

LA JUNTA URBAN RENEWAL AUTHORITY

**CALL TO ORDER:** The La Junta Urban Renewal Authority Board of Commissioners held a regular meeting on Thursday, June 8, 2017 at 12:00 noon in the Power Board Room. The meeting was called to order by Chairperson Bennett.

Board Members Present

Absent

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Nancy Bennett  
Mack Burtis  
Lynn Horner  
George Larsen  
Susie Sarlo

Joe Ayala  
Rebecca Goodwin  
Karen Kelley  
Ed Stafford

Also present:

Rick Klein, Executive Director/City Manager  
Bill Jackson, Assistant Director/Assistant City Manager  
Melanie Scofield, Urban Renewal Secretary/City Clerk  
Aliza Libby-Tucker, Director of Finance  
Edward Vela, Council Member  
Gary Cranson, ARPA Representative  
Randall Roberson, La Junta  
Julie Worley, La Junta

**CITIZENS COMMENTS:**

Edward Vela: I have the petitions for the nursing home funding if anybody would like to read it and/or sign it.

Rick Klein: We have to get 200 signatures to form a Health Service District. The District is the City limits of La Junta.

**MINUTES:** May 11, 2017 Regular Meeting.

A motion was made by Lynn Horner, seconded by George Larsen, that the minutes of the May 11, 2017 regular meeting be approved as presented. The motion carried unanimously.

**FINANCIAL STATEMENTS:** May 2017

A motion was made by George Larsen, seconded by Lynn Horner, that the financial statements for May 2017 be approved as presented. The motion carried unanimously.

**OLD BUSINESS:**

**T.O.'s Building:** Lynn Horner spoke with Ron Rafferty and about a month ago he went down hoping to pay the back taxes on T.O.'s building but somebody else already beat him to it. This gentleman, Bob Offutt, is from Olney Springs. Hopefully he's someone we can work with. I will get a hold of him to find out what his plan is.

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**The Book Stop:** Bill Jackson reported that the contracts have been sent out, signed and returned from Advanced Remediation Services and Dirt'n Demo. The asbestos remediation should be starting very shortly. The demolition will proceed following the asbestos removal. It should be an empty lot by the end of summer.

**Sign Shop Progress Report:** There was no progress report for this meeting.

### **NEW BUSINESS:**

**Clete's Retirement:** It was decided that Lynn and Nancy would collect money from those Board members who are interested in contributing.

**Group trip to Denver:** We should go look at the RiNo District (River North Art District) to see some of the things they have done up there and maybe get some additional ideas. A group trip should be done by the end of June.

Chairperson Bennett: By the way, we did receive the grant for the Plaza Building.

Mack Burtis: What's this grant, how much and to do what? Where's the paperwork on the application or the response that tells me what the rules are. All I'm saying is that I would like to be informed. This is a group affair, not one person.

Chairperson Bennett: We voted to do it.

Mack Burtis: We voted to request the grant. We didn't have anything in writing at that time. I didn't know how much we were requesting or what the probability of getting it was. This is a public body that's supposed to have documentation as to what it does.

Chairperson Bennett: We have the grant for \$29,950.00. Urban Renewal is donating \$5,000.00. SSCPC is donating \$2,500.00. Rebecca and I are covering the other \$2,500.00. This is just for the planning phase.

Mack Burtis: Shouldn't we have some documentation?

Chairperson Bennett: I'm sure Rebecca will have it.

Mack Burtis: This is being done in the name of the Urban Renewal Authority. As a member, if someone on the street asks me what is going on, my knowledge is zero. This is not the way to do business.

Chairperson: We will have to apply for another grant by the first of October. We need to look at what other communities are doing in the way they are advancing their communities, which is what the trip would be about.

**Decision from Council concerning joining County Historic Preservation:** Lynn Horner said that there was no decision made by the Council. We will be having a work session in July and will be placing this item on the agenda. There are some that would like to see the City move forward and do their own. There are others of us who would prefer to join the existing County group. We will make sure to invite the Urban Renewal Board to the work session so that they may offer input on the discussion. Ultimately it will be Council's decision as to which direction they want to go. The work session will be July 17<sup>th</sup>.

**Policy on contributions from private owners on future demolitions:**

After discussion from the Board members, it was decided to table this matter until after City Council meets. This would be another item to discuss at their next work session.

MOTION TO TABLE THE QUESTION UNTIL AFTER CITY COUNCIL MEETS: Burtis

SECOND: Horner

DISCUSSION: There was no further discussion.

VOTE: The motion carried unanimously.

**DIRECTOR'S REPORT:**

- Started dealing with Buxton, we have scheduled a meeting to get up to speed on more of the conversations they were having with Ryan.
- We had a workshop meeting with Matrix Engineering last night (they are the ones doing our Comprehensive Plan). The topic of "define downtown" came up. We discussed that you will get a different answer depending on who you ask. We need to solve this.
- What are our top priorities?

There being no further business, the meeting was adjourned at 1:06 p.m.

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Nancy Bennett, Chairperson