

LA JUNTA URBAN RENEWAL AUTHORITY

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a regular meeting on Thursday, November 12, 2020 at 4:00 p.m. via virtual meeting. The meeting was called to order by Chairperson Bennett.

Board Members Present	Absent
Nancy Bennett	Rebecca Goodwin
Christine Coffield (late)	Chad Penner
Trevor Herasingh	Cisco Perez
T.J. Martinez	
Justin Miller	
Jeffri Pruyne	

Also present: Cynthia Nieb, Economic/Urban Renewal Director
Debi Fraker, Executive Secretary
Marci Shoulderblade, La Junta

CITIZENS PARTICIPATION:

There was no citizen participation.

SALE OF URBAN RENEWAL LAND: Shoulderblade – Met with Land Use and the Commissioners and they approved the two lots to be purchased from Urban Renewal for rezoning. Now we can move forward with the purchase. We are leaning towards the horse fencing for our permanent fence. We would like to offer \$4,242.00 for both properties. This is \$1,000.00 above assessor values for each property.

MOTION TO DRAW UP A CONTRACT AND ACCEPT THE OFFER OF \$4,242.00 FROM THE SHOULDERBLADES FOR 1610 AND 1710 ADAMS AVENUE, CONTINGENT UPON PERMANENT FENCING: Miller

SECOND: Martinez

DISCUSSION: There was no further discussion

VOTE: The motion carried unanimously

MINUTES: October 8, 2020

Chairperson Bennett asked if there were any corrections or additions to be made to the October 8, 2020 minutes. Hearing none, a motion was made by Justin Miller, seconded by Trevor Herasingh that the minutes for October 8, 2020 be approved as published. The motion carried unanimously.

FINANCIAL STATEMENTS: October 2020

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

BALANCE SHEET

ASSETS

- Total cash of \$186,112.37 for month ending October 2020
- Notes receivable of \$21,071.96
- One investment of \$109,938.80
- Total assets of \$317,123.13 for month ending October 2020

LIABILITIES

- There are no outstanding liabilities for month ending October 2020

STATEMENT OF REVENUE/EXPENDITURES

BUDGET TO ACTUAL

Revenues received for the month of October were: a TIF payment in the amount of \$1,437.07, and bank interest in the amount of \$3.71. The only expenditure for the month of October was: an electric bill payment of \$36.74 for the Welcome to La Junta sign.

2020 budget of \$276,500.00 less \$139,486.37 in expense and \$103,222.39 in encumbrances leaves a remaining budget of \$33,790.91.

There were some questions and concerns regarding the budget that T.J. Martinez will visit with Aliza about.

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

PROJECT UPDATES:

A. SECCP

Jane Daniels provided the following report:

Scope of Work – Phase III stabilization (2020-02-024), addressing exterior masonry rehabilitation, installation of basement footings, foundation rehabilitation and waterproofing, and floor framing rehabilitation, is now 80% complete and the projected timeline for completion in December is the same with SHF final deliverables and contract close out as early as February 2021.

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Since Jane Daniels/project and grant administrator submitted the paperwork to CDPHE for claiming the Brownfield Tax Credits in early September, the credits have officially been approved and amounted to approximately \$96k. Once the official letter for the credits was received, SECCP contacted Tax Credit Connection to broker the credits, which will amount to 87% of the credit, or approximately \$84k. These credits will be used as cash match for the submitted SHF grant (October 1) to rehabilitate the north windows as well as for the construction documents phase in process (another SHF grant underway; 21-M1-001). The checks have been mailed to SECCP as of yesterday.

Project Schedule – No change. 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 November 5, 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
Installation of Rehabilitated North Windows	April 2021 (est.)
Close out of Windows – SHF Grant	June 2021 (est.)
Application to SHF for Additional Exterior Work (Doors/Windows) and/or Interior Work	July 2021 (new and only SHF deadline for 2021)

Deliverables yet outstanding for Phase III and CDs: No change. 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: No change. 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) – No change. 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 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 October 1st to the SHF for window rehabilitation work on the second floor of the north/front façade. SECCP received word from SHF last Friday that it was awarded. This award will help keep construction momentum and begin as early as December with removal of the north windows for rehabilitation off-site. 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. La Junta Welcome Sign on west side of town: I was never able to get a hold of anyone; however, the signs have been moved and the light is shining on our sign.
2. SECO Strong, Buy Local: It includes all six counties. Customers visit the SECO Strong website to browse local businesses throughout SECO. Customers select individual businesses to purchase gift certificates in \$25 increments. Revenue is passed through the SECO Strong website and on to individual businesses. SECO Small Business Development Center (SECO SBDC) is sponsoring this project so that businesses are able to be listed on the SECO Strong website for FREE, and to ensure that businesses receive 100% of the revenue generated.
3. Ark Valley Tree Experts: While at the Live Well Park, I noticed that there were trees in the area owned by the credit union. The branches are broken, the trees are terrible and one of them even looks dead. It's going to drop one of its branches or limbs right on a car that is going to be parked there; however the credit union doesn't have any money to

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pay for that. I said I would ask Urban Renewal would pay, since it's all about safety, for the removal of one tree and the trimming of the other two trees.

MOTION TO ACCEPT THE BID FOR TREE REMOVAL ON THE PROPERTY THAT WAS FORMLY THE BOOKSTOP AND CREDIT UNION. WHEN WE PURSUE THIS, I WOULD LIKE TO ASK FOR FIRST RIGHT OF REFUSAL FOR THE CREDIT UNION PROPERTY AS PART OF THE AGREEMENT TO REMOVE THE TREE AND TRIMMING THE OTHER TWO: Miller

SECOND: Herasingh

DISCUSSION: There was no further discussion

VOTE: The motion carried unanimously

4. Rawlings Grant for the Presbyterian Church: We didn't receive that grant, so I'm going to see if we can apply for an El Pomar grant. I will also add doing schematics of the building onto the grant. That would be between \$70,000 and \$100,000.
5. Bike Share Application with CDOT: I've lost my help of my wonderful high school helper who did much of the research. Alyssa Bullock was phenomenal. They've made some videos in that same class about Lucy's Tacos and the Masonic Building. They did another one of the fauna and flora of the La Junta Brick & Tile Park. The last one was on the arts in Rocky Ford and La Junta.
6. Jeffri Pruyn congratulated Cynthia on the Main Street of the Year award. Thank you so much!

B. Governing Body Comments:

1. There were no governing body comments.

There being no further business, the meeting was adjourned at 4:43 p.m.

Nancy Bennett, Chairperson

APPROVED AT THE JANUARY 14, 2021 MEETING