



AGENDA
REGULAR MEETING LA JUNTA URBAN
RENEWAL AUTHORITY
LA JUNTA, CO
AUGUST 27, 2026
4:00 PM
COUNCIL CHAMBERS
601 COLORADO AVENUE

CALL TO ORDER (Chairperson)

ROLL CALL (City Clerk/Deputy)

Board Members

Ayala

Bennett

Fleischacker

Johnson

Linder

Madrid

Mason

Miner

Saucedo

CITIZEN PARTICIPATION

MINUTES OF PREVIOUS MEETING (Chairperson)

A. Regular Meeting July 23, 2026

FINANCIAL STATEMENTS (Treasurer)

A. July 2026

REPORTS

A. Plaza Building (Bennett/Mason)

B. Copper Kitchen (Baca)

C. Chestnut Apartments (Rikhof)

NEW BUSINESS

A. Spark Grant Application - Sangre de Cristo Community Care (Action)

B. Economic Development Summit (Information)

C. Director Comments

1. First Round Spark Grant Update

2. September Work Sessions

D. 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, July 23, 2026 at 3:59 p.m. in the Council Chambers. The meeting was called to order by Chairperson Mason.

Board Members Present

Absent

Joe Ayala
Nancy Bennett
Marty Fleischacker
Carly Johnson
Cheryl Lindner
Toni Madrid
Ben Mason
Zach Miner
Angel Saucedo

**Subject to approval at the
August 27, 2026
Urban Renewal Meeting**

Also present: Melanie Scofield, City Clerk/URA Director
Cristian Estrada, Deputy City Clerk

CITIZEN PARTICIPATION - None

MINUTES: June 25, 2026

Chairperson Mason asked if there were any corrections or additions to be made to the June 25, 2026 minutes.

MOTION TO APPROVE JUNE 25, 2026 MINUTES: Lindner

SECOND: Bennett

AYE: Ayala, Bennett, Fleischacker, Johnson, Lindner, Madrid, Mason, Miner, Saucedo

OPPOSED: None

The motion carries.

FINANCIAL STATEMENTS – June

Marty Fleischacker provided the June Financial Statement – Assets for May \$238,265.04. Our investments are \$382,302.54. Accounts receivable is not noted this month; notes receivable for \$158,868.23. Grand total is \$779,435.81. Melanie has provided a breakdown of the items, as requested by the board.

Cheryl Lindner – On the statement of revenue and expenses, under rehap grants, month to date was \$10,000 and year to date was \$60,000. What was the \$10,000 spent on? Also, under project expenses month to date is at \$3,175.90. What was that spent on?

LA JUNTA URBAN RENEWAL AUTHORITY

Melanie Scofield – Unsure about the \$10,000 spent; will find out and will get back to the board regarding that amount. As for the \$3,175.90, that amount may be from receipts that were turned in by the kava bar for the windows from funds provided by the Spark Grant.

Cheryl Lindner – Regarding the Spark Grants and funds being reimbursed, does the total project have to be done or can it be done in portions?

Melanie Scofield – The board decided portions, in the case that businesses did not have the entire means to fund their projects.

MOTION TO APPROVE JUNE FINANCIAL STATEMENTS AS PRESENTED: Bennett

SECOND: Johnson

AYE: Fleischacker, Johnson, Lindner, Madrid, Mason, Saucedo

ABSENT: Ayala, Bennett, Miner

OPPOSED: None

The motion carries.

REPORTS:

- A. Plaza Building (Bennett/Mason)** Nancy Bennett – The electric has passed inspection; Martin Montoya has visited and said that the building passes occupancy inspection, but the parking lot is not finished to the point of awarding the Certificate of Occupancy. He is striping the parking lot this week and putting up the handicap signs.
- B. Copper Kitchen (Baca)** – Melanie Scofield – He was supposed to have them this week, but have not heard back from Mr. Baca yet. There is some movement on their storefront, so there is activity going on.

NEW BUSINESS

- A. Early Settlers Day Booth** – Ben Mason – The booth costs \$51.00. Angel will be manning the booth throughout the day. If it is something that the board still wants to do, we will accept motions. We would have to be set up and ready by 9:00 a.m. The booth will be under City Park Gazebo 1 right beside the fishing derby.
 - Angel Saucedo – Is there a goal that the board would like to accomplish for this event? I feel like we need to have more of a goal of what the board would like to get out of this. Perhaps we advertise the Spark Grants and more information regarding the URA in general?
 - Zach Miner – I would like to see what was presented at the summit for Urban Renewal be presented at the Early Settlers Day booth. We need to establish the URA Facebook page, too.
 - Cheryl Lindner – We could even have visual aides showing what the URA has accomplished, such as all of the storefronts that have benefited from the Spark Grants and even pictures of before and after photos, if possible.
 - Melanie Scofield – I have created a URA Facebook page. However, it is currently blank. I paid for the booth space already, as it was due by today. Since the City of La Junta is a Chamber of Commerce member, the cost was actually \$30.00.

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MOTION TO APPROVE THE URBAN RENEWAL AUTHORITY INFORMATION BOOTH AT EARLY SETTLERS DAY: Miner

SECOND: Saucedo

AYE: Fleischacker, Johnson, Lindner, Madrid, Mason, Saucedo

ABSENT: Ayala, Bennett, Miner

OPPOSED: None

The motion carries.

B. Revised Spark Grant Application

Updates were presented to the board regarding the Program Structure as well as updating procedures.

Ben Mason – This is regarding the URA releasing another \$50,000.00 of Spark Grants because we have completed the first ten (10) already.

MOTION TO APPROVE THE REVISED SPARK GRANT APPLICATION WITH CHANGES IN LANGUAGE IN THE ELEGIBLE APPLICANTS CLAUSE FROM “...WITH A CURRENT CITY BUSINESS LICENSE AND PROPERTIES IN GOOD STANDING” TO “BUSINESSES REGISTERED WITH THE STATE IN GOOD STANDING”: Johnson

SECOND: Fleischacker

DISCUSSION: Cheryl Lindner – One thing about the program application for the Spark Grant regarding the “Eligible Applicants” clause, it states “Active, operating businesses located within the TIF (Tax Increment Fund) District within a current city business license and properties in good standing.” The City of La Junta does not require business licenses, but instead they require State Sales Tax Licenses. Those are two very different things. In my opinion, that language should be changed. I spoke to Melanie regarding what properties “in good standing” means. The second thing is about the procedures. It says “All projects must start within sixty (60) days of URA approval and be completed within ninety (90) days of approval.” I think it should instead be “...and be completed within ninety (90) days of project start date.”

Ben Mason – The point of ninety (90) days was brought up in the work session was for a “quick refresh” of their business. This was presented so projects wouldn’t linger on five months past their approval date. We would be able to see changes quickly. This update would be moving forward.

AYE: Ayala, Bennett, Fleischacker, Johnson, Lindner, Madrid, Mason, Miner, Saucedo

OPPOSED: None

The motion carries.

C. Revised Blight/Safety Application

Ben Mason – This item is the one that a number of board members called me for. The new language would be located in the section regarding “Conditions of the Financial Assistance Program”.

Cheryl Lindner – Brought up the good points raised from Ben’s email, especially around the weather conditions and having had an application put in before. Also brought up conditions within the loan and how other programs can still loan money, even if they already have a current loan out with another program.

Ben Mason – Would prefer language inserted in the application regarding that the board has the right to review any application regardless if they have previously submitted an application in the past.

The board further discussed the possibilities of including language in the policy regarding projects that have applied for funding in the past. It was also discussed that insurance within a building is important and may be the in the best interest of the URA to require insurance on a building prior to accepting an application. It was mentioned that the focus of the URA should be on the building itself, but keep an “eye” on the business. It was agreed upon that a work session will need to be had to further the conversations surrounding the language in the application.

MOTION TO TABLE THE APPROVAL OF THE REVISED BLIGHT/SAFETY APPLICATION WITH THE UNDERSTANDING THAT THE URA SET A WORK SESSION TO FIGURE OUT THE LANGUAGE OF THE APPLICATION: Miner

SECOND: Fleischaker

AYE: Ayala, Bennett, Fleischacker, Johnson, Lindner, Madrid, Mason, Miner, Saucedo

OPPOSED: None

The motion carries.

D. Second Round of 2026 Spark Grants

MOTION TO CONDUCT A SECOND ROUND OF SPARK GRANTS: Madrid

SECOND: Bennett

DISCUSSION: Miner – Just to be clear: this will be adding another \$50,000 and the wording changes it from “the first ten projects” to whenever the limit of \$50,000 is reached. It could be ten projects, or twelve, etc.

AYE: Ayala, Bennett, Fleischacker, Johnson, Lindner, Madrid, Mason, Miner, Saucedo

OPPOSED: None

The motion carries.

E. Director Comments – Melanie Scofield – I will be reaching out to the participants of the first round of Spark Grants to see where everyone is at on their projects. The three-month threshold has been met.

- Regarding the financials: on the detailed one that was provided, there was one of the breakdowns that showed an amount of \$0.00 being received in June; that was a clerical error. It was mis posted and has been paid.
- Last week, a check from SECCP in the amount of \$90.00 was received for their lease rent for the last nine years. That will be reflected on the July financials.
 - Joe Ayala – Going forward, regular updates regarding the Spark Grant recipient projects progress and whether or not some have finished by each update.
 - Cheryl Lindner – What is the status of the URA Facebook page?
 - Melanie Scofield – The Facebook page has been created, but there has been nothing done to it. It can be searched and found on Facebook currently, but it is blank. In regards to administrators: Joe has mentioned before that it would be a good idea to keep the administrators to who currently is an administrator to the City of La Junta’s Facebook page. As

long as everyone sends me the pictures/stories/updates that they would like posted, I will get it posted.

F. Governing Body's Comments

- Toni Madrid – Continues to be concerned that if somebody has a loan and their property is not insured, I can see problems come out of that. I think that people that get loans should show us proof of insurance. Would like this topic to be added to the work session.
- Cheryl Lindner – Following up for the work sessions, and this was from the previous meeting, it was recommended that we have a work session regarding the parking lots to the Chestnut Apartments. Another topic that I would like to have followed up on in a work session was regarding the Economic Summit and the results of that. The last topic would be the meeting with SECCP.
 - Melanie Scofield – I have a that list of topics; normally, you would only want two or three topics on that list per work session. If more than that is on the agenda, then not much work would be done.
 - Toni Madrid – Let's say you send out a list, and we present several possible topics, then we can send them out to everyone and everyone responds with what is more pressing. Essentially, numbering all of the items from most important to least important. What I like about this board is that we put the City of La Junta first. The fact that we have quite a few work session items to discuss just goes to show how much we care.
- Zach Miner – If we are having a work session on the revised Blight, Life Safety and Accessibility application, we each treat it like we did when we worked on our payout tables. Be prepared with information to discuss at the work session.

The next Urban Renewal Authority meetings will be held September 2, 2026 (work session); September 9, 2026 (work session) and September 24, 2026 (regular meeting) at 4:00 p.m.

There being no further business, the meeting was adjourned at 4:55 p.m.

Cristian Estrada, Deputy City Clerk

Ben Mason, Chairperson



URBAN RENEWAL

JULY 2026

BALANCE SHEET

<u>ASSETS</u>		<u>LIABILITIES</u>	
CASH	280,986.61	ACCOUNTS PAYABLE	-
INVESTMENTS	383,450.91		
ACCOUNTS RECEIVABLE	-	FUND BALANCE	(621,092.57)
NOTES RECEIVABLE	165,809.55		
		TOTAL	(621,092.57)
TOTAL	830,247.07	+/- FUND BALANCE	(209,154.50)
		TOTAL	(830,247.07)

STATEMENT OF REVENUE/EXPENSES

<u>REVENUE</u>	<u>MTD</u>	<u>YTD</u>	<u>EXPENSES</u>	<u>MTD</u>	<u>YTD</u>
TAX INCREMENTS	49,635.83	269,572.70	OPERATING	-	-
INTEREST	1,175.43	7,962.02	ADVERTISING	-	-
			REHAP GRANTS	-	60,000.00
			SIGN EXPENSE	-	204.32
			UR DIRECTOR	-	5,000.00
			PROJECTS	-	3,175.90

TOTAL	50,811.26	277,534.72	TOTAL	-	68,380.22
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Revenue Less Expense	209,154.50
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TIF

	2023	2024	2025	2026
JAN	9,264	41	147	-
FEB	51,792	52,342	58,090	34
MAR	15,948	7,696	23,563	61,088
APRIL	66,767	84,135	101,193	23,610
MAY	30,903	40,294	31,464	108,618
JUNE	25,288	19,865	45,302	26,586
JULY	4,966	2,725	2,249	49,546
AUG	3,213	4,025	1,286	-
SEPT	1,342	31	4,446	-
OCT	1,147	774	1,555	-
NOV	1,018	464	-	-
DEC	2,559	2,166	2,079	-
	214,208	214,556	271,374	269,483

COMPARATIVE BALANCE SHEET

ACCOUNT NUMBER	DESCRIPTION	CURRENT YEAR	PRIOR YEAR	VARIANCE	
	URBAN RENEWAL				
	URBAN RENEWAL ASSETS				
27-110-110-01	CHECKING	280,986.61	55,048.83	225,937.78	
27-110-110-06	INVESTMENTS	383,450.91	400,559.11	17,108.20-	
27-110-210-01	ACCOUNTS RECIEVABLE	0.00	2,079.11	2,079.11-	
27-110-210-02	NOTES RECIEVABLE	165,809.55	173,405.52	7,595.97-	
	TOTAL	830,247.07	631,092.57	199,154.50	
		=====	=====	=====	
	URBAN RENEWAL LIABILITIES				
27-210-210-01	ACCOUNTS PAYABLE	0.00	10,000.00	10,000.00-	
27-290-295-01	FUND BALANCE	621,092.57	621,092.57	0.00	
	TOTAL	621,092.57	631,092.57	10,000.00-	
		=====	=====	=====	

STATEMENT OF REVENUES

ACCOUNT NUMBER	DESCRIPTION	BUDGET	MTD	YTD	PERC%	OUT ENC	UNENC BAL
	URBAN RENEWAL						
	URBAN RENEWAL REVENUES						
27-301-102-02	LOAN PAYMENTS	0	90.00	90.00	0%	0.00	90.00-
27-301-105-01	TAX INCREMENT DISTRICT	290,000	49,545.83	269,482.70	93%	0.00	20,517.30
	** TOTAL **	290,000	49,635.83	269,572.70	93%	0.00	20,427.30
	OTHER REVENUE						
27-302-101-01	INTEREST REVENUE	18,000	1,175.43	7,962.02	44%	0.00	10,037.98
	** TOTALS **	18,000	1,175.43	7,962.02	44%	0.00	10,037.98
	*** TOTAL REVENUES ***	308,000	50,811.26	277,534.72	90%	0.00	30,465.28

STATEMENT OF EXPENDITURES

ACCOUNT NUMBER	DESCRIPTION	BUDGET	MTD	YTD	PERC%	OUT ENC	UNENC BAL
URBAN RENEWAL							
URBAN RENEWAL EXPENDITURE							
27-705-207-01	OPERATING EXPENSES	15,500	0.00	0.00	0%	0.00	15,500.00
27-705-213-01	TRAINING AND TRAVEL	5,000	0.00	0.00	0%	0.00	5,000.00
27-705-213-02	ADVERTISING	500	0.00	0.00	0%	0.00	500.00
27-705-217-01	REHAB GRANTS	200,000	0.00	60,000.00	30%	0.00	140,000.00
27-705-225-03	SIGN RENT EXPENSE	800	0.00	204.32	26%	0.00	595.68
27-705-260-02	TIF - HAMPTON INN	35,000	0.00	0.00	0%	0.00	35,000.00
27-705-263-01	ADMINISTRATIVE COSTS	1,200	0.00	0.00	0%	0.00	1,200.00
** TOTALS **		258,000	0.00	60,204.32	23%	0.00	197,795.68

OTHER CHARGES							
27-707-217-01	UR DIRECTOR	20,000	0.00	5,000.00	25%	0.00	15,000.00
27-707-267-03	DOWNTOWN BEAUTIFICATION	30,000	0.00	3,175.90	11%	0.00	26,824.10
27-707-267-06	PROJECTS - PLAZA BLOCK	145,000	0.00	0.00	0%	145,000.00	0.00
** TOTALS **		195,000	0.00	8,175.90	4%	145,000.00	41,824.10

*** TOTAL EXPENDITURES **		453,000	0.00	68,380.22	15%	145,000.00	239,619.78
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Spark Grant Program Application



Applicant Information

Name of Business/Organization: Sangre de Cristo Community Care

Contact Person: Stacey Gauger

Email Address: stacey.gauger@sange.org

Telephone No.: 719-415-2358

Website (if applicable): www.sange.org

Business Type: ☐ For-Profit ☒ Non-Profit ☐ Artist/Collective

Storefront Information

Address of Storefront: 207 Colorado Ave., La Junta, CO 81050

How long has this space been used for your business: 6 years

Do you have permission from the property owner to submit this application?

☐ Yes, I am a tenant or buying the property (attach Letter of Support)

☒ Yes, I am the property owner

Project Description

What will you do in the space? Describe your concept.

We will update/upgrade our current building sign to enhance facility visibility, structural safety, energy use, and aesthetic appeal.

Work consists of installing 84" high output LED bulbs and high output tombstones. Added will be a new 96.5" w x 30.5" Lexan Face Sign with translucent vinyl and laminate.

This project will improve illumination, energy efficiency, curb appeal, and extend reliable functionality—at least 10 years of service is expected. Anticipated longevity is 12-15 years.



Spark Grant Program Application



What is the timeline of this project, from the date of this application until final completion?

Application submission - Early August 2026
Final Completion - Late October 2026

Use of Funds

Total Estimated Project Cost: \$3,352.00

Grant Amount Requested: \$3,352.00

Match to be Provided: N/A Match Source: N/A

Attach budget breakdown and any supporting itemized estimates/bids/quotes.

I agree to all the terms and conditions of participation in the Spark Grant Program. I understand, agree and certify that any grant funding approved by the LJURA will be used only for the purpose specified within this application, and that records can be audited or reviewed at any time to assure that this is the case. I acknowledge that failure to adhere to any of the terms or conditions of the Spark Grant Program may result in the improvements becoming ineligible for reimbursement.

Stacey Gauger
Signature

8/4/26
Date

Stacey Gauger
Printed Name

Approved By

Date



La Junta Location – Sign Enhancement Project Budget

Permit \$152.80

Electrician \$1,055.02

Sign Installation \$2,145.00

Total \$3,352.00



PERMIT
CITY OF LA JUNTA - Building Department
PO BOX 489 La Junta, CO 81050-2309
P: (719)384-5991 / F: (719)384-7231

Number: 202600103
Permit Type: SIGN / SIGN
Property Address: 207 Colorado, La Junta, CO 81050
Job Description: Sign - Replacing face of the sign

Issue Date: 07/07/2026
Expiration Date: 01/03/2027

Parcel Code: 464302312011
Subdivision: UA / UNASSIGNED
Property Zoning: C2 / C2
Construction Type: /
Occupancy Type: /

Lot:
Block:
Filing:
Project Valuation: 2,145.00

Contacts

<u>Code</u>	<u>Contact</u>	<u>Address</u>	<u>Telephone</u>
GC	GERALD GONZALES	KAISER SIGN INNOVATIONS, 123 W 4th St, Pueblo, CO 81003	(719)458-5041
OWNER	SDCH EAST BRANCH	AP-SANGRE DE CRISTO COMMUNITY CARE / 1920 Valley Dr, Pueblo, C	(719)280-1419
APPL	GERALD GONZALES	KAISER SIGN INNOVATIONS, 123 W 4th St, Pueblo, CO 81003	(719)544-2777

Fee Summary

<u>Fee Code</u>	<u>Description</u>	<u>Valuation</u>	<u>Charged</u>	<u>Paid</u>	<u>Due</u>
TOTVA	TOTAL VALUATION	2,145.00	0.00	0.00	0.00
PRS	PLAN REVIEW SIGN	0.00	25.00	0.00	25.00
CITY	CITY TAX	1,195.00	35.85	0.00	35.85
CNTY	COUNTY TAX	1,195.00	11.95	0.00	11.95
SIGN	SIGN PERMIT FEE	2,145.00	80.00	0.00	80.00
Grand Total			152.80	0.00	152.80

Permit Conditions


Signature


Date

CITY OF LA JUNTA
PO BOX 489
LA JUNTA CO 81050-0489

CASH RECEIPT

Date: 07/07/2026 OPER ID: MARILYN RECEIPT NO:000794

RECEIVED FROM: Sign - Replacing fac

AMOUNT RECEIVED: 152.80 TYPE: PP PP / 2005
AUTH CODE: 200642281

CHANGE DUE: 0.00

TOTAL RECEIVED: 152.80

CONVENIENCE FEES 5.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
152.80	APPL/PERMIT NO: 202600103	207 Colorado

INVOICE

COLTEN ELECTRIC, INC.
1208 E 3rd St.
La Junta, CO 81050

coltenelectric@gmail.com
719-462-5353
www.coltenelectric.com



Bill to
Sangre de Cristo
207 1/2 Colorado Ave
La Junta, CO 81050

Phone number: (719) 458-5041

Invoice details

Invoice no.: 7114
Invoice date: 07/31/2026

#	Description	Est. Total	Invoiced	Qty	Rate	Amount	Remaining
1.	Retrofit the existing sign with 84" high output LED bulbs and high output tombstones.	\$1,024.00	\$1,024.00	1	\$1,024.00	\$1,024.00	\$0.00
2.	CC Fee (waived if paid by cash or check)	\$0.00	\$0.00	1	\$31.02	\$31.02	\$0.00

Total \$1,055.02

Ways to pay



Note to customer

Thank you for choosing us!



Estimate

123 W 4th St, Pueblo, CO 81003 kaisersign.com Tel: (719) 544-2777

Estimate Date	Estimate #	Total
Aug 04, 2026	601718	\$2,145.00

Bill To
SANGRE DE CRISTO COMMUNITY CARE Stephanie Ivankovich 1920 VALLEY DR. PUEBLO, CO 81008 United States

Description:	Lexan Face Sign
Salesperson:	Amanda Dreiling
Terms:	Due on receipt
Contact Name:	Nicole Sanok

SKU	Description	Qty	Unit Price	Amount
lexan001	96.5"w x 30.5"t Lexan Face Sign with Translucent Vinyl and laminate	1	1,195.00	1,195.00
INSTLCHRG.-130	Trip Charge/Bucket Truck/Install Charges	1	950.00	950.00

Shipping:	\$0.00
Subtotal:	\$2,145.00
Total Tax: (Exempt: exempt)	\$0.00
Total:	\$2,145.00

This estimate is approximate and maybe subject to change.

The estimate is based on what the client has told us about the project requirements. The final cost may be different, depending on any changes that are made after the estimate is created. If there are any changes the client will be notified first. We may require a deposit prior to any work being performed or completed. Purchase Orders must be submitted with the agreement of project. This estimate is valid for 30 days from "Estimate Date".

