\$475.67	\$475.67

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/08/2007	\$22,000	Warranty Deed			Unqualified	Improved	TOTAL AUTO COVERAGE CORP	LJ URBAN RENEWAL (2PRCLS)
11/18/2006	\$0	Unknown			Unqualified	Improved	TABARES GERARD ANDREW	TOTAL AUTO COVERAGE CORPORATION
09/09/1999	\$0	Unknown	571712		Unqualified	Improved	TABARES MARY L	TABARES GERARD ANDREW
08/20/1988	\$0	Unknown	571141		Unqualified	Improved	TABARES TRINIDAD V (DECEASED)	

Recent Sales In Area

Sale date range:

From:

01/01/2018

To:

09/08/2020

Sales by Neighborhood

1500

Feet

Sales by Distance

No data available for the following modules: Related Accounts.

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Version 2.3.84



Summary

Parcel Number 464302305005
 Account Number 107638
 Property Address 8 E 1ST ST
 LA JUNTA, CO 81050
 Brief Tax Description LOT 21 BLK 20 LJ B810 P422 B993 P246 #517713 #612222; #616368; MS# 439C BY MIS; RCPTN- BL- LT- SEC- 2 TWN- 24 RNG- 55
 (Note: Not to be used on legal documents)
 Class Exempt
 Subdivision
 Neighborhood 9999
 Tax District District 008
 Millage Rate 64.965
 Acres 0.0803

Owner

La Junta Urban Renewal Authority:
 Po Box 489
 LA Junta, CO 810500000

Buildings

Occupancy	Storage Warehouse	Roof Type	
Built As	Storage Warehouse	Roof Cover	
Square Feet	2075	Foundation	
Year Built	1898	Tot # of Rooms	0
Adjusted Year Built	1959	Bed Rooms	0
HVAC	None	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Average	ExteriorWall	
Interior		Value	\$9,551
Stories	1		

Land

Description	Acres	Square Footage	Value
TOWN LAND NON-RES	0.0803	3,500.00	\$10,920

Valuation

	2020	2019
Land Value	\$10,920	\$10,920
Building Value	\$9,551	\$9,551
Total Value	\$20,471	\$20,471
Assessed Land Value	\$3,167	\$3,167
Assessed Building Value	\$2,770	\$2,770
Total Assessed Value	\$5,937	\$5,937
Estimated Total Taxes	\$385.70	\$385.70

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/07/2007	\$22,000	Warranty Deed			Unqualified	Improved	TOTAL AUTO COVERAGE CORP	LJ URBAN RENEWAL (2 PRCLS)
11/18/2006	\$0	Unknown			Unqualified	Improved	TABARES GERARD ANDREW	TOTAL AUTO COVERAGE CORPORATION
09/09/1999	\$0	Unknown	571713		Unqualified	Improved	TABARES MARY L	TABARES GERARD ANDREW
08/20/1988	\$0	Unknown	571141		Unqualified	Improved	TABARES TRINIDAD V (DECEASED)	

Recent Sales In Area

Sale date range:

From:

01/01/2018

To:

09/08/2020

Sales By Neighborhood

1500

Feet



Sales By Distance

No data available for the following modules: Related Accounts.

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Version 2.3.04



Summary

Parcel Number 464302322013
Account Number 107804
Property Address 318 SANTA FE
 LA JUNTA, CO 81050
Brief Tax Description LOTS 9 & 10 BLK 35 LJ B799 P359 #605718; MS# 714C BY MIS; RCPTN- BL- LT- SEC- 2 TWN- 24 RNG- 55
 (Note: Not to be used on legal documents.)
Class Exempt
Subdivision
Neighborhood N/A
Tax District District 008
Millage Rate 64.965
Acres 0.1607

Owner

La Junta Urban Renewal Authority
 Po Box 489
 LA Junta, CO 810500489

Land

Description	Acres	Square Footage	Value
MISCELLANEOUS NON-RES	0.1607	7,000.00	\$19,438

Valuation

	2020	2019
Land Value		
Building Value	\$19,438	\$19,438
Total Value		
Assessed Land Value	\$19,438	\$19,438
Assessed Building Value	\$5,637	\$5,637
Total Assessed Value	\$5,637	\$5,637
Estimated Total Taxes	\$366.21	\$366.21

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
08/25/2017	\$0	Quit Claim			Unqualified	Improved	CRANSON MARGARET ANN	LA JUNTA URBAN RENEWAL AUTHORITY
07/08/2005	\$0	Unknown			Unqualified	Improved	CRANSON WALTER N (DECEASED)	CRANSON MARGARET ANN

Recent Sales In Area

Sale date range:

From:

01/01/2018

To:

09/08/2020

1500

Feet

Sales by Distance

No data available for the following modules: Related Accounts, Buildings.

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Version 2.3.84



Summary

Parcel Number 464311405002
 Account Number 110692
 Property Address 1610 ADAMS LA JUNTA, CO 81050
 Brief Tax Description PART OF LOT 2 BLK 17 DESC AS FOLLOWS: BEG 165' N OF; SE COR OF LOT 2, TH W 140' N 78' E 140' S 78' TO PT; OF BEG LJ HOMEPLACE B936 P27 B937 P388; MS# 891 BY MIS; RCPTN-556478 BL- LT- SEC- 25 TWN- 26 RNG- 57
 (Note: Not to be used on legal documents)
 Class Exempt
 Subdivision HOME PLACE
 Neighborhood N/A
 Tax District District 012
 Millage Rate 61.861
 Acres 0.2507

Owner

La Junta Urban Renewal Authority
 Po Box 489
 LA Junta, CO 810500000

Land

Description	Acres	Square Footage	Value
TOWN LAND NON-RES	0.2507	10,920.00	\$928

Valuation

Land Value		2020	2019
Building Value		\$928	\$928
Total Value			
Assessed Land Value		\$928	\$928
Assessed Building Value		\$269	\$269
Total Assessed Value			
Estimated Total Taxes		\$269	\$269
		\$16.64	\$16.64

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
04/14/1997	\$0	Unknown	556478		Unqualified	Vacant		
03/11/1997	\$0	Unknown	556104		Unqualified	Vacant		

Recent Sales In Area

Sale date range:

From:

01/01/2018

To:

09/08/2020

Sales by Subdivision

1500

Feet

Sales by Distance

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Version 2.3.84



Summary

Parcel Number 464311405005
 Account Number 110694
 Property Address EXEMPT
 LA JUNTA, CO 81050
 Brief Tax Description BEG AT A PT 20' E OF THE SW COR OF LOT 3, BLK 17 HOME; PLACE TH N 100' E 135' S 100' W 135' TO PT OF BEG; LOT 3 BLK 17 HOMEPLACE B724P305 B936 P27 B937 P388; MS# 893 BY MIS; RCPTN-556478 BL- LT- SEC- 25 TWN- 26 RNG- 57
 (Note: Not to be used on legal documents)
 Class Exempt
 Subdivision HOME PLACE
 Neighborhood N/A
 Tax District District 012
 Millage Rate 61.861
 Acres 0.3099

Owner

La Junta Urban Renewal Authority
 Po Box 489
 LA Junta, CO 810500000

Land

Description	Acres	Square Footage	Value
TOWN LAND NON-RES	0.3099	13,500.00	\$1,005

Valuation

	2020	2019
Land Value	\$1,005	\$1,005
Building Value		
Total Value	\$1,005	\$1,005
Assessed Land Value	\$291	\$291
Assessed Building Value		
Total Assessed Value	\$291	\$291
Estimated Total Taxes	\$18.00	\$18.00

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
04/14/1997	\$0	Unknown	556478		Unqualified	Vacant		
03/11/1997	\$0	Unknown	556104		Unqualified	Vacant		

Recent Sales In Area

Sale date range:

From:

01/01/2018

To:

09/08/2020

Sales by Subdivision

1500

Feet

Sales by Distance

No data available for the following modules: Related Accounts, Buildings.

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Version 2.3.84



Summary

Parcel Number 464311405009
Account Number 110698
Property Address 1704 ADAMS
 LA JUNTA, CO 81050
Brief Tax Description BEG 25' N OF THE NE COR LOT 3 TH S 105' W 140' N 105'; E 140' TO PT OF BEG BLK 17 HOMEPLACE ALSO BEG AT THE; NE COR TH S 80' TO PT OF BEG TH W 140' S 65' E 140'; N 65' TO BEG PT L3 BLK 17 LJ HOMEPLACE B936 P27 B937; P388; MS# 896 BY MIS; RCPTN-556478 BL- LT- SEC- 25 TWN- 26 RNG- 57
 (Note: Not to be used on legal documents.)
Class Exempt
Subdivision HOME PLACE
Neighborhood N/A
Tax District District 012
Millage Rate 61.861
Acres 0.5464

Owner

La Junta Urban Renewal Authority
 Po Box 489
 LA Junta, CO 810500000

Land

Description	Acres	Square Footage	Value
TOWN LAND NON-RES	0.5464	23,800.00	\$1,314

Valuation

	2020	2019
Land Value		
Building Value	\$1,314	\$1,314
Total Value	\$1,314	\$1,314
Assessed Land Value		
Assessed Building Value	\$381	\$381
Total Assessed Value	\$381	\$381
Estimated Total Taxes	\$23.57	\$23.57

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
04/14/1997	\$0	Unknown	556478		Unqualified	Vacant		
03/11/1997	\$0	Unknown	556104		Unqualified	Vacant		

Recent Sales In Area

Sale date range:

From:

01/01/2018

To:

09/08/2020

Select Subdivisions

1500

Feet

Order by Distance

No data available for the following modules: Related Accounts, Buildings.

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Version 2.3.84



Summary

Parcel Number 464311405014
Account Number 110702
Property Address EXEMPT
Brief Tax Description LA JUNTA, CO 81050
 BEG 30' E OF NW COR OF LOT 2 BLK 17 THENCE S 205.84'; THENCE E 117.5' THENCE N 55.84' THENCE E 9.55' TH; N 150' TH W 127.05' TO PT OF BEG ALL IN LOT 2 BLK 17; LJ HOMEPLACE B724 P305 B936 P27 B937 P388; MS# 894 BY MIS; RCPTN-556478 BL- LT- SEC- 25 TWN- 26 RNG- 57
(Note: Not to be used on legal documents)
Class Exempt
Subdivision HOME PLACE
Neighborhood N/A
Tax District District 012
Millage Rate 61.861
Acres 0.5427

Owner

La Junta Urban Renewal Authority
 Po Box 489
 LA Junta, CO 810500000

Land

Description	Acres	Square Footage	Value
TOWN LAND NON-RES	0.5427	23,639.00	\$1,311

Valuation

	2020	2019
Land Value	\$1,311	\$1,311
Building Value		
Total Value	\$1,311	\$1,311
Assessed Land Value	\$380	\$380
Assessed Building Value		
Total Assessed Value	\$380	\$380
Estimated Total Taxes	\$23.51	\$23.51

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
04/14/1997	\$0	Unknown	556478		Unqualified	Vacant		
03/11/1997	\$0	Unknown	556104		Unqualified	Vacant		

Recent Sales In Area

Sale date range:

From:

01/01/2018

To:

09/08/2020

Sales by Subdivision

1500

Feet

Sales by Distance

No data available for the following modules: Related Accounts, Buildings.

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Version 2.3.84



Summary

Parcel Number 464303310008
Account Number 113140
Property Address LAND
 LA JUNTA, CO 81050
Brief Tax Description LOTS 1 THRU 5 & THE N 10.5' OF LOT 6 BLK 13 LJ OHIO ADD; B920 P101 #588637 #607356; LAND IS MH PARK LAND REL SCH 108290,113141
 (Note: Not to be used on legal documents.)
Class Exempt
Subdivision OHIO
Neighborhood N/A
Tax District District 010
Millage Rate 64.965
Acres 0.3552

Owner

La Junta Urban Renewal Authority
 Po Box 489
 LA Junta, CO 810500000

Land

Description	Acres	Square Footage	Value
TOWN LAND NON-RES	0.3552	15,470.00	\$7,992

Valuation

	2020	2019
Land Value	\$7,992	\$7,992
Building Value		
Total Value	\$7,992	\$7,992
Assessed Land Value	\$2,318	\$2,318
Assessed Building Value		
Total Assessed Value	\$2,318	\$2,318
Estimated Total Taxes	\$150.59	\$150.59

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/28/2005	\$36,500	Unknown			Unqualified	Improved	GUTIERREZ EDDIE G TRUSTEE FOR RETLG TRU	THE LA JUNTA URBAN RENEWAL AUTHORITY
05/13/2002	\$0	Unknown			Unqualified	Improved	GUTIERREZ EDDIE G & MARTHA J RETLG TR (THE LA JUNTA URBAN RENEWAL AUTHORITY

Recent Sales In Area

Sale date range:

From:

01/01/2018

To:

09/08/2020

Sales by Subdivision

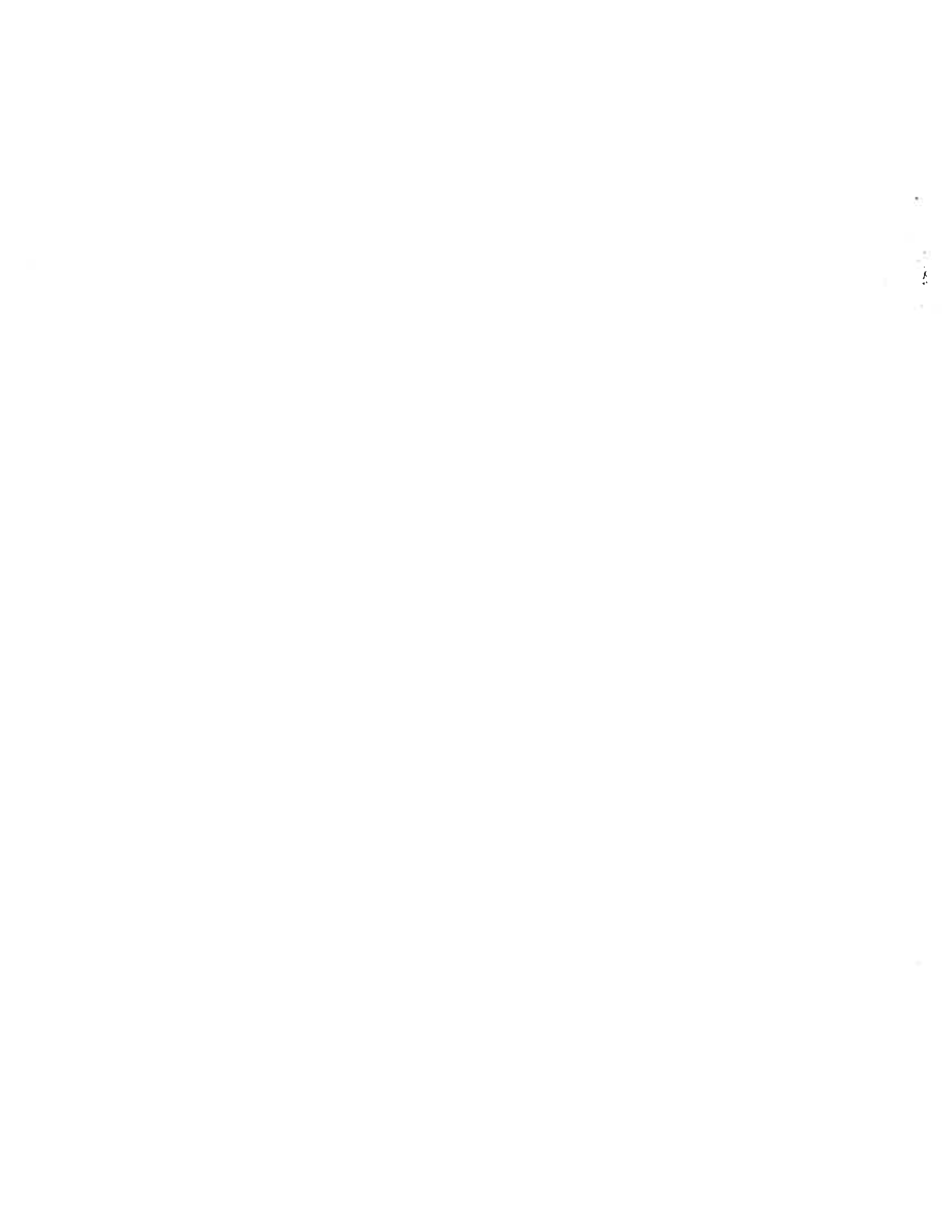
1500

Feet



Sales by District

No data available for the following modules: Related Accounts, Buildings.



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Summary

Parcel Number 464311402033
 Account Number 113402
 Property Address LAND
 LA JUNTA, CO 81050
 Brief Tax Description LOT 23 ANTELOPE TRAIL SUB LJ B947 P493; MS# 1345(VL); RCPTN-560560 BL- LT- SEC- 11 TWN- 24 RNG- 55
 (Note: Not to be used on legal documents)
 Class Exempt
 Subdivision ANTELOPE TRAIL
 Neighborhood N/A
 Tax District District 010
 Millage Rate 64.965
 Acres 0.2364

Owner

La Junta Urban Renewal Authority
 Po Box 489
 LA Junta, CO 810500000

Land

Description	Acres	Square Footage	Value
TOWN LAND NON-RES	0.2364	10,297.00	\$15,727

Valuation

	2020	2019
Land Value	\$15,727	\$15,727
Building Value		
Total Value	\$15,727	\$15,727
Assessed Land Value	\$4,561	\$4,561
Assessed Building Value		
Total Assessed Value	\$4,561	\$4,561
Estimated Total Taxes	\$296.31	\$296.31

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/22/1997	\$0	Unknown	560560		Unqualified	Vacant		

Recent Sales In Area

Sale date range:

From:

01/01/2018

To:

09/08/2020

Sales by Subdivision

1500

Feet

Sales by Distance

No data available for the following modules: Related Accounts, Buildings.

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URBAN RENEWAL FACTS

DOWNTOWN COLORADO INC.

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ABC's of Urban Renewal

*An Abbreviated Guide to Helping You Understand
the Basics of Urban Renewal in Colorado*

According to National Public Radio's (NPR) website, "The 2012 session is likely to be a tough one ... rife with partisan politics." Unfortunately, and unlike many issues that will be discussed by the legislature this year, urban renewal is one of those rare topics that cross party lines. It seems to evoke emotions in both Democrats and Republicans, and experience has shown that at the root of these emotions is either misinformation or a lack of information.

In an effort to educate the Colorado citizenry and its leaders about what is fact versus fiction when it comes to urban renewal, Downtown Colorado, Inc., (<http://www.downtowncoloradoinc.org>) together with the Colorado Municipal League (<http://www.cml.org>) and Ricker Cunningham (<http://www.rickercunningham.com/index.php>), are going to publish a series of articles on this topic, featuring questions and answers; testimonials from both citizens and community leaders with first-hand knowledge of urban renewal projects; case studies; and, legislative updates.

This, the first of these articles, is intended to provide you with a foundation of understanding about urban renewal through a series of questions and answers often raised during the urban renewal planning process. We welcome any comments you might have on this series – possible topics, perspectives or testimonials.

What is urban renewal?

Urban renewal is a statutory tool used by municipalities to make improvements within a designated area of the community. The Denver Urban Renewal Authority's website describes it as a "tool used to assist in the redevelopment of blighted property and help foster sound growth and development." With establishment of an urban renewal area by the local governing body, new tax revenues (Tax Increment Financing – TIF) resulting from and created by future taxable improvements may be reinvested in the area for purposes of public benefit.

What is Tax Increment Financing (TIF)?

Tax Increment Financing (TIF) is a unique mechanism that enables an urban renewal authority to use the net new tax revenues generated by projects within a designated urban renewal area to help finance future improvements. TIF is a new source of tax revenue, not an additional tax, that would not be available but for new investment.

What can TIF be used to finance?

TIF, the new tax revenue that results from property investment and reinvestment in the urban renewal area may only be used for improvements that have a public benefit and that support stated redevelopment efforts, such as: site clearance; construction of streets, utilities, parks; removal of hazardous materials or conditions; site acquisition; and construction of public facilities.

Can TIF always be used to finance a project?

No, TIF may only be used within an urban renewal area where "blighting conditions" exist and for

projects that meet stated public objectives. Most urban renewal authorities require that applicants for TIF revenues provide documentation that the proposed improvements are financially infeasible without assistance by the urban renewal authority.

If an area is described as “blighted” what does that mean?

The legal term “blight” describes a wide array of urban problems, which can range from physical deterioration of buildings and the environment, to health, social and economic problems in a particular area. While considered to be an offensive term by some, it is actually a condition defined by law. See below.

According to Colorado State Statute (CRS 31-25-103) (2), a “blighted area” is defined as follows: “*Blighted area*” means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare; ...

(a)	<i>Slum, deteriorated, or deteriorating structures;</i>
(b)	<i>Predominance of defective or inadequate street layout;</i>
(c)	<i>Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;</i>
(d)	<i>Unsanitary or unsafe conditions;</i>
(e)	<i>Deterioration of site or other improvements;</i>
(f)	<i>Unusual topography or inadequate public improvements or utilities;</i>
(g)	<i>Defective or unusual conditions of title rendering the title non-marketable;</i>
(h)	<i>The existence of conditions that endanger life or property by fire or other causes;</i>
(i)	<i>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;</i>
(j)	<i>Environmental contamination of buildings or property;</i>
(k.5)	<i>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;</i>

(1) *If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if and, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

Source: Colorado Revised Statute 31-25-103(2).

What is a Conditions Survey (Blight Study) and why do one?

A conditions survey (or blight study) is an independent investigation into whether any or all of the factors listed above are present within the boundaries of the proposed urban renewal area. An area may only be designated as an urban renewal (or redevelopment) area after the following:

- Independent blight study or conditions survey has been prepared and presented first, to the municipality's urban renewal authority, and second, to its Council;
- Stakeholders have been contacted; and
- City Council or Board of Commissioners accepts the findings of the conditions survey and adopts (by resolution or ordinance) the urban renewal plan.

What is the process for establishing an urban renewal area and advancing an urban renewal plan?

Generally —

1. Determine Survey Area Boundaries
2. Verify Presence and Location of Blighting Factors
3. Prepare Conditions Survey
4. Present Conditions Survey Findings to Urban Renewal Entity and Council for Acceptance
5. Identify Market Opportunities Within Area and Quantify Timing
6. Together with Stakeholders – Define Future Role of Area in Community
7. Prepare Urban Renewal Plan
8. Complete Financial Analysis (Tax Increment Finance – TIF)
9. Complete Impact Analysis (as per statute) and Share With Impacted Taxing Bodies
10. Present Urban Renewal Plan to Urban Renewal Entity and Council for Adoption
11. Issue Request for Projects
12. and/or Implement Plan

How many individual urban renewal areas can a community establish?

There is no limit to the number of individual urban renewal areas a community may establish within its municipal boundaries, however, the statute requires that the boundaries of each area be defined "as narrowly as possible."

Note: In 2010 and 2011, Ricker | Cunningham conducted a statewide survey of urban renewal authorities. The results of that survey may be obtained by contacting either Anne Ricker at 303.458.5800

or anne@rickercunningham.com (<mailto:anne@rickercunningham.com>) or by visiting the DCI website. An update to that survey is currently underway. If you receive a request to complete the 2011 / 2012 survey, we encourage you to do so in a timely manner so that the results may be used during the current legislative session.

Anne Ricker is a principal at Ricker Cunningham (<http://www.rickercunningham.com/index.php>), a real estate advisory firm that works with municipalities, governments, advocacy organizations and investors to enhance communities through economically sound projects. Paul Benedetti, Esq., and Mark Radtke, Colorado Municipal League (<http://www.cml.org>), also contributed to this article.

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- **COMMENTS** 1 Comment
- **CATEGORIES** *development and improvement districts, tax-increment financing, urban renewal*

One Response to “ABC’s of Urban Renewal”

Mzerbe February 23, 2012 at 8:20 PM #

Does a URA have to be located within the area that it is trying to improve? Within the same municipality, within the same county, within the same state?...What is required?

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