

The La Junta Urban Renewal Authority Board of Commissioners held a regular meeting on Thursday, February 11, 2010 at 12:00 noon at Thyme Square. Chairman Lynn Horner called the meeting to order.

Board Members Present

Lynn Horner  
Nancy Bennett  
Mack Burtis  
Rebecca Goodwin  
Roger Roath

Absent

Don Rizzuto  
Gordon Racine  
Karen Kelley  
Sandra Leonard

Also present: Rick Klein, Executive Director/City Manager  
Bill Jackson, Assistant Director  
Oclires Lovato, Executive Secretary  
Alisa Gossman-Steeves, Tribune Democrat  
Lance Benninghoff, County Commissioners  
Jerre Church  
Joe Herbert

**MINUTES:** January 14, 2010

**MOTION:** Mack Burtis made a motion that the minutes of the January 14, 2010 regular meeting be approved as presented. Seconded by Rebecca Goodwin and carried.

**FINANCIALS:** January 2010

**MOTION:** Rebecca Goodwin made a motion that the financial statements for January 2010 be approved as presented. Seconded by Roger Roath and carried.

**OLD BUSINESS**

**PLAZA BUILDING STRUCTURAL ASSESSMENT**

Chairman Horner: I did get an e-mail in the last day or two from Melanie Short our contact for Slaterpaul. They are finalizing a draft and hopefully sometime next week we will have several copies of that draft. If there are ones of you that want to look at that draft before it gets dressed up let me know to get you a copy.

Mack Burtis: It should be distributed to everybody on this board.

Chairman Horner: We can do that but it is a just rough draft not a final report.

Mack Burtis: I would like a copy.

**SIDEWALK STAMP PROJECT**

Chairman Horner: Don Rizzuto is not present so there is nothing to report.

Rick Klein: We are advertising and they have until the end of tomorrow to apply for the sidewalk project. We have received only three applications as of today. Do we want to extend the application deadline?

Joe Herbert: I also want to apply for the Masonic Temple Building.

Rick Klein: The County is also going to put in for it.

Chairman Horner: Wasn't sure when we opened that up, has it been about a month? Is that normally the time frame for these advertisements?

Rebecca Goodwin: Maybe we could get an article in the paper. Maybe that would spur a little more interest.

Bill Jackson: We have had the advertisement in the paper.

Rebecca Goodwin: Some people don't read the advertisements but will read a little article.

Lisa Steeves: Are you going to extend the deadline for applications?

Rick Klein: Do we want to do that to mid-March?

Chairman Horner: Let's do that. Once those come back we can look to determine what those costs are going to be and what all we can do to finish that grant out.

Rebecca Goodwin: Anything from Don as far as the stamps? If we are going to start this we need the stamps.

Rick Klein: Haven't talked to him on that.

### **JOE HERBERT PROPOSAL FOR CHESTNUT APARTMENTS**

Rick Klein: Joe and I have been working on the Chestnut. We had to do something on the roof so I got Becerra Roofing to do a quick fix which will cost about \$500. Had to do that to save it. Joe would like to talk to us about how we did the Hampton Inn financing where they paid for the improvements and we will pay them over time. Joe would rather do like with what we did with Six-Star. He is looking at around \$30,000 to do the project. He would like to get paid up front and then we would get paid back from the tax increment financing. He was looking at starting like we did with Hampton Inn but would rather do like we did with Six Star.

Joe Herbert: That is a little misleading. What I have done before in different places was typically like with Hampton Inn. In this case in my mind what I would like to do is like you did with the Six Star or Fox Theater. I would do the infrastructure and get reimbursed for the work right away and you would get reimbursed from the tax increment. We are pretty close with the agreement for the transfer. I want to get clarification for reimbursement. Since I first presented this I took a hard look at the elevator that would be one of the extraneous costs vs some of the other things including the asbestos issue that are in there and decided that because of that I am not going to be able to do the elevator. I will do handicap ramps on the first floor and hand ramps in front. Instead of an expensive elevator we will do a stair chair for second floor access. The rest of the money will be used for the roof and asbestos removal and chair.

Chairman Horner: Any other questions for Joe?

Rebecca Goodwin: A lot of the original components of that building are still intact such as the woodwork. Are you going to try to keep that?

Joe Herbert: The only thing different a little bit is it will not be total preservation. We are going to expose all the exterior brick walls which would add a lot more character. When you are going to put in all new windows and provide a higher efficiency heating system, the aesthetics of that old wall gives a more fuzzy feeling that people will enjoy.

Rebecca Goodwin: I am fine with getting a draft agreement and see what the attorney says and then come back to us. It will have to come back to the Board for the final agreement.

Rick Klein: Nobody has a problem with the \$30,000 figure? We don't know right now what the value of the building will be once it is done.

Rebecca Goodwin: I like the concept. It is sure better than having that building empty. This will be something good for the neighborhood.

### **KIT CARSON HOTEL**

Chairman Horner: After our last meeting Rick and I talked to Bev Babb about the Kit. At this point in time she still has Walt Bassett looking at alternatives for funding and different possibilities. In December he met with a group that looks at small hotels in smaller communities and talked about the possibility of them coming to take a look at assessing the Kit Carson and it sounded like they were interested in looking at it.

Rick Klein: I think towards the end of the month they will come in and look at the Kit. She still believes in the project.

Chairman Horner: Bev's viewpoint is as long as Bassett is looking at possibilities for making this project work she is not interested in taking the Kit down. If at some point he has looked at everything and it looks like it is not going to happen, she will have to look seriously at the possibility of having to tear it down. As long as she has Walt's interest she is not interested in looking at anything else. That is where we are with the Kit in her viewpoint. Any other suggestions?

Jerre Church: Looks like the back door has been tampered with. Should be looked at.

Rick Klein: She says she goes and checks the building all the time.

Jerre Church: How is the roof holding up?

Rick Klein: That is why Walt wants to move forward.

### **OTHER**

Chairman Horner: On the welcome signs until we get fair weather we are still in a holding pattern. Until we get a better break of warmer weather he will not move on it. So there is no change.

Rick Klein: We have the same problem on the College Overlook tennis courts. Can't do anything until we have better weather.

Rebecca Goodwin: Last week the State Historic Preservation held a conference in Denver. Their theme this year is on sustainability. Looking at the relationship of older buildings to getting sustainability, going green, and making them energy efficient. There are some grants that maybe apply to our buildings. The Governor's Energy Office has grants specific for older buildings for repairs to be done including some specific projects. There is a lot of state and national research done that with old buildings energy loss on windows is 10% and roofs are big with 75% energy loss. On older buildings with roof problems there are grants and projects out there. State Historic Preservation Officer and head of Historic Colorado have initiated two new grants for rural communities. One is for economics and one is for sustainability to rehabs historic buildings in rural communities. These grants can be up to \$500,000.00 changing from the original \$150,000 and are going to be on open only to rural communities.

Joe Herbert: Do these have to be historic buildings?

Rebecca Goodwin: The building has to be on a register, state or local. It needs to be on some historic register. And obviously work would have to be done to Department of Interior standards to help encourage the economy of rural areas and promote alternative energy and sustainability.

Rick Klein: We are working on the City Park cottage to be used by the library looking at the feasibility to have a branch for youth programs. The Library Board has done tremendous job on trying to make something like that work. More like a satellite to the library. Isn't that right Mack?

Mack Burtis: What do you mean?

Rick Klein: In the City Park house

Mack Burtis: I don't know. I haven't been associated with the Library Board for over a year.

Rebecca Goodwin: We talk on a regular basis on buildings with roof problems. If people knew there is 75% loss of heat going through the roof maybe people would start considering fixing their roofs. We could consider a program through the Governor's Energy Office for some sort of cost share thing to do something with some of the roofs.

Rick Klein: Judy Fosdick from the Governor's Energy Office will be talking to Supervisors the last of the month. Supervisor's meeting is at 10:00 on Tuesday, February 23<sup>rd</sup>. You are welcome to come.

Mack Burtis: We have talked for a long time about a list of owners of the buildings in the downtown area so when we talk about these things. What is the status of that list?

Rebecca Goodwin: Karen has it ready.

Chairman Horner: Karen asked for time to present this at this meeting but she had to be out of town today.

Mack Burtis: This has been pending for a while.

#### **NEW BUSINESS**

None.

#### **DIRECTOR'S REPORT**

Rick Klein: We will have Wayne State which is the number 14 team in the nation vs Kearney, Nebraska coming in this weekend to use the 22<sup>nd</sup> Street ballfield. They will be using our motels, restaurants, etc. There is also some sort of basketball tournament sometime this month.

#### **GOVERNING BODY COMMENTS**

None

#### **OTHER**

Lance Benninghoff: From my perspective being an outsider and also talking to other people who are coming back to the area I hear a lot of discussion from people who would like to see more apartments downtown. That would revitalize the downtown and increase revenue for downtown businesses. Not all of us what to rent houses. We would like to be able to go to shops, bars, and restaurants downtown. It would be nice to maybe live close to our jobs. That would help a lot of local businesses. You also have college students that feel there is a need. There is senior housing and low income housing but not for students or for young professionals that don't want a house. That is a segment of the market not being met.

#### **ADJOURN**

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