

LA JUNTA URBAN RENEWAL AUTHORITY

CALL TO ORDER: The La Junta Urban Renewal Authority Board of Commissioners held a regular meeting on Thursday, December 12, 2019 at 4:00 p.m. at the CORE Building (upstairs). The meeting was called to order by Chairperson Bennett.

Board Members Present

Absent

Nancy Bennett
Christine Coffield
Rebecca Goodwin
Trevor Herasingh
T.J. Martinez
Chad Penner
Cisco Perez

Justin Miller
Jeffri Pruyn

Subject to approval at the
January 9, 2020
Urban Renewal Meeting

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

CITIZENS PARTICIPATION:

There was no citizen participation.

MINUTES: November 14, 2019

Chairperson Bennett asked if there were any corrections or additions to be made to the November minutes. Cynthia Nieb had a correction and addition under "Certified Local Government". A motion was made by Rebecca Goodwin, seconded by Cisco Perez, that the minutes for November 14, 2019 be approved as corrected. The motion carried unanimously.

FINANCIAL STATEMENTS: November 2019

Chairperson Bennett asked if there were any questions regarding the November financial statements. Rebecca Goodwin, on page 3 "other charges" under projects where it says Plaza Building, it says \$276,000.00 was the budget. That was \$75,000.00 for Phase 1 and \$201,000.00 for Phase 2. We have spent \$144,163.33 of that total. In the last column where you see the \$6,688.83, there was an overpayment made to SECCP on one of the reimbursements. They have paid that back to Urban Renewal. SECCP's books, mine and Urban Renewal all match. Hearing no corrections, a motion was made by T.J. Martinez, seconded by Christine Coffield, that the financial statements for November 2019 be approved. The motion carried unanimously.

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PROJECT UPDATES:

A. SECCP

Report from Jane Daniels: There are no major changes since the last report was submitted on Nov. 11. We have submitted the final deliverables to SHF and now I am in process of completing the final financials for the contract close out (anticipated by late Jan). The roof work has begun and is anticipated to be completed by mid-January and is taking place simultaneously with Phase II.

Rebecca Goodwin: Phase I is done. Jane and I have been working on the final financials and we've discovered that is \$5,300.00 left in the grant that had not been expended from the architectural and geotechnical line item from the SHF budget. Jane contacted the State Historical Fund and they've agreed to let us move it to some of the rehab.

We are still waiting on the contract from CDPHE on the abatement. We have drafted something explaining to them that they are still being able to work but they will hit a point where they will have to stop. They can't start working on the upper level roof until we can do some of the abatement of the asbestos and the plaster. We want to get that roof on before we hit bad weather.

Chad Penner asked if all of the asbestos was being removed or if it was just being hedged. Rebecca Goodwin explained that after going through all the studies, initially as the project was planned, we were going to be able to encapsulate quite a bit of it but because the roof failed and we had all the rain this spring, it's friable. Most of it will have to come out. That is why the CDPHE grant of \$150,000.00 is so critical.

If asbestos is in plaster, flooring or a hard surface and it's not exposed to the air or moisture, it's stable and it's safe. At Thyme Square, the flooring was all asbestos tiles. The first floor was fine. They were able to put new flooring over the top of the tiles and it's perfectly legal and safe. In the basement, there had been a water leak making the tiles wet. It then started releasing asbestos fibers, that's "friable."

NEW BUSINESS

A. Mike Bourget Request for Reimbursement:

There was over \$20,000.00 in receipts listed. After subtracting receipts that were not allowable, there was enough to reimburse the \$7,500.00 that was approved in the contract.

B. Urban Renewal Director:

1. **Business Cards** – Trevor and Nancy have their business cards.