



AGENDA

REGULAR MEETING LA JUNTA URBAN RENEWAL AUTHORITY

La Junta, Colorado

March 9, 2023

4:30 p.m.

Council Chambers

CALL TO ORDER

ROLL CALL (City Clerk)

Board Members P/A

Supervisors

Others

Ayala
Bennett
Coffield
Herasingh
Horton
Miller
Roberson
Sweikert

CITIZEN PARTICIPATION

MINUTES OF PREVIOUS MEETING (Chairperson)

Regular Meeting January 12, 2023

FINANCIAL STATEMENTS (Treasurer)

Month of January/February 2023

Investments – ColoTrust

REPORTS – Project Updates

A. Plaza Building (Nancy Bennett)

B. Savings Places, Boulder (Bennett, Herasingh, Miller, Madrid)

UNFINISHED BUSINESS

A. Commercial Building Funding Application/Public Notices (Director) (Action)

NEW BUSINESS

A. Election of Officers for 2023 (Chairperson) (Action)

1. Chairman
2. Vice-Chairman
3. Treasurer

B. Leadership Training, Action 22 (Horton)

C. REDI Grant (Director)

D. LJ URA 464311405014, Request to Purchase to Build a Garage Now and Modular Home at a Later Date (Director)



AGENDA



E. Urban Renewal Director Comments

F. 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, January 12, 2023 at 4:32 p.m. in the Council Chambers. The meeting was called to order by Commissioner Horton.

Board Members Present

Absent

Joe Ayala
Nancy Bennett
Christine Coffield
Trevor Herasingh
Daniel Horton
Justin Miller – arrived at 4:35 p.m.
Randall Roberson
Lily Sweikert

**Subject to approval at the
March 9, 2023
Urban Renewal Meeting**

Also present: Cynthia Nieb, Economic/Urban Renewal Director
Melanie Scofield, City Clerk/UR Secretary
Aimee Hill, City Building Code Officer
Paul Velasquez, City Council
Toni Madrid, La Junta
Bette McFarren, Rocky Ford Gazette

Commissioner Horton asked if there were any questions in regards to the agenda as presented. There was discussion regarding the election of officers before the recommendation of possible new board members being approved by council. A motion was made by Lily Sweikert, seconded by Trevor Herasingh, to postpone the election of officers until after council meets and approves the new board members. The motion carried unanimously. A motion was made by Randall Roberson, seconded by Trevor Herasingh, to approve the agenda as amended. The motion carried unanimously.

INTERVIEWS: Candidates were interviewed one at a time. All applicants had ten minutes each to answer five questions. Then there was an additional five minutes for Authority questions. The following candidates were interviewed: Toni Lynn Madrid, Nancy Bennett and Justin Miller. After the interviews were conducted, the ballots were prepared. Ballots were provided to the members. The members voted and ballots were counted by the City Clerk. Commissioner Horton read the official tally:

Nancy Bennett – 5 votes
Jeris Danielson – 0 votes
Toni Madrid – 5 votes
Justin Miller – 5 votes
Duke Mitchell – 0 votes

The official results of Nancy Bennett, Toni Madrid and Justin Miller, all receiving five votes, will go to a recommendation for the Mayor to present before City Council.

Chairperson Bennett took over the meeting at this point.

LA JUNTA URBAN RENEWAL AUTHORITY

CITIZEN PARTICIPATION:

1. There was no citizen participation.

MINUTES: December 8, 2022

Chairperson Bennett asked if there were any corrections or additions to be made to the December 8, 2022 minutes. Hearing none, a motion was made by Lily Sweikert, seconded by Trevor Herasingh, that the minutes for December 8, 2022 be approved as published. The motion carried unanimously.

FINANCIAL STATEMENTS: December 2022

The December 2022 financial statements were provided for the Board's review.

BALANCE SHEET

ASSETS

- Total cash at the end of December was \$40,250.61.
- Notes receivable was \$3,937.50.
- Investments were \$373,801.42 (COLOTRUST).
- Total assets are \$417,989.53 for the month ending December 2022.

LIABILITIES

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

STATEMENT OF REVENUE/EXPENDITURES

BUDGET TO ACTUAL

Interest in the amount of \$1,275.45 was received. Tax increment of \$2,398.29 was received from property tax collections. The following bills were paid:

SE Colorado Power – Welcome LJ Sign	\$ 42.96
UR/ED Director (Q4)	\$ 3,100.00

The 2022 budget is \$135,800.00 less \$96,681.73 in expenses leaving a budget remaining of \$39,118.37.

Looking at the year-to-date figures:	Revenue	\$191,211.40
	Expenses	\$ 96,681.73
	Excess	\$ 94,519.67

Chairperson Bennett asked if there were any questions or corrections regarding the December 2022 financial statements. Hearing none, a motion was made by Daniel Horton, seconded by Justin Miller, that the financial statements for December 2022 be approved as presented. The motion carried unanimously.

REPORTS:

A. Plaza Building

Chairperson Bennett: There was nothing new to report. There hadn't been an OAC meeting in about three weeks because of the holidays. Everything is still on schedule. There will be a meeting next week.

NEW BUSINESS

A. Urban Renewal Director:

1. Grant Application: Cynthia Nieb will send the application document out one last time for any additional adjustments using Google Docs.
2. Completed By-Laws: Daniel Horton made a motion to accept the by-laws.

MOTION TO ACCEPT THE COMPLETED BY-LAWS: Horton

SECOND: Sweikert

DISCUSSION: Changes were added that were recommended last time regarding new candidates. "All mayoral appointments are subject to approval by La Junta City Council", was added to the vacancies section.

VOTE: The motion carried unanimously

B. Governing Body Comments:

1. Daniel Horton: Spoke about coming up with a strategic plan on how to increase presence of individuals downtown. Start out with a goal then have a play by play checklist of what to do to get to that goal. The idea of bringing bodies in to the downtown as residents is a very good thing. When people are living downtown, a need to have certain services and goods downtown is created, which would create the need for businesses. By strategically aligning these goals financially with funding businesses to bringing residents down, you would be able to execute plan B which would be to strategically place our moneys in a direction that will generate businesses to come in downtown. If we take it piecemeal like that, we would have a much more clear plan on how we would strategically develop economically through Urban Renewal.

Discussion continued amongst the board members regarding assessment of 2nd floor properties, blighted properties, downtown survey, etc.

There being no further business, the meeting was adjourned at 6:03 p.m.

Melanie R. Scofield, Secretary

Nancy Bennett, Chairperson



February 8, 2023

Dear Urban Renewal,

January 2023 financial statements have been completed for the boards review. Below are highlights of each statement:

BALANCE SHEET

ASSETS

- Total cash at the end of January was \$ 53,695.04.
- Notes receivable was \$ 3,875.00.
- Investments were \$ 360,117.42 – COLOTRUST
- Total assets are \$ 417,687.46 for the month ending January 2023.

LIABILITIES

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

STATEMENT OF REVENUE/EXPENDITURES

BUDGET TO ACTUAL

Interest in the amount of \$1,317.45 was received. Tax increment of \$ 0 was received from property tax collections. The following bills were paid:

- 1,575.90 – Otero County Insurance, Inc.

The 2023 budget is \$ 182,500 less \$ 1,575.90 in expense leaves a budget remaining of \$ 180,924.10.

Sincerely,

Aliza Libby-Tucker
Director of Finance
City of La Junta

URBAN RENEWAL - BOARD REPORT

ACCOUNT NUMBER	DESCRIPTION	CURRENT YEAR	PRIOR YEAR	VARIANCE	
	URBAN RENEWAL				
	URBAN RENEWAL ASSETS				
27-110-110-01	CHECKING	31,310.47	17,884.92	13,425.55	
27-110-110-02	DOWNTOWN - CHECKING	22,384.57	22,322.07	62.50	
	CASH BALANCE	53,695.04	40,206.99	13,488.05	
27-110-110-06	INVESTMENTS	360,117.42	373,801.42	13,684.00-	
27-110-210-02	NOTES RECIEVABLE	3,875.00	3,937.50	62.50-	
	TOTAL	417,687.46	417,945.91	258.45-	
		=====	=====	=====	
	URBAN RENEWAL LIABIL				
	TOTAL	0.00	0.00	0.00	
		=====	=====	=====	

URBAN RENEWAL - BOARD REPORT

ACCOUNT NUMBER	DESCRIPTION	BUDGET	MTD	YTD	PERC%	OUT ENC	UNENC BAL	
	URBAN RENEWAL							
	URBAN RENEWAL REVENUE							
27-301-105-01	TAX INCREMENT DISTRI	180,000	0.00	0.00	0%	0.00	180,000.00	
	** TOTAL **	180,000	0.00	0.00	0%	0.00	180,000.00	
	OTHER REVENUE							
27-302-101-01	INTEREST REVENUE	2,500	1,317.45	1,317.45	53%	0.00	1,182.55	
	** TOTALS **	2,500	1,317.45	1,317.45	53%	0.00	1,182.55	
	*** TOTAL REVENUES *	182,500	1,317.45	1,317.45	1%	0.00	181,182.55	

ACCOUNT NUMBER	DESCRIPTION	BUDGET	MTD	YTD	PERC%	OUT ENC	UNENC BAL
	URBAN RENEWAL						
	URBAN RENEWAL EXPEND						
27-705-207-01	OPERATING EXPENSES	4,000	1,575.90	1,575.90	39%	0.00	2,424.10
27-705-213-01	TRAINING AND TRAVEL	5,000	0.00	0.00	0%	0.00	5,000.00
27-705-213-02	ADVERTISING	1,000	0.00	0.00	0%	0.00	1,000.00
27-705-217-01	REHAB GRANTS	40,000	0.00	0.00	0%	0.00	40,000.00
27-705-225-03	SIGN RENT EXPENSE	800	0.00	0.00	0%	0.00	800.00
27-705-260-02	TIF - HAMPTON INN	35,000	0.00	0.00	0%	0.00	35,000.00
27-705-260-04	TIF - PROP MAINT	3,000	0.00	0.00	0%	0.00	3,000.00
27-705-263-01	ADMINISTRATIVE COSTS	1,200	0.00	0.00	0%	0.00	1,200.00
** TOTALS **		90,000	1,575.90	1,575.90	2%	0.00	88,424.10
	OTHER CHARGES						
27-707-217-01	UR/ED DIRECTOR	12,400	0.00	0.00	0%	0.00	12,400.00
27-707-270-01	TRANSFER TO FUND BAL	80,100	0.00	0.00	0%	0.00	80,100.00
** TOTALS **		92,500	0.00	0.00	0%	0.00	92,500.00
*** TOTAL EXPENDITUR		182,500	1,575.90	1,575.90	1%	0.00	180,924.10

<u>CO-01-2139-4001</u>		<u>Urban Renewal</u>			
Date	Transaction Description	Contributions & Income Earned	Withdrawals	Balance	Confirmation Number
01/01/2023	Beginning Balance			373,801.42	
01/17/2023	Withdrawal	0.00	15,000.00		
01/31/2023	Income Dividend Reinvestment	1,316.00	0.00		7199114
01/31/2023	Ending Balance			360,117.42	