

LA JUNTA URBAN RENEWAL AUTHORITY

**CALL TO ORDER:** The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, May 13, 2021 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  
Justin Miller – joined 4:04 p.m.  
Jeffri Pruyn

T.J. Martinez

Also present: Cynthia Nieb, Economic/Urban Renewal Director  
Melanie Scofield, City Clerk  
Bette McFarren, Rocky Ford Gazette

**CITIZEN PARTICIPATION:**

There was no citizen participation.

**MINUTES:** February 11, 2021

Chairperson Bennett asked if there were any corrections or additions to be made to the April 8, 2021 minutes. Hearing none, a motion was made by Jeffri Pruyn, seconded by Rebecca Goodwin that the minutes for April 8, 2021 be approved as published. The motion carried unanimously.

**FINANCIAL STATEMENTS:** April 2021

The April 2021 financial statements were provided for the Board’s review.

**BALANCE SHEET**

ASSETS

- Total cash at the end of March was \$206,207.24.
- Notes receivable was \$15,548.17.
- There is one investment for \$109,963.83.
- Total assets are \$331,782.24 for the month ending April 2021.

LIABILITIES

- There were no outstanding bills at the end of March.

**STATEMENT OF REVENUE/EXPENDITURES**

**BUDGET TO ACTUAL**

Bank interest in the amount of \$3.43 was received. \$29,325.11 was received for March from Otero County for the Tax Increment. Southeast Colorado Power was paid \$37.40 for the welcome sign. The 2021 budget is \$182,400.00 less \$49,689.92 in expenses and \$44,096.20 in encumbrances leaving a budget remaining of \$88,614.27.

Chairperson Bennett asked if there were any questions or corrections regarding the April financial statements. Hearing none, a motion was made by Trevor Herasingh, seconded by Christine Coffield, that the financial statements for April 2021 be approved as presented. The motion carried unanimously.

**PROJECT UPDATES:**

**A. PLAZA BUILDING**

Rebecca Goodwin: Phase III is wrapped up. All of the final reports have been filed with the State Historical Fund and I filed the final report with El Pomar for that grant. I just received a copy of a check from Nancy Ascherman for payment on the roof. I will get that turned into Aliza for reimbursement. We're working on finances and different funding moving forward later on this year. Phase IV construction documents are moving along. Jessica, Derrek and a sub-contractor are planning to be down on the 21<sup>st</sup> to look at some of the framing interior. We're trying to pull together the last costs and plans for the interior so we can have a budget to allow us to move forward with grants. The windows will be installed not too long from now.

DISCUSSION: It would be if there was some way to keep the materials from the house on Carson that is going to be demolished. There are historic materials that can be used. We need to make an effort to save any of that old material that we come across in the future. As long as the EPA isn't involved, there shouldn't be any reason why we couldn't do that. Jeffri Pruy will double check with Rick Klein to see if this is possible.

**OLD BUSINESS**

**A. WORK SESSION POINTS OF DISCUSSION**

- Information on current Urban Renewal Authority loan repayments. Board members need to know what is going on with URA money. We need to have a report in our meeting packet each month showing arrears and what action has been taken.
- Certified Local Government financials in packets. This is a common, necessary report for any board in the City. We need to have a report in our meeting packets each month.
- Needing two new board members. We really need to have a complete board. Members need to be recruiting community members who are forward thinking.

## LA JUNTA URBAN RENEWAL AUTHORITY

- Blight Mitigation Main Street Grant. If the program is funded, Cynthia will need to create and organize the grant applications working with Main Street.
- Blight Study. We are currently moving forward with this through our Vacancy Study with Ben Levenger. The board has voted to implement this study. Future action will depend on results of that study.
- Grants. We will need grant money to help owners revitalize their buildings. We will vote on this after the results of the vacancy study are received.
- Blight Strategy – which areas are first. Scattered revitalization has a diluted effect. We need to concentrate our efforts. We will also vote on this after the Vacancy Study.
- Urban Renewal Lots. If our lots will be used as residential, buildings need to be permanent, not temporary. We will meet with zoning commission to discuss zoning requirements to be placed on lots for residents.
- Public Education. It would be good to have videos of how to attain U.S. Department of Interior standards for rehabilitation of buildings. We can set up a YouTube channel for our videos.
- Signage. As buildings are listed on the historic register, it would be nice to have signage designated it a historic building.

### NEW BUSINESS

#### A. Urban Renewal Director:

- There have been some extra expenses that have come up on the Santa Fe parking lot that was not voted on last time. Elegant Concrete is donating the striping, the handicap logo and the arrow on the parking lot. That's worth \$8,500. However, there are some other things that need to be paid for totaling \$1,782.90.

#### **MOTION TO APPROVE UP TO \$2,000 FOR THE ADDITIONAL EXPENSES OF THE SANTA FE PARKING LOT:** Miller

SECOND: Herasingh

DISCUSSION: There was no further discussion

VOTE: The motion carried unanimously

- I need to ask you for permission if I could have a Letter of Support from Urban Renewal for an Economic Development Eco-system Plan. I am currently doing an Economic Development action plan which is basically an assessment of what is working and what isn't. This Plan is a REDI Grant. I've been asked by DOLA to submit something at this time and to have it be something that can be further developed.

**MOTION THAT URBAN RENEWAL WRITE A LETTER OF SUPPORT FOR THIS PROJECT (ECONOMIC DEVELOPMENT ECO-SYSTEM PLAN) AND NANCY CAN SIGN IT FOR THE BOARD:** Goodwin

SECOND: Herasingh

DISCUSSION: There was no further discussion

VOTE: The motion carried unanimously

- I hear that Gabe Preston with RPI Consulting will be here in the first or second week of June to do a business and building survey. This is an inventory of all of the businesses and all of the buildings in the TIF district. This is being paid for by Main Street.
- I am currently working with Brad Segal on the Economic Development Action Plan. This basically means a review of how economic development is done and also all the things that can affect it, like codes, zones, and resolutions.

**A. Governing Body Comments:**

1. There were no governing body comments.

There being no further business, the meeting was adjourned at 4:47 p.m.

---

Nancy Bennett, Chairperson

*APPROVED AT THE JUNE 10, 2021 MEETING*