A G E N D A

REGULAR MEETING LA JUNTA URBAN RENEWAL AUTHORITY
La Junta, Colorado
March 28, 2024
4:00 p.m.
Council Chambers

CALL TO ORDER

ROLL CALL (City Clerk)

Board Members P/A	Supervisors	Others
Ayala		
Bennett		
Coffield		
Herasingh		
Horton		
Madrid		
Monroy		
Roberson		
Sweikert		

CITIZEN PARTICIPATION

MINUTES OF PREVIOUS MEETING (Chairperson)
Regular Meeting February 22, 2024

FINANCIAL STATEMENTS (Treasurer)
February 2024
Investments – ColoTrust

REPORTS – Project Updates
A. Plaza Building (Nancy Bennett)

NEW BUSINESS
A. Review of E-Mail Thread (Information)

B. Review Board Development Proposal (SBrand) (Action)

C. Contracts
- Loan Rate
- Term
- Separate Contracts for Loans and Grant Awards

D. Emergency Grants
- Amount
- Short Turn-Around
- What is a “Real” Emergency

E. Urban Renewal Director Comments

F. Governing Body’s Comments

ADJOURN

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, February 22, 2024 at 4:00 p.m. in the Council Chambers. The meeting was called to order by Chairperson Bennett.

Board Members Present	Absent
Nancy Bennett	Joe Ayala
Christine Coffield	Trevor Herasingh
Daniel Horton	
Toni Madrid	
Erin Monroy	
Randall Roberson	
Lily Sweikert – via Zoom at 4:15 p.m.	

Subject to approval at the March 28, 2024 Urban Renewal Meeting

Also present: Cynthia Nieb, Economic/Urban Renewal Director
Sheryl Trent, SBrand Solutions
Melanie Scofield, City Clerk
Aimee Hill, Building Code Officer
Aliza Libby, Director of Finance
Ben Mason, La Junta
Bette McFarren, RF Gazette

KEN HOOD, Otero County Assessor: Mr. Hood explained to the Board how the Urban Renewal TIF District money is calculated using the Division of Property Taxation formula.

CITIZEN PARTICIPATION:
There was no citizen participation.

MINUTES: January 25, 2024
Chairperson Bennett asked if there were any corrections or additions to be made to the January 25, 2024 minutes. On page 6B, the last bullet point, it should read "thumb drive." Also, on page 4, the second on the motion to approve the financials should read "Lily Sweikert." Hearing no further corrections or additions, a motion was made by Randall Roberson, seconded by Erin Monroy that the minutes for January 25, 2024 be approved as corrected. The motion carried unanimously.

FINANCIAL STATEMENTS: January 2024

BALANCE SHEET

ASSETS		**LIABILITY**	
Cash	15,339.97	Accounts Payable	-
Investment	483,054.34		-
Receivable	-		-
Notes (1)	2,125.00	Fund Balance	502,802.58
TOTAL	***500,519.31***	***TOTAL***	***502,802.58***
		FUND BALANCE	(2,283.27)
		TOTAL	***500,519.31***

STATEMENT OF REVENUE/EXPENSES

REVENUE	MTD	YTD	**EXPENSES**	MTD	YTD
Tax Increments	-	-	Operating Exp	1,586.20	1,586.20
Interest	2,140.89	2,140.89	Advertising	45.00	45.00
			Sign Rent Exp	42.96	42.96
			Project (Strategic)	2,750.00	2,750.00
TOTAL	***2,140.89***	***2,140.89***	***TOTAL***	***4,424.16***	***4,424.16***

BUDGET TO ACTUAL

The 2024 budget is $456,000 less $4,424.16 in expenses leaving a remaining budget of $443,325.84.

EXPENSES BREAKDOWN

$1,586.20-Property Insurance
$45.00-Rocky Ford Gazette (Opening)
$42.96-SE Colo Power (Welcome Sign)

Chairperson Bennett asked if there were any questions or corrections regarding the January 2024 financial statements. Hearing none, a motion was made by Randall Roberson, seconded by Daniel Horton, that the financial statements for January 2024 be approved as presented. The motion carried unanimously.

REPORTS:

A. Plaza Building

Chairperson Bennett: Tax credits have been conditionally approved in the amount of $682,500. Credits will not be issued until the building is completed. A/C units that will be placed on the roof are in the building ready to be installed. Internet is installed to the outside of the building and inside wiring is expected to be done this week. Air intakes have been dug out for two furnaces in the basement on east and west sides and will be below ground level. Holes were dug by machine as deep as possible then finished out by hand. Stone foundation was tuck pointed on the outside in the area uncovered. Metal lath was added to the area then covered with stucco and coated with a black waterproofing material. Then U-shaped concrete walls were poured. The open area will allow outside air into the furnaces where it will be heated and dispersed to the building. Handicap assessable grates will cover the openings.

NEW BUSINESS

A. Strategic Plan Adoption.

MOTION TO ADOPT THE STRATEGIC PLAN, MAKING ANY TYPOGRAPHICAL CORRECTIONS AS NECESSARY: Madrid
SECOND: Horton
DISCUSSION: There was no discussion
VOTE: The motion carried unanimously

B. Urban Renewal Director:

1. Plaza Building Lease: SECCP has rented the building for 39 years and have control over that building. They are responsible for two rentals, cultural community activities and anything that has to do with artistic activities. They pay $10/year. The lease can be cancelled by either party but there would have to be reason.

2. REDI-grant: It's been determined by the Department of Local Affairs that only the city or the county can be the pass through. Before that can happen, I need to have the city's approval. DOLA requires that you have the approval of the city but Urban Renewal is not able to do that.

3. Hampton Inn Sign: It seems to be repaired.

4. Tax Increment District: There had been projects outside of the district worked on previously. This is due to the fact that HUD and Urban Renewal used to work hand in hand. It was not required that you work within the district and that has changed over the years.

C. **Governing Body Comments:**

1. There were no governing body comments.

There being no further business, the meeting was adjourned at 5:16 p.m.

Melanie R. Scofield, City Clerk	Nancy Bennett, Chairperson