

LA JUNTA URBAN RENEWAL AUTHORITY

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a regular meeting on Thursday, February 14, 2019 at 4:00 p.m. at the CORE Center. The meeting was called to order by Chairperson Bennett.

Board Members Present

Absent

Nancy Bennett
Rebecca Goodwin (arrived at 4:12 p.m.)
Trevor Herasingh
Abram Lopez
Justin Miller
Chad Penner (arrived at 4:10 p.m.)
Cisco Perez
Jeffri Pruyn
Shade Wright

**Subject to approval at the
March 14, 2019
Urban Renewal Meeting**

Also present: Cynthia Nieb, Economic/Urban Renewal Director
Melanie Scofield, UR Secretary/City Clerk
Edward Vela, Council Member
Bette McFarren, Tribune Democrat

CITIZENS PARTICIPATION:

Edward Vela, La Junta – Asked if there were any plans to put a parking lot at 4th & Hayes and where was the mobile home being moved to; may have suggestions after Sonic goes up.

Chairman Bennett – The Authority doesn't have any plans at this time.

MINUTES: January 10, 2019

Chairperson Bennett asked if there were any corrections or additions to be made to the January minutes. Hearing none, a motion was made by Justin Miller, seconded by Abram Lopez, that the minutes for January 10, 2019 be approved as published. The motion carried unanimously.

FINANCIAL STATEMENTS: January 2019

Chairperson Bennett asked if there were any questions about the January financial statements. Hearing none, a motion was made by Justin Miller, seconded by Abram Lopez, that the financial statements for January 2019 be approved as presented. The motion carried unanimously.

REPORTS – Project Updates:

A. Mike Bourget

In late December, we installed siding. I have purchased another exterior lights. I am still engineering the larger overhead door. I expect to be completed with the upgrades by April and will submit invoices at this time.

B. CORE Center

- Progress on the CORE Center main floor is complete.
- The elevator project is moving forward! The elevator jack dn pump have been removed and the boring and setting new jack is in the works. The elevator cab and control designs will be done shortly and we can expect major work in the next two months.
- The new front door is in and Racine’s have installed the new door lock and software.
- The CORE sign is up on the building and looks great.

C. The Sign Shop

There has been no additional work done to the front of the building. The Sign Shop, Inc., has decided not to utilize the remaining funds from the Store Front Grant/Loan Program. The amount of funds not being requested is \$1,441.00. The Sign Shop Inc., looks to pay off the loan debt of \$30,987.75 in February of 2019. These numbers were provided by Cynthia Nieb on 2/1/19 and verified by Aliza Libby the same day.

D. SECCP

Scope of Work – Since the submittal of the last progress report in early December, the project team has worked with another asbestos abatement contractor, Colorado Hazard Control, to get a cost proposal for remediation. Weather and the holiday season impeded their visit to the Plaza Block building; however, they did eventually get there a few days after Christmas, and presented a cost proposal in mid-Jan. In addition, Empire Carpentry had met with subcontractors as well as general contractors on site to gauge their interest in the project. Lawrence Holland of Summit Sealants and Restoration Services visited the building with him on January 8th and afterwards expressed serious interest in working on the project. A meeting followed on January 16th with the project architect, project engineer, grant administrator, Empire Carpentry, and Summit Sealants and the treatment approach for how to begin stabilization of the building was discussed in depth. Lawrence committed to revisiting the site to investigate stabilization approaches with his scaffolding partner and did so on Jan. 30th. After further discussions, Lawrence will now serve as the general contractor for the stabilization and partner with Kevin Murray. They believe they may be able to begin to put up the necessary scaffolding and begin work within the next month.

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Project Schedule – With a new contractor on board, the following schedule is now anticipated:

Anticipated Project Timeline (as of Feb. 7, 2019)	
Receive new cost proposal from general contractor (Summit Sealants and Restoration Services, Inc.)	End of Feb. 2019
Budget revisions and treatment approach concurrence with SHF based on abatement and general contractor cost proposals	Mid-March
Subcontracts (and certification forms) for general contractor	Mid-March 2019
Subcontract (and certification form) with archeologist	Mid-March 2019
Pre-construction meeting with SHF	End of March 2019
Stabilization of east wall	End of March 2019
Abatement	Beginning of April 2019
Interim meeting with SHF	Early May 2019
Completion of Phase I Stabilization (Construction) including roof	June 2019
Submit last deliverables to SHF (after photos, arch report, etc.)	July 2019
Final financial report and project closeout	September 2019

Budget –There will be adjustments to the construction-related budget line items due to having a new general contractor. At this time, however, there are no immediate budget revisions needed to be made.

Expenditures to date based on current budget -

SHF Scope of Work and Budget Expenditures (to date)/ No changes since last report				
	<i>Task</i>	<i>Budgeted</i>	<i>Expended</i>	<i>Remaining</i>
A.	Architectural/Engineering	\$39,420	\$10,500	\$28,920
B.	Emergency Shoring	\$64,857	\$0	\$64,857
C.	Selective Demo/Abatement	\$25,767	\$0	\$25,767
D.	Foundation Rehabilitation	\$50,750	\$0	\$50,750
E.	First Floor Framing Rehab	\$14,729	\$0	\$14,729
F.	Archeological Monitoring	\$5,000	\$0	\$5,000
G.	GC, Permit, Bonds, OH&P	\$60,491	\$0	\$60,491
H.	Grant Administration	\$15,000	\$3,120	\$11,880
	<i>Contingency</i>	\$24,000	\$0	\$24,000
	SHF Project Total	\$276,014	\$13,620	\$262,394

Roof Rehabilitation (to date)			
	<i>Budgeted</i>	<i>Expended</i>	<i>Remaining</i>
Roof Rehabilitation	\$189,000	\$0	\$189,000
Architectural/Engineering	\$12,000	\$5,640	\$6,360
Roof Project Total	\$201,000	\$5,640	\$195,360

Project (Phase I + Roof) TOTAL	\$477,014	\$19,260	\$457,754
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Work to be accomplished before the next Progress Report

The next Progress Report due to the URA is early March, 2019. We anticipate receiving a new and more concrete cost proposal from Summit Sealants by the end of this month, at which time we will work with the State Historical Fund to do a budget revision and have a pre-construction meeting. Once this is approved, we will need to create subcontracts for the construction and archeological monitoring work, which we hope will begin in mid-March.

UNFINISHED BUSINESS

- A. **UR Real Estate Sales Comparisons.** Focus was placed on the property located at 4th & Hayes Avenue. It is zoned as a residential, single family dwelling and has utility hook ups. There was much discussion as to what could be placed on that property.

NEW BUSINESS

A. **Urban Renewal Director:**

1. **Rescheduled Board Training Date.** Board training has been rescheduled to Friday, February 22nd.
2. **Work Session Date.** The work session will be delayed until after board training. A few topics for consideration are: updating our by-laws, developing a procedure for voting on new board members and having a nominating committee for recruitment.

B. **Governing Body Comments:**

1. Jeffri Pruyn: Invite all to a work session of the following boards: Tourism, Urban Renewal, Chamber of Commerce and City Council. There will be a town hall meeting March 4th at 5:00 p.m. in the Council Chambers to discuss how the boards can work together on their projects.
2. Rebecca Goodwin: Thanked Ed Vela and Jeffri Pruyn for attending the Saving Places Conference. Would like others to go next year. Save the date: January 27th – February 1st, 2020.

There being no further business, the meeting was adjourned at 5:12 p.m.

Nancy Bennett, Chairperson