

LA JUNTA URBAN RENEWAL AUTHORITY

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a regular meeting on Thursday, March 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
Trevor Herasingh
Justin Miller
Chad Penner
Jeffri Pruyn
Shade Wright

Abram Lopez
Cisco Perez

**Subject to approval at the
April 11, 2019
Urban Renewal Meeting**

Also present: Cynthia Nieb, Economic/Urban Renewal Director
Melanie Scofield, UR Secretary/City Clerk
Rick Klein, City Manager
Aliza Libby-Tucker, Director of Finance
Keith Goodwin, La Junta
Bette McFarren, Tribune Democrat

CITIZENS PARTICIPATION:

There was no citizen's participation.

PRESENTATION: History of Urban Renewal in La Junta given by Rick Klein. (Information attached at the end of the minutes.)

MINUTES: February 14, 2019

Chairperson Bennett asked if there were any corrections or additions to be made to the February minutes. Cynthia Nieb pointed out some typographical errors and punctuation. A motion was made by Rebecca Goodwin, seconded by Jeffri Pruyn, that the minutes for February 14, 2019 be approved as corrected. The motion carried unanimously.

FINANCIAL STATEMENTS: February 2019

Chairperson Bennett asked if there were any questions about the February financial statements. Hearing none, a motion was made by Rebecca Goodwin, seconded by Chad Penner, that the financial statements for February 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 light. 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. We are removing all debris and un-needed partition walls in preparation for the drill rig that will install the casing and jack in the basement.
- Interesting fact, the casing and jack are just as tall as the distance the elevator travels. You would think that it would be a multi-stage hydraulic ram but that would give a jerky ride.
- A new sound dampening device was installed in the Tatanka room (Buffalo) and it really improves the sound quality in the room.
- An additional door was made for the Rabbit hole so you can no longer see the back of the storage. It really closed the room in and it matches perfectly.
- We continue to make improvements to the building as we see them.

C. SECCP

Scope of Work – Since last month’s report, Lawrence Holland of Summit Sealants again went to see the building with his scaffolding company to develop the best way to shore the building and remove the asbestos and other hazardous materials. On Feb. 19, the project architect (Jessica Reske), engineer (JVA), grant administrator (Jane Daniels), Summit Sealants, Empire Carpentry, and SHF (Danielle Lewon) met in Boulder at the Summit Sealant offices. Once again, the group discussed Summit Sealants’ approach to shoring the building and how to partner with Empire Carpentry moving forward. It was decided that Summit Sealants would be the general contractor to the project and will subcontract with the scaffolding company, the abatement contractor, as well as Empire Carpentry (for the framing work). Empire Carpentry will be the main contractor for the roof rehabilitation, which is funded outside of SHF but nevertheless needs to be approved. And since we have received word that the Phase II grant application was funded, Summit Sealants will also contract with us to complete that phase of work and be under one general contract. Summit Sealants is now working on getting solid cost estimates together. They need to meet again on site, which they will do on Monday, March 4. They hope to have their price developed by the end of next week or the following. A more formal budget revision and use of contingency request will follow to the SHF.

Project Schedule – Based on the Feb. 20 meeting, the new schedule for the project is below but again is contingent on cost proposals, labor availability, and weather.

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Anticipated Project Timeline (as of March 1, 2019)	
Budget revisions based on contractor cost proposals	Mid-March 2019
Subcontracts (and certification forms) for contractor(s)	End of March 2019
Subcontract (and certification form) with Archeologist	Early April 2019
Pre-construction meeting with SHF	Early April 2019
Stabilization of east wall	Mid-April 2019
Abatement	April 2019
Interim meeting with SHF	May 2019
Completion of Phase I Stabilization (Construction) including roof	Sept. 2019
Submit last deliverables to SHF (after photos, arch report, etc.)	Oct. 2019
Final financial report and project closeout	Nov. 2019

Budget – As mentioned above, we are awaiting the new costs from Summit Sealants and Empire Carpentry but should have them in a few weeks.

Expenditures to date based on current budget -

SHF Scope of Work and Budget Expenditures (to date)				
	<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	\$3,742	\$22,025
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	\$17,344	\$258,652
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	\$22,984	\$454,012
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Work to be accomplished before the next Progress Report

The next Progress Report due to the URA is April 1, 2019. We anticipate receiving a more concrete cost proposal from Summit Sealants who claims they can begin work around the beginning of April. We would need to submit the appropriate subcontracts ahead of that time as well as hold a pre-construction meeting.

NEW BUSINESS

A. Urban Renewal Director:

1. **T.O.'s** – We can work on the hazmat study and physical work for free as long as clean up is around \$60,000.
2. **Parking Lot** – The partnership with the County and the City has been established. We will need a plan and costs which can be supplied by the City.
3. **Training** – The training with Paul Benadetti was excellent. The general consensus during that training:
 - Keep things simple and work on straight forward projects. Don't get involved in fancy debt financing.
 - Paul recommended that both Nancy and Rebecca declare potential conflicts of interest with an explanation of how and/or why they may have a conflict. (SECCP) The Board will then vote on any potential outcomes, such as recusal from items pertaining to the Plaza Block.
 - Ken Hood reported how TIF works and provided an estimate of around \$129,000 for 2019. That's an approximate \$55,000 jump over 2018.
 - Paul also recommended that \$10,000 be set aside for tax rebates; such is now being pursued by Dean Brewery.

B. Governing Body Comments:

1. Rebecca Goodwin: Things are going to start moving on the Plaza Building. The grant draft for the State Historical Fund went in on Monday.

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

Nancy Bennett, Chairperson

URBAN RENEWAL PROJECTS 1970 TO 2017

DEMOLITION PROJECTS

- Garvin Addition
- Wickham Addition
- 1st to 2nd Street from Carson to Anderson Arroyo (Sonic & Carl's Jr.)
- 1st Street from San Juan to Colorado
- 14th to 22nd Street from San Juan to Lincoln (College Overlook)
- 5th to 6th Street from Adams to King Arroyo (Veteran's Park & Treatment Plant)
- 6th to 14th Street on Best Avenue
- 2nd and 3rd Streets, Bradish to Cooper
- 4th Street to the alley between Grant and Hayes (trailer court)
- 2nd to 3rd Street from Anderson Avenue to Anderson Arroyo (Otero Museum)
- 8th to 9th Street from Nevada Avenue to Anderson Arroyo
- 14th to 22nd Street on Grace Avenue
- Terry Lee Enterprises
- Santa Fe Hospital with Colorado East Bank
- FEMA (floodplain projects)
- Misc. properties city-wide
- Demolition project in Manzanola
- Demolition in Fowler

PARKING LOT PROJECTS

- 1st Street (Tri-County Motors)
- 1st Street (Tri-County Motors) fence repair
- 1st Street (Tri-County Motors) stucco & paint
- San Juan between 2nd and 3rd Streets
- Colorado Avenue (Baptist Church)
- Santa Fe Avenue between 4th and 5th Street
- 4th and Raton with Colorado Bank & Trust and Avante
- 4th and Raton with Peacock Larsen Funeral Home
- Parking signs
- Paint alley buildings (Santa Fe Plaza)

DEVELOPMENT PROJECTS

- King Arroyo infrastructure (water, sewer, streets, curb & gutters) on east side of town
- College Overlook Subdivision
- Creation and management of La Junta Housing Authority and Otero County Housing
- Creation and management of Tri-County Housing Authority

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- Creation and management of Enterprise Zone Project
- Energy Conservation Project
- Economic development projects in the Industrial Park
- Santa Fe Plaza
- Red Crane Park
- 2nd and Lewis Park
- Hines Subdivision
- Antelope Trail Subdivision
- College Overlook Park/Tennis Courts/Tippy Martinez field
- College Overlook Apartments
- Veteran's Field
- Otero Museum
- 22nd Street Ballfield
- Sonic
- Hardee's (Carl's Jr.)
- Kit Carson studies
- Muzzy's
- Rehabs city-wide
- Entrance signs
- 10th & San Juan Avenue
- Gasamat
- Land Sales
 - College Overlook Subdivision – 14th to 22nd Streets, San Juan to Lincoln
 - Hines Subdivision – 6th to 14th Streets on Best Avenue
 - 14th to 18th Streets between Grace and Adams
 - Antelope Trail Subdivision
 - Misc. parcels city-wide
 - Malouff Subdivision
 - Morgan & Menges Subdivisions

DOWNTOWN PROJECTS

- Santa Fe Plaza
- Fox Theater
- Elks (shed)
- Thyme Square
- Tabares Building
- Slaterpaul Study
- Chestnut Apartments
- Book Stop

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- Chamber sign
- Sidewalk Stamps
- Floor Craft
- Pro Gym
- Boss Hogg's
- Eagle Lanes
- Ruby's Auto Body
- La Junta Trading
- Hancock Building
- Calico Properties
- WW Feeds
- Sign Shop
- Storefront program – 141
- Decorative brick sidewalk and lighting from 1st to 6th Street on Santa Fe and Colorado
- Handicap ramps
- Highway Median project on Highway 50
- Trees, planters, benches, banners
- Christmas decorations
- Downtown tree study
- Downtown development studies

These programs and projects are all directly tied to the demolition of blighted homes and other buildings for the creation of new homes, businesses, parks, ballfields and parking lots. Each project was chosen at the time as a priority that best served the community and which were part of the City Comprehensive Plan.