



AGENDA

REGULAR MEETING LA JUNTA URBAN RENEWAL AUTHORITY

La Junta, Colorado

November 3, 2025

8:15 a.m.

Council Chambers

CALL TO ORDER (Chairperson)

ROLL CALL (City Clerk/Deputy)

Board Members

Supervisors

Others

Ayala

Bennett

Johnson

Madrid

Mason

Miner

Roberson

Saucedo

CITIZEN PARTICIPATION

MINUTES OF PREVIOUS MEETING (Chairperson)

Regular Meeting October 23, 2025

FINANCIAL STATEMENTS (Treasurer)

2026 Budget

REPORTS – Project Updates

A. Plaza Building (Bennett/Mason)

B. Thyme Square (Sisroy)

C. T.O.'s Building (Madrid)

NEW BUSINESS

A. Director Comments

B. 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, October 23, 2025 at 3:56 p.m. in the Council Chambers. The meeting was called to order by Chairperson Bennett.

Board Members Present	Absent
Joe Ayala Nancy Bennett Carly Johnson - via Zoom Toni Madrid Ben Mason Zach Miner – via Zoom Angel Saucedo	Randall Roberson

**Subject to approval at the
November 3, 2025
Urban Renewal Meeting**

Also present: Melanie Scofield, City Clerk/URA Director
Marueen Rickhof, La Junta
Marty Fleischacker, Promenade Ventures LLC

CITIZEN PARTICIPATION

There was no citizen participation.

FUNDING APPLICATION – Promenade Ventures LLC

- Marty Fleischacker – wife, Chris, and himself purchased the Promenade Flower Shop (previously an old estate store) about two years ago as a retirement venture for themselves. Have been well involved with the community for over twelve years. Community-minded. Have grown so large and so fast, have run out of space in the building. Looking at expanding the current showroom. It was built in 1996 and everything with the building is still original and outdated. The first project would be to redo the HVAC system (which is what we applied for initially) and bring everything up to current code; then expand as it goes with a larger showroom, a plant nursery, a tree farm, and an events center. Have acquired 6 acres worth of land. Asking for assistance with whatever the URA can assist with, regarding funds.
 - Zach Miner – thanked Marty for bringing the application to the board; this is exactly up the URA’s alley. The URA can play a vital role in getting all of this kickstarted.
 - Joe Ayala – noticed that the 2026/2027 plan is a four-part plan. When does Promenade Ventures LLC think they will begin work in 2026?
 - Marty Flieschacker – will start with renovation of the old building just to get through Christmas (due to colder temperatures). Unsure if the heater will actually power on this year. That could mean disaster for the plants if there is no controlled environment. Currently would like to move forward with the HVAC. Then in 2026/2027 will begin the next major phases of the process.
 - Ben Mason – appreciated the several contractor bids from local folks. It is easier to go with an option out of town, so appreciate the effort of going with local contractors and materials.

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- Angel Saucedo – How many visitors does the flower shop currently see on a regular basis, and how does the shop anticipate the numbers increasing upon completion of the project?
 - Marty Flieschacker – monthly visitors are in the 100s. Currently working on several projects such as a few weddings and a few funerals. During the holidays/events, there are more customers. Anticipates a significant increase in customers. Must expand to keep the current workload of customers.
- Toni Madrid – appreciated the information provided by Marty; thanked Promenade for filling a lost service in La Junta.

MOTION TO APPROVE THE FUNDING APPLICATION FROM PROMENADE VENTURES LLC:
Ayala

SECOND: Madrid

AYE: Ayala, Bennett, Madrid, Mason, Miner, Saucedo

ABSENT: Roberson

ABSTAIN: Johnson

OPPOSED: None

The motion carries.

MINUTES: September 25, 2025

Chairperson Bennett asked if there were any corrections or additions to be made to the September 25, 2025 minutes. There being none, the board moved to a motion.

MOTION TO APPROVE SEPTEMBER 25, 2025 MINUTES AS PUBLISHED: Mason

SECOND: Madrid

AYE: Ayala, Bennett, Madrid, Mason, Miner, Saucedo

ABSENT: Roberson

ABSTAIN: Johnson

OPPOSED: None

The motion carries.

FINANCIAL STATEMENTS: SEPTEMBER 2025

For the month of September, we received another \$1,285.51 in tax increment money from the assessor. There was \$40.13 of expenditures for the electric of the welcome sign, \$1,742.66 for loan repayment, \$25,000 Rickhoff rehab grant, and \$84,930.22 for Thyme Square; URA Director was paid \$10,000.00; operating expenses are at \$0.00; as of right now in our cash account, we have \$25,969.14. There is \$511,118.36 in our Colorado investment account. Total assets \$537,087.50.

MOTION TO APPROVE THE SEPTEMBER 2025 FINANCIAL REPORT AS PRESENTED:
Mason

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SECOND: Saucedo

AYE: Ayala, Bennett, Madrid, Mason, Miner, Saucedo

ABSENT: Roberson

ABSTAIN: Johnson

OPPOSED: None

The motion carries.

REPORTS:

A. Plaza Building (Bennett/Mason)

- Ben Mason – Sat on a conference call at the end of September with Derek Cole, Summit Sealants, Natalie from the state involved with the design team, Danielle who is the overseer of grants, and Jane Daniels who was specifically assigned to this project for grants. It was discussed where the building currently was – was communicated that it was on track to be completed 10/21/2025. Had a tour of the Plaza Building, with Natalie the designer, and it was nowhere near what was described on the call. Sent out notes to the board regarding the numerous finishes that are left to be done. Have been to the Plaza Building to check out what has actually been done, and it is exactly as expected. Now the finishing date has been pushed out to 11/15/2025. Concerned with the projected dates, as there haven't been any dates regarding the products and finishes being delivered. Does not see the Plaza Building being completed by 11/15.
 - Zach Miner also visited with the electrician; seems to be getting the “run-around” with questions asked. Electrician points fingers at the contractor, the contractor blames the electrician. It has not been working. Ben Mason will continue to do visits 2-3 times a week, when possible. Unsure as to when the next meeting call will occur, as the last one that happened was on 10/17/2025.
- Concerned that there still is no fire suppression system (as of 10/21/2025), even with live electricity already being supplied to the building.
- Derek Cole is really pushing the URA to make decision; this is SECCP's project. If any member of the board is on-site, they are purely there for information gathering/communication streamlining. No decisions need to be made by the URA before coming before the board.
- Plaza Building Parking Lot – had Natalie take a picture of Ben Mason pointing towards the spot where the handicap parking spots in the parking lot will be placed, as the company asked for no specific laid-out plan other than a picture of the location of where to designate these parking lot spaces.
- The building looks great and it will be amazing once it is completed. It is just getting over this next hill that is the issue.
- Also to note, the URA has only paid one interest payment for the loan that was taken out in February and closed down in September. In front of other witnesses present, Summit Sealants has agreed to pay any more interest payments for the remainder of the 2025 year. It will not cost the URA anything, at least from interest payments for the remainder of the 2025 calendar year.

B. Thyme Square (Sisroy)

- Report from Sharon Sisroy: the roofers have finished the top roof and are now working on the lower roof. She mentioned that the roofers should be done by next week.

NEW BUSINESS

A. Election of Office (Vice-Chairman)

- Joe Ayala nominated Toni Madrid for the position of Vice-Chairman seconded by Ben Mason. Toni Madrid was elected by acclamation.

B. T.O.'s located at 120 Santa Fe

- Toni Madrid – have waited for a quote for vinyl from the Sign Shop, however, did not act upon the request in a timely manner, so they haven't gotten back yet. Looked at it on Tuesday. Maybe with some paint and a little bit of construction it could look much better. There is a piece of stucco that is barely hanging off of the building. Would like to go ahead and get a bid out for the minor construction and painting to move forward with that building. Before anything is done, the owner of the building must be contacted. Melanie Scofield has contact information for the current owner of the T.O.'s building and will reach out to them as soon as possible. The old signage needs to be removed, as well, and the Planning Commission is currently looking into codifying sign codes. The building itself is blighted and a safety concern, especially with the hanging stucco. This falls directly under the URA.
 - Joe Ayala – maybe even possible to team up with La Junta Main Street or other boards/organizations for more funding/assistance. The Sears windows look great. There has been good response overall from the window beautification of the Sears building.

C. Director Comments

- Inquired from Joe Ayala if he had any dates for the field trip to Lamar/Las Animas.
 - Joe Ayala – wanted to make sure that the director was back from her vacation. What works best for the board? A Thursday? Beginning of the week? End of the week? The field trip has been tentatively scheduled for November 3, 2025.
- Reminded Zach Miner and Angel Saucedo's terms are up this year; write a letter of interest if they would like to continue in their current positions on the URA board.
- November/December meetings both fall on holidays. Went back in the URA history – have had years where the board did not meet until January again, however, the URA does need to have at least one more meeting to approve the budget. A special meeting can be done, as well. Would just need at least a 24-hour notice to post.
- Have received an additional application for a grant. Will be reviewing the paperwork and will hopefully get in on the agenda soon.

D. Governing Body's Comments

- Joe Ayala – thanked the board, thanked Marty for being here. There are three seats available on the URA board (Erin's vacated seat, Angel and Zach's seats as well).

The next Urban Renewal Authority meeting will be held November 3, 2025 at 8:15 a.m. prior to the Las Animas/Lamar tour.

There being no further business, the meeting was adjourned at 4:38 p.m.

Cristian Estrada, Deputy City Clerk

Nancy Bennett, Chairperson

CITY OF LA JUNTA
 Worksheet By Financial Reports

Rept: 271 - URBAN RENEWAL REVENUES

G/L Account	G/L Description	2023 Actual	2024 Actual	2025 Budget	2025 Act+Enc	2026 Budget	Revised
URBAN RENEWAL							
URBAN RENEWAL REVENUES							
27-301-105-01	TAX INCREMENT DISTRICT	214,208	214,556	400,000	263,294	215,000	290,000.
	** TOTAL **	214,208	214,556	400,000	263,294	215,000	290,000.
OTHER REVENUE							
27-302-101-01	INTEREST REVENUE	22,161	20,632	18,000	14,680	18,000	18,000.
27-302-101-02	GAIN/LOSS OF ASSETS	0	0	0	0		-
27-302-102-04	MISCELLANEOUS REVENUES	0	0	0	0		-
27-302-107-01	TRANSFER FROM FUND BALANCE	0	0	0	0		-
	** TOTALS **	22,161	20,632	18,000	14,680	18,000	18,000.
	*** TOTAL REVENUES ***	236,369	235,188	418,000	277,974	233,000	308,000.
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102 Santa Fe Façade Betterfication Project 2025

1. Vinyl window covering
 - a. From whom should we obtain quotes
 - i. Cost of the window coverings
 - b. Picture preferences
2. Structure repairs
 - a. What will the project include
 - i. Repair broken side panels
 - ii. Minor patching of the cracks
 - iii. Painting
 - b. Who will do the work
 - i. Should we open it up for bids
 - ii. Should we collaborate with Otero College construction school
 - c. Cost of repairs
3. Partnership with Mainstreet
 - a. Contact Pam Denahy
 - b. Discuss potential for sharing the cost