



AGENDA  
REGULAR MEETING LA JUNTA URBAN RENEWAL  
AUTHORITY  
La Junta, CO  
March 26, 2026  
4:00 PM  
Council Chambers  
601 Colorado Avenue

CALL TO ORDER (Chairperson)

ROLL CALL (City Clerk/Deputy)

Board Members

Ayala

Bennett

Fleischacker

Johnson

Linder

Madrid

Mason

Miner

Saucedo

CITIZEN PARTICIPATION

MINUTES OF PREVIOUS MEETING (Chairperson)

A. Regular Meeting February 26, 2026

FINANCIAL STATEMENTS (Treasurer)

A. February 2026

REPORTS

A. Plaza Building (Bennett/Mason)

B. Promenade (Fleischacker)

NEW BUSINESS

A. Spark Grant Application (Wild Roots Kava Co)

B. Director Comments

C. Governing Body's Comments

ADJOURN

LA JUNTA URBAN RENEWAL AUTHORITY

**CALL TO ORDER:** The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, February 26, 2026 at 4:00 p.m. in the Council Chambers. The meeting was called to order by Chairperson Bennett.

Board Members Present	Absent
Nancy Bennett (arrived 4:22 p.m.)	Joe Ayala
Marty Fleischacker	Carly Johnson
Cheryl Lindner	Angel Saucedo
Toni Madrid	
Ben Mason	
Zach Miner	

**Subject to approval at the  
March 26, 2026  
Urban Renewal Meeting**

Also present: Melanie Scofield, City Clerk/URA Director  
Cristian Estrada, Deputy City Clerk

**CITIZEN PARTICIPATION - None**

**MINUTES:** January 22, 2026

Chairperson Mason asked if there were any corrections or additions to be made to the January 22, 2026 minutes. There being none, the board moved to a motion.

MOTION TO APPROVE JANUARY 22, 2026 MINUTES AS PUBLISHED: Madrid

SECOND: Lindner

AYE: Fleischacker, Lindner, Madrid, Mason, Miner

ABSENT: Ayala, Bennett, Johnson, Saucedo

OPPOSED: None

The motion carries.

**FINANCIAL STATEMENTS – January**

Marty Feischacker presented the January financial statement. If the board and Melanie are good with the idea, will only share anything actually needing to be noted in a meeting; can provide any numbers/data that the board requests. Will not sit up here and bore the board with what is right in front of them. The total balance available for grants/loans is around \$460,000 that is “liquid”/able to be used.

Melanie Scofield – Just to keep in mind, referring back to the agreement for the parking lot between the city and the Plaza Building, that invoice was for \$135,000; Martin has started concrete work and would like those funds expensed. URA will have \$135,000 less in the total balance available. Said expenditure will show on the March financial statements, as it is too late to cut the check for February.

MOTION TO APPROVE JANUARY FINANCIAL STATEMENTS AS PRESENTED: Lindner

## LA JUNTA URBAN RENEWAL AUTHORITY

SECOND: Madrid

AYE: Fleischacker, Lindner, Madrid, Mason, Miner

ABSENT: Ayala, Bennett, Johnson, Saucedo

OPPOSED: None

The motion carries.

### REPORTS:

#### A. Plaza Building (Bennett/Mason)

- Spoke with Martin Montoya prior to meeting – concrete work has begun with a few changes that have been made.
  - Sidewalks on the east side of property – was going to be 4” thick and 4’ out from the building. Instead, will now be 6” thick and 6’ wide
  - There was an issue with the gas meter on the south side of the building; Black Hills will be coming in to move the gas meter up a bit so there is not a spot where ice can form
  - Concrete sidewalks should be done by next week
  - Waiting on asphalt companies to open back up for the season to begin the parking lot
- Martin also mentioned that the Streets Department has the ability to stripe and sign the parking lot. There will be no additional expense for signs/stripping. Will be sloping the south side sidewalk for ADA accommodation.
- Inside the building, the following have passed inspections:
  - HVAC
  - Fire Alarm/Sprinkler
  - Commercial Hood
  - Natural Gas
- Unfortunately, the big parts that are needing to pass inspection (plumbing and electrical) did not pass; the plumbing inspection was marked as ‘failed’. This was more than likely due to the previous board not looking into what was done and if it was done correctly. For example, a lot of the plumbing in the walls and drainage need to be replaced, as there is a plan for grease traps.
  - Requested information from the Engineer due to the reason of why this wasn’t caught sooner in the initial plan; again, the previous board did not focus on that.
  - Sinks in restrooms need plaster traps in the drains
  - Men’s & Women’s restrooms failed inspection due to ADA compliance issues regarding the height of the grab bars
- Upstairs apartments are complete
- There is a problem with the stairwell – the minimum height required between the electrical fixtures to the floor was not taken into account (extra space for grout and tile); there is some adjustments needed to the electrical plan
- Basement lighting is being installed, but not yet complete

## LA JUNTA URBAN RENEWAL AUTHORITY

- Building has been cleaned – track lighting has been fixed; plastic has been mostly removed
- Have not seen the upstairs apartments yet; they are at 100% so they are trying to keep people out
- Summit has submitted to the state this exact report (attached)
- Feels like it would be prudent for this board to reach out to Jane Daniels to set up a date and time for a “punch list” (list of what needs to be corrected/still done) walk together with Summit and the state just to get that on record. Once those permits are done and the project is complete, it becomes quite difficult to get contractors back out to the building to make corrections.
- As soon as electrical and plumbing passes, Martin will come out for a CTO.

Discussions continued regarding the history of the repairs/work done to the Plaza Block Building to catch the new board members up to speed with what has happened. Explanations of where the ADA-accessible parking locations were, wheelchair ramps, etc. It was also brought up by Cheryl Lindner regarding the insurance of the building, which will be brought up during the Director Comments section.

### **B. Promenade (Fleischacker)**

- Have jumped through some hoops; to say the least, Promenade is ready
- All parts for the replacement of the HVAC have been ordered and are also ready to be installed
- The last month has been focused on the possibilities regarding shutting down the HVAC during this process, as well as a very busy Valentine’s season
- Have been reluctant to do the replacement, due to the fact of weather. Has a feeling that as soon as the old HVAC comes down, there will be inclement weather, which would be bad for the nursery.
- Within the next 60 days, hopefully the HVAC replacement will commence
- No extension is needed of the application at this time, due to the fact that parts and supplies have already been ordered. The Promenade is currently in good standing to continue.

## **NEW BUSINESS**

### **A. Director Comments**

- URA still owns 2 (two) parcels of empty land located on 16<sup>th</sup> St. and Bradish Ave., as well as 18<sup>th</sup> St. and Bradish Ave. These parcels are on two separate ends of the block, and are not adjacent to each other. There has been interest from the public in purchasing one or both of these vacant parcels of land. How would the board like to approach/address this situation?
  - Toni Madrid – There was some conversations had regarding of what could be placed on those properties.
  - Melanie Scofield – Years ago, URA and HUD had an idea to place housing on those lots. That idea did not take off. These lots are outside of the city limits (county jurisdiction). They are not within any of the city’s TIF districts. Will do some more

research regarding what could be the selling cost of these lots, as well as what can be specifically placed on the lots, and any other fees associated. It would be up to the consensus of the board on what should be done with those lots.

- Ben Mason – These properties do belong to URA; if the city would like to purchase the properties, they can. If a citizen would like to purchase them, since they are out of the TIF district and outside of city limits.
- Zach Miner – Wondering with the redistricting of the TIF district coming up within the next year or so, people have been tossing ideas regarding that the whole city should be the TIF district. This may not be the case with these two lots due to the fact of it being under county jurisdiction.
- Melanie Scofield – Yes, that is correct. These lots cannot be included in the TIF district due to the fact of the lots being in the county jurisdiction. These lots also are tax exempt, so no property taxes have been spent.

Conversation continued regarding if anything could be done with the two vacant parcels, and whether or not it could be suggested to any new possible owners of URA properties of what they could do on the properties. Once a property is sold, the city or URA does not have much say over what can be done with the properties. It would all be dependent on zoning requirements of the county. The only properties that URA owns besides the two vacant lots are the Plaza Block Building and the parking lot beside it.

- Didn't make it for this meeting, but hopefully in March the Elks Lodge application can be returned back after they provide another bid as well as a breakdown of the SBT bid. That will be placed on the next month's agenda
- Have all of the paperwork in from Mickey Bethel (Oper House Enterprises) regarding the sidewalk. This will be on the March agenda.
- Have received 4 (four) SPARK grant applications; waiting for bids from some of the applicants. These will also be on the March agenda.
  - Ben Mason – is the board now able to come to you to get information regarding the SPARK grants so the board can hit the ground, boots running?
    - Melanie Scofield – Yes; brochures are in the City Clerk's office with the informational page as well as applications added to the brochures, as well.
- The Downtown Beautification Project in conjunction with Main Street La Junta; the first project is the Presbyterian Church vinyl on the windows, now they are discussing the window boxes. Who would the board like the point of contact to be for this project? Vance Johnson does own the building, and Carly is on the board.
  - Toni Madrid – Thinks going to Carly first so she may contact Vance Johnson.
- Lights, banners, sidewalks downtown – Colorado Ave. from 1<sup>st</sup> Street to 5<sup>th</sup> Street – wanting to update those.
  - Toni Madrid – During the holidays, there are several light displays in downtown. It looks beautiful – this idea was to add on to the current light poles as a beautification project for downtown.
  - Zach Miner – There are several different directions the group(s) could take with the light poles – whether it be new brackets needed for banners, new globes, new lights, etc.

Discussions continued regarding the longevity and durability of the vinyl on windows, whether or not it would be cost-effective to keep them vinyl, or spend more on something more permanent. This beautification idea was not made to be a permanent solution for vacant businesses; the idea is to get more businesses into La Junta, and so there isn't just plain paper or parchment paper covering windows.

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- T.O.'s – Zach Miner was going to present a mockup of what the new façade for the building would look like as well as cost(s); Zach did not complete the mockup due to being told to hold off until more confirmation and agreement was had between the board and the owner of T.O.'s. It was evaluated that the building is in much worse shape than anticipated, and just doing a façade may not be the best option for the building. Perhaps reaching out to the owner in regards to putting in an official loan/grant application rather than using the \$5,000 from the SPARK grant. If the building continues to just sit there and continue falling apart, then it will fall under the city code for intervention. A work session may need to be set to determine how the URA can move forward with assistance on this building.

Conversation continued regarding the T.O.'s building and how the board would like this building to be rescued or renovated, rather than demolished. Would rather not have a repeat of neglect that occurred with the Kit Carson, and the Plaza Block building. Options of what can be done moving forward were discussed, but ultimately the board will decide to hold a work session in the future regarding the T.O.'s building.

**B. Governing Body's Comments**

- Zach Miner – Could it be placed on the work session agenda regarding digital signage and if the board would be open to exploring that project? There is someone that can come out and tell the board what is wrong with the digital signage. This would be for the broken digital sign that is by the Chamber of Commerce. The idea would not be to fix the sign, but rather install a completely new sign and fix up the small area as a sitting area/mini park area. There could be from six (6) to eight (8) partners with that sign.

The next Urban Renewal Authority meetings will be held March 26, 2026 and April 23, 2026 at 4:00 p.m.

There being no further business, the meeting was adjourned at 5:05 p.m.

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Cristian Estrada, Deputy City Clerk

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Ben Mason, Chairperson



# FEBRUARY 2026

## BALANCE SHEET

<u>ASSETS</u>		<u>LIABILITIES</u>	
CASH	27,400.88	ACCOUNTS PAYABLE	-
INVESTMENTS	377,819.96	FUND BALANCE	<u>(621,092.57)</u>
ACCOUNTS RECEIVABLE	-	TOTAL	(621,092.57)
NOTES RECEIVABLE	<u>168,099.20</u>	+/- FUND BALANCE	<u>47,772.53</u>
TOTAL	573,320.04	TOTAL	<u><u>(573,320.04)</u></u>

## STATEMENT OF REVENUE/EXPENSES

<u>REVENUE</u>	<u>MTD</u>	<u>YTD</u>	<u>EXPENSES</u>	<u>MTD</u>	<u>YTD</u>
TAX INCREMENTS	-	-	OPERATING	-	-
INTEREST	1,044.94	2,269.72	ADVERTISING	-	-
			REHAP GRANTS	50,000.00	50,000.00
			SIGN EXPENSE	42.25	42.25
			LOAN PAYMENT	-	-
			UR DIRECTOR	-	-
			PROJECTS	-	-
<b>TOTAL</b>	<b>1,044.94</b>	<b>2,269.72</b>	<b>TOTAL</b>	<b>50,042.25</b>	<b>50,042.25</b>
Revenue Less Expense		(47,772.53)			

	<b>TIF</b>			
	2023	2024	2025	2026
JAN	9,264	41	147	-
FEB	51,792	52,342	58,090	-
MAR	15,948	7,696	23,563	-
APRIL	66,767	84,135	101,193	-
MAY	30,903	40,294	31,464	-
JUNE	25,288	19,865	45,302	-
JULY	4,966	2,725	2,249	-
AUG	3,213	4,025	1,286	-
SEPT	1,342	31	4,446	-
OCT	1,147	774	1,555	-
NOV	1,018	464	-	-
DEC	2,559	2,166	2,079	-
	<b>214,208</b>	<b>214,556</b>	<b>271,374</b>	-

COMPARATIVE BALANCE SHEET

ACCOUNT NUMBER	DESCRIPTION	CURRENT YEAR	PRIOR YEAR	VARIANCE
URBAN RENEWAL				
URBAN RENEWAL ASSETS				
27-110-110-01	CHECKING	27,400.88	55,048.83	27,647.95-
27-110-110-06	INVESTMENTS	377,819.96	400,559.11	22,739.15-
27-110-210-01	ACCOUNTS RECIEVABLE	0.00	2,079.11	2,079.11-
27-110-210-02	NOTES RECIEVABLE	168,099.20	173,405.52	5,306.32-
	TOTAL	573,320.04	631,092.57	57,772.53-
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URBAN RENEWAL LIABILITIES				
27-210-210-01	ACCOUNTS PAYABLE	0.00	10,000.00	10,000.00-
27-290-295-01	FUND BALANCE	621,092.57	621,092.57	0.00
	TOTAL	621,092.57	631,092.57	10,000.00-
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STATEMENT OF REVENUES

ACCOUNT NUMBER	DESCRIPTION	BUDGET	MTD	YTD	PERC%	OUT ENC	UNENC BAL
	URBAN RENEWAL						
	URBAN RENEWAL REVENUES						
27-301-105-01	TAX INCREMENT DISTRICT	290,000	0.00	0.00	0%	0.00	290,000.00
	** TOTAL **	290,000	0.00	0.00	0%	0.00	290,000.00
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	OTHER REVENUE						
27-302-101-01	INTEREST REVENUE	18,000	1,044.94	2,269.72	13%	0.00	15,730.28
	** TOTALS **	18,000	1,044.94	2,269.72	13%	0.00	15,730.28
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	*** TOTAL REVENUES ***	308,000	1,044.94	2,269.72	1%	0.00	305,730.28
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STATEMENT OF EXPENDITURES

ACCOUNT NUMBER	DESCRIPTION	BUDGET	MTD	YTD	PERC%	OUT ENC	UNENC BAL
URBAN RENEWAL							
URBAN RENEWAL EXPENDITURE							
27-705-207-01	OPERATING EXPENSES	15,500	0.00	0.00	0%	0.00	15,500.00
27-705-213-01	TRAINING AND TRAVEL	5,000	0.00	0.00	0%	0.00	5,000.00
27-705-213-02	ADVERTISING	500	0.00	0.00	0%	0.00	500.00
27-705-217-01	REHAB GRANTS	200,000	50,000.00	50,000.00	25%	0.00	150,000.00
27-705-225-03	SIGN RENT EXPENSE	800	42.25	42.25	5%	0.00	757.75
27-705-260-02	TIF - HAMPTON INN	35,000	0.00	0.00	0%	0.00	35,000.00
27-705-263-01	ADMINISTRATIVE COSTS	1,200	0.00	0.00	0%	0.00	1,200.00
** TOTALS **		258,000	50,042.25	50,042.25	19%	0.00	207,957.75
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OTHER CHARGES							
27-707-217-01	UR DIRECTOR	20,000	0.00	0.00	0%	0.00	20,000.00
27-707-267-03	DOWNTOWN BEAUTIFICATION	30,000	0.00	0.00	0%	0.00	30,000.00
27-707-267-06	PROJECTS - PLAZA BLOCK	145,000	0.00	0.00	0%	145,000.00	0.00
** TOTALS **		195,000	0.00	0.00	0%	145,000.00	50,000.00
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*** TOTAL EXPENDITURES **		453,000	50,042.25	50,042.25	11%	145,000.00	257,957.75
=====							



# Spark Grant Program Application



### Applicant Information

Name of Business/Organization: Wild Roots Kava Company

Contact Person: Elizabeth Johnson

Email Address: wildrootskavacompany@gmail.com

Telephone No.: (719) 465-4618

Website (if applicable): \_\_\_\_\_

Business Type:  For-Profit     Non-Profit     Artist/Collective

### Storefront Information

Address of Storefront: 309 Colorado Ave. La Junta CO 81050

How long has this space been used for your business: 2

Do you have permission from the property owner to submit this application?

Yes, I am a tenant or buying the property (attach Letter of Support)

Yes, I am the property owner

### Project Description

What will you do in the space? Describe your concept.

New windows and new awning



# Spark Grant Program Application



What is the timeline of this project, from the date of this application until final completion?

3 months

**Use of Funds**

Total Estimated Project Cost: \$10k

Grant Amount Requested: ~~\$5k~~ \$10k

Match to be Provided: ~~\$5k~~ 0 Match Source: Cash

**Attach budget breakdown and any supporting itemized estimates/bids/quotes.**

I agree to all the terms and conditions of participation in the Spark Grant Program. I understand, agree and certify that any grant funding approved by the LJURA will be used only for the purpose specified within this application, and that records can be audited or reviewed at any time to assure that this is the case. I acknowledge that failure to adhere to any of the terms or conditions of the Spark Grant Program may result in the improvements becoming ineligible for reimbursement.

[Signature]  
Signature

02/23/2026  
Date

Elizabeth Johnson  
Printed Name

Approved By

Date



Melanie Scofield <melanie.scofield@lajuntacolorado.org>

## Application for spark grant

Carly Johnson <johnsonec69@gmail.com>

Tue, Feb 24, 2026 at 11:35 AM

To: Melanie Scofield <melanie.scofield@lajuntacolorado.org>

We have been operating out of this building for two years.

I plan to replace the awning that has been here for over 30 years. I painted it when I purchased the building and it's starting to come apart at the seams. I also have four windows upstairs, two main street facing that are old, thin and ugly. I plan to use Morgan glass for the windows for around \$5000 and the awning is around \$4500.

Carly

Sent from my iPhone

On Feb 24, 2026, at 7:54 AM, Melanie Scofield <melanie.scofield@lajuntacolorado.org> wrote:

[Quoted text hidden]



**MORGAN & SONS GLASS INC.**

P.O BOX 642 3RD & RATON  
LA JUNTA, COLORADO 81050  
719-384-9832 • 719-384-5926

**Estimate**

Date: 03/02/2026

TO: Carly Johnson  
JOB: 309 Colorado Ave., LJ (Rental)  
PHONE: 465-4618 johnsonec65@gmail.com

*Customer is responsible for removing and re-installing window curtains/blinds, etc. and furniture attached or within 2 feet of workspace. Should anything need to be removed or moved an extra charge will be added. We are not responsible for any damages incurred while moving or removing accessories and/or obstructions. A disposal fee will be added for any materials removed from the property including but not limited to windows, doors, trim, lumber, siding, sheetrock etc.*

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	44 ½ x 68 ½ single hung windows, oriel style, white vinyl, lowE glass	507.00ea	1014.00
2	28 ½ x 68 ½ single hung windows, NOT oriel style, white vinyl, lowE	421.76ea	843.52
	Finish material		195.00
	Labor: Leave main frame, finish interior/exterior. Will need the lift for front wds.		1400.00
	<b>DEBRIS HAUL AWAY MINIMUM CHARGE (add \$50 if wanted)</b>		
			<b>*Estimate is good for 1 month from date above</b>
			TAX 182.68
			<b>TOTAL 3635.20</b>

To accept this quotation, sign here and return: \_\_\_\_\_  
**PAYMENT IN FULL IS DUE ON THE DAY WE INSTALL UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE.**

**THANK YOU FOR YOUR BUSINESS!**

# The Sign Shop inc.

*"Designing the Difference!"*

118 Santa Fe Avenue

La Junta, CO 81050

(719) 384-7307

[thesignshop1@hotmail.com](mailto:thesignshop1@hotmail.com)

Quote

3/4/2026

TO: Wild Roots Kava Co.  
309 Colorado Avenue  
La Junta, CO 81050  
719-469-1651

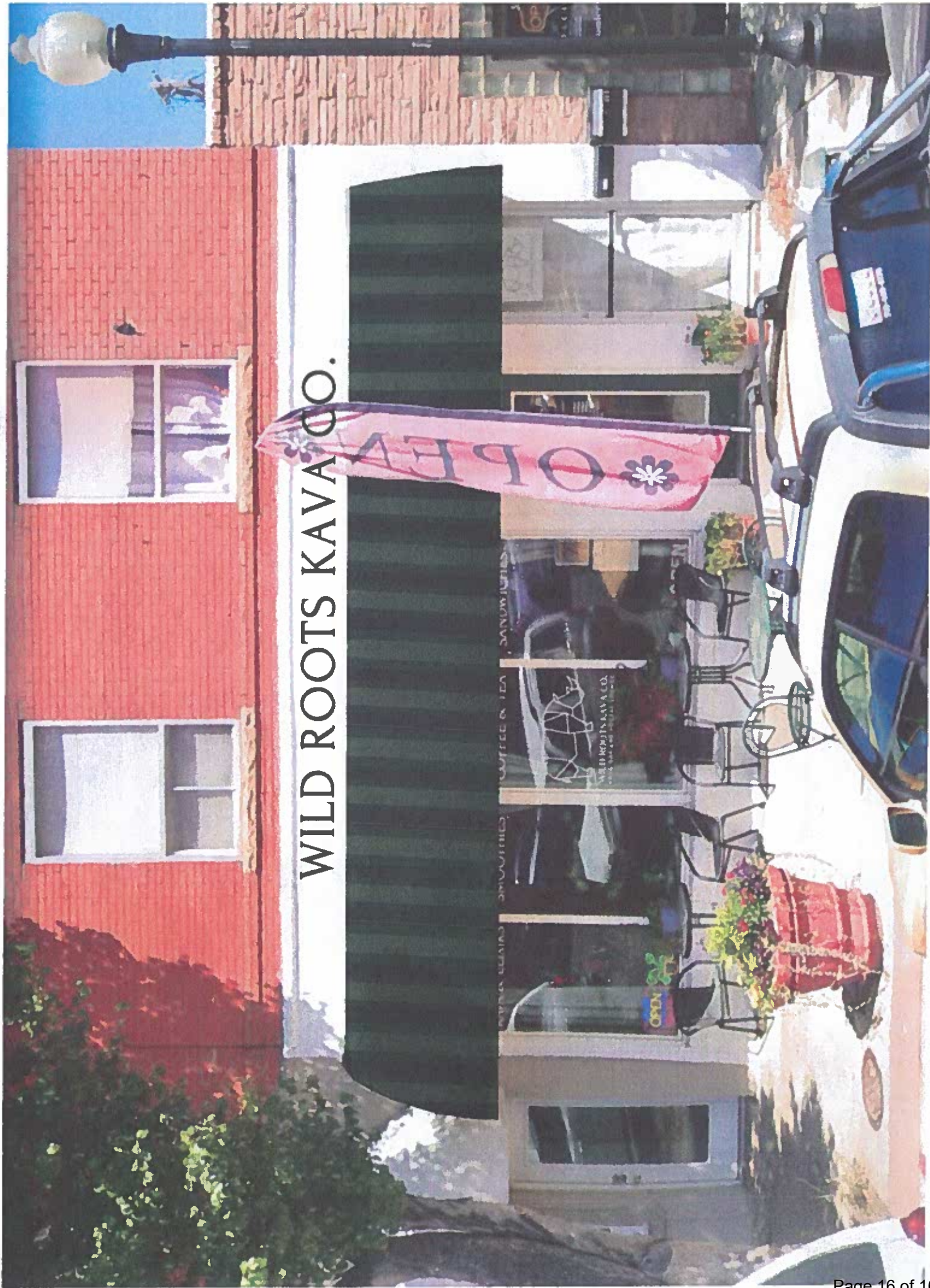
[johnsonc65@gmail.com](mailto:johnsonc65@gmail.com)

		Amount	Total
<b>Materials</b>			
Awning & Front of Building Wall Sign			
1.00	Awning: Sunbrella Awning / Marine - 46" Marco Olive 4707-0000 (includes sewing & recovering awning; materials & supplies; etc.)	\$2,256.00	\$2,256.00
1.00	12" Prismatic Custom Cut Letters - Upper Case - Green	\$1,395.00	\$1,395.00
WILD ROOTS KAVA CO			
			\$3,651.00
<b>Service and Labor</b>			
			\$0.00
1.00	Remove awning	135.00	\$135.00
1.00	Install awning using same mounting brackets/frame	135.00	\$135.00
2.00	Install Custom Cut Letters - Wall Sign	135.00	\$270.00
1.00	Frame Fabrication / Modification	\$250.00	\$250.00
1.00	Sign permit acquisition	95.00	\$95.00
1.00	Sign permit fee to include city review fee (approx)	125.00	\$125.00
1.00	Shipping for letters	100.00	\$100.00
Terms: 50% Non-refundable deposit at the time of quote acceptance and prior to start of signage project.		(\$2,542.97)	
			\$1,110.00
<b>SUBTOTAL</b>			<b>\$4,761.00</b>
<b>SALES TAX</b>			<b>\$324.94</b>
<b>TOTAL</b>			<b>\$5,085.94</b>

**Quote**

This is an estimate for services rendered. Valid for 90 days

**THANK YOU FOR YOUR BUSINESS!**



WILD ROOTS KAVA CO.