

LA JUNTA URBAN RENEWAL AUTHORITY

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a regular meeting on Thursday, October 8, 2020 at 4:00 p.m. via virtual meeting. The meeting was called to order by Chairperson Bennett.

Board Members Present

Absent

Nancy Bennett
Christine Coffield
Rebecca Goodwin
Trevor Herasingh
T.J. Martinez
Justin Miller
Chad Penner
Cisco Perez
Jeffri Pruyne

Also present: Cynthia Nieb, Economic/Urban Renewal Director
Debi Fraker, Executive Secretary
Bette McFarren, Tribune Democrat

LAND PURCHASE PROPOSAL: Shoulderblade

Chairperson Bennett: The Shoulderblade's have applied for a hearing with the county. It will be on the 19th. She will know more at that time. They are asking to increase the number of horses from seven to fourteen.

CITIZENS PARTICIPATION:

There was no citizen participation.

MINUTES: September 10, 2020 and September 18, 2020

Chairperson Bennett asked if there were any corrections or additions to be made to the September 10, 2020 minutes or the September 18, 2020 minutes. Hearing none, a motion was made by Rebecca Goodwin, seconded by Trevor Herasingh that the minutes for September 10 and September 18, 2020 be approved as published. The motion carried unanimously.

FINANCIAL STATEMENTS: September 2020

TJ Martinez provided the September 2020 financial statements for the Board's review.

BALANCE SHEET

ASSETS

- Total cash of \$184,495.83 for month ending September 2020
- Notes receivable of \$21,284.46
- One investment of \$109,938.80
- Total assets of \$315,719.09 for month ending September 2020

LIABILITIES

- There are no outstanding liabilities for month ending September 2020

STATEMENT OF REVENUE/EXPENDITURES

BUDGET TO ACTUAL

Revenues received for the month of September were: a TIF payment in the amount of \$2,695.56, and bank interest in the amount of \$3.70. The only expenditure for the month of September was: an electric bill payment of \$36.21 for the Welcome to La Junta sign.

2020 budget of \$276,437.00 less \$139,449.63 in expense and \$103,222.39 in encumbrances leaves a remaining budget of \$33,764.65. The \$55,000.00 for the parking lot project is reflected in the 2020 budget and removed from the 2021 budget. This figure is also included in encumbrances, which is the reason for the increase in September's financials.

Chairperson Bennett asked if there were any questions or corrections regarding the September financial statements. Hearing none, a motion was made by Justin Miller, seconded by Rebecca Goodwin, that the financial statements for September 2020 be approved. The motion carried unanimously.

PROJECT UPDATES:

A. SECCP

Jane Daniels provided the following report:

Scope of Work –Phase I (closed out) and II stabilization are 100% complete and closed out with the SHF. Phase III stabilization (20-02-024), addressing exterior masonry rehabilitation, installation of basement footings, foundation rehabilitation and waterproofing, and floor framing rehabilitation, is now 75% complete. Jessica Reske/project architect will meet with Summit Sealants (general contractor on-site) in a few weeks to review progress so far. Currently, it is anticipated that the construction portion of Phase III will be complete by December and that the SHF final deliverables and contract can be closed out as early as

LA JUNTA URBAN RENEWAL AUTHORITY

February 2021. During the months of August and September, Jane Daniels (project and grant administrator) worked closely with the CDPHE regarding claiming the Brownfield Tax Credits. All the required documentation was mailed in to CDPHE in early September; CDPHE has 40 days to review and then will issue the credits (anticipated to be approximately worth \$83k after brokerage). These credits will be used as cash match for the recently submitted SHF grant (today, October 1st) to rehabilitate the north windows as well as for the construction documents phase in process (another SHF grant underway; 21-M1-001). A meeting was held in mid-August with project stakeholders regarding reuse design for the interior.

Project Schedule – Phase III stabilization is underway with anticipated completion at the end of the year. The construction documents are also currently under development. The architect anticipates having a draft complete by the end of November, with hopes to even finalize the drawings by February 2021.

Anticipated Project Timeline (as of October 1, 2020)	
Phase III construction completion	December 2020
Draft of Construction Documents – Exterior and Interior for review by project stakeholders and SHF	November 2020
Notification of Window Rehabilitation (north elevation) – SHF Grant from October 1	November 2020
Begin Contract with SHF for Window Rehabilitation	December 2020
Final project closeout of Phase III Stabilization	February 2021
Final Construction Documents	February 2021
Cost Estimates and Associated Phasing/Fundraising Plan for Remaining Phases of Project Rehabilitation	March 2021

Deliverables yet outstanding for Phase II: There are only three remaining deliverables for Phase III, all of which will be submitted at the project’s conclusion (after photos, change orders, and project summary). For the CDs, the remaining deliverables are the draft and final review of the construction documents and specifications once complete.

Financials for Phase III and CDs: The advance and interim payments for Phase III have been received and SECCP is up to date on all payments for both projects.

Work to be accomplished before the next Progress Report (SHF due Dec. 1) – Phase III will still be underway if not near completion by December. In the meantime, work has begun on the awarded mini grant from SHF (\$50,000) for construction documents for the remaining exterior and interior rehabilitation including mechanical, electrical, and plumbing systems. This design and set of construction documents will allow for accurate pricing from contractors to do the installation of these systems and plan for future occupancy of the building (needed to apply for state historic preservation tax credits, another future funding

LA JUNTA URBAN RENEWAL AUTHORITY

source for this project). Based on the feedback from the stakeholders during the August meeting, the project architect will work up a set of drawings for presentation again by the end of the year. Another group meeting will be held at that time and a business/fundraising plan will be pursued by SECCP based on the design and cost estimating these plans will provide (aiming for the beginning of the new year/early spring).

In the meantime, the SECCP applied for \$50,000 today/October 1st to the SHF for window rehabilitation work, which, if awarded, would keep construction momentum and begin as early as December. The SHF request targeted rehabilitating the second floor, north elevation windows due to budget restrictions (SHF is only granting up to \$50k this round limiting how many windows we could do) and because of their visibility on the front façade. Focusing on the north elevation will also prepare the second floor/northwest space for eventual occupancy as an office and/or apartment rental (which would aid in application of the state tax credit, due in fall 2021, to maximize its benefit to SECCP as a future funding source towards the next phases in the rehabilitation project).

NEW BUSINESS

A. Urban Renewal Director:

1. Urban Renewal/CLG Website: Still continuing to work with David Balicki.
2. Bike Share Program: Working with a high school student on a bike share program funding through a CDOT grant. It will begin at OJC and go down Colorado Avenue. The bike lane will go down the middle of the road.
3. Main Street: Will be meeting with Greg Kolomitz, who is on the board, about promotional events for the downtown during the seasons but most importantly during the slump times between seasons.
4. Historical Structural Assessment: Waiting on grants for the Presbyterian Church.
5. Economic Development Action Plan: Grant should be decided on this week.

B. Governing Body Comments:

1. Trevor Herasingh: The “La Junta Welcome Sign” on the west side of town is being blocked by political signs. It makes it look like La Junta is only supporting one candidate and not the other. These should be taken down. Mayor Pruyn will talk to Rick about this.
2. Jeffri Pruyn: I would like to see everyone on the board get involved with our community and be a part of a project. It would be nice for us all to have something to bring to the table.

There being no further business, the meeting was adjourned at 4:50 p.m.

Nancy Bennett, Chairperson

APPROVED AT THE NOVEMBER 12, 2020 MEETING