



# Town of Rangely

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*RDA Board Packet*  
*July 20, 2016 @ 7:30 a.m.*



# 1 – Agenda

AGENDA  
RANGELY DEVELOPMENT AGENCY  
July 20, 2016  
\*\*\* 7:30 a.m. \*\*\*

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Brad Casto, Chairman

Lenora Smuts - Treasurer  
Karen Reed  
David Morton

Sarah Nielson  
Tim Webber  
Andrew Key

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- 1) Call to Order
- 2) Roll Call
- 3) Approval of Minutes of June 8, 2016.
- 4) Changes to the Agenda
- 5) Old Business
- 6) New Business
  - a. Discussion and action to accept the May Financial Statement
  - b. Nomination and selection of RDA Vice Chair
  - c. Discussion on steps to be taken in order to add board members to the RDA representing the county, the school district and a special district representative.
  - d. Discussion leading to the development of an assignable Option Agreement to purchase properties for a negotiated price. Term of the agreement to be determined. (Derek Walker presenting Agreements and Terms to the Board)
  - e. Discussion and action on a Facade Grant Request by Elizabeth Robinson Studio
- 7) Information
  - a. RDA Plan area expansion process (See Attorney Memo)
- 8) Adjourn

3 – Minutes

Minutes  
RANGELY DEVELOPMENT AGENCY  
June 8, 2016  
Following the RDC Meeting

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	Brad Casto, Chairman	
Lenora Smuts - Treasurer		Sarah Nielson
Karen Reed		Tim Webber
David Morton		Andrew Key

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- 1) Call to Order- The meeting was called to order at 8:05 a.m. following the RDC meeting.
- 2) Roll Call- Karen Reed, Sarah Nielson, Lenora Smuts, Andrew Key were present. David Morton, Tim Webber and Brad Casto were absent.
- 3) Approval of Minutes of May 4, 2016 Karen pointed out a name error in the minutes. Name will be corrected from Lenora to Karen. Motion to accept the by-laws by Karen Reed, second by Sarah Nielson, motion passed.
- 4) Changes to the Agenda- None
- 5) Information- None
- 6) Old Business- None
- 7) New Business-
  - A. Review of the By-Laws for RDA/RDC & Certificate for the RDA. (This was discussed during the RDC meeting.) Motion by Sarah Nielson, second by Lenora Smuts, motion passed.
  - B. RDA Plan Area – Next Steps. Peter stated that currently the URA plan area is the core down town area and that he could see adding other areas such as the lot west of Loaf N Jug. Other areas could include lots on West Main and Sagewood have some soil condition issues but they are developable. The R.V park on west main is also a possibility as well as the old Sagewood apartment complex. Also discussed were individual lots such as the one over on Birch and another one on south Sunset that needs to be condemned. The lots north of the college will require considerable earth movement to get to a place where they can be used. Karen asked if we wanted to designate a plan area today. Andy stated that there are not enough members present today and we should table this until more are present. Dan stated that when we do get to the plan area, that he strongly recommends that one of the first items that we deal with is to update the board and have the minutes reflect an update on the towns master plan because there is an overlay throughout the statute that whatever we are doing needs to be consistent with the vision as adopted by the community and the town council. Lenora asked how the projects are determined for the Urban Renewal Project. Peter stated that in terms of Better City, the strategies were presented over a few public meetings and they were determined as areas

that we can capitalize on different assets and natural resource opportunities throughout our particular area. Andrew stated that they also did a survey throughout the community. Andrew asked Lisa Hatch if she had anything to add. Lisa stated that she and Peter had talked about some ideas to help our existing businesses with larger grant cycles. Lisa is concerned about our businesses being close to closing their doors for business and wants to look at some ways for the Town and the RDA to help support them. This would be something that we would have to act on quickly to prevent several of them from closing in the next few months. Lisa stated that this would have to be a zero match or a very small one on the businesses part. Lenora stated that right now it's very difficult for anyone to be able to look forward and see what can save our businesses. Lisa stated that we need to keep up with our events and push forward with the tourism. This would have to be stated that this is a one-time thing this year and not an ongoing means of support. Lisa thinks that some businesses may even be ok with a delayed loan that they don't have to pay back for a year. Peter states that the problem is that we have limited resources in the RDA/RDC but there is a way that we could recharge the funds on a continual basis. To raise a mill levy we would have to go to vote, but there is a way to raise additional funding for the RDA each year. Utilizing the states CPI index and apply to our current mill and that increase is implemented in that year. Sara talked about a kick back loyalty program that she is using at Conoco that her customers like. You earn points on every purchase that you can redeem at any other participating kick back location. If other businesses in Rangely were to participate, than customers could use their points at those stores. Call was ended with Dan. Elizabeth Robinson attended and stated that she has a proposal that she is working on to ask for funding and will be presenting it in the next couple of days.

C. Main Street Affiliate Program Update – Webinar June 20<sup>th</sup>, 2016. Tabled due to Lisa Piering being out of town.

D. Next Meeting is scheduled for July 13, 2016 at 7:30 a.m.

8) Adjourn- Motion by Sarah Nielson, second by Lenora Smuts

# 5- Old Business

# 6 – New Business



TOWN OF RANGELY  
 BALANCE SHEET  
 MAY 31, 2016

ECONOMIC DEVELOPMENT FUND/RDA

ASSETS

73-10100	CASH - COMBINED FUND	322,681.60	
73-10116	INVEST SEC DEPOSITS	4,455.00	
73-11121	N/R SENERGY	120,000.00	
73-11513	FNBR CD 102943	12,668.91	
73-13120	INTEREST RECEIVABLE	15.13	
		<u>                    </u>	
	TOTAL ASSETS		<u><u>459,820.64</u></u>

LIABILITIES AND EQUITY

LIABILITIES

73-21500	ACCOUNTS PAYABLE	333.21	
73-23172	SECURITY DEPOSIT RESERVED	4,455.00	
		<u>                    </u>	
	TOTAL LIABILITIES		4,788.21

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
73-29800	FUND BALANCE	391,637.00	
	REVENUE OVER EXPENDITURES - YTD	63,395.43	
		<u>                    </u>	
	BALANCE - CURRENT DATE	455,032.43	
		<u>                    </u>	
	TOTAL FUND EQUITY		<u><u>455,032.43</u></u>
	TOTAL LIABILITIES AND EQUITY		<u><u>459,820.64</u></u>

TOWN OF RANGELY  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 5 MONTHS ENDING MAY 31, 2016

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	4,148.00	26,590.50	67,000	40,409.50	39.69
73-30-200 INTEREST EARNINGS CD	.00	28.40	100	71.60	28.40
73-30-500 MISCELLANEOUS INCOME	.04	73,795.27	23,000	( 50,795.27)	320.85
<b>TOTAL REVENUES</b>	<b>4,148.04</b>	<b>100,414.17</b>	<b>90,100</b>	<b>( 10,314.17)</b>	<b>111.45</b>
<b>TOTAL FUND REVENUE</b>	<b>4,148.04</b>	<b>100,414.17</b>	<b>90,100</b>	<b>( 10,314.17)</b>	<b>111.45</b>

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2016

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	2,998.00	10,198.66	20,000	9,801.34	50.99
73-40-250 HOUSING MANAGEMENT EXPENSE	5,054.00	24,970.80	64,000	39,029.20	39.02
73-40-260 HOUSING MAINT/REPAIRS	424.16	1,762.08	4,000	2,237.92	44.05
73-40-270 UTILITIES	20.64	87.20	200	112.80	43.60
73-40-300 MARKETING	.00	.00	1,000	1,000.00	.00
TOTAL OPERATING EXPENSES	<u>8,496.80</u>	<u>37,018.74</u>	<u>89,200</u>	<u>52,181.26</u>	<u>41.50</u>
TOTAL EXPENDITURES	<u>8,496.80</u>	<u>37,018.74</u>	<u>89,200</u>	<u>52,181.26</u>	<u>41.50</u>
TOTAL FUND EXPENDITURES	<u>8,496.80</u>	<u>37,018.74</u>	<u>89,200</u>	<u>52,181.26</u>	<u>41.50</u>
NET REVENUE OVER EXPENDITURES	<u>( 4,348.76)</u>	<u>63,395.43</u>	<u>900</u>	<u>( 62,495.43)</u>	<u>7043.94</u>



Elizabeth  
Robinson  
**STUDIO**



Art + Design

[www.elizabethrobinsonstudio.com](http://www.elizabethrobinsonstudio.com)

**PROPOSAL FOR A FACADE GRANT TO REPAIR STRUCTURAL  
ISSUES AND FACADE UPGRADES FOR  
HISTORIC, 1940'S MAIN STREET BUILDING**

**2004**



**2016**



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FACADE RENOVATION/SITE IMPROVEMENT PROGRAM  
RANGELY DEVELOPMENT AGENCY  
REVISED July 18, 2000

Mission Statement of the Rangely Development Agency, Town of Rangely, Urban Renewal Plan

*"The goals and objectives of the plan are to undertake programs and activities for the elimination and prevention of blight in this community. Such programs and activities, among other things, shall lead to the revitalization and growth of the business district, create an atmosphere that fosters entrepreneurship among local businesses and residents, and has as the final goal the increased health and prosperity of the entire Rangely community, all in cooperation with the private sector."*

The Rangely Development Agency is offering a Facade Renovation/Site Improvement Program. The program offers financial assistance to owner or tenants with a commercial business located within the Urban Renewal Area. It supplements the Downtown Renovation Program whereby the Town provides landscaping, walkways, and similar improvements along street frontages of local businesses.

The objectives of these programs are to make Downtown Rangely a more attractive place and to encourage locals and visitors to shop in Rangely. With the participation and cooperation of our local businesses, these objectives can be realized. The economic strength of our business district benefits the community as a whole.

Attached are copies of the guidelines, application form, and agreements (either for an owner or a tenant). Application should be submitted to Rangely Development Agency, 209 E. Main Street, Rangely, CO 81648.

Please feel free to contact the Community Development office at the Town of Rangely if you have any questions. (970) 675-8469.

RANGELY DEVELOPMENT AGENCY  
FACADE RENOVATION AND SITE IMPROVEMENT PROGRAM

GUIDELINES

PURPOSE

Provide financial assistance towards facade renovations and site improvements, not including normal maintenance, in order to stimulate local business.

ELIGIBILITY

Any owner of or tenant in a commercial business, building or commercial property within the boundaries of the Rangely Urban Renewal Area.

GRANTS

Individual businesses are eligible for a maximum grant of \$7,500. Businesses are eligible to reapply for another facade renovation / site improvement grant after seven (7) years. All grants are contingent upon RDA financial status and availability of funds.

MATCHING

The owner or tenant must at least match the grant offered by the Agency in actual dollars. In-kind services are not considered a match. Written receipts for expenditures are required and must be submitted prior to reimbursement from the RDA.

PROCESS

Written application should be submitted and presented, by the owner or tenant, to the RDA. The RDA Board will review each application and notify the applicant whether or not funding has been approved. Notification will be given in a timely manner, not to exceed sixty (60) days following the presentation of the grant request. Upon RDA approval of the application, a minimum of two written bids will be required on all individual contract service amounts or purchases that exceed \$1,000.

PLANS

The owner or tenant should present a sketch or concept plan with the application. Using an architect or site planner employed by the RDA, any necessary final plans will be prepared at no cost to the applicant.

EXAMPLES

Awnings, landscaping, paving of parking areas, walks, entranceways, windows, walls, signs, doorways, building demolitions, and other improvements visible from the street.

CRITERIA

The RDA will look at street visibility, capital emphasis, application quality, revitalization goals, maintenance history, time frame, frontage improvements, and owner contribution. Priority will be given to main street businesses.

EXCEPTIONS

In the case of exceptional applications, the RDA reserves the right to increase the maximum grant amount and vary any and all guidelines.

FACADE RENOVATION AND SITE IMPROVEMENT PROGRAM  
RANGELY DEVELOPMENT AGENCY  
MAY 2000

SUGGESTED EVALUATION CRITERIA

Applications for assistance shall be evaluated in accordance with the following criteria:

Category

1. Street Visibility – readily visible from the street; Adds to the attractiveness of business district.
2. Capital Emphasis – emphasis on the capital improvements as compared to normal maintenance.
3. Application Quality – thoroughness, clarity, and originality of application.
4. Revitalization Goals – contribution towards goals of business district revitalization.
5. Maintenance History – track record on maintenance and prospects for future upkeep.
6. Time Frame – Schedule for completion of the improvements within reasonable time limits.
7. Frontage Improvements – the degree of participation in Town program for frontage improvements.
8. Owner Contribution – the amount of funds provided by owner towards the project.



RANGELY DEVELOPMENT AGENCY  
FACADE RENOVATION AND SITE IMPROVEMENT APPLICATION

NAME: Elizabeth Robinson Wiley

ADDRESS: 514 East Main St

PO Box 514 (mail) Rangely CO 81648

PHONE NUMBER: 970.274.1239 DATE: 7/18/16

PROPERTY OWNER OR LESSEE: Joe and Beth Wiley

SCOPE OF PROPOSED PROJECT (a brief description of the planned renovation or improvement)

Replacement of all floor joists, sub-flooring and flooring

Install bathroom window and door, finish and fix pony walls

Install awning over door and bathroom window, touch up exterior paint

**See Attached Proposal for details and reasoning**

ESTIMATED COST OF PROPOSED PROJECT: \$10,000

DESCRIBE HOW ESTIMATED COST DETERMINED: Through estimate from a Renovation Business

AMOUNT OF GRANT REQUESTED UNDER RDA PROGRAM: \$10,000

PROPOSED DATE TO COMMENCE PROJECT: August 1, 2016

PROPOSED DATE TO COMPLETE PROJECT: September 15, 2016

PLEASE ATTACH ON A SEPARATE SHEET OF PAPER A SKETCH OF THE DESIGN IDEA FOR YOUR PROPOSED PROJECT.

Elizabeth Wiley 7/18/16  
APPLICANT SIGNATURE DATE

FACADE RENOVATION AND SITE IMPROVEMENT AGREEMENT  
BETWEEN RDA AND OWNER

This Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ between the  
Rangely Development Agency (RDA) and \_\_\_\_\_ (Owner)

The parties agree as follows:

1. Owner agrees to cause improvements to be made to the Owner's property located on the following described property:
2. Such improvements shall be made in accordance with the plans and specifications attached hereto as Exhibit "A".
3. Upon the completion of the improvements in substantial conformity with the Exhibit "A" and following inspection and approval by the RDA, RDA shall pay to Owner an amount equal to one-half of the Owner's out-of-pocket costs for such improvements but not to exceed \_\_\_\_\_ dollars. Owner shall provide RDA with proof of such costs in a form satisfactory to RDA and shall include lien waivers signed by all parties who provide labor and/or materials.
4. The work shall be commenced by Owner with \_\_\_\_\_ days following execution of this Contract and shall be completed within \_\_\_\_\_ days thereafter.
5. Owner hereby warrants that he/she is the Owner of such property and has all of the necessary rights, title, and interest to make and maintain the specified improvements.
6. Owner agrees to properly maintain the improvements referenced in Exhibit "A".
7. This Agreement shall be binding upon the heirs, successors, and assigns of the parties hereto.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Rangely Development Agency

As the tenant of the above described property, I have been informed by the owner of the Agreement.

\_\_\_\_\_  
Tenant

# HISTORY OF ELIZABETH ROBINSON STUDIO

I am a designer, arts advocate, community organizer, successful business-woman, nationally recognized ceramic artist, wife and mother.

My undergraduate degree is in botany, where I was trained as a research scientist; but near the end of college I decided my interest in beauty, process and morphology was better served as a potter. After receiving my Bachelor of Science degree in 1994, I traveled widely seeking to expand my knowledge and skills, working in studios across the country, from non-profit art centers, to academia to production studios, including the Mendocino Art Center (CA), Hoyman-Browe Studio (CA), CU Boulder (CO), Carbondale Clay Center (CO) and the Archie Bray Foundation (MT). Upon completing my Masters of Fine Arts degree at Ohio University in 2002, I returned to Colorado to work as Program Director for the Carbondale Clay



*The Pottery Shop 2004*

Center, a non-profit community arts organization, while maintaining an active studio life and demanding exhibition and commissions schedule.

## COMMUNITY

In 2004 I made the transition into full time work as a self supporting studio artist, which included marriage, a move to Rangely, and buying and renovating an historic, if derelict, Main Street building (formerly the 'Beauty Bar' and previously a shoe repair shop,) into my ceramic studio and showroom. For many years I maintained an active studio practice and nationwide exhibition schedule while also running a successful freelance graphic design business called Postcards for Artists. I have always maintained a profit level, that though relatively small, is sufficient to bring our family's income to the level need to maintain a simple and largely debt free existence.



*The Pottery Shop 2005*



*The Pottery Shop 2016*

In the years after having my sons in 2007 and 2010, I gradually became more engaged and engrossed in community life, and my creative and artistic interests have followed suit. In 2013 I organized an award winning community dinner and fund-raiser called Harvest Bowls Festival which raised \$7,500 for local non-profits through an innovative and creative community dinner which served up homemade soup from local meat and vegetables in hand made bowls decorated with the drawings of local school children.

Since then I have contributed countless hours to serving this community as a volunteer, as well as contributing substantial amounts of both money, products, and in-kind services. Just a few examples of this include a 100% donation of the design and printing of business cards and a brochure





*Harvest Bowls Festival, 2013*

for Giant Step Preschool and Childcare as well as additional cash and in-kind donations over the years, discounts and occasional donations to all non-profits in my Utility Bill Advertising Insert, regularly volunteering at Parkview Elementary, creating and collaboratively teaching a fine arts/science intensive week called "Bee Week" in the Kindergarten classroom for 2 years running, mentoring several 'tween' girls as studio 'apprentices' and teaching a multi-week pottery class to help the Boy Scouts earn a merit badge. I also regularly spend time serving my church as a children's teacher, Women's Study Group hostess and in other areas as needed. In the last three years, I have invested massive amounts of time and creative energy in promoting community

acceptance and support for converting a huge, empty water tank into the TANK: Center for Sonic Arts as both an entertaining and valuable arts resource for our community and an important economic development opportunity for our struggling economy. I have organized events, spoken at meetings, helped with publicity, networked, and made financial and in-kind donations, including the creation (in process) of a limited edition of ceramic "tankards" which garnered \$5000 of contributions in their most recent Kickstarter campaign.

I have also invested endless hours of work and organizational efforts at the Community Gardens, including creating and directing an innovative Children's Garden, sourcing funding and donations to install an innovative "Food Forest" style orchard, creating a membership program and professionally designed brochure, purchasing and donating plants, tools and equipment, and more.

Following the Harvest Bowls Festival I was recruited to the Community Gardens Executive Committee, where I have served as President since 2015. Since joining the Garden's board, I have led a financial initiative which has taken the Gardens from a balance of close to \$0 to an amount which allowed us to start this season with a year's worth of operating funds, doubling our earned income in the course of a year, while also expanding membership, volunteers, infrastructure and programming.

I also have a proven record of writing and leading compelling proposals and projects. Just this year I successfully advocated for, and received the contract for, a content overhaul of the Town of Rangely's website (in process,) and a pilot enrichment / fine arts oriented pullout reading program for the School District's GT program.



*5th Annual Mother's Day Sale, 2016*

All of this has been done on volunteer time, while running a profitable business, and maintaining a flexible enough schedule to keep my family and children at the heart of where, why and how I invest my time and energy.

Even in these difficult economic times my business is managing to stay afloat (admittedly, barely) and I am working hard to solve the problem by expanding: engaging subcontractors to take on



*Pick a Salad Day at Children's Harvest Garden Club, 2015*

some of the design and marketing tasks as well as studio maintenance so I can begin making pottery again- something for which I have a national customer base and am not hindered by our steadily declining local market. This had been on my mind, but the Community Reinvention Business Bootcamp I was fortunate to participate in gave me the boost I needed to make this a focus. I am working toward that goal by subcontracting with several locals, including a talented young mom and business owner as my personal assistant and a highly skilled designer who has struggled with health related challenges that resulted in job loss, and a period of homelessness, as well as other struggles. She is just now gaining the ability to reenter the workforce and I am proud to be able to provide the type of job opportunity in which her talents and skills can be utilized and help her on the path to more financial independence.

From the Community Garden to School Board meetings, from setting up venues for the Flobots to visit Rangely to being a Friend of the Tank, from working collaboratively with nearby towns to foster Art's & Cultural tourism to

writing copy for the Town's website... if there's a way to support and connect community creatively, I'm in the mix.

I believe that the tenacity and resourcefulness it is required to continuously maintain an independent creative startup as a profitable business in this tiny and remote town, while also investing substantial time and resources to better our community, **make the case that my small and unique business is a valuable community resource**, and worth supporting, and even investing in. (see letter from Jon Schallert, appendix)

In the rest of this proposal I will share with you the history of the work done on my building and hopefully make the case for the RDA to fund a Facade Grant to complete necessary structural and facade improvement work on the building. I believe this application thoroughly satisfies almost every category of criteria the Facade Grant requires in evaluating the grant, and also fulfills the very mission of the RDA itself.



*The Flobots, a popular Denver band, on tour with deTour, lead a free workshop at Parkview Elementary School, other venues on this state wide tour included Rangely Christian Church, CNCC and the TANK*

Long story short, **the structure will not remain stable, and thus the facade will eventually crumble, if this work is not done. As you will see, time is of the essence, and the work should be completed before snowfall- and, best case scenario, before the beginning of the holiday retail season, or before, if I am to be able to make inventory and hope to have a decent sales season.**

Thank you for your consideration, and I truly hope you will view my application favorably.

*Elizabeth Wiley*

Elizabeth Robinson Wiley



# STUDIO RENOVATION & SITE IMPROVEMENTS 2004 - 2016

**COST:** Purchase of building \$5,000, Renovation and site improvements: \$18,660.86 plus lots of sweat equity



*Exterior work: new windows and doors, paint...*



*Exterior work:  
drainage system,  
venting to foundation,*





Exterior work: trim, off street parking, signage, landscaping







Site improvement: large storage shed  
Interior work: stripping paneling, beam reinforcement, sheathing entire interior with 5/8" drywall, paint, updated plumbing and electricity, fixtures



# ADDITIONAL NECESSARY STRUCTURAL RENOVATIONS, FACADE & SITE IMPROVEMENT



## MOISTURE DAMAGE TO FLOOR



Photos show how far the floor has sagged: detaching from pony walls built only a few years ago and below bottom edge of sheetrock...

As one of Rangely's original 1940's buildings the structure has suffered decades of moisture damage as development of roads and buildings has built up around it causing the building to sit in a spot well below both street level and adjacent land. Rain and snow drainage from a large paved lot West of the property, and lack of venting to the concrete foundation contributed to significant rot to the original sill plate, floor joists and tongue and groove flooring. Upon inspection after the purchase of the building, and in consultation with the building inspector at the time, the determination was made that the floor would remain stable if adequate ventilation and drainage was put in place (see pictures.) This was done, **but despite these measures, continued build up of snow and drainage from the adjacent property, and additional moisture runoff after the construction of Family Dollar have contributed to the continued rot of the flooring until the floor joists are fully off the foundation and only the sub-floor screwed to the original flooring holds the floor in place, for now.** The foundation remains sturdy and in good shape, as evidenced by both a direct inspection of the entire foundation, and the lack of stress cracks in the sheet-rock installed 12 years ago. **It is imperative, however, that the sill plate, floor joists and sub-floor be replaced as soon as possible to retain the structural integrity of the building and prevent cracking of the walls (in the short term) and their eventual collapse.** (see appendix for inspection report.)

At the time of applying for the building permit and completing renovations to earn my Certificate of Occupancy in 2004, I worked closely with Town officials and researched Enterprise Zone opportunities, which I benefited from. I asked if there was any funding from the town available to assist in the renovation of a vacant, historical structure and was informed there was none. Just this year I learned that the RDA Facade Grant program has been active for decades and had been recently revised in the year 2000.



## BUILDING PRESERVATION & IMPROVEMENT - A FACADE GRANT TO COMPLETE NECESSARY RENOVATION AND FACADE UPGRADES TO EXISTING BUILDING.

This will stabilize the building as well as give the building a finished, up to date look while maintaining it's historical charm, and create a professional atmosphere both inside and outside. The full renovation will be complete at this point and the building will be capable of transitioning into, or serving multiple uses over time

It is clear from the condition of the building when purchased, and the amount of money invested in the renovation, that I would have qualified for the full amount of the Facade Grant, including the matching requirement, **if that opportunity had been shared with me.** I am asking for a slightly larger amount, as well as an exception from providing matching funds, both allowances which can be made at the RDA's discretion:



*Photos show the complete rotting of original flooring and floor joists. The only thing holding the floor up is the plywood subflooring nailed to the original tongue and groove floor... not a stable situation.*

*Excerpt from the Facade Grant guidelines.*

### CRITERIA

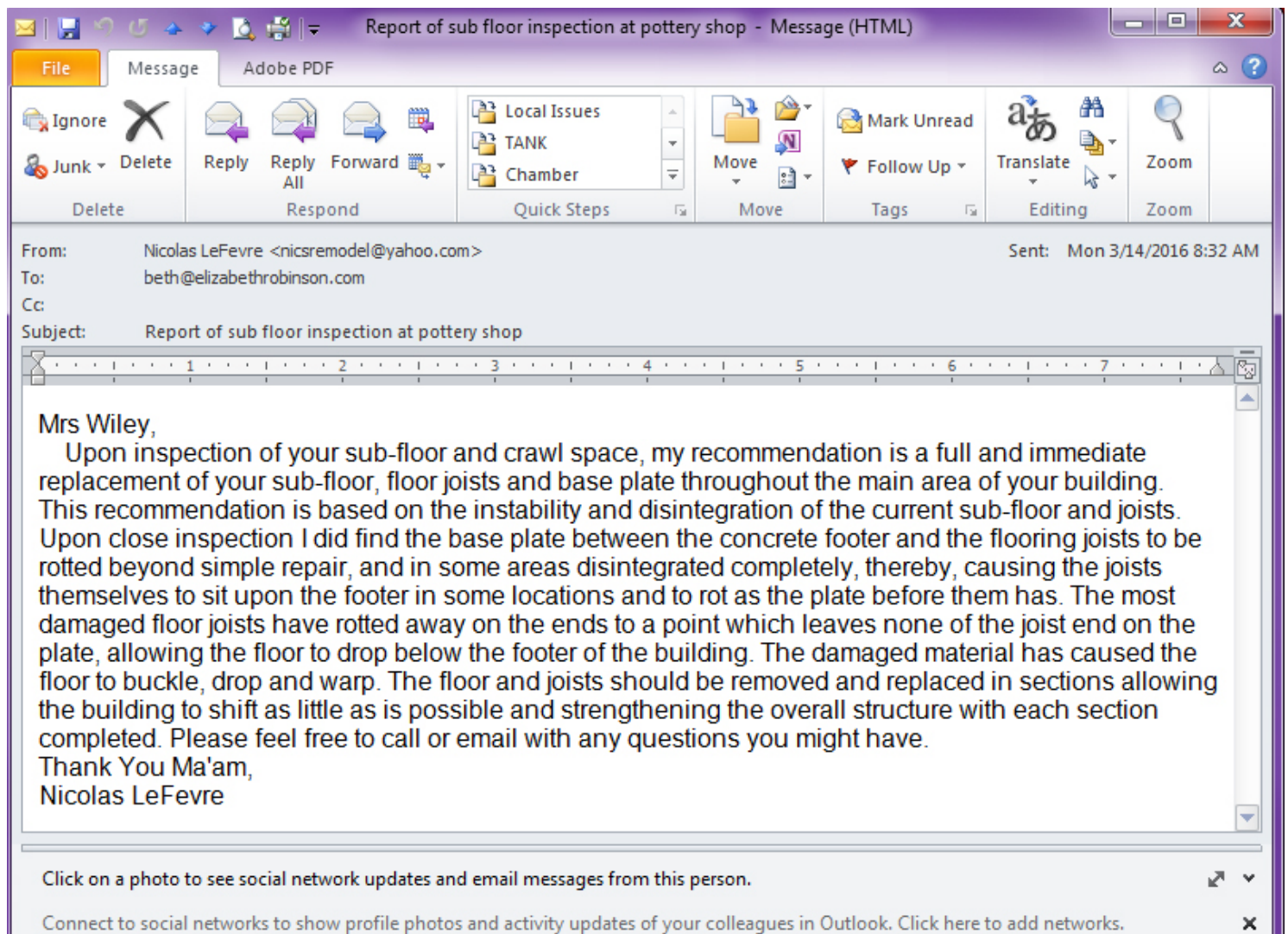
The RDA will look at street visibility, capital emphasis, application quality, revitalization goals, maintenance history, time frame, frontage improvements, and owner contribution. Priority will be given to main street businesses.

### EXCEPTIONS

In the case of exceptional applications, the RDA reserves the right to increase the maximum grant amount and vary any and all guidelines.

Given the above criteria from the Facade Grant requirements, I would argue that the Pottery Shop, **with it's historical structure, initial and substantial personal investment in its renovation and improvement, 12 year history as both a profitable business and a community servant,** as substantiated in this document, **that the qualifications for exceptions have been substantially met and that this proposal is granted in full as outlined.** See appendices for estimates.

# APPENDIX 1: INSPECTION REPORT



The screenshot shows an Outlook window titled "Report of sub floor inspection at pottery shop - Message (HTML)". The interface includes a ribbon with "File", "Message", and "Adobe PDF" tabs. The "Message" ribbon contains various action buttons such as "Ignore", "Delete", "Reply", "Reply All", "Forward", "Move", "Mark Unread", "Follow Up", "Translate", and "Zoom". A "Quick Steps" pane is visible, listing "Local Issues", "TANK", and "Chamber". The email header shows the sender as "Nicolas LeFevre <nicsremodel@yahoo.com>" and the recipient as "beth@elizabethrobinson.com". The subject is "Report of sub floor inspection at pottery shop". The email body contains the following text:

Mrs Wiley,  
Upon inspection of your sub-floor and crawl space, my recommendation is a full and immediate replacement of your sub-floor, floor joists and base plate throughout the main area of your building. This recommendation is based on the instability and disintegration of the current sub-floor and joists. Upon close inspection I did find the base plate between the concrete footer and the flooring joists to be rotted beyond simple repair, and in some areas disintegrated completely, thereby, causing the joists themselves to sit upon the footer in some locations and to rot as the plate before them has. The most damaged floor joists have rotted away on the ends to a point which leaves none of the joist end on the plate, allowing the floor to drop below the footer of the building. The damaged material has caused the floor to buckle, drop and warp. The floor and joists should be removed and replaced in sections allowing the building to shift as little as is possible and strengthening the overall structure with each section completed. Please feel free to call or email with any questions you might have.  
Thank You Ma'am,  
Nicolas LeFevre

At the bottom of the window, there are two links: "Click on a photo to see social network updates and email messages from this person." and "Connect to social networks to show profile photos and activity updates of your colleagues in Outlook. Click here to add networks."

# APPENDIX 2: PROPOSED RENOVATION COSTS

Nicolas LeFevre Remodel

niclsremodel@yahoo.com

## ESTIMATE

### ADDRESS

Elizabeth Robinson Studio  
Elizabeth Robinson Studio  
251 E Main St  
Rangely, Co 81648 USA

ESTIMATE # 1022

DATE 07/11/2016

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Remove and replace all sub-flooring and floor joists throughout building, install floor covering throughout interior of building, Anchor and connect display walls to stabilize aesthetically, install door to bathroom, replace bathroom window, build awning over front and bathroom windows, design and build public message board outside building	1	5,300.00	5,300.00
<b>Material</b>	1	4,050.00	4,050.00

Payment options to be decided upon acceptance of estimate.  
Work included for ease of access and for structural stability due to extreme degradation of sub-floor.

TOTAL

**\$9,350.00**

Accepted By

Accepted Date

# APPENDIX 3: PREVIOUS RENOVATION EXPENDITURES

10:31 PM

07/18/16

Accrual Basis

## Elizabeth Robinson Studio Account QuickReport All Transactions

Type	Date	Num	Name	Memo	Split	Amount
<b>Studio Renovation</b>						
<b>Building Permit</b>						
Check	06/14/2004	1005	Town of Rangely	BUILDING P...	Studio Checking	67.00
Total Building Permit						67.00
<b>Electrical</b>						
Check	06/28/2004		THE HOME DEPOT...	track lighting, ...	Studio Checking	275.63
Check	09/02/2004	1032	Ducey Electric	Wiring	Studio Checking	1,517.03
Check	01/10/2005		RANGELY HARDW...	D/C SET 221...	Studio Checking	6.16
Check	01/13/2005		HERITAGE BUILDI...	D/C SET 202...	Studio Checking	27.25
Check	01/20/2005	1068	Ducey Electric		Studio Checking	40.91
Check	02/28/2005	5	HERITAGE BUILDI...	switch box (ca...	Personal Acco...	1.80
Check	04/01/2005	1081	Ducey Electric		Studio Checking	714.84
Total Electrical						2,583.62
<b>Labor</b>						
Check	06/30/2004	1009	R&G Sawing	DRAINAGE: c...	Studio Checking	100.00
Check	07/16/2004	1013	Sonlite Glass	STRUCTURE...	Studio Checking	525.00
Check	07/26/2004	1020	Joe Wiley	DRAINAGE: r...	Studio Checking	27.50
Check	10/12/2004	1043	Sonlite Glass	STRUCTURE...	Studio Checking	60.00
Check	10/22/2004	1047	Hodges Construction	INTERIOR FI...	Studio Checking	252.00
Credit Card Charge	04/03/2008		Los Tres Potrillos		Capital One- M...	34.46
Total Labor						998.96
<b>Materials and Supplies</b>						
Check	06/01/2004		RANGELY HARDW...	Misc.	Studio Checking	18.93
Check	06/08/2004		THE HOME DEPOT...	D/C SET 100...	Studio Checking	102.05
Check	06/10/2004		HERITAGE BUILDI...	Misc.	Studio Checking	27.53
Check	06/10/2004		RANGELY HARDW...	misc hardware	Personal Acco...	12.32
Check	06/14/2004		HERITAGE BUILDI...	STRUCTURE...	Studio Checking	65.05
Check	06/28/2004		LOMA COUNTRY S...	gas to home ...	Studio Checking	53.35
Check	06/28/2004		THE HOME DEPOT...	lumber, barrie...	Studio Checking	608.09
Check	07/02/2004		HERITAGE BUILDI...	DRAINAGE: ...	Studio Checking	67.58
Check	07/08/2004		HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	158.46
Check	07/08/2004	1010	HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	101.84
Check	07/08/2004	1	HERITAGE BUILDI...	drywall screw...	Personal Acco...	5.09
Check	07/13/2004	1012	HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	42.55
Check	07/14/2004		HERITAGE BUILDI...	DRAINAGE: ...	Studio Checking	23.30
Check	07/14/2004		HERITAGE BUILDI...	DRAINAGE: ...	Studio Checking	4.09
Deposit	07/16/2004		RANGELY AUTO P...	Drainage part	Studio Checking	-6.13
Check	07/16/2004		RANGELY AUTO P...	Drainage part	Studio Checking	6.13
Check	07/16/2004	1013	Sonlite Glass	STRUCTURE...	Studio Checking	188.46
Check	07/16/2004	1013	Sonlite Glass	sales tax	Studio Checking	12.25
Check	07/19/2004		THE HOME DEPOT...	hose, nozzle, ...	Studio Checking	64.25
Check	07/19/2004		HERITAGE BUILDI...	DRAINAGE: s...	Studio Checking	17.42
Check	07/19/2004		RANGELY HARDW...	DRAINAGE: ...	Studio Checking	10.19
Check	07/20/2004		HERITAGE BUILDI...	treated posts ...	Studio Checking	35.12
Check	07/20/2004		RANGELY HARDW...	DRAINAGE: ...	Studio Checking	3.99
Check	07/21/2004		HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	149.95
Check	07/22/2004		HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	42.46
Check	07/23/2004		HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	73.88
Check	07/23/2004		HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	12.00
Check	07/23/2004		RANGELY HARDW...	INTERIOR FI...	Studio Checking	4.84
Check	07/26/2004		HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	16.51
Check	07/26/2004	1018	Ace West Gravel	gravel for par...	Studio Checking	147.15
Check	07/28/2004		HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	17.72
Check	07/29/2004	1021	HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	3.02
Check	08/04/2004		HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	97.69
Credit Card Charge	08/17/2004		Home Depot	drywall, powe...	Home Depot	334.48
Check	08/24/2004	1026	Ace West Gravel	DRAINAGE di...	Studio Checking	93.37
Check	08/25/2004		RANGELY HARDW...	INTERIOR FI...	Studio Checking	5.84
Check	10/01/2004	1041	HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	42.17
Check	10/07/2004		HERITAGE BUILDI...	joint compoun...	Studio Checking	19.43
Check	10/08/2004		RANGELY HARDW...	INTERIOR FI...	Studio Checking	16.49
Credit Card Charge	10/11/2004		HERITAGE BUILDI...	INTERIOR FI...	Capital One- M...	15.54
Check	10/12/2004		RANGELY HARDW...	INTERIOR FI...	Studio Checking	15.62



## Elizabeth Robinson Studio Account QuickReport All Transactions

07/18/16

Accrual Basis

Type	Date	Num	Name	Memo	Split	Amount	
Credit Card Charge	10/14/2004		HERITAGE BUILDI...	INTERIOR FI...	Capital One- M...	15.54	
Check	10/17/2004		RANGELY HARDW...	joint compoun...	Personal Acco...	27.13	
Credit Card Charge	10/19/2004		RANGELY HARDW...	PAINT	Capital One- M...	89.55	
Credit Card Charge	10/20/2004		RANGELY HARDW...	PAINT	Capital One- M...	57.44	
Credit Card Charge	10/20/2004		HERITAGE BUILDI...	INTERIOR FI...	Capital One- M...	20.85	
Check	10/21/2004	1046	HERITAGE BUILDI...	PAINT: painti...	Studio Checking	53.57	
Credit Card Charge	10/22/2004		RANGELY HARDW...	PAINT	Capital One- M...	168.58	
Check	10/25/2004		RANGELY HARDW...	PAINT: roller ...	Studio Checking	13.71	
Check	10/26/2004		RANGELY HARDW...	PAINT	Studio Checking	29.99	
Check	10/27/2004		RANGELY HARDW...	PAINT and pa...	Studio Checking	24.53	
Check	10/27/2004		RANGELY HARDW...	PAINT supplies	Studio Checking	19.67	
Check	10/27/2004	1048	HERITAGE BUILDI...	PAINT: for flo...	Studio Checking	56.99	
Check	11/01/2004		HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	9.66	
Check	11/01/2004	1049	RANGELY HARDW...	PAINT	Studio Checking	9.50	
Check	11/02/2004		WAL MART	...	INTERIOR FI...	Studio Checking	34.32
Check	11/02/2004		WAL MART	...	INTERIOR FI...	Studio Checking	6.84
Check	11/04/2004		HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	89.42	
Deposit	11/04/2004		HERITAGE BUILDI...	INTERIOR FI...	Studio Checking	-89.42	
Check	11/05/2004		RANGELY HARDW...	PAINT	Studio Checking	8.49	
General Journal	11/06/2004	38	HERITAGE BUILDI...	cinderblocks f...	Personal Acco...	27.22	
General Journal	11/09/2004	37	HERITAGE BUILDI...	floor paint	Personal Acco...	26.53	
Check	11/16/2004		HERITAGE BUILDI...	DRAINAGE s...	Studio Checking	18.15	
Check	11/16/2004		HERITAGE BUILDI...	STRUCTURE...	Studio Checking	4.04	
Credit Card Charge	11/22/2004		Home Depot	wallplates, wa...	Home Depot	178.45	
Check	11/23/2004		HERITAGE BUILDI...	DRAINAGE: s...	Studio Checking	37.95	
Check	11/26/2004		HERITAGE BUILDI...	misc	Studio Checking	38.56	
Check	11/26/2004		RANGELY HARDW...	misc	Studio Checking	4.36	
Check	12/21/2004		HERITAGE BUILDI...	foam sealant, ...	Studio Checking	28.37	
Check	12/27/2004		HERITAGE BUILDI...	misc	Studio Checking	24.59	
Check	01/13/2005		HERITAGE BUILDI...	D/C SET 202...	Studio Checking	2.02	
Check	01/27/2005		HERITAGE BUILDI...	misc	Studio Checking	8.98	
Check	02/04/2005		RANGELY HARDW...	misc	Studio Checking	32.00	
Deposit	03/15/2005		CREDIT 2157 03/14...	HERITAGE B...	Studio Checking	-8.91	
Check	03/15/2005		HERITAGE BUILDI...	HERITAGE B...	Studio Checking	19.54	
Check	03/21/2005	1079	HERITAGE BUILDI...	Exterior trim: l...	Studio Checking	71.90	
Credit Card Charge	03/21/2005		HERITAGE BUILDI...	masonry drill ...	Capital One- M...	5.21	
Check	04/05/2005		HERITAGE BUILDI...	exterior trim	Studio Checking	39.01	
Credit Card Charge	07/12/2005		HERITAGE BUILDI...	outside trim	Capital One- M...	12.97	
Check	07/18/2005		The Rock Shop	landscaping r...	Studio Checking	385.88	
Check	08/03/2005	1108	RANGELY HARDW...	window caulk	Studio Checking	7.61	
Check	09/15/2005	1130	Joe Wiley	caulk (reimbe...	Studio Checking	20.00	
Credit Card Charge	05/24/2006		HERITAGE BUILDI...	railroad ties fo...	Capital One- M...	148.98	
<b>Total Materials and Supplies</b>						<b>4,509.84</b>	
<b>Plumbing</b>							
Check	06/28/2004		THE HOME DEPOT...	toilet, vanity/si...	Studio Checking	470.97	
Check	09/14/2004	1036	EMC Plumbing	plumbing	Studio Checking	387.50	
Check	12/24/2004		GRAND JCT WNE ...	part: pressure...	Studio Checking	37.31	
Check	02/16/2005	1075	EMC Plumbing	install fixtures	Studio Checking	190.32	
<b>Total Plumbing</b>						<b>1,086.10</b>	
<b>Purchase</b>							
Check	05/28/2004	1001	FNBR	Building purc...	Studio Checking	5,455.21	
<b>Total Purchase</b>						<b>5,455.21</b>	

## Elizabeth Robinson Studio Account QuickReport All Transactions

Type	Date	Num	Name	Memo	Split	Amount
<b>Studio Renovation - Other</b>						
Check	06/10/2004	2	RANGELY HARDW...	Drainage: eart...	Personal Acco...	5.00
Check	07/25/2006	1231	Mountain West Truc...	backhoe to m...	Studio Checking	150.00
Credit Card Charge	05/24/2007		HERITAGE BUILDI...	PAINT: caulk,...	Capital One- M...	20.53
Credit Card Charge	05/25/2007		RANGELY HARDW...	PAINT: caulk	Capital One- M...	5.91
Credit Card Charge	05/26/2007		HERITAGE BUILDI...	PAINT	Capital One- M...	198.48
Credit Card Charge	05/29/2007		RANGELY HARDW...	PAINT: caulk	Capital One- M...	4.25
Check	05/29/2007		RANGELY HARDW...	paint - caulk	Studio Checking	4.96
Check	05/29/2007		RANGELY HARDW...	PAINT	Studio Checking	10.94
Check	05/29/2007		RANGELY HARDW...	PAINT	Studio Checking	25.11
Check	05/29/2007	1278	HERITAGE BUILDI...	PAINT	Studio Checking	11.70
Check	05/29/2007	1279	HERITAGE BUILDI...	PAINT	Studio Checking	66.64
Check	06/01/2007		Los Tres Potrillos	PAINT- contr...	Studio Checking	25.29
Credit Card Charge	06/11/2007		RANGELY HARDW...	PAINT: drop c...	Capital One- M...	15.40
Credit Card Charge	06/12/2007		RANGELY HARDW...	PAINT: paint	Capital One- M...	29.80
Credit Card Charge	06/12/2007		RANGELY HARDW...	PAINT: paint	Capital One- M...	21.28
Credit Card Charge	06/30/2007		HERITAGE BUILDI...	STRUCTURE...	Capital One- M...	38.17
Credit Card Charge	07/01/2007		RANGELY HARDW...	PAINT:: paint,...	Capital One- M...	21.07
Credit Card Charge	07/04/2007		RANGELY HARDW...	PAINT	Capital One- M...	21.32
Check	07/06/2007		RANGELY HARDW...	PAINT	Studio Checking	4.56
Check	07/09/2007		RANGELY HARDW...	PAINT	Studio Checking	10.02
Check	07/09/2007		RANGELY HARDW...	PAINT	Studio Checking	11.70
Total Studio Renovation - Other						702.13
Total Studio Renovation						15,402.86
<b>TOTAL</b>						<b>15,402.86</b>



**Elizabeth Robinson Studio**  
**Account QuickReport**  
**All Transactions**

Type	Date	Num	Name	Memo	Split	Amount
<b>Building Maintenance and supply improvements</b>						
<b>shed</b>						
Check	08/18/2006	1235	Ducey Electric	backhoe to le...	Studio Checking	60.00
Credit Card Charge	08/21/2006		RANGELY HARDW...	tarps for lumber	Capital One- M...	23.73
Credit Card Charge	08/24/2006		SUTHERLANDS 12...	Storage Shed	Citibank	2,000.00
Check	10/03/2006		Los Tres Potrillos	labor	Studio Checking	27.60
Credit Card Charge	10/14/2006		HERITAGE BUILDI...	4x4 skid	Capital One- M...	16.93
Credit Card Charge	10/16/2006		HERITAGE BUILDI...	extra 2x4s	Capital One- M...	33.23
Credit Card Charge	10/16/2006		HERITAGE BUILDI...	extra 2x4s	Capital One- M...	16.18
Check	10/20/2006	1240	Houston Stubblefield	contract labor	Studio Checking	150.00
Credit Card Charge	10/20/2006		HERITAGE BUILDI...	furring stirps	Capital One- M...	2.32
Credit Card Charge	10/20/2006		HERITAGE BUILDI...	extra lumber ...	Capital One- M...	81.23
Check	10/26/2006		Giovannis	labor	Studio Checking	7.66
Check	10/26/2006		Transfer to Joint Ac...	roofing felt, m...	Studio Checking	72.28
Check	10/26/2006	1242	Jim Cochran	labor	Studio Checking	150.00
Check	10/28/2006	1241	Ace West Gravel	road base an...	Studio Checking	157.80
Credit Card Charge	11/03/2006		HERITAGE BUILDI...	roof	Citibank	304.33
General Journal	11/18/2006	53	SUTHERLANDS 12...	siding for door	Petty Cash	47.34
Deposit	11/20/2006		SUTHERLANDS 12...	refund for retu...	Studio Checking	-121.97
Check	11/30/2006		HERITAGE BUILDI...	1x4s for door	Studio Checking	9.07
Credit Card Charge	01/13/2007		HERITAGE BUILDI...	door hinge	Capital One- M...	15.62
Credit Card Charge	05/24/2007		RANGELY HARDW...	paint	Capital One- M...	10.64
Credit Card Charge	06/10/2008		HERITAGE BUILDI...	shed shelves	Capital One- M...	153.48
Credit Card Charge	06/16/2008		HERITAGE BUILDI...	u	Capital One- M...	14.48
Check	06/19/2008	1300	HERITAGE BUILDI...	2x4s for shed ...	Studio Checking	26.24
Total shed						3,258.19
Total improvements						3,258.19
Total Building Maintenance and supply						3,258.19
<b>TOTAL</b>						<b>3,258.19</b>

## APPENDIX 4: EXCERPT FROM LETTER OF RECOMMENDATION

I consult with communities throughout North America and have consulted in over 500 cities and towns, more than any other consultant in the country. One truth I've learned is that it is always harder to recruit and attract new businesses to an area, and much easier to build on and support those who are already in the community. Beth is one of those businesses and rare artistic talents who could serve as an anchor to your town to pull both tourists and consumers to Rangely. It is rare that I can say that about most businesses I work with.

I hope your Board will help support her vision. She has my full confidence and support in this venture.

Thank you for your consideration.



Jon Schallert, President  
The Schallert Group, Inc.

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Phone: 303/774-6522  
Fax: 866/653-1336

PO Box 237  
Longmont, CO 80502

[www.JonSchallert.com](http://www.JonSchallert.com)  
[Info@JonSchallert.com](mailto:Info@JonSchallert.com)

2A ♦ COMMUNITY

Thursda

# Elizabeth Robinson Wiley celebrates 10 years of business in pottery studio

By HEATHER ZADRA  
Special to the Herald Times

**RANGELY 1** When ceramic artist Elizabeth Robinson Wiley moved to Rangely 10 years ago, she had little idea how the community's life would integrate with her own.

A botany major captivated by pottery, Wiley spent her twenties working in clay studios across the country honing her craft. In 2002, she earned a master of fine arts degree at Ohio University before accepting a position as program director at a non-profit art center in Carbondale, Colo.

Her trajectory changed again when she married Colorado Northwestern Community College instructor Joe Wiley in 2005. Beth's decision to open a pottery studio in a remote high-desert area not known for its arts and cultural scene but for oil, gas and coal resources, proved challenging and instructive.

Some of Wiley's first acquaintances were town officials who helped the couple navigate building codes to renovate a 500-square-foot stucco building on Main Street into her studio and showroom. The space had been gutted and empty for years.

"When we initially considered buying the building, we naively thought I could slap a coat of paint on the walls and start making pots," Wiley said. "But because it had been vacant for years, we learned we would need to do a more complete renovation before it could be occupied."

The process took months of proposal writing, town council meetings and making upgrades, which Joe and Beth completed on their own. When finished, it featured an interior sheathing of five-eighths inch sheetrock, new wiring, lighting, bathroom, doors and windows, drainage and ventilation, improvements to the foundation to prevent further decay, a heating system, off-street parking, an exterior shed and a new coat of paint.

The 1940s-era building, one of Rangely's oldest structures, had been a shoe-repair shop for decades before local Shirley Sinclair bought it in 1970, dubbed her salon "The Beauty Bar," and ran the business for the next 28 years.

To Sinclair, seeing the shop restored and functioning again felt like a homecoming.

"I went in when she was first remodeling it," Sinclair recalled. "She had utilized the space so well. Every day I go by it and think, 'You know, that was mine.' I'm glad it has a new life and a new purpose

now." The building also helped Wiley to plant roots. Her moving from place to place and traveling to learn ceramics had resulted in years of transient living. Making the commitment to the studio was also a commitment to settle in Rangely.

For the first few years in the studio Wiley worked alone. The pottery she made, hailed in the ceramics world as 'your grandmother's china meets Wabi Sabi,' was shipped to galleries nationwide. While people occasionally dropped in and bought pieces, her clientele was largely elsewhere.

Over time, that started to change. A turn came with the Wileys' first child in 2007. As she struggled to adjust, Beth reached out to other moms for support.

To her surprise, some were interested not only in parenting but pottery.

"I had never met a potter before; I thought her pieces were beautiful," said Julie Noyes, who eventually purchased a custom-made dinner set from her friend. "One year, Beth suggested I make Christmas ornaments at her shop to give as gifts. It was fascinating to see how many steps it took to create one small piece of pottery."

Slowly, as home life demanded more, Wiley's studio time diminished. Another boy, born in 2010, meant a more drastic shift away from work.

Career-wise, there was an upside: with less time to make pots, her output increasingly shifted to special orders, some for locals. She began making more pieces to sell from the shop, forming a partnership with talented local artist Julia Davis.

The two agreed that Davis would make her own work with shop equipment and materials in exchange for offering regular business hours and other help.

The transition opened up other opportunities. Wiley took on apprenticeships with friends' daughters who were eager to work and learn. She also accepted a few interns, introducing them to the nuances of form and structure.

Locals Jolene and Shayne Armstrong, once students in Joe Wiley's classes, connected instantly to Wiley's art. When Jolene fell in love with a platter, she squirreled money away for months to purchase it. And when the couple moved to Hawaii earlier this year, multiple items stayed in storage while all of Wiley's pieces made the trip.

Now the pottery the Armstrongs display and use every day evokes their former home.



In 10 years of making pottery in her Main Street studio, Elizabeth Robinson Wiley of Rangely has found meaning in the various ways she's integrated her art and abilities into the community. Above are photos of the new and old décor of the business. To the right is a photograph of Wiley at work on her pottery wheel. On Saturday, Wiley is inviting friends and visitors to a 10-year anniversary celebration from noon to 6:30 p.m. The shop will feature a new line of handmade, fair-trade items from local and global crafts men and women.

COURTESY PHOTOS

"Every time I take my bowl out of the china hutch, I smile," Armstrong said. "We lived in Rangely for 10 years. It makes me think about everyone who touched our lives there."

These days, Wiley's passions continue to evolve. Whether she is organizing a week of art in her son's classroom, helping Boy Scouts earn a pottery badge or hosting "Paint Your Own Ornament" booths at local fairs, her art has become more interactive and less solitary.

The process is similar to one Wiley experienced in herself. Her latest efforts include heading up the community's new Children's Garden at the Community Gardens, a creative and process-oriented space, much like the time-intensive processes of ceramics. She also uses her graphic design and marketing skills to promote local businesses, whether via a utility bill insert, this year's Chamber Gift Guide or the town's Shop 'N' Dine campaign.

"I think my core interest has shifted from merely making thoughtful, useful objects and finding homes for them to creatively integrating business and community involvement, seeing my little shop as part of a bigger whole, working together with my neighbors to care for each other," Wiley said.

In September 2013, another idea simmering in Wiley's mind came to fruition. Under her guidance, local non-profit organizations hosted the Harvest Bowls Festival, a fundraiser in which participants share a locally-harvested meal in the Community Gardens.

The event raised approximately \$1,450 each for four local groups and one global hunger relief organization. It also brought more than

300 people together over soup-filled bowls—235 of them—made by Wiley and Davis and decorated with drawings by local school children.

Now, more than a year after the event, the bowls continue to hold sustenance and meaning for their owners.

"I love the feel, the look and the size," said Tracey Hayes. "They hold the shape of the pasta, they hold the heat in. I'm loyal to the town, so the kids' drawings also meant a lot to me."

This weekend marks another beginning for Wiley.

Saturday from noon to 6:30 p.m. the community is invited to her studio to celebrate the business' 10-year anniversary. In addition to pottery, the shop will feature a new line of fair-trade, handmade items from local and global craftspeople.

It's the latest expression of individual and community stories melding together and of how Wiley connects with the people and art she cares for.

To find out more about Wiley's studio, visit her website at [www.elizabethrobinsonstudio.com](http://www.elizabethrobinsonstudio.com).



Elizabeth Robins



Studio Visit

## Elizabeth Robinson Wiley Rangely, Colorado



### Just the Facts

#### Clay

Cone 6 Aspen Porcelain  
from Mile Hi Ceramics

#### Primary forming method

Throwing

#### Favorite surface treatment

Laser-transfer collage over  
cone 6 and cone 03 glazes

#### Primary firing method

Electric kiln: cone 6 and 03

#### Favorite tool

My red Mud Tools rib, and my new Peter Puggler pugmill. After 6 years of reclaiming my clay in buckets and a plaster slab, I'm so glad I can just pug out fresh clay from scrap and get to work!

### studio

My studio is an old 500-square-foot stucco building on Main St. in Rangely, Colorado, a tiny, isolated town in the high desert country of Northwest Colorado. The building was a hair salon called "The Beauty Bar" for years before being bought, gutted, and abandoned. Before that it was a shoe repair shop. My husband and I wrote a very small check for the derelict building six years ago, then proceeded to write many more checks for the renovation, which took six months. When we initially considered buying the building, we naively thought I could slap a coat of paint on the walls and start making pots, but because it had been vacant for years, we learned that we would need to do a more complete renovation before it could be occupied. This necessitated savvy negotiations with the building inspector and meetings with the town council to agree on how close to code I would bring the building. At the time, I balked, impatient to get in the studio, but I have always been glad we took the time to fix it up; not only did I improve the property's value, but it feels good to work in a space that is mostly finished and that I had a hand in creating.

My favorite things about my studio are also some of my least favorites. I love its age and charm, but not so much its small size and radically uneven floors that require a wedge under every table to make it level. I like the Main Street location and the potential for any random person to walk through the door and talk about—and sometimes buy—pottery, though I don't always like being disturbed when I'm working or the increased cost

# NEWS

## es honor

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am Prior to this recognition,  
ua- Ekstrom has received the  
Distinguished Service Award  
14- from the Colorado County  
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ian State Fair Task Force. He  
for serves as superintendent of the  
cts state fair 4-H horse show, is  
in certified as a commercial pesti-  
ge- cide supervisor and noxious  
weed-free forage inspector.

7  
r 5, 2004

2 a N.M., where Ed was the dis-  
his trict manager for Republic  
in Supply Company. Ed lived in  
Grants until Jackie died in  
2002, he then moved to Rio  
Rancho, N.M. A memorial  
service will be held at the Vista  
Verde Memorial Park Chapel  
at 4310 Sara Road in Rio  
Rancho at 1 p.m. on Sunday,  
Dec. 19, 2004. In lieu of flowers  
please make a donation to a  
hospice program of your  
choice in the name of Edward  
S. Bannerman, who was a  
wonderful father and a loving  
husband.

2004  
ing Fred Brumback of Kingfisher,  
ton Okla. Two daughters JoAnna  
rd. Brumback of Grand Junction,  
the Colo., and Jaque Hottel and  
in husband David of Kingfisher,  
am, Okla. One brother Fred  
nd Brumback of Meeker; three  
ttle sisters, Lois Lee Rabska of  
Montana, Ethel Edinger of  
don Meeker and Kathy Dillsaver  
of Vernal, Utah. Eleven  
l in grandchildren and four great  
ine grandchildren. He was pre-

## Elks receive grant



BLAKE SMITH

Mayor Ann Brady presents a \$1,000 check from the Town of Rangely's Foundation for Public Giving to Exulted ruler Ron Hartman from Elks Lodge #1907 in support of the club's work with the Christmas basket program.

## Pottery studio to open

BY BOBBY GUTIERREZ  
STAFF WRITER

RANGELY — Elizabeth Robinson moved to Rangely in May and purchased the "Beauty Bar" building at 514 Main St. in the same month. Robinson has since been renovating the building and will soon open a pottery studio with a showroom in the front.

"It has always been a dream of mine to do this but I didn't think I would get to it for a while," Robinson said.

Robinson, who has a Masters of Fine Arts from Ohio University, was the program director for a non-profit art center in Carbondale before budget cuts eliminated her

position. Robinson said she had to figure out what to do and since her fiance Joe Wiley, a professor at Colorado Northwestern Community College, lived in Rangely, she thought it would be a good idea to move here.

"I noticed the building a long time ago and thought Rangely would be a great town to do this," Robinson said.

Robinson said she creates functional and decorative pottery, place settings and tableware and also does private commissions.

"They are dishwasher and microwave safe and all very functional," Robinson said. An advertisement she has been running in the *Herald Times*

states, "You can't get this at Wal-Mart."

Robinson is excited about living in Rangely and hopes to be open before Christmas.

"I've moved around a lot in my life and I'm looking forward to staying here," Robinson said.

"Rangely is affordable and beautiful and everyone here is really welcoming and friendly, I really like it here. I hope people stop by and check it out."



■ Elizabeth Robinson



*Around Our Region*

# Rangely gets new pottery studio

The new pottery studio in Rangely, Colo., owned by Elizabeth Robinson, is located at 514 E. Main Street.

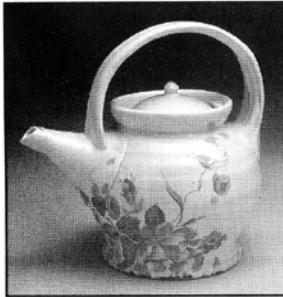
The 500 square foot stucco building drew Robinson's attention from the first time she saw it. "I used to fantasize about what a great pottery studio it could make," said Robinson.

Robinson commented, "I would drive down Main Street and see this cute, old building that seemed to be abandoned and falling down. I thought that it seemed like a shame; the building clearly was one of the older buildings in town. It had a lot of character and a sense of history around it."

When Robinson moved to Rangely from Carbondale, she discovered the building was for sale and made the purchase.

The narrow building was erected in the 1940s and has been both at various times a shoe repair shop and a beauty salon over the years. Robinson and her fiancé, Joe Wiley, began renovations to the building in June, including reinforcement of the floor, a drainage system around the perimeter, a gravel parking lot, new windows and doors, sheetrock, structural improvements, fresh paint, wiring, plumbing and new fixtures. Landscaping will follow in the spring.

The building is now home to Elizabeth Robinson Studio. Robinson is primarily a studio potter but has a range of artistic skills and experience in a variety of media, including printmaking and digital imagery and design. She uses her imagery and design skills for



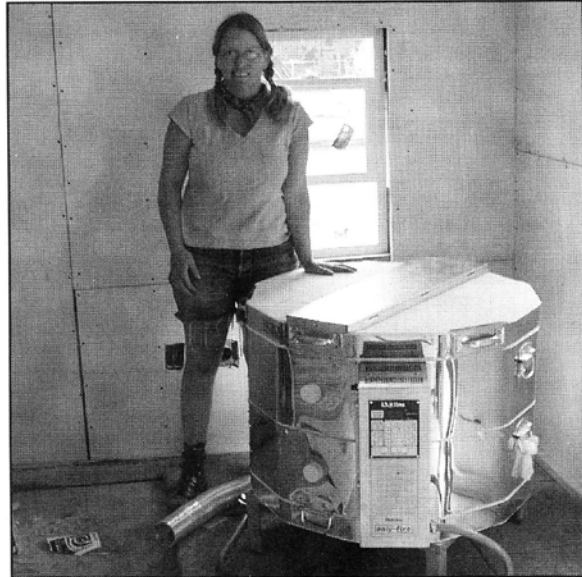
A teapot is a sample of the hand-made art work that can be found in the Elizabeth Robinson Studio on Main Street in Rangely, Colo.

her business, in teaching, and in her art-work and design work.

The building will be used primarily as a workshop for ceramic work, which includes functional and decorative pottery, hand-made tableware plus serving and display pieces. Robinson makes mugs, bowls, platters, plates, teapots, candlesticks, and many other pottery forms. Even if the main intent of a piece is decorative, all of the pottery is completely functional, lead-free, dishwasher and microwave safe.

"Crafting something by hand can turn everyday, common elements of the home—something as mundane as a coffee cup—into a unique object of art, beauty and contemplation," said Robinson.

Everything in the studio is made by hand. Robinson uses a variety of processes in making the work which include throwing on a potter's wheel, hand



Elizabeth Robinson installs her kiln in her new studio in Rangely, Colo.

building using slabs and coils, and slipcasting and molded pieces. "I make all of my molds myself using plaster, wood and clay," said Robinson. "I formulate and mix most of my own clay bodies and glazes. Although I use a variety of clays and glazes, much of the work I'm making right now is porcelain, a very white, dense clay. At times I use stoneware and terracotta as well. By using a variety of different materials, the look of my work moves between clean, sophisticated and modern to traditional, earthy and rustic. I like to play with these boundaries and find interesting combinations among what seem to be contrasting styles."

Although most of the space will be used for production, the front of the building will feature a small retail showroom with pottery and perhaps other handmade specialty items. Robinson will also offer private and small group lessons when space and time allow and if people are interested, occasional hands-on specialty art activities to the public.

Robinson ships her work to galleries and exhibitions all over the country, including Philadelphia, Chicago, Santa Fe and Houston. She also does a few craft shows during the summer and holiday season

as well but hopes to build a reputation within the Rangely area. "I do custom work and commissions as well, which can range from a mug with a name, or a customized, decorative plate or platter, to a complete set of hand made dishes for the table. Tableware is a favorite project of mine and I have made custom dinnerware for both private homes and a couple of restaurants, including The Artisan restaurant in Snowmass Village, Colo."

Robinson is originally from Virginia and has been making pottery for over 10 years. She has a Bachelor's degree from James Madison University in Virginia with a major in botany and a minor in art. She has taken advantage of non-traditional learning opportunities including being an assistant in various art studios. These ranged from academic institutions, to non-profit community art centers, to production facilities all over the country. She earned a Master of Fine Arts degree from Ohio University in Athens, Ohio in 2002.

Elizabeth Robinson can be contacted at PO Box 514, Rangely, Colo., 81648, phone 970-274-1239. Her e-mail address is [info@elizabethrobinson.com](mailto:info@elizabethrobinson.com) and her website is [www.elizabethrobinson.com](http://www.elizabethrobinson.com).

## White-tailed prairie dog will not be reviewed

The U.S. Fish and Wildlife Service has reviewed a petition to list the white-tailed prairie dog under the Endangered Species Act and has concluded the petition did not contain substantial scientific data that the petitioned action might be warranted. The negative petition finding was published in the Federal Register.

The service made the determination in response to a petition received in July, 2002, from the Center for Native Ecosystems, the Biodiversity conservation Alliance, the

est remaining complexes or groups, occupying more than 5,000 acres each, are primarily found in Wyoming. An estimated 55 percent of white-tailed prairie dog habitat is found on lands belonging to the U.S. Bureau of Land Management.

The white-tailed prairie dog is approximately 13 to 15 inches long and weighs around one to three pounds. It is a small, stout rodent with a short tail, large eyes, a blackish brown cheek patch above and below each eye and a tan-brown pelt. The so-called prairie dog was

## Unique gifts found

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# Elizabeth Robinson Wiley

PO Box 514 • Rangely, CO 81648 • 970.274.1239 • [beth@elizabethrobinson.com](mailto:beth@elizabethrobinson.com)  
[www.elizabethrobinsonstudio.com](http://www.elizabethrobinsonstudio.com)

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## CREATIVE PROFESSIONAL

- Creative, professional and high-energy, results-oriented leader with a proven track record of successful projects from initial concept through completion.
  - Talented team leader, experience collaborating with diverse groups with multiple perspectives to build a cohesive, audience-specific and unified vision.
  - Skilled at problem solving and project management to lead initial vision to fruitful outcome.
  - Innovative thinker; able to identify unique opportunities overlooked by others and maximize potential in limited or unidentified resources while navigating obstacles.
- 

## SKILLS

- Marketing Strategies & Campaigns
  - Proven record of fundraising and proposal writing success
  - Creative Team Leadership
  - Web & Print Content Development
  - Innovative, *out of the box* thinker
  - Excellent writing abilities
  - Public & Media Relations
  - Grassroots and Community Networking and Leadership
  - Graphic design and brand creation for small businesses and organizations
  - Event organizing and project management
  - Proficient and compelling public speaker in both planned and *ad hoc* situations
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## EDUCATION

2002	OHIO UNIVERSITY	ATHENS, OH	MASTER OF FINE ART
1997	UNIVERSITY OF COLORADO	BOULDER, CO	POST-BACCALAUREATE PROGRAM
1994	JAMES MADISON UNIVERSITY	HARRISONBURG, VA	BACHELOR OF SCIENCE Major: Biology Minor: Art

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## TECHNOLOGY

**Software:** Adobe Creative Cloud, MS Office, QuickBooks  
**Web/Multimedia:** Knowledge of HTML & CSS, Search Optimization, Web Server Administration, Content Management Systems and Website Builders

<b>Project Management:</b>	Capacity with various project management software, and the ability to help organizations transition into utilizing project management tools and strategies.
<b>Social Media:</b>	Effective in efficiently utilizing essential social media platforms for social media networking and campaigns

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## EXECUTIVE EXPERIENCE

### **ELIZABETH ROBINSON STUDIO Ltd. – Owner / Operator, 2002 - Present**

*Startup art studio, marketing & design company, mission-based retail store*

see local [PRESS](#)

- Mission Based retail store and art studio feature hand made goods, specifically highlighting local artisans and promoting regional independent businesses.
- Maintains excellent community relations and partnerships to promote local business and support non-profits serving the community, including substantial in kind and financial donations
- Designs and maintains website and digital marketing campaigns, including ecommerce
- Identifies and purchases from fair trade wholesale distributors providing opportunities to artisans in extreme poverty for mission based retail outlet
- Educates and inspires the community around ethical buying strategies through presentations, networking and sales
- Mentors youth - middle school apprentices to college interns
- Stocks and maintains art studio and wholesale inventory
- Plans and executes all marketing, communication and bookkeeping duties for diverse business
- Organizes and utilizes a team of highly skilled local contractors, including writers, graphic designers, organizers and web developers to collaborate on a range of marketing projects including web design, content creation, branding, proposal and project development and events.

#### **Selected Accomplishments:**

- ❖ Conceived and coordinated an award-winning, locally-unprecedented, sold-out community arts event and fundraiser: [HARVEST BOWLS FESTIVAL](#).
  - Solicited sponsorships, oversaw marketing and ticket sales, organized teams of volunteers from a diverse range of community groups to collaborate in bowl making, food preparation and service, décor and entertainment, to host unique outdoor community dinner. Raised \$7000 for local non-profits. See local [PRESS](#)
- ❖ Developed single page ADVERTISING INSERT into multi page, unified, publication with a proven track record for increasing brand recognition, sales, events, and communication for local businesses and organizations. Work with clients to create cohesive, clear and compelling marketing messages for their products
- ❖ 15 years as a successful free-lance graphic designer providing marketing materials to independent artists, galleries, and small businesses nationwide. Designed, published,



hosted and maintained HTML / CSS based web pages for artists and galleries. Assists clients in copywriting and messaging.

- ❖ Developed a unique body of artwork and marketed it to a wide audience, creating an individual brand identity and becoming an Internationally recognized ceramic artist. Regularly invited to exhibitions, interviewed, and solicited for custom orders.

## NON-PROFIT EXPERIENCE

### **CARBONDALE CLAY CENTER – Program Director, 2002 - 2004**

*Non-Profit Community Art Center*

- Initiated and planned successful and ongoing national ARTIST RESIDENCY program.
- Assisted with fundraising and strategic planning, including creation of a unique, long term annual fundraising event.
- Created, scheduled and promoted classes, workshops and outreach programs, hired and supervised instructors.
- Responsible for all local and national marketing, PR and communications with members.

### **RANGLEY COMMUNITY GARDENS – President, 2015 - present**

*Non-profit, volunteer based community / cooperative gardens with multi-level programming*

See local [PRESS](#)

**Member Gardener** 2011 – present

**Executive Committee Member** 1/2014 – 9/2015

**Executive Committee President** 10/2015 - present

- Responsible for all community outreach, marketing, press, and PR including social media and web updates. Oversee membership and volunteer programs, fundraising, Garden's annual planting calendar and maintenance and community programming. Lead field trips, tours, and group service projects. Preside over Executive Committee meetings and cooperatively develop annual goals and long-term vision.

#### **Selected Accomplishments:**

- Joined Executive committee during time of leadership and organizational transition with low membership and participation. Successfully led committee through reorganizing and outreach strategies, increased and diversified community participation and food sales / donations. Restructured membership and volunteer program and repaired and solidified the organization's excellent reputation for service and education.
- Organized funding and volunteers to install new Permaculture Orchard (Food Forest)
- Created and directs innovative and successful Children's Garden

### **THE TANK – CENTER FOR SONIC ARTS – Volunteer and Community Liaison**

2013 – present      See Local [PRESS](#)

- Promoted and educated municipal and educational institutions about the TANK. Shared history, mission, community outreach and educational opportunities, and economic development potential. Promoted and facilitated inclusion of TANK in local literature and marketing efforts.
- Assisted in fundraising efforts including in-kind donations, encouraging local and regional support of Tank fundraisers and events, and making substantial financial and in-kind donations from personal business.

- Coordinated and promoted local events at Tank.
- Scheduled local and out-of-town visitors.

### **Selected Accomplishments:**

- Led 2 year grassroots and networking based campaign to garner local support of renovation of historical industrial structure into a Center for Sonic Arts. Established a solid foundation of good will, local 'buzz' and excitement, and support, conquering initial disbelief and doubt. Included social media and press outreach, networking, attendance and speaking at local meetings, in support of the Tank and coordinating initial meetings between 'Friends of the Tank' members and local leaders.
- Initiated, coordinated, promoted and organized press for four successful events at various locations within the community as part of statewide initiative from [CCI](#) for an innovative pilot musical program: [deTour](#)
- Facilitated effective timing, scheduling, and approach of initial Open House events during Septemberfest and first time public introduction and access of public to Tank. Included workshops with local educational groups.

### ADDITIONAL EXPERIENCE \_\_\_\_\_

2012	<b>CO-CURATOR:</b> <i>Pots at Rest</i> exhibition, <b>The Clay Studio</b> , Philadelphia, PA
1/2008	<b>JUROR</b> , Group Show, Muddy River Arts, St Louis, MO
9/2002-5/2004	<b>STUDIO ARTIST</b> , Carbondale, CO
7/2002-3/2004	<b>PROGRAM DIRECTOR:</b> <i>Carbondale Clay Center</i> , Carbondale, CO
1/2000-6/2002	<b>GALLERY ASSISTANT:</b> <i>Ohio University Art Gallery</i> , Athens, OH
2001/02	<b>CURATOR:</b> "Source: OU Alumni Artists" <i>Ohio University Art Gallery</i> , Athens, OH
2000/01	<b>CURATOR:</b> "Cross Section" 2nd year Graduate Student Show" <i>Ohio University Art Gallery</i> , Athens, OH
12/2000	<b>VISITING ARTIST</b> , <i>Northern Kentucky University</i> , Covington, KY
6/2000	<b>ASSISTANT:</b> "Pot on the Spot," grant funded collaborative symposium, <i>Joe Bova Studio</i> , Athens, OH
1998-1999	<b>STUDIO &amp; ADMINISTRATIVE ASSISTANT:</b> <i>Carbondale Clay Center</i> , Carbondale, CO
1998	<b>PROJECT ASSISTANT:</b> <i>Sustainable Settings</i> , Woody Creek, CO
1995-1996	<b>PRODUCTION ASSISTANT:</b> <i>Hoyman-Browe Studio</i> , Ukiah, CA
1995 summer	<b>STUDIO ASSISTANT:</b> <i>Mendocino Art Center</i> , Mendocino, CA
1995	<b>TECHNICAL ASSISTANT, RESIDENT ARTIST:</b> <i>Pomona College</i> , Claremont, CA

### TEACHING EXPERIENCE \_\_\_\_\_

2004-present	<b>ADJUNCT FACULTY</b> , <i>Colorado Northwestern Community College</i> , Aspen, CO
2016	<b>Instructor: GT Enrichment Reading Class:</b> Proposed and led Innovative shared inquiry thematic reading program integrating the creative arts
2013-present	<b>VOLUNTEER: Parkview Elementary School</b> , reading; co-creator/teacher "Bee Week,"— integrated arts / science project, 5 days, kindergarten (2 years); field trips- Rangely
2013-present	<b>VOLUNTEER: Rangely Community Gardens</b> , Field Trip Guide- instruct students about plant morphology and life cycles, vegetable origins and integrated gardening cycles

- 2016 Proposed, created and taught 12 week Enrichment / Fine Arts / Shared Inquiry literature based **GT Pullout class**, Parkview Elementary, Rangely, CO
- June 2008 **WORKSHOP FACULTY**, 2 day workshop, CLAYFEST, Manitou Springs, CO
- March 2007 **WORKSHOP FACULTY**, 2 day workshop, slide lecture/demonstrations, St. Louis Community College at Meramac, St. Louis, MO
- September 2006 **WORKSHOP FACULTY**, with Alleghany Meadows and David Pinto, 2 week workshop: "Finding Your Pottery Voice," Anderson Ranch Art Center, Snowmass Village, CO
- 3/2006 **VISITING ARTIST**: slide lecture/demonstrations, University of North Dakota, Grand Forks, ND
- 4/2005 **VISITING ARTIST**: slide lecture/demonstration, University of Colorado, Boulder, CO
- 2003-06 **ADJUNCT FACULTY**, Colorado Mountain College, Aspen, CO
- 2002-04 **YOUTH & ADULT INSTRUCTOR**, Carbondale Clay Center, Carbondale, CO
- Summer 2002 **WORKSHOP FACULTY**, with Nancy Barbour "Function, Form and the Painted Line," Mendocino Art Center, July 15-19, Mendocino, CA
- Winter 2002 **Teacher of Record: Art 222**: Ohio University, Athens, OH
- 8/2001 **WORKSHOP ASSISTANT**: Joe Bova Penland School of Crafts, Penland, NC
- 7/2001 **WORKSHOP ASSISTANT**: Peter Beasecker Santa Fe Clay, Santa Fe, NM
- 2001 spring **GRADUATE TEACHING ASSISTANT**: Ohio University, Athens, OH
- 1999 fall **GRADUATE TEACHING ASSISTANT**: Ohio University, Athens, OH
- 1999 summer **INSTRUCTOR**: Archie Bray Foundation, Helena, MT
- 1998-99 **INSTRUCTOR**: Carbondale Clay Center, Carbondale, CO

## PRESS & PUBLICATIONS

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- 2017 Upcoming 3-way Interview on life as an Artist and Mother, **Studio Potter Magazine**, "Women," Winter/Spring 2017
- 2016 Upcoming ARTIST SPOTLIGHT: "Elizabeth Robinson Wiley – Art in Community" **Ceramics Monthly**, Fall 2016
- 2014 ["Elizabeth Robinson Wiley Celebrates 10 Years of Business in Pottery Studio,"](#) article by Heather Zadra, picture, **Rio Blanco Herald Times**, Nov. 13, 2014, p. 2A
- 2013 ["Harvest Bowls Fest popular, raises \\$7K for organizations"](#) article by Heather Zadra, picture, **Rio Blanco Herald Times**, September 26, 2013
- ["Many helped with Harvest Bowls Festival"](#) letter to the editor, **Rio Blanco Herald Times**, September 26, 2013
- ["Harvest Bowls Festival to Raise Funds for the Community,"](#) article by Heather Zadra, picture, **Rio Blanco Herald Times**, Aug 18, 2013
- 2012 "On Pottery" curatorial statement by Elizabeth Robinson Wiley for *Pots at Rest* exhibition, **The Clay Studio**, Philadelphia, PA
- 2010 ["Studio Visit: Elizabeth Robinson,"](#) feature article, **Ceramics Monthly**, Dec. 2010, pp. 28-31
- 2009 The Studio Potter Collector Card Series, **Studio Potter Magazine**, <https://studiopotter.org/studio-potter-collector-card-series-2009>
- 2008 "Bringing the Outside In," exhibition review by Zahid Sardar, **San Francisco Chronicle**, Apr 27, 2008, p. P-6
- ["Of Time and Place," by Elizabeth Robinson;](#) article: **Studio Potter Magazine**, June 08, vol. 37 no.2, pp. 31-33
- [Surface Design for Ceramics](#), photo, Maureen Mills, **Lark Books**, Asheville, NC

- 2007 UPFRONT: "The New Aesthetics of Ceramics," **Ceramics Monthly**, April 2007, photo, p. 8, 30
- 2005 "Plate Tectonics: Ceramic Artists' Tableware Shifts our Notions on Setting the Table," review, by Lauren Viera, **Time Out Chicago**, Mar 31-Apr 7, p. 48
- 2004 "Twenty One Young Potters: A Portfolio," **Studio Potter Magazine**, June 04, vol. 32 no.2, photo, p. 43
- "Rangely Gets New Pottery Studio" article, 2 pictures, **Vernal Express**, Dec 8, 2004, p. A2
- "Pottery Studio to Open," article, picture, **Rio Blanco Herald Times**, Dec 18, 2004, p. 7A

## A W A R D S \_\_\_\_\_

- 2014 **COMMUNITY SERVICE AWARD:** Rangely Chamber of Commerce, for HARVEST BOWLS FESTIVAL
- 2005 **HONORARIUM:** University of Colorado at Boulder, Visiting Lecture Series
- 2003 **JUROR'S CHOICE:** Creative Industries Award, 11<sup>th</sup> Strictly Functional Pottery National, Market House Craft Center, East Petersburg, PA
- 2001 **JUROR'S CHOICE:** Clay Times Collection Award, 9<sup>th</sup> Strictly Functional Pottery National, Market House Craft Center, East Petersburg, PA
- 99-02 **GRADUATE ASSOCIATESHIP**, full support for graduate study. *Ohio University, Athens, OH*
- 1998 **SCHOLARSHIP** (full tuition): Summer Workshop. *Anderson Ranch Arts Center, Snowmass Village, CO*

## S O L O & T W O P E R S O N E X H I B I T I O N S \_\_\_\_\_

- 2012
- *Gestating: Recent Work in Ceramics by Elizabeth Robinson*, invitational, Plinth Gallery, Denver, CO
- 2008
- *Nature and Nurture: Recent work in porcelain by Elizabeth Robinson and Jess Parker*, invitational, Trax Gallery, Berkley, CA
- 2007
- *Recent Work: Elizabeth Robinson and Julie Johnson*, invitational, Lillstreet Art Center, Chicago, IL
  - *Recent Work: Elizabeth Robinson and Ron Meyers*, invitational, Harvey / Meadows Gallery, Aspen, CO
- 2002
- *Tableware- Restaurant Installation*, solo, June 20-23, 2002, Starving Wolf Café, The Plains, OH
  - *Thesis Exhibition*, solo, April 30-May 4 2002, Trisolini Gallery, Athens, OH

## R E S I D E N C I E S \_\_\_\_\_

- 1999 summer            ARCHIE BRAY FOUNDATION, Helena, MT
- 1995 fall                MENDOCINO ART CENTER, Mendocino, CA
- 1995 spring            Claremont College, Claremont, CA



## PERMANENT PUBLIC COLLECTIONS \_\_\_\_\_

**MAYO CLINIC**, Minneapolis, MN

**[ARTSTREAM LIBRARY](#)**, Artstream Nomadic Gallery, Carbondale, CO

**WOODMAN COLLECTION**, University of Colorado, Boulder CO

**UNIVERSITY OF ARKANSAS FULBRIGHT COLLEGE CERAMICS COLLECTION**, Fayetteville AR

**CLAY TIMES COLLECTION**, Waterford, VA

**ARCHIE BRAY FOUNDATION**, Helena MT

**FORT WAYNE MUSEUM OF ART**, Fort Wayne, IL

**CARBONDALE CLAY CENTER**, Carbondale CO

**AMITY ART FOUNDATION, INC**, Woodbridge CT

## GROUP EXHIBITIONS (selected recent) \_\_\_\_\_

2013

- *Seeing Red: New Work in Earthenware* by Steven Colby, Diane Kenney, Peg Malloy, Alleghany Meadows, Lisa Pedolsky, Elizabeth Robinson and Alex Watson, [invitational](#), Carbondale Clay Center, Carbondale, CO

2012

- *CUPS\* Ceramics, Utilitarian and of a Personal Scale*, [invitational](#), Blue Spiral Gallery, Asheville, NC
- *2012 Yunomi Invitational*, [invitational](#), Akar, Iowa City Iowa
- *North American Studio Potters, 2012 Tour*, [invitational](#), Artstream Nomadic Gallery, Seattle, WA, Portland, OR, Walla Walla, WA, Ellensburg, WA
- *La Mesa*, [invitational](#), hosted by Santa Fe Clay, Seattle, WA
- *Women's Work: Seven Studio Potters*, [invitational](#), Lux Center for the Arts, Lincoln, NE

2011

- *Winter's Florifertum-a group collaboration with Molly Hatch*, [invitational](#), Red Lodge Gallery, Red Lodge, MT
- *Consider the Cup*, [invitational](#), The Artisan Gallery, Northampton, MA
- *Holiday Show*, [invitational](#), Red Star Studios, Kansas City, MO
- *'Tis a Gift*, [invitational](#), Northern Clay Center, Minneapolis, MN
- *Harvest: a Ceramics Invitational*, [invitational](#), Edwardsville Arts Center, Edwardsville, IL
- *Artist of the Month*, [invitational](#), Northern Clay Center, Minneapolis, MN
- *Pairings*, [invitational](#), Carbondale Clay Center, Carbondale, CO
- *Artstream Nomadic Gallery: 2010 NCECA Tour*, [invitational](#), multiple venues: MO, IL, IN, PA, NY
- *La Mesa*, [invitational](#), hosted by Santa Fe Clay, Tampa, FLA
- *MENDOVERNACULAR: How Place Creates Us*, [invitational](#), hosted by Mendocino Art Center, Tampa, FLA
- *Guess Who's Coming to Dinner?*, [invitational](#), Clay Art Center, Port Chester, NY

2010

- *Table Manners*, [invitational](#), Lark & Key Gallery, Charlotte, NC
- *'Tis a Gift*, [invitational](#), Northern Clay Center, Minneapolis, MN
- *MOM*, [invitational](#), Turman Larison Contemporary, Helena, MT
- *Consider the Cup*, [invitational](#), The Artisan Gallery, Northampton, MA
- *Artstream Nomadic Gallery: 2010 NCECA Tour*, [invitational](#), multiple venues: MO, IL, IN, PA, NY
- *La Mesa*, [invitational](#), hosted by Santa Fe Clay, Philadelphia, PA
- *2010 Yunomi Invitational*, [invitational](#), Akar, Iowa City Iowa

2009

- *Women in Whiteware: Elizabeth Robinson, Mary Barringer, Mary Law, Deb Schwartzkopf*, [invitational](#), TRAX Gallery, Berkeley, CA
- *30 x 5*, [invitational](#), Akar Gallery, Iowa City, IA
- *Contemporary Art Survey*, [invitational](#), Harvey / Meadows Gallery, Aspen, CO

- 2009 Yunomi Invitational, [invitational](#), Akar, Iowa City Iowa
  - Made in Clay, [invitational](#), Greenwich House, New York, NY
  - Blooming: New Work for Spring: Andrew Martin, Allison McGowan, Kari Radasch, Elizabeth Robinson, and Robert Sutherland, [invitational](#), Lillstreet Art Center, Chicago, IL
  - La Mesa, [invitational](#), hosted by Santa Fe Clay, Phoenix, AZ
  - Artstream Nomadic Gallery: 2009 NCECA Tour, [invitational](#), Phoenix, AZ, Dallas & Austin, TX
  - Draw + Decal, [invitational](#), MudFire Clayworks & Gallery, Decatur, GA
- 2008
- 1<sup>st</sup> annual Mug Show, [invitational](#), River Gallery, Chattanooga, TN
  - 'Tis a Gift, [invitational](#), Northern Clay Center, Minneapolis, MN
  - One & Only: Gifts Made by Hand, [invitational](#), John Michael Kohler Arts Center, Sheboygan, WI
  - The Artful Tabletop, [invitational](#); curator Julia Galloway, in conjunction with All Fired Up – A Celebration of Clay in Westchester New York, Lyndhurst, A National Historic Site, Tarrytown, NY
  - Sip, Slurp, Gulp, [invitational](#), Santa Fe Clay, Santa Fe, NM
  - Another Cup?, [invitational](#), Baltimore Clayworks, Baltimore, MD
  - Artstream Nomadic Gallery: 2008 NCECA Tour, [invitational](#), Pittsburgh, PA; Kansas City, MO
  - Artist of the Month, [invitational](#), Northern Clay Center, Minneapolis, MN
- 2007
- Holiday Show, [invitational](#), Lillstreet Art Center, Chicago, IL
  - 'Tis a Gift, [invitational](#), Northern Clay Center, Minneapolis, MN
  - For the Table, [invitational](#), Santa Fe Clay, Santa Fe, NM
  - 90\* Teapots (\*more or less)", [invitational](#), Xen Gallery, Saint Louis, MO
  - Botanical, [invitational](#), Santa Fe Clay, Santa Fe, NM
  - Art of the Pot Reunion Show, [invitational](#), ClayWays Gallery, Austin, TX
  - Plates and Platters: Salon Style, [invitational](#), The Clay Studio, Philadelphia, PA
  - From the Earth: 50 place settings by 50 potters, representing the 50 states, [invitational](#), University of Kentucky Museum of Art, Lexington, KY
  - Ohio University: 1990 Until Now, [invitational](#), Riverbend Winery, Louisville, KY
  - Ladies in White: Women Who Work in Porcelain, [invitational](#), Goodall Gallery, Louisville, KY
  - La Mesa, [invitational](#), hosted by Santa Fe Clay, Louisville Marriott Downtown, Louisville, KY
  - Artstream Nomadic Gallery: 2007 NCECA Tour, [invitational](#), Louisville, KY; Kansas City, MO, St. Louis, MO, Artstream Nomadic Gallery, Carbondale, CO
  - The New Aesthetics of Ceramics; [invitational](#), Robert E. Wilson Gallery, Huntington University, Huntington, IN
- 2006
- 'Tis a gift, [invitational](#), Northern Clay Center Gallery, Minneapolis, MN
  - Winterfest, [invitational](#), Baltimore Clayworks, Baltimore, MD
  - Gifted Too, [invitational](#), The Clay Studio, Philadelphia, PA
  - All Boxed Up, [invitational](#), Exploding Head Gallery, Sacramento, CA
  - Introductions, [invitational](#), Atrium Gallery, Corning Community College, Corning, NY
  - The Art of Tea, [invitational](#), Harvey / Meadows Gallery, Aspen, CO
  - Style and Function: National Ceramics Invitational, [curator](#): Linda Arbuckle; Blue Spiral Gallery, Asheville, NC
  - Surface to Surface: recent work by Elizabeth Robinson, Kari Radasch, Ayumi Horie, Meredith Brickell, [invitational](#), Santa Fe Clay, Santa Fe, NM
  - Vessel Invitational, [invitational](#), Red Lodge Clay Center, Red Lodge, MT
  - The Art of the Pot, Studio Tour, invited artist- Lisa Orr Studio, Austin, TX
  - The Dinner Party Eclectic; [invitational](#), Red Star Studios Ceramic Center, Kansas City, MO
  - Archie Bray International; Warehouse Gallery, [invitational](#), Archie Bray Foundation, Helena, MT
  - ARTSTREAM: at Archie Bray International; Archie Bray Foundation, Helena, MT
  - 8 fl Ounces 2, [invitational](#), Shaw Center for the Arts, Baton Rouge, LA
  - La Mesa ; [invitational](#), NCECA exhibition, Portland Hilton Hotel, hosted by Santa Fe Clay, Portland, OR
  - NCECA Exhibition; [invitational](#), ARTSTREAM Nomadic Gallery, Portland, OR
  - At Your Service, [invitational](#), Santa Fe Clay, Santa Fe, NM
  - 7 Women Clay Artists: 5th Annual Sul Ross State University Ceramics Invitational, Sul Ross State University , Alpine, TX
  - Artist of the Month-February, Northern Clay Center, Minneapolis, MN
  - The Pleasure of Dessert, [invitational](#), Harvey / Meadows Gallery, Aspen, CO

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# 7 – Information



## Memo

To: Peter Brixius, Town Manager  
From: Dan Wilson, Town Attorney  
Date: June 26, 2016  
Re: RDA-Town Council Steps.

1. Before the RDA begins its discussions of what lots, parcels and properties should be within the urban renewal area:
  - a. The RDA mails notice, regular mail, to each private owner [of the fee interest only] at the last-known address.
  - b. The notice states: The RDA is beginning to study whether the area in which the owner owns property is a slum and/or blighted area.
  - c. If the RDA later decides that a property is not included within the slum and/or blight area of the map, the RDA sends another notice stating the owner's property is not included.
  - d. If any 'ag' land may be considered as blighted, let's talk about some specific rules.
2. Any urban renewal plan adopted/amended after June 1, 2010 must have a legal description of the urban renewal area. Doesn't say it has to be a perimeter legal, so I interpret this as allowing a list of the individual properties lying within the urban renewal area. [CRS 31-25-107(1)(d).]
3. Is the Town's current master plan 'in sync' with the new RDA area map and the new RDA plan.
  - a. If so, skip to # 4.
  - b. If not, must go through the Master Plan steps, then go to # 4.

### Steps to update/amend the Master Plan (by PC and Council):

- A. Publish notice of two sequential Planning Commission hearings/agendas that include: "Consideration of amendment(s) to the Town's master plan [if you can be more specific than that, do so, but make sure the language is broad enough to some room for amendments/changes that come up during the process] that are needed to implement the RDA's recommendations for an updated urban renewal plan, and an updated urban renewal area map."
  - Each notice is published in the newspaper of general circulation, as always, and is posted at the RDA meeting bulletin board, and on the Town's bulletin board for the PC. Also the website if that is an 'official' posting site.
  - Each notice sets the time, place and date of the PC hearing.
  - Tell the public where they can get a copy of the updated/amended Master Plan, along with maps and exhibits,
- B. After the second hearing, PC votes to amend the Master Plan, which now incorporates by reference the RDA's area map and the RDA's urban renewal plan, as proposed/presented by the RDA. Somewhere, the Master Plan states words like: "The RDA's urban renewal plan approved by it on \_\_\_\_\_, 2016, along with the RDA's urban renewal area map that is

attached as Exhibit \_\_\_\_, are incorporated into and are consistent with the Master Plan amendments adopted this date.”

C. Schedule, in the ordinary way/notice, two agenda items (actually, it could be one combined agenda item) for a Town Council public hearing;

To adopt, the Council, by resolution, finds and determines:

1. That the lots, parcels and properties identified on the RDA’s Urban Renewal area map to be “a slum, blighted area, or a combination of both ; and
2. The areas shown on the RDA’s urban renewal area maps are appropriate for an urban renewal project.
3. If possible, state with particularity what the project is.
4. If not, then each time the RDA wants to proceed with a specific project, go back to the Town Council and have the Council approve the specific project at a public hearing.

D. By 2/3’s majority approved resolution, the PC can adopt pieces, or areas of Town, or amend specific elements or areas. § 208. Each map or other part of the plan must be signed by the chair or secretary of the PC.

-If plan goes outside Town limits, must send attested copy to Commissioners

E. After County approval for areas in the County, and Council approval of it all (by resolution of the Council), the entire plan and maps, etc. are recorded. § 208

F. One newspaper notice giving ‘adequate’ notice. §208 (one notice) directly conflicts with § 206 (two notices when “a master plan is adopted). Because § 206 was amended many times since 1975 [later statute controls], two PC hearings and two notices are recommended.

G. If there are any military installations, must consult before adoption. § 29-20-105.6

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4. RDA adopts resolution determining the area to be a slum or blighted, or both, and stating the area is appropriate for an urban renewal project, along with appropriate rationales, to the Town Council.
5. Town Council ‘submits’ the RDA’s plans to the Planning Commission for review and recommendations as to its conformity with [the Master Plan].”
  - a. Planning Commission must give the Council its written recommendations within 30 days of receipt of the plan from the Town Council. If the PC doesn’t act, the Council proceeds anyway.

6. Thirty day or more notice (in general circulation newspaper) of Town Council agenda item: Public Hearing: Consideration of recommendations of the Planning Commission (if any) and consideration of amendments to the Town's urban renewal plan and area [and, if a project is ready, consideration of an urban renewal project].
  - a. Notice must "generally identify the urban renewal area and the general scope of the project under consideration. Include the area map(s) in the newspaper notice.
7. If the RDA intends to condemn and then transfer the land to a private party, other rules must be followed.
8. Before, or at the same time as the # 6 public notice: either the RDA or the Town Council must send the urban renewal plan, area maps and project information to the County Commissioners.
  - a. Assuming property taxes will help pay for the project, the Commissioners must also be told:
    - i. Estimated time to complete the project;
    - ii. Estimated TIF to be generated, and how much will be used for the project;
    - iii. Estimated impact of the project on County revenues and services, and other costs, benefits and impacts to the County and its infrastructure;
    - iv. County must make County data and projections, as needed for the above 'impact statement.'
9. At the Town Council public hearing, Council must make the statutorily required findings.
10. The above presumes that the Town, County, School District and participating special districts have entered into the TIF contracts.
  - a. However, if the Town and any of the TIF taxing entities cannot agree how to allocate the costs of the urban renewal project as between them, mediation is required. The mediator must issue his/her findings within 90 days. The Town can include the mediator's findings into the RDA's plan or can try to renegotiate with the particular TIF entity regarding the allocations of the project costs.
  - b. The County can force arbitration relative to land outside the Town that is within the RDA area if the County has also complained at the Council hearing of additional burdens on the County due to the RDA plan. If this comes to pass, there are detailed processes and steps to resolve such issues.
11. Once the plan and area have been approved by the Council, the Town must notify the County Assessor, and again once the plan has expired and any bonds/loans have been paid off.

## OTHER RULES

- A. The RDA can include lands outside of the Town that are contiguous, if the Commissioners, the landowners and their lenders consent. If this is a possibility, there are some procedural steps that the RDA and County must follow.
- B. Regional Tourism Act [CRS 24-46-304]: With the approval of the State, the RDA can build a regional tourism project that is financed using state sales tax increment revenue.
  - a. Storm sewer, sanitary sewer, water systems, streets, lands, parks and recreational facilities, trails and paths, tourism entertainment facilities can all be built and financed this way.
  - b. A “regional tourism zone,” approved by the State’s office of economic development, can be created, within which a “regional tourism project” can be built. The test is that the facility must be ‘reasonably anticipated to draw a significant number” of tourists/visitors. Museums, arenas, sports facilities, arts facilities, amusement parks, convention facilities are all possible projects.
  - c. If the RDA qualifies, it can be the financing entity, complementing the other urban renewal powers of the RDA.
- C. If the RDA needs to condemn, another set of restrictions and rules must be discussed.
- D. When the Council is ready to adopt the RDA’s plan and area, it must find:
  - a. “A feasible method” exists to relocate residents who will be displaced. Affordable and decent new housing must be available.
  - b. For displaced businesses, feasible equivalent locations must be available.
  - c. That it gave the required 30 day notice before the Council hearing to all affected landowners
  - d. Not more than 120 days have elapsed since the first public hearing on the RDA’s plan and area maps.
  - e. The RDA’s plan conforms to the Town’s master plan.
  - f. The RDA’s plan “affords maximum opportunity” for rehabilitation of the RDA area by private enterprise.
  - g. Either the RDA or the Town must promise to adequately finance county infrastructure and services required to serve the newly upgraded areas, using the TIF proceeds.
  - h. If any land acquired by the RDA through eminent domain will later be sold or given to a private party, additional steps and findings are required.
  - i. If the RDA will acquire open lands to be used for residential or non-residential uses, there are additional findings to be made. [CRS 31-25-107 (5) and (6).]
  - j. If the RDA’s plan ever needs to be modified, if the change is “substantial,” the entire formal process must be gone through again.
- E. TIF Rules. [CRS 31-25-107(9.5)]
  - a. 25 years.
  - b. Can be sales taxes or property taxes, or both, paid directly to the RDA.
  - c. TIF proceeds are only used to pay the bonds or other loans of the RDA; excess funds go to the taxing entity. [CRS 31-25-107(9)(a)(II).]

- d. The ordinary 25 year limit can be extended if the bonds are close to being in default, but only with respect to the Town's TIF
- e. The Property Tax Administrator is to adopt rules regarding the TIF