# A G E N D A

REGULAR MEETING LA JUNTA URBAN RENEWAL AUTHORITY
La Junta, Colorado
April 25, 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 March 28, 2024

**FINANCIAL STATEMENTS** (Treasurer)
March 2024
Investments – ColoTrust

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

B. LJ URA Grant/Loan Update (Cynthia Nieb)

**NEW BUSINESS**
A. Urban Renewal Director Comments

B. Governing Body's Comments

ADJOURN

**CALL TO ORDER**: The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, March 28, 2024 at 4:00 p.m. in the Council Chambers. The meeting was called to order by Chairperson Bennett.

| Board Members Present | Absent |
|---|---|
| Joe Ayala | |
| Nancy Bennett | |
| Christine Coffield – arrived at 4:01 p.m. | |
| Trevor Herasingh – via Zoom | |
| Daniel Horton | |
| Toni Madrid | |
| Erin Monroy – via Zoom | |
| Randall Roberson | |
| Lily Sweikert – via Zoom | |

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

Also present: Cynthia Nieb, Economic/Urban Renewal Director
Sheryl Trent, SBrand Solutions – via Zoom
Melanie Scofield, City Clerk
Aimee Hill, Building Code Official
Ben Mason, La Junta

**CITIZEN PARTICIPATION:**
Daniel Horton: Accepted a job in San Diego. Hopes to continue to serve on the Board according to the by-laws: telecommuting and not having to live here; but it is up to the Board.

**MINUTES:** February 22, 2024
Chairperson Bennett asked if there were any corrections or additions to be made to the February 22, 2024 minutes. Hearing none, a motion was made by Trevor Herasingh, seconded by Daniel Horton that the minutes for February 22, 2024 be approved as published. The motion carried unanimously.

**FINANCIAL STATEMENTS:** February 2024
The 2024 budget is $456,000.00 less $1,716.85 in expenses and $8,250.00 in encumbrance leaving a remaining budget of $446,033.15.

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

**REPORTS:**

**A. Plaza Building**

Chairperson Bennett: Stated that the tin ceiling is the next big push. Have been gifted a lot of old globes by Randall Roberson that happened to match the ones that were left in the building. Have to do the wiring for the lights, put up the tin ceiling and then put up the lights. Drywall is coming.

**NEW BUSINESS**

**A. Review of E-mail Thread (LJURA Application Launch).** Sheryl Trent likes that the Board is starting to question the work that was done. The e-mail thread began to get complicated and detailed. The Sunshine Laws had been gone over prior. That's why discussion is done in meetings in an open public forum. Sheryl recommended to use the policy for a funding cycle and see how it works. If it has some major clause or some areas that aren't going to work, changes could be made at a later date.

**B. Emergency Grants.** The Blight, Safety and Accessible Financial Assistance Program Policy was designed to allow people who are in need of emergency assistance. They would still have to qualify under the Colorado Revised Statues as it relates to blight and safety, along with local building codes and the rubric of criteria. An emergency application can be submitted at any time. The policy specifically says that emergencies include, but are not limited to, natural disasters, (i.e. tornado hits, hail strikes, flood, wild fire) significant damage due to water, fire, or other issues, or collapse of the structure from neglect and/or unintentional damage. It is not however a financial emergency. It is a structural emergency. (Discussion continued regarding the wording of the document, being fair to everyone, the number of applications that can be submitted by a business, the importance of deadlines and educating the public of the program.)

*** Lily Sweikert left the meeting ***

**C. Contract Loan Rate/Term.** Sheryl Trent stated that an interest rate that would at least match what your money would be making in a CD would allow you to recoup and stay even with inflation so that money, when it is returned to you, would at the very least, be the same amount of money to be able to loan to somebody else. After some discussion, the Board decided on a 2.5% loan rate and then went on to discuss the term of the loan.

MOTION FOR THE LA JUNTA URBAN RENEWAL LOAN PERCENTAGE RATE BE SET AT 2.5%: Horton
SECOND: Herasingh
DISCUSSION: There was no further discussion
VOTE: The motion carried 8-0 (Sweikert absent)

MOTION FOR THE LA JUNTA URBAN RENEWAL LOAN TERM BE FOR 8 YEARS (84 MONTHS): Roberson
SECOND: Horton
DISCUSSION:

- In the lending business, you normally base it on the life span of whatever you're financing. This will be financing buildings that have a 30-year life span.
- It depends on the loan amount.

- The person receiving the loan should understand the terms and percentage rate and compare that with their monthly income.
- A loan for $50,000 for eight years at 2.5% is a payment of $575 per month.

VOTE: Those voting YES: Monroy, Roberson
Those voting NO: Ayala, Bennett, Coffield, Horton, Madrid
(Herasingh abstained, Sweikert absent)
The motion dies

MOTION FOR THE LA JUNTA URBAN RENEWAL LOAN TERM BE FOR 6 YEARS AT 2.5%: Madrid
SECOND: Ayala
DISCUSSION: There was no discussion
VOTE: The motion carried 8-0

*** Joe Ayala left the meeting ***

**D. Board Development Proposal.** The proposal would continue to offer support and ensure that the strategic plan continues to be a living document. The idea is to have a more in-depth conversation with the board. Continue to work on issues to include: how you're working together as a team, your values as a board, how you want to make decisions, staffing roles, the rules, training, the movement you want to go, and improvements to the policy documents. Also, taking time each quarter to come back and update the board on what's going on in the strategic plan, remind you of the progress that's been made, and ask for your feedback and guidance in areas related to the strategic plan. The proposed fee is not to exceed $15,000, which includes travel, materials, and any supplies. The board decided that this was not needed at this time but would like to revisit the idea if needed. They will have quarterly discussions regarding the strategic plan.

**E. Urban Renewal Director:**

1. Attended a Generation Wild meeting through GOCO. The purpose is to encourage outdoor activities for children and families. They are expanding it to include outdoor recreation businesses.

2. Tennis court State Historical Fund application will be turned in tomorrow.

3. Working on National Certification with AARP as an age friendly community.

4. The old ABBA Eye Care building is going to have the old Mercantile, a real estate agent as well as a hair salon.

5. Been in negotiations with SBDC. MJ Guzman from Rocky Ford will come to La Junta to give presentations on business.

6. Have a Main Street Now conference in Birmingham Alabama from May 6th-8th.

7. From the 9th-10th, will be in Pueblo for the Colorado Creative Industries Summit.

8. Going to Ireland in mid-June.

F. **Governing Body Comments:**
1. Cynthia Nieb: Thanked Daniel for being so honest with the Board. She is glad he wants to stay with Urban Renewal.

There being no further business, the meeting was adjourned at 5:33 p.m.

Melanie R. Scofield, City Clerk

Nancy Bennett, Chairperson