A G E N D A

REGULAR MEETING LA JUNTA URBAN RENEWAL AUTHORITY
La Junta, Colorado
October 24, 2024
4:00 p.m.
Council Chambers

CALL TO ORDER (Chairperson)

ROLL CALL (City Clerk/Deputy)

Board Members	Supervisors	Others
Ayala		
Bennett		
Coffield		
Herasingh		
Madrid		
Monroy		
Roberson		
Sweikert		

CITIZEN PARTICIPATION

Emergency Funding Application – Elks Lodge (Action)

MINUTES OF PREVIOUS MEETING (Chairperson)
Regular Meeting September 26, 2024

FINANCIAL STATEMENTS (Treasurer)
September 2024
Investments – ColoTrust
2025 Budget

REPORTS – Project Updates

A. Plaza Building (Nancy Bennett)

B. Current Funding Projects (Melanie Scofield)
   1. Hansen – Clothespin Laundry
   2. Jacob – Miss Fit LLC
   3. Rikhof – Chestnut Apartments

NEW BUSINESS

A. Funding Application Revisions (Update)

B. URA Website Information (Update)

C. URA Funding Outreach (Discussion)

D. Governing Body’s Comments

ADJOURN

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a Regular Meeting on Thursday, September 26, 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	Daniel Horton
Nancy Bennett	
Toni Madrid	
Christine Coffield	
Randall Roberson	
Erin Monroy (via Zoom)	
Lily Sweikert (via Zoom)	
Trevor Herasingh (via Zoom)	

Subject to approval at the October 24, 2024 Urban Renewal Meeting

Also present: Melanie Scofield, City Clerk
Cristian Estrada, Deputy City Clerk
Aimee Hill, Building Code Official
Erika Lively, La Junta

CITIZEN PARTICIPATION
There was no citizen participation.

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

FINANCIAL STATEMENTS: August 2024 and September 2024
Treasurer's Report: Financials from last month were tabled to this month's agenda. We had $417,000 in assets and received tax increment payment in the amount of $51,000 in cash plus $364,000 in investments in the ColoTrust interest giving a total income for the month of $21,500 of income due to tax increment income. Expenses are in the amount of $34,730 for the annual Hampton Inn payment for our part of the construction of the building. We paid out $6,200 for the Director of Urban Renewal, for a total of nearly $41,000 in expenses. We declined from the previous month about $20,000 in assets.

For this month, we're at $419,000 and we've taken in $4,366.61, $2,700 being tax increment money, and $1,600 from the ColoTrust interest. We paid out $2,000 in expenses; $41 from the Welcome to La Junta sign electrical bill; $2,000 toward the Plaza Building appraisal.

Chairperson Bennett asked for a motion accepting the treasurer's report. A motion was made by Trevor Herasingh, seconded by Joe Ayala, to accept the August 2024 treasurer's report as presented. The motion carried unanimously.

Chairperson Bennet asked for a motion accepting the September 2024 treasurer's report. A motion was made by Toni Madrid, seconded by Trevor Herasingh, to accept the September 2024 treasurer's report as presented. The motion carried unanimously.

REPORTS:

A. Plaza Building

Chairperson Bennett: We had our open house today, and nearly everyone was in attendance that was invited. Chairperson Bennett opened the floor to questions.

Joe Ayala: questioned about a discussion point being the 2025 budget. Chairperson Bennett asked the board if there were any discussion points regarding the 2025 budget, to bring those discussion points to the next meeting as the budget has always been completed by the director of Urban Renewal, and there not being a director, the board is needing more information on how to visit the budget.

Treasurer Roberson: Was not aware of the budget being an agenda item, and requested the board to allow him the chance to review the budget and prepare a statement for the next meeting. Roberson inquired about what the board could discuss regarding the 2025 URA budget.

The board goes on to discuss these following non-agenda discussion points during this agenda item:

- Increasing/decreasing the loan amount to borrowers
- Blight and Safety is priority in the application
- Saving a percentage of money for an emergency fund
- There are two grant periods where participants can apply for funds
- Breakdown of grant totals
- Aliza Libby submits the budget for approval; we can bring ideas to her for the budget, but it is our say
- Should there be funds set aside for emergency funding, and what amount/percentage?
- Discussion surrounding what constitutes an emergency
- Exceptions to the usage of loan funds/budgeting

Recommendation by Melanie Scofield, City Clerk, stating that grants and loans to participants are after the fact, and not regarding budget in any way. Submit any requests to me and I will bring it to the board for discussion.

Bennett: Any/all ideas about budget need to be in by the end of October, as per Aliza Libby.

Motion made by Sweikert seconded by Herasingh to set aside $100,000 as emergency fund money.

There was discussion by Erin Monroy regarding that the $100,000 is great to have that set aside for emergency, but it needs to be described and specifically laid out of the terms of what is considered an emergency. Herasingh and Roberson both agreed with Monroy's statement regarding terms.

Another discussion point brought up by Erika Lively of La Junta what the eligibility is for applicants. Who qualifies and what are the terms within that original application.

Toni Madrid: I remember that Lily was to come up with a flyer for advertising of available funds to those whom want to apply. Sweikert to come up and draft a flyer, while Melanie Scofield will post to the URA section of the city website.

Other non-agenda discussion points:

- There being no director, any financial decisions are to be made by the board
- The director is in charge of websites that are no longer accessible by the city. There is a section for Urban Renewal on the city website. Only what the previous director provided as information is what is available on the webpage.
- Survey options for funding/loans to be tried on Google drive/google mail, unless other problems or issues with accessibility arise.

There being no other discussion, the board moved to vote. With no objections, the motion carried unanimously.

Conversations circled back to the Plaza Building. Roberson questioned if the building were to be encumbered and prevent any further updates. The Plaza Building's contractors have not yet completed the building, despite there being assurance from the general contractor that the building would be finished by end of year 2024 to January 2025. That date is now set to May 2025 for the completion of the Plaza Building. Roberson stated opinions of poor timing and not delivering on promises made. What happens if the building is encumbered? Electrical has been the issue for the most part. These are taxpayer dollars being used, and what message is sent to the public if what was originally promised isn't delivered? I am in favor of continuing the project and see it through to completion, but we do need explanations from the general contractors. We need for them to attend a meeting and give explanations on reasonings as to why the time has for completion has been extended.

Another non-agenda discussion point concerned the old URA/CLG websites (ilovelajunta and chooselajunta) and whom is able to access the websites. Sweikert motioned the board to discuss the new website and how it will be set up; bring any ideas up at next meeting. Sweikert asked Melanie Scofield to move all links on the previous websites that were difficult to locate to the new city website and have links be moved to the top of the page.

Sweikert made motion to move website links from old websites to the top of the new page to make it more user-accessible. Motion was seconded by Monroy.

Discussion: more discussion surrounding URA section of city website. To Melanie: is it possible to move links to the top and have a sort of "chart" for all of the accessible links for participants to access.

Melanie Scofield: I can access the website through a backend way, and I can also move things around on each specific page. Most of the current information is just copied over from the old website. Needing more assistance from Dir. Of Tourism, as she is heading up the city website and updates to the website.

MOTION MADE TO VOTE ON WEBSITE UPDATES

AYE: Sweikert, Monroy, Roberson

OPPOSED: Madrid, Coffield, Ayala

ABSENT: Herasingh

The motion did not carry.

The board suggested to move forward with holding a Special Work Session regarding the new city website; Special Work Session TBA.

Conversations circled back to loan application processes; deadlines were discussed as well as whom the point person for reviewal of applications would be, since there is no Director. Another discussion was the city website, again, discussing how information would be organized and what should be brought up in the Special Work Session meeting.

NEW BUSINESS

A. Governing Body Comments:

1. Joe Ayala: gave updates on the current applicants whom have funds – updated information on Twisted Steel Gym to finish parking lot very soon. Jerry Martinez has completed his construction. Wondered about those still in processes: Caitlyn, Tim, and Maureen have yet to give updates on their current projects.

Another discussion surrounding timeline around completion and when projects begin. How much time is allowed? When must projects begin? What are the guidelines, according to the applications?

2. Toni Madrid: Daniel Horton has missed at least 3 meetings; per bylaws of URA, he has been a great asset to the board thus far, and was thanked for his efforts. However, we need members present to be able to move forward with upcoming decisions, and there are plenty of items to be discussed.

MOTION TO REMOVE DANIEL HORTON FROM URBAN RENEWAL AUTHORITY BOARD BY MADRID.

SECONDED BY SWEIKERT.

Sweikert: Also congratulated Daniel Horton on all that he has done for the board, and hopes that, moving forward, Daniel will be civil and still foster a good working relationship with the board.

VOTE: Motion unopposed, with the exception of Herasingh being absent during time of vote.

There being no further business, the meeting was adjourned at 5:15 p.m.

Cristian Estrada, Deputy City Clerk	Nancy Bennett, Chairperson