RANGELY
COLORADO

Town of Rangely

RDA Packet
Feburary 20, 2020 - 7:30am

GUIDELINES FOR PUBLIC INPUT

Public Input is a vital and important portion of every meeting and will be permitted throughout the meeting, but according to the following guidelines:

a. Public input is allowed during the Agenda identified **Public Input** and **Public Hearing** portion of the meeting.
    i. If you would like to address the meeting during the appropriate times, please raise your hand and when called upon you will be asked to come to the podium*. **Announce your name** so that your statements can be adequately captured in the meeting minutes.
    ii. ***Please keep your comments to 3-5 minutes*** as others may want to participate throughout the meeting and to insure that the subject does not drift.
b. Throughout the meeting agenda calls for public input will be made, generally pertaining to specific action items. Please follow the same format as above.
c. At the conclusion of the meeting, if the meeting chair believes additional public comment is necessary, the floor will be open.

We hope that this guideline will improve the effectiveness and order of the Town's Public Meetings. It is the intent of your publicly elected officials to stay open to your feelings on a variety of issues.

Thank you

Agenda
RANGELY DEVELOPMENT AGENCY (RDA)
Town of Rangely Conference Room
*** *February 20, 2020 @ 7:30a.m.* ***

Andrew Key, Chairman

Keely Ellis – Vice Chair   Sara Peterson
Karen Reed   Konnie Billgren
Ryan Huitt   Tim Webber

Ex-Officio
Rio Blanco County Commissioner – Jeff Rector
School District Representative –
RJCD Board Representative – Ron Granger
Rangely Special Districts – John Payne
Member – Sandy Payne

1) <u>Call to Order</u>

2) <u>Roll Call</u>

3) <u>Minutes of Meeting</u>

   a) *Discussion and Action to approve the minutes of Dec 18, 2019*

4) <u>Changes to the Agenda</u>

5) <u>Public Input</u>

6) <u>Old Business</u>

   a) *Discussion and Action to approve the Airport Vehicle Authorization*

7) <u>New Business</u>

   a) *Discussion and Action to approve Dec 2019-Jan 2020 Financials*

   b) *Discussion and Review of the SWOT Analysis and committee assignments*

   c) *Discussion of the Grant/Loan Guidelines*

8) <u>Information</u>

9) <u>Adjourn</u>

RANGELY DEVELOPMENT AGENCY (RDA)
Town of Rangely Conference Room
*** *December 18, 2019 @ 7:30a.m.* ***

Andrew Key, Chairman

Keely Ellis – Vice Chair	Sara Peterson
Karen Reed	Konnie Billgren
Ryan Huitt	Tim Webber

Ex-Officio
Rio Blanco County Commissioner – Jeff Rector
School District Representative –
RJCD Board Representative – Ron Granger
Rangely Special Districts – John Payne
Member – Sandy Payne

1) Call to Order – 7:36 a.m.

2) Roll Call - Andrew Key, Keely Ellis, Karen Reed, Konnie Billgren, Sara Peterson, Tim Webber, Ryan Huitt, Ron Granger, John Payne & Sandy Payne. Jeff Rector absent.

3) Minutes of Meeting

   a) *Discussion and Action to approve the minutes of Nov 21, 2019* – **Motion made Konnie Billgren to approve the minutes of Nov 21, 2019, second by Sandy Payne. Motion passed**

4) Changes to the Agenda - None

5) Public Input – N/A

6) Old Business – Airport car, work in progress. Need to get CIRSA waiver and send to Keely.

7) New Business

   a) *Discussion and Action to approve November 2019 Financials* – Managing Senergy Housing, Town of Rangely has purchased one unit. Housing is fully occupied. **Motion made by Keely Ellis to approve the November 2019 Financials, second by Ron Granger. Motion passed**

   b) *RDA/RDC Mission & Guidelines Review* – RDA focuses on Main St. RDC has same boundaries as the school district. Ron G. would like to go thru the guidelines to make changes when the retreat happens. Andy K would like to gather to have a common goal.

c) RDA/RDC Board Retreat January 2019 – Board Retreat set for January 18th, 11am-2pm. Will be at the Weiss Conference Room.

8) <u>Information</u> – Ron G. informed the board about going to Dixie State to the Innovation Center, hoping to do something similar. Received confirmation to go after new programs. Applied for grants and will know in January. Christopher Easton to present in January to the group to give overview to beautify our Main St. Gather the Town Council with the RDA to go over presentation. The Town is close to hiring a Marketing Coordinator.

9) <u>Adjourn</u> – 8:16 a.m.

5 – Old Business

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Way Outside of Ordinary

AIRPORT VEHICLE AUTHORIZATION (CNCC, TOWN OF RANGELY, RIO BLANCO COUNTY)

Borrower agrees to return the vehicle in as good a condition as when received-reasonable wear and tear is excepted. The Borrower hereby releases, and agrees to defend, indemnify, and hold the Lender, its officers, employees and insurers harmless from and against any and all claims, demands, causes of action, costs, attorneys' fees, and expenses whatsoever, whether by Borrower or any other person or entity, arising from or alleged to arise from the use, operation, or maintenance of or damage to the property while in Borrower's possession.

Borrower agrees not to take the property outside a ten mile radius of the Town of Rangely without authorization.   The Borrower agrees to immediately notify Lender of and reimburse Lender for any damages whatsoever to the vehicle or its accessories that occur during the time Borrower has possession of the property. Borrower shall not allow anyone other than the Borrower whose information is described above to use Lender's property.

The Borrower certifies that he/she has current automobile liability insurance, agrees that his/her insurance shall be the primary insurance coverage during the Borrower's operation of the property, and further agrees Borrower is responsible for paying Lender any amounts due pursuant to this paragraph irrespective of whether or not covered by Borrower's insurance. Borrower agrees to abide by all Town and County ordinances, laws of the State of Colorado and the United States of America and to obey all rules and regulations promulgated by the Rangely Development Agency for use of the property. Borrower will be responsible for the payment of any traffic or other tickets or offenses occurring from Borrower's use of the property.

_____   _____
Driver's Signature   Driver's License #

_____   _____
Address   Driver's Insurance Company

_____   _____
City, State, Zip   Driver's Insurance Policy

Required: Copy of Driver's License, Copy of Insurance Card

6 - New Business

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUES					
73-30-100	HOUSING REVENUE	5,175.00	62,100.00	62,500	400.00	99.36
73-30-200	INTEREST EARNINGS CD	.00	70.23	200	129.77	35.12
73-30-500	MISCELLANEOUS INCOME	.04	5,000.54	25,000	19,999.46	20.00
	TOTAL REVENUES	5,175.04	67,170.77	87,700	20,529.23	76.59
	TOTAL FUND REVENUE	5,175.04	67,170.77	87,700	20,529.23	76.59

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED		PCNT
	EXPENDITURES						
73-40-220	PROF/TECH SERVICES	11.85	3,064.31	5,000	1,935.69		61.29
73-40-250	HOUSING MANAGEMENT EXPENSE	3,914.00	50,914.34	40,400	10,514.34)	(	126.03
73-40-260	HOUSING MAINT/REPAIRS	.00	85.79	1,000	914.21		8.58
73-40-270	UTILITIES	20.64	247.68	100	147.68)	(	247.68
73-40-300	MARKETING	.00	.00	1,000	1,000.00		.00
73-40-301	GRANT EXPENSES	1,346.46	6,100.00	30,000	23,900.00		20.33
	TOTAL OPERATING EXPENSES	5,292.95	60,412.12	77,500	17,087.88		77.95
	TOTAL EXPENDITURES	5,292.95	60,412.12	77,500	17,087.88		77.95
	TOTAL FUND EXPENDITURES	5,292.95	60,412.12	77,500	17,087.88		77.95
	NET REVENUE OVER EXPENDITURES	(117.91)	6,758.65	10,200	3,441.35		66.26

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUES					
73-30-100	HOUSING REVENUE	5,175.00	5,175.00	62,500	57,325.00	8.28
73-30-200	INTEREST EARNINGS CD	.00	.00	200	200.00	.00
73-30-500	MISCELLANEOUS INCOME	.00	.00	25,000	25,000.00	.00
	TOTAL REVENUES	5,175.00	5,175.00	87,700	82,525.00	5.90
	TOTAL FUND REVENUE	5,175.00	5,175.00	87,700	82,525.00	5.90

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
73-40-220	PROF/TECH SERVICES	75.11	75.11	4,500	4,424.89	1.67
73-40-250	HOUSING MANAGEMENT EXPENSE	3,914.00	3,914.00	45,000	41,086.00	8.70
73-40-260	HOUSING MAINT/REPAIRS	.00	.00	2,000	2,000.00	.00
73-40-270	UTILITIES	20.64	20.64	100	79.36	20.64
73-40-300	MARKETING	127.93	127.93	1,000	872.07	12.79
73-40-301	GRANT EXPENSES	.00	.00	25,000	25,000.00	.00
	TOTAL OPERATING EXPENSES	4,137.68	4,137.68	77,600	73,462.32	5.33
	TOTAL EXPENDITURES	4,137.68	4,137.68	77,600	73,462.32	5.33
	TOTAL FUND EXPENDITURES	4,137.68	4,137.68	77,600	73,462.32	5.33
	NET REVENUE OVER EXPENDITURES	1,037.32	1,037.32	10,100	9,062.68	10.27

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Rangely Development Association/Rangely Development Corporation

The RDA/RDC board wish to be successful through review of the community demographic and to begin strategic planning through a SWOT analysis. It is the boards desire to become very deliberate about moving forward with economic goals and achieve deliberate tasks and goals through this process.

The board met at CNCC Weiss center on January 13, 2019 we reviewed the demographics and identified that as a community the population is down from the previous decade, that because of the high median wage in our community we do not qualify for many grants, the only two area's that we don't shop out of Town for goods and services is gasoline and hardware/supplies. The number of residents that live in Rangely but their job is outside of the Town limits is similar to the workers that live outside of Rangely but work in Town.

The following themes were identified through the SWOT process;

STRENGTHS – Internal

No marijuana in Rio Blanco County
People have community mentality
Strong sense of community in Rangely
Welcoming (5)
Feel Community is Quiet
Feel Community is Safe (6)
Rec Center, Schools, Hospital (2)
CNCC (3)
Affordable
Internet
Utilities, Property Tax, Sales Tax are very affordable
Low cost of Living (4)
Industry is very supportive of community
Community is surrounded by BLM land
Clean Air, Dark Skies
Airport (1)
Grants available

Weakness – Internal

Amenities (bars, entertainment, etc.) Lack of (5)
Hospital (Pediatrics, OB/Gyn) Lack of and Marketing of
Grocery Store (outside owner) not supportive of community
501 (3c) Lack of for Funding Drives
Mill Levies for all Entities too low to adequately support

Strategies discussed in past have not been implemented
Buying Local need a culture change (4)
Marketing (2)
Industry Diversity (3)
Roads lack of good Infrastructure
Median Wage too high to support many grant applications
Main Street aesthetics (1)

Opportunities – External

Airport – CNCC Aviation – Hub (1)
Utilities (water, gas, sewer & electricity) affordable
Tax Incentives – Rural Jump Start program, Main Street program, EIAF Grants
Higher % of community has a higher education
Call Center (2)
Manufacturing Center
Broadband (Marketing) (3)
Outdoor Recreation – Tourism (4)
Investment Opportunities available (5)
Regional Opportunity available if we work together
Workforce Training Opportunities
International Tourism
Dinosaur National Monument
Dinosaur Diamond
Customer Service Training for all businesses ("BEST") training (6)
Online Sales Platforms
Coworking Mentality
Rural Area

Threats – External

Online Purchasing
Lack of Grant Funding (due to high median wage)
EPA regulation (2)
State Legislation (3)
Boom and Bust Industry (6)
Coal Mine leaving (5)
Regional Industry
Lack of population to influence Legislation (4)
Lack of Region working together
Lack of working with County
Loss of Advocates for Community
Trend to move everything away from Rural Area's (1)

Strengths – Strategies (quick goals)

Marketing of Community (welcoming, low cost of living, facilities, website updates, Wikipedia)
Diversifying/Exploring Industry in Community
Airport, Call Center, Outdoor Recreation, Amenities, Customer Service "Best" Training
Improve communication with industry, districts, county and regional partners
Improve/Change community culture, buy local, support positives in community

Strengths – Strategies (long term goals)

Airport Expansion/Infrastructure CNCC
Diversify Economy
Communication with Industry, Districts, County and Regional partners
Change Community Culture, buy local, support positives in Community
Legislation, strive for Support and Change

The following themes were identified as both short and long-term goals;

Airport	Call Center	Diversify Industry

Change Culture	Communication

Next Steps would be to identify Initiatives/Statements about the goals and actions regarding each of them.

State Demography Office Colorado Demographic Profile

Print Date: 01/10/2020

Community Profile for Rangely

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.
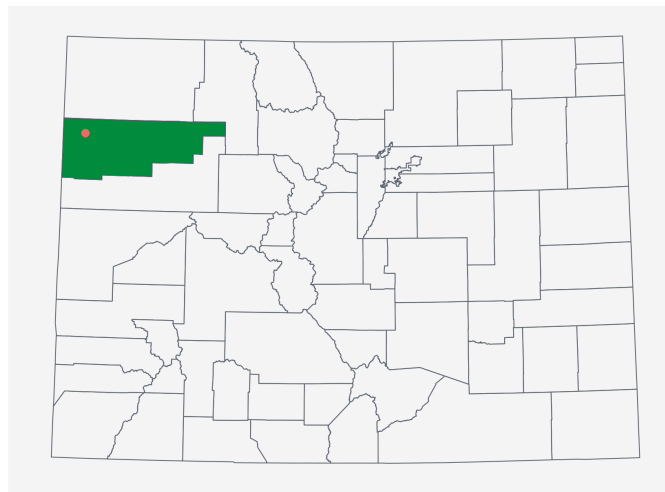
Basic Statistics

The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service

provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Rangely	Rio Blanco County	Colorado
Population (2017)+	2,281	6,337	5,616,567
Population Change (2010 to 2017)+	-68	-280	566,235
Total Employment (2017)+	1,466	3,736	3,301,506
Median Household Income^	$72,550	$57,991	$65,458
Median House Value^	$168,400	$201,000	$286,100
Percentage of Population with Incomes lower than the Poverty Line^	9.6%	11.8%	11.5%
Percentage of Population Born in Colorado^	45.7%	52.2%	42.7%

+Source: State Demography Office
^Source: U.S. Census Bureau, 2013-2017
American Community Survey, Print Date:
01/10/2020

Population Trends

The tables and plots in this section highlight trends and forecasts for the total population inRangely. The table shows the overall population growth rate for Rangely, Rio Blanco County and the State of Colorado. Additional plots show the overall population trends, forecasts for along with the overall components of change for Rangely.
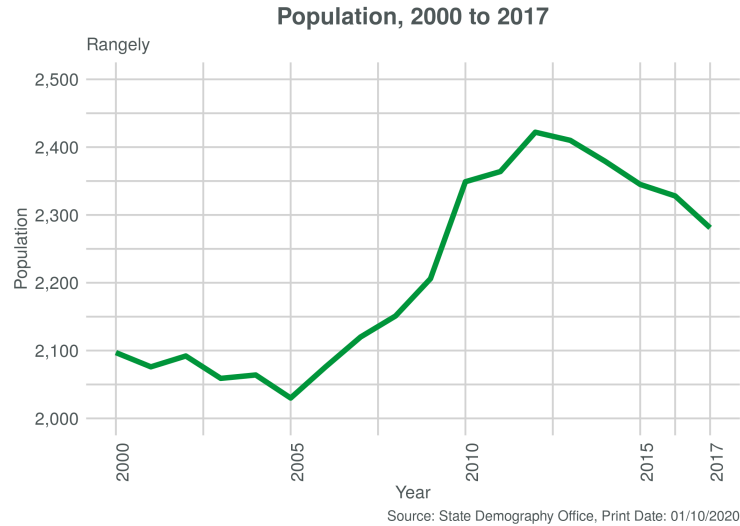
Table 2: Population Growth Rate

| Year	Rangely		Rio Blanco County		Colorado	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	2,353		6,051		3,294,473	
1995	2,361	0.1%	6,403	1.1%	3,811,074	3.0%
2000	2,097	-2.3%	5,969	-1.4%	4,338,801	2.6%
2005	2,030	-0.6%	5,818	-0.5%	4,662,534	1.4%
2010	2,349	3.0%	6,617	2.6%	5,050,332	1.6%
2015	2,345	-0.0%	6,480	-0.4%	5,454,707	1.6%
2017	2,281	-1.4%	6,337	-1.1%	5,616,567	1.5%

Note:
Source: State Demography Office, Print Date: 01/10/2020

At the end of 2017 the estimated population of Rangely was 2,281, a decrease of

-64 over the population in 2015. The growth rate for Rangely between 2015 and 2017 was -1.4 percent compared to -1.1 percent for Rio Blanco County and 1.5 percent for the State of Colorado.

Population, 2000 to 2017

Rangely

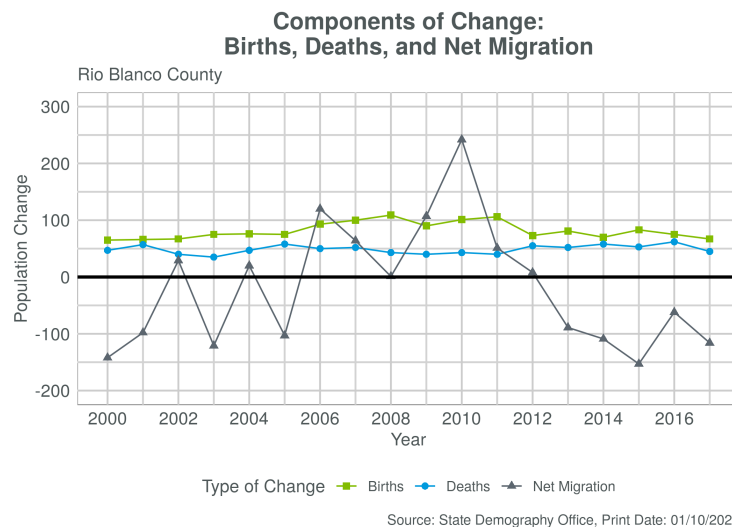
Source: State Demography Office, Print Date: 01/10/2020

The population of Rio Blanco County is forecast to reach 6,311 by 2020 and 6,776 by 2040. Overall, the growth rate for Rio Blanco County is expected to increase between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was -0.5 percent, between 2020 and 2030 the forecast growth rate is 0.5 percent, while the forecast growth rate between 2030 and 2040 is 0.2 percent. The change is due in part to population aging and changes in the proportion of the population in childbearing ages. Note: Population forecasts are only provided for Colorado counties.

Population Forecast, 2000 to 2050

Rio Blanco County

Source: State Demography Office, Print Date: 01/10/2020

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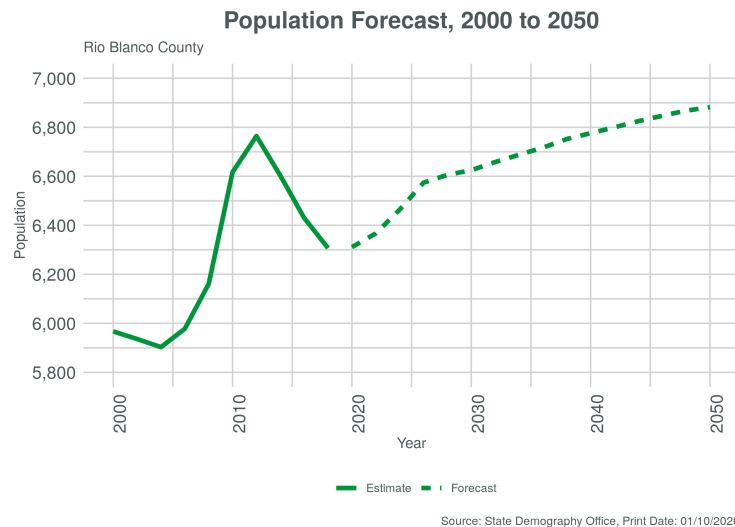
Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.

**Components of Change:
Births, Deaths, and Net Migration**

Rio Blanco County

Type of Change — ■ Births — ● Deaths — ▲ Net Migration

Source: State Demography Office, Print Date: 01/10/2020

Over the past five years, between 2013 and 2017, the population of Rio Blanco County has decreased by -423 people. The total natural increase (births - deaths) over this period was 124 and the total net migration (new residents who moved in minus those who moved out) was -521. Note: Components of Change data are only available for Colorado counties.

Age Characteristics

Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.
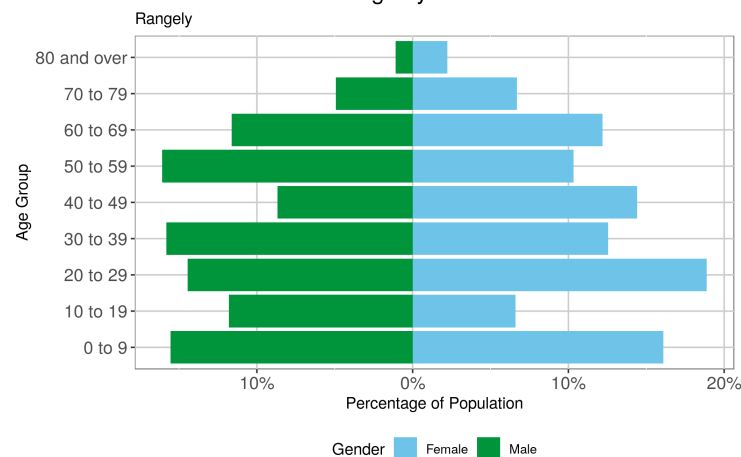
The age distribution of the population of Rangely and Rio Blanco County are shown here.

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**Population Distribution by Age
for 2017**
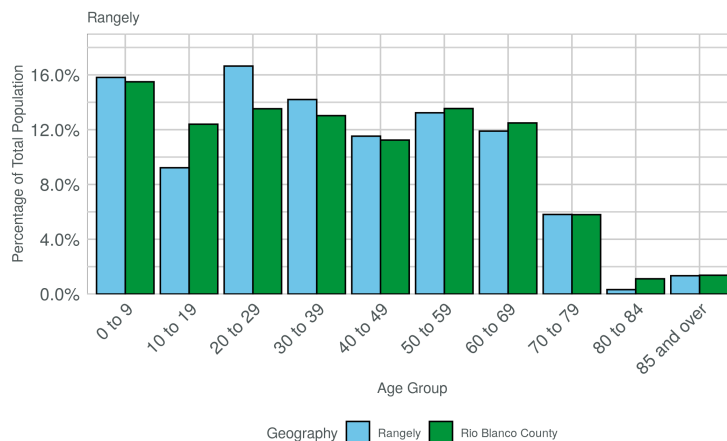
Rangely

Source: U.S. Census Bureau, 2013-2017 American Community Survey, Print Date: 01/10/2020

Age by Gender

Rangely

Source: U.S. Census Bureau, 2013-2017 American Community Survey, Print Date: 01/10/2020

Table 3: Median Age by Gender Comparison

Gender	Rangely		Rio Blanco County		Signficant	Direction
	Median Age	MOE	Median Age	MOE		
Total	34.6	2.9	35.9	0.8	No	
Male	33.1	2.4	35.9	1.0	Yes	Younger
Female	35.9	5.8	35.9	1.2	No	

Note:
Source: U.S. Census Bureau, 2013-2017 American Community Survey, Print Date:
01/10/2020

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The median age of Rangely is not significantly different than the population of Rio Blanco County. Women are not significantly older or younger than women in Rio Blanco County but men in Rangely are significantly younger than men in the county.

Age Forecast: 2010 to 2025

Rio Blanco County

Source: State Demography Office, Print Date: 01/10/2020
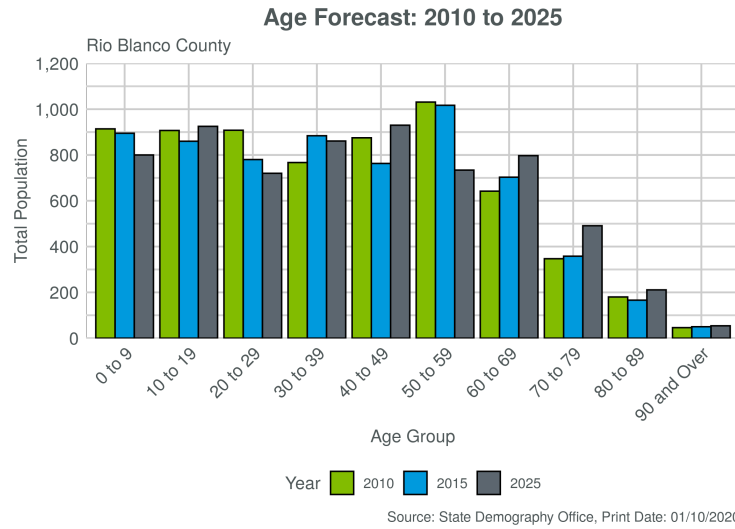
The changing age distribution of the population of Rio Blanco County for the period from 2010 through 2025 is shown here. The changes in proporion of different groups can highligh the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.

Net Migration by Age: 2000-2010

Rio Blanco County

Source: State Demography Office, Print Date: 01/10/2020
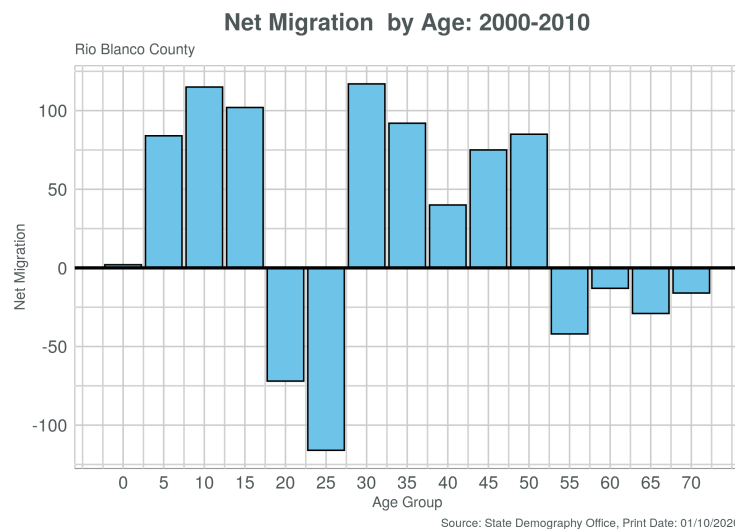
This plot shows the net migration by age in Rio Blanco County. Colorado

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typically draws many young adults as migrants. Areas with colleges and resorts draw a number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Rangely. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different.

Household Income

The household income distribution plot compares Rangely to household incomes for Rio Blanco County. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.
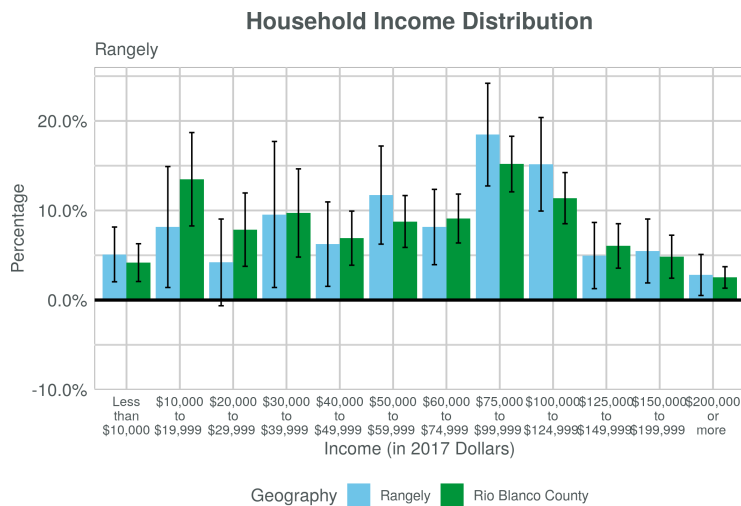
Source: U.S. Census Bureau, 2013-2017 American Community Survey, Print Date: 01/10/2020

The Houselold Income Source(s) Table shows household income sources and amounts for housholds in Rio Blanco County. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.

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Table 4: Household Income Source(s)

Rio Blanco County				
	Total Households		Mean Income	
Income Source	Estimate	MOE	Estimate	MOE
All Households	2,417	132	$63,982	$5,685
With earnings	77.4%	5.3%	$78,134	$8,871
With interest, dividends or net rental income	23.7%	3.9%	$11,268	$5,626
With Social Security income	27.5%	4.3%	$16,812	$2,771
With Supplemental Security Income (SSI)	1.6%	1.3%	$10,364	$9,256
With cash public assistance income	2.4%	1.5%	$ 7,110	$6,597
With retirement income	18.7%	3.4%	$16,992	$4,554

Note:

Source: U.S. Census Bureau, 2013-2017 American Community Survey, Print Date: 01/10/2020

Educational Attainment

The education attainment plot is provided for persons older than Age 25, i.e.,
those who have likely completed their education.
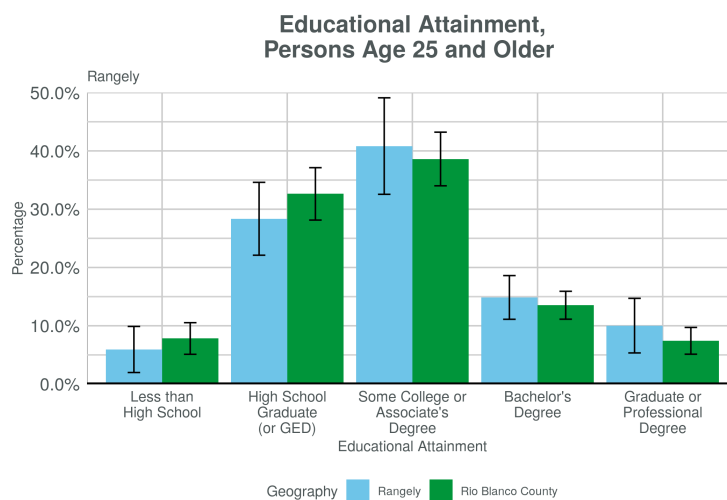
Source: U.S. Census Bureau, 2013-2017 American Community Survey, Print Date: 01/10/2020

Race and Ethnicity

The Race Trend table shows the changing racial and ethnic composition of
Rangely beginning in 2000 and continuing to the present.

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Table 5: Race Trend

| Race	Rangely			Rio Blanco County		
	2000	2010	2017	2000	2010	2017
Hispanic	5.2%	10.7%	10.5%	4.9%	10.0%	9.9%
Non-Hispanic	94.8%	89.3%	89.5%	95.1%	90.0%	90.1%
Non-Hispanic White	91.7%	84.8%	87.6%	92.6%	86.3%	88.3%
Non-Hispanic Black	0.4%	1.6%	0.0%	0.2%	0.7%	0.3%
Non-Hispanic Native American/Alaska Native	1.0%	0.8%	0.4%	0.6%	0.7%	0.1%
Non-Hispanic Asian	0.4%	0.4%	0.0%	0.3%	0.3%	0.1%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%
Non-Hispanic Other	0.0%	0.0%	0.2%	0.1%	0.1%	0.1%
Non-Hispanic, Two Races	1.3%	1.6%	1.3%	1.3%	1.7%	1.0%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:

Sources

[1] 2000: 2000 Census

[2] 2010: 2010 Census

[3] 2017: Source: U.S. Census Bureau, 2013-2017 American Community Survey, Print Date: 01/10/2020

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?

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Total Household Projection:
2010-2050
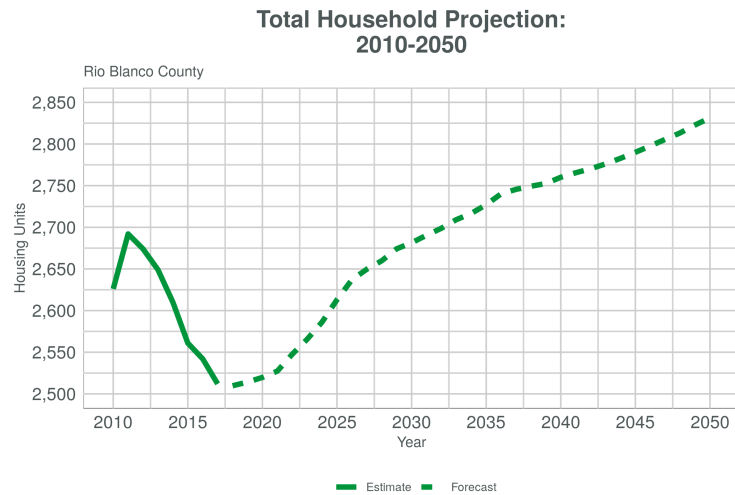
Rio Blanco County

The Household Estimates plot shows the current and projected number of households in Rio Blanco County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households . Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

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Table 6: Housing Units: Rangely, 2017

Rangely	
Housing Type	Value
Total Housing Units	1,042.0
Occupied Housing Units	848.0
Vacant Housing Units	194.0
Vacancy Rate	18.6%
Total Population	2,281.0
Household Population	2,088.0
Group Quarters Population	193.0
Persons per Household	2.46

Note:
Source: State Demography Office, Print Date: 01/10/2020

Table 7: Characteristics of Housing Units

	Rangely				
	Owner-Occupied Units		Rental Units		All Units
Housing Unit Type	Units	Percent	Units	Percent	Units
All Housing Units	577	73.5%	208	26.5%	785
Single Unit Buildings	523	86.4%	82	13.6%	605
Buildings with 2 to 4 Units	6	8.0%	69	92.0%	75
Buildings with 5 or More Units	0	0.0%	27	100.0%	27
Mobile Homes	48	64.9%	26	35.1%	74
RVs, Boats, Vans, Etc.	0	0.0%	4	100.0%	4
Median Year of Construction	1980		1976		1978
Average Number of Persons Per Household	2.58		2.63		2.60

Note:
Source: U.S. Census Bureau, 2013-2017 American Community Survey, Print Date: 01/10/2020

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Table 8: Comparative Housing Values

	Rangely	Rio Blanco County
Variable	Value	Value
Median Value of Owner-Occupied Households (Current Dollars)	$168,400	$201,000
Percentage of Owner-Occupied Households paying 30% or more of income on housing	14.4%	14.3%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	11.8%	9.7%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	2.6%	4.7%
Median Gross Rent of Rental Households (Current Dollars)	$758	$731
Percentage of Rental Households paying 30% or more of income on housing	31.2%	33.3%
Percentage of Rental Households paying 30-49% of income on housing	10.1%	12.5%
Percentage of Rental Households paying 50% or more of income on housing	21.2%	20.8%

Note:

Source: U.S. Census Bureau, 2013-2017 American Community Survey, Print Date: 01/10/2020

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Commuting

Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure.The Commuting diagram identifies three groups of people:

- People who work in Rangely, but live elsewhere.

- People who live in Rangely, but work elsewhere.

- People who live and work in Rangely.

Rangely: All Jobs, 2017

- Employed in Selected Area, Live Outside: 364

- Live in Selected Area, Employed Outside: 577

- Employed and Live in Selected Area: 548

Source: U.S. Census Bureau On the Map, Print Date: 01/10/2020

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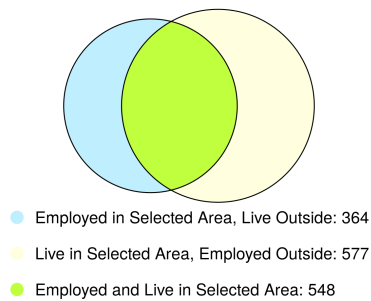
Table 9: Commuting Patterns for Rangely

| Location	Count	Percent
Employees in Rangely living elsewhere		
Rangely CCD (Rio Blanco CO)	89	24.5%
Craig city CO	27	7.4%
Meeker town CO	24	6.6%
Grand Junction city CO	19	5.2%
Craig CCD (Moffat CO)	17	4.7%
Clifton CDP CO	10	2.7%
Meeker CCD (Rio Blanco CO)	7	1.9%
Dinosaur town CO	6	1.6%
Fruitvale CDP CO	6	1.6%
Colorado Springs city CO	5	1.4%
Other Municipalities/Places	154	42.3%
Total	364	100.0%
Residents of Rangely working elsewhere		
Rangely CCD (Rio Blanco CO)	177	30.7%
Meeker town CO	64	11.1%
Grand Junction city CO	36	6.2%
Denver city CO	15	2.6%
Aurora city CO	11	1.9%
Fort Collins city CO	9	1.6%
West Garfield CCD (Garfield CO)	9	1.6%
Colorado Springs city CO	8	1.4%
Fruita city CO	8	1.4%
Longmont city CO	8	1.4%
Other Municipalities/Places	232	40.2%
Total	577	100.0%

Note:

Source: U.S. Census Bureau On the Map, Print Date: 01/10/2020
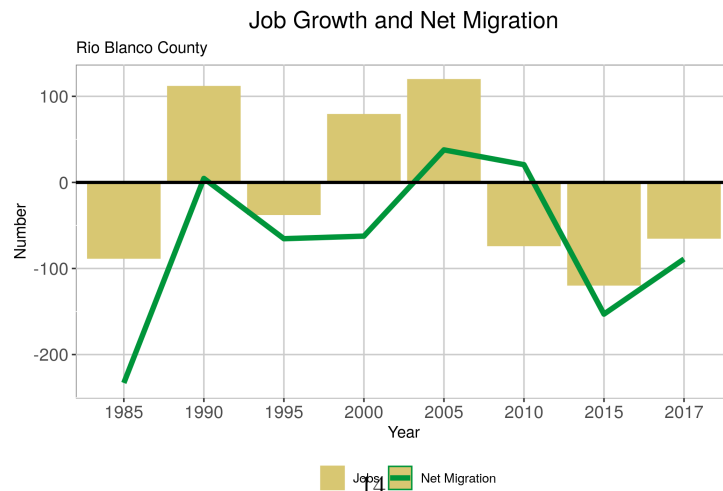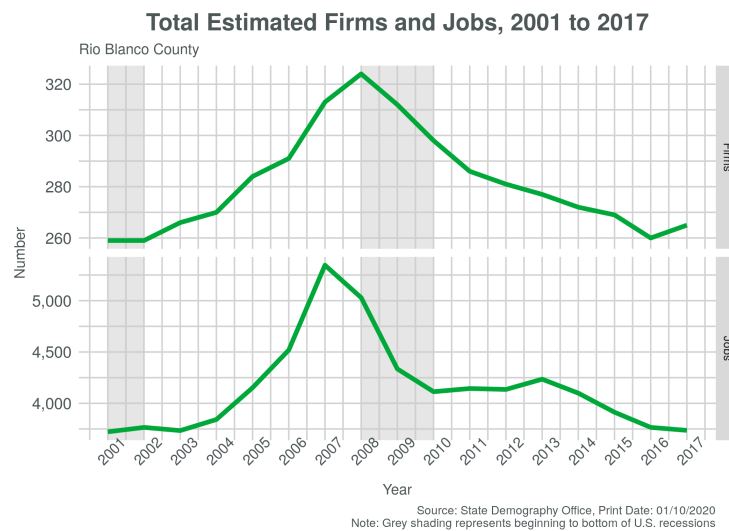

Job Growth and Net Migration

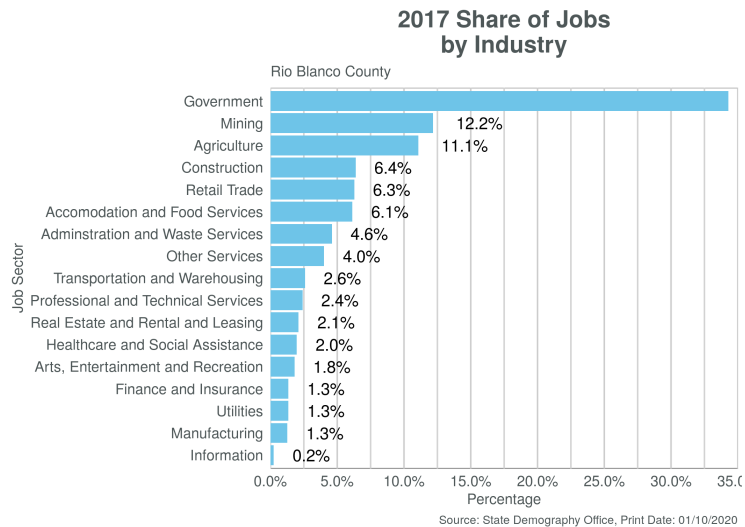Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 01/10/2020

The Job Growth and Net Migration plot shows the relationship between job gowth and migration in Rio Blanco County. Generally, migration patterns follow changes in job growth demand.

Employment by Industry

Identifying the industries which may be driving the growth and change within a community is a vital part of understanding community dynamics. Growth in jobs often results in growth in residents from migration within a community. Identifying the trends of growth or decline of jobs and the types of jobs available within the community is important.

Total Estimated Firms and Jobs, 2001 to 2017

Source: State Demography Office, Print Date: 01/10/2020
Note: Grey shading represents beginning to bottom of U.S. recessions

The Estimated Firms and Jobs series created by the SDO gives a comprehensive look at the number of firms and jobs located within Rio Blanco County. It is broad in scope, capturing both wage and salary workers as well as most proprietors and agricultural workers. A more diverse economy is typically more resilient too; when looking at the employment trends recently and after a recession (shaded in gray) it is also important to look at the current share of employment by industry. Areas dependent on a single industry such as agriculture, mining or tourism can suffer from prolonged downturns due to drought, shifting demand for commodities, and the health of the national economy.

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**2017 Share of Jobs
by Industry**

Rio Blanco County

Source: State Demography Office, Print Date: 01/10/2020

The total estimated jobs are subdivided into 3 categories:

- *Direct Basic:* jobs that bring outside dollars into the community by selling goods or services outside the county, such as manufacturing or engineering services,

- *Indirect Basic:* jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and

- *Local (Resident) Services:* jobs that are supported when income earned from the base industries is spent locally at retailers or are supported by local tax dollars to provide services like education and public safety.

This plot shows the jobs by industry profile for Rio Blanco County. The relative rank of high-paying sectors, such as mining, information and finacial and insurance services versus mid-range jobs (e.g., contsruction, health casre and government) and lower-paying industrices such as retail trade and accomodation and food services, will have an impact on a counties' overall economic health.
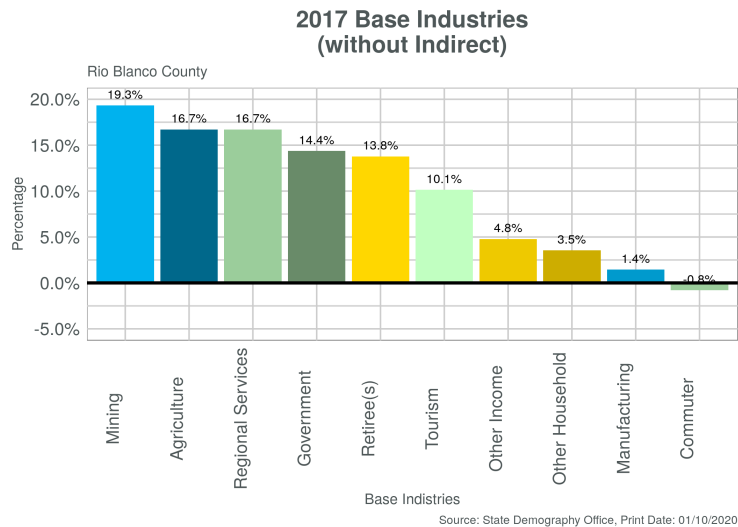
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**2017 Base Industries
(without Indirect)**

Rio Blanco County

Source: State Demography Office, Print Date: 01/10/2020

Table 10: Jobs by Sector: Rio Blanco County, 2017

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	2,483	66.7%
Indirect Basic Employment	233	6.3%
Local Services Employment	1,009	27.1%
Total Employment	3,725	100.0%
Total Population, 16+	4,974	

Note:

Source: State Demography Office, Print Date: 01/10/2020

Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

Employment Forecast and Wage Information

Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in

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population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

Table 11: Jobs and Population Forecast

Rio Blanco County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Population
2010	Estimate	4,113		6,617	
2015	Estimate	3,913	-4.5%	6,476	-1.9%
2020	Forecast	3,723	-0.1%	6,311	-0.1%
2025	Forecast	3,877	0.1%	6,523	0.9%
2030	Forecast	3,906	0.3%	6,625	0.1%
2035	Forecast	4,002	0.5%	6,701	0.2%
2040	Forecast	4,112	0.5%	6,776	0.1%

Note:
Source: State Demography Office, Print Date: 01/10/2020

The total jobs forecast and population forecast are for Rio Blanco County shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population – two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security.

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**Average Weekly Wage,
in Real (2017) Dollars**
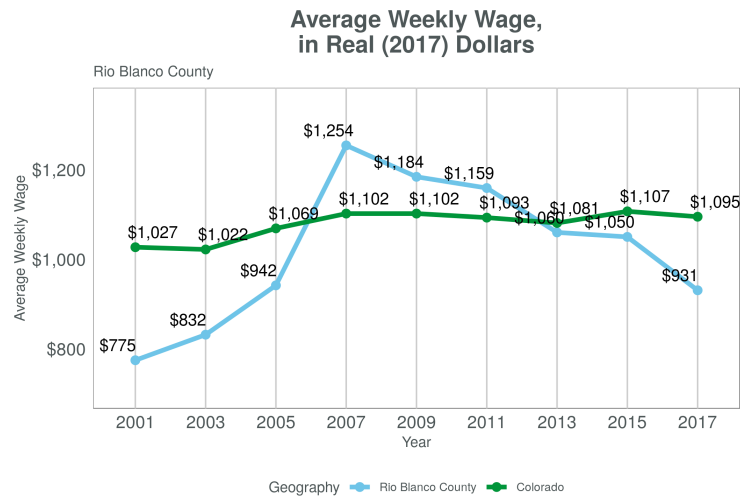
Rio Blanco County

The inflation adjusted (real) average weekly wages for Rio Blanco County and Colorado are shown here. In 2016 dollars, wages in Colorado have been essentially unchanged since 2010. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county's average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.

This table compares the forecast residential labor force to the forecast population of person age 16 and older for Rio Blanco County.

Table 12: Forecast Resident Labor Force and Population, Age 16 +

Rio Blanco County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	3,201		5,157	
2015	Estimate	2,858	-4.4%	5,054	-1.9%
2020	Forecast	2,846	-0.4%	4,992	0.2%
2025	Forecast	2,873	0.5%	5,211	1.1%
2030	Forecast	2,941	0.3%	5,314	0.0%
2035	Forecast	2,994	0.3%	5,373	0.2%
2040	Forecast	3,035	0.2%	5,443	0.3%

Note:
Source: State Demography Office, Print Date: 01/10/2020

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Labor Force Participation and Unemployment Rate
2000 to 2017

Rio Blanco County

Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 01/10/2020
Note: Grey shading represents beginning to bottom of U.S. recessions
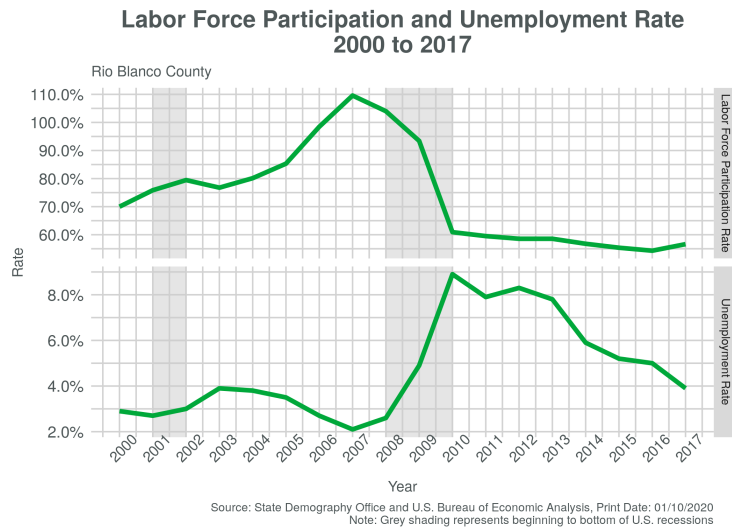
The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force partipation and unemployment in Rio Blanco County are closely related. The downward trend in labor force partipation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.

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Rangely Town, CO
Rangely Town, CO (0862880)
Geography: Place

Summary Demographics

2019 Population	2,599
2019 Households	948
2019 Median Disposable Income	$51,177
2019 Per Capita Income	$26,567

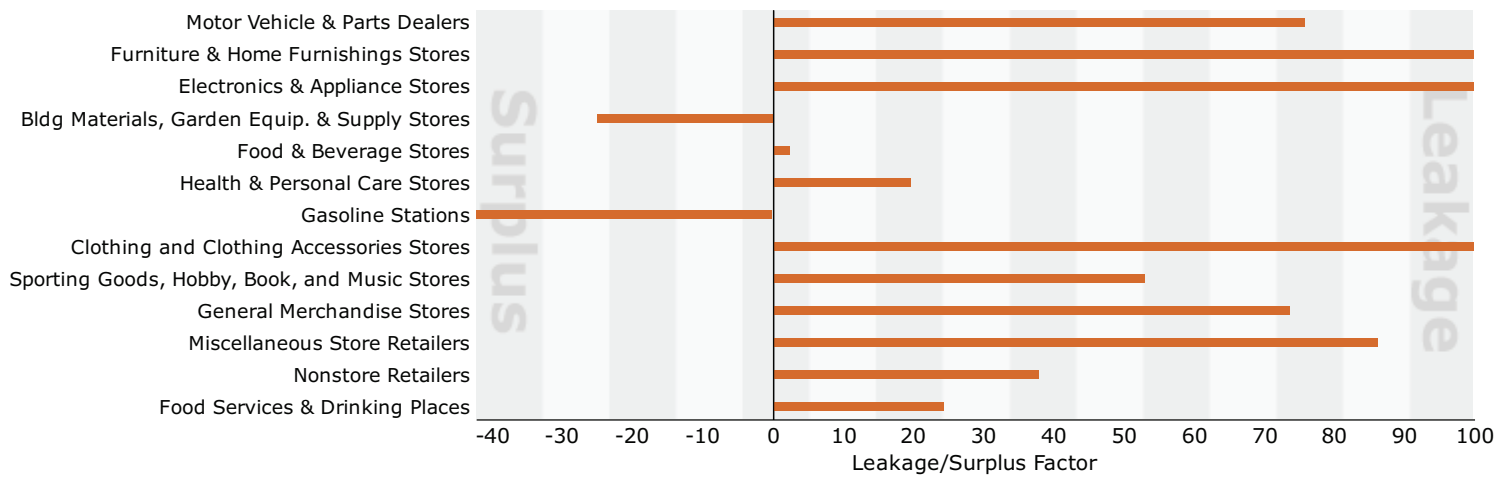| 2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	$31,953,756	$21,002,678	$10,951,078	20.7	30
Total Retail Trade	44-45	$29,130,396	$19,290,813	$9,839,583	20.3	23
Total Food & Drink	722	$2,823,360	$1,711,865	$1,111,495	24.5	7

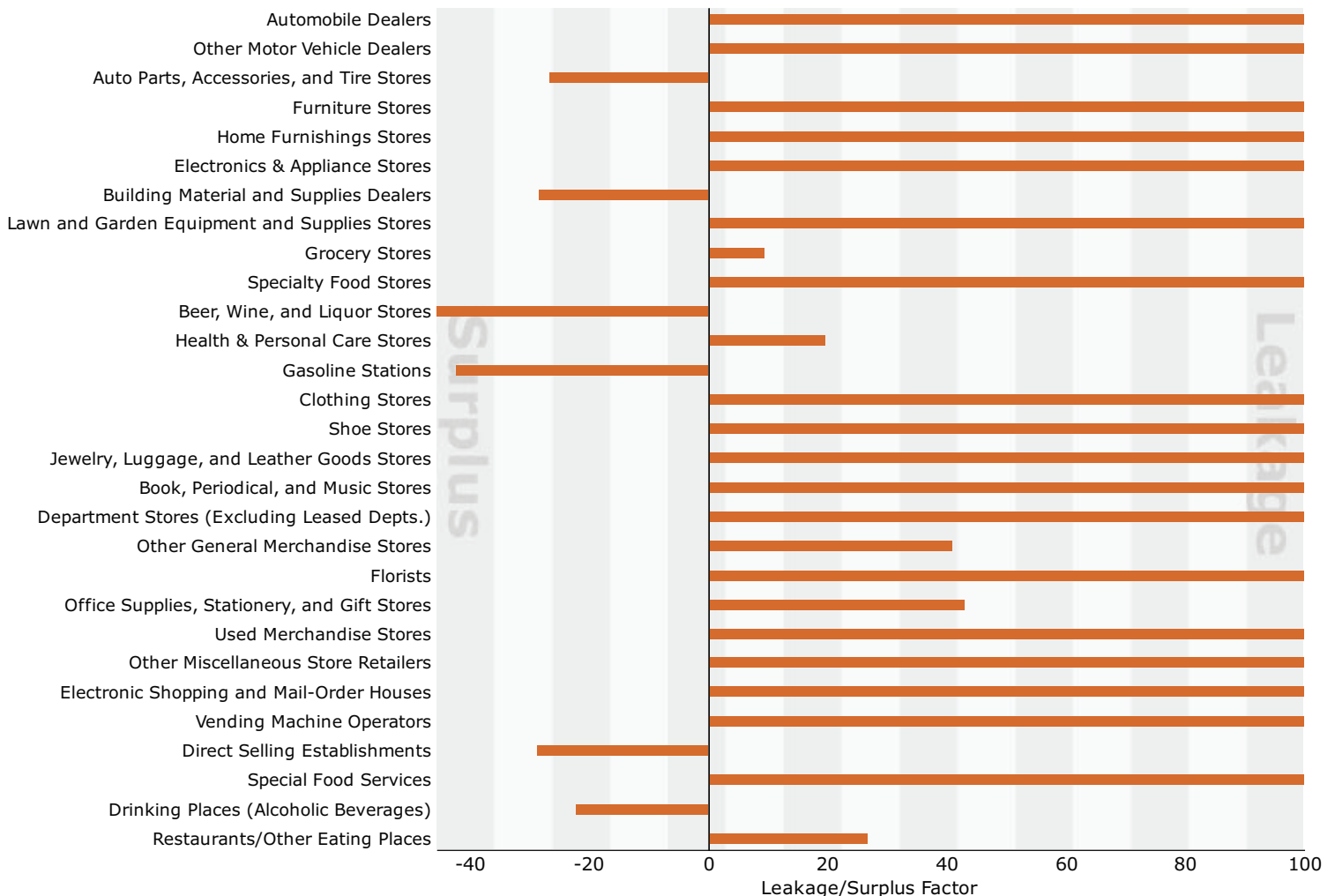| 2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	$6,671,593	$915,720	$5,755,873	75.9	3
Automobile Dealers	4411	$5,237,342	$0	$5,237,342	100.0	0
Other Motor Vehicle Dealers	4412	$903,885	$0	$903,885	100.0	0
Auto Parts, Accessories & Tire Stores	4413	$530,366	$915,720	-$385,354	-26.6	3
Furniture & Home Furnishings Stores	442	$897,075	$0	$897,075	100.0	0
Furniture Stores	4421	$539,580	$0	$539,580	100.0	0
Home Furnishings Stores	4422	$357,495	$0	$357,495	100.0	0
Electronics & Appliance Stores	443	$901,710	$0	$901,710	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	$2,066,638	$3,455,238	-$1,388,600	-25.1	5
Bldg Material & Supplies Dealers	4441	$1,921,440	$3,455,238	-$1,533,798	-28.5	5
Lawn & Garden Equip & Supply Stores	4442	$145,198	$0	$145,198	100.0	0
Food & Beverage Stores	445	$5,002,907	$4,745,706	$257,201	2.6	4
Grocery Stores	4451	$4,090,736	$3,379,389	$711,347	9.5	2
Specialty Food Stores	4452	$401,919	$0	$401,919	100.0	0
Beer, Wine & Liquor Stores	4453	$510,252	$1,366,317	-$856,065	-45.6	2
Health & Personal Care Stores	446,4461	$2,398,746	$1,609,125	$789,621	19.7	1
Gasoline Stations	447,4471	$2,951,354	$7,277,282	-$4,325,928	-42.3	4
Clothing & Clothing Accessories Stores	448	$1,124,511	$0	$1,124,511	100.0	0
Clothing Stores	4481	$762,260	$0	$762,260	100.0	0
Shoe Stores	4482	$155,612	$0	$155,612	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	$206,639	$0	$206,639	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	$1,020,421	$312,693	$707,728	53.1	3
Sporting Goods/Hobby/Musical Instr Stores	4511	$925,113	$312,693	$612,420	49.5	3
Book, Periodical & Music Stores	4512	$95,308	$0	$95,308	100.0	0
General Merchandise Stores	452	$4,493,988	$677,692	$3,816,296	73.8	1
Department Stores Excluding Leased Depts.	4521	$2,872,530	$0	$2,872,530	100.0	0
Other General Merchandise Stores	4529	$1,621,458	$677,692	$943,766	41.0	1
Miscellaneous Store Retailers	453	$1,120,564	$81,464	$1,039,100	86.4	1
Florists	4531	$40,178	$0	$40,178	100.0	0
Office Supplies, Stationery & Gift Stores	4532	$204,287	$81,464	$122,823	43.0	1
Used Merchandise Stores	4533	$105,868	$0	$105,868	100.0	0
Other Miscellaneous Store Retailers	4539	$770,231	$0	$770,231	100.0	0
Nonstore Retailers	454	$480,889	$215,893	$264,996	38.0	1
Electronic Shopping & Mail-Order Houses	4541	$351,720	$0	$351,720	100.0	0
Vending Machine Operators	4542	$9,608	$0	$9,608	100.0	0
Direct Selling Establishments	4543	$119,561	$215,893	-$96,332	-28.7	1
Food Services & Drinking Places	722	$2,823,360	$1,711,865	$1,111,495	24.5	7
Special Food Services	7223	$47,820	$0	$47,820	100.0	0
Drinking Places - Alcoholic Beverages	7224	$105,652	$166,304	-$60,652	-22.3	1
Restaurants/Other Eating Places	7225	$2,669,888	$1,545,561	$1,124,327	26.7	6

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

2017 Leakage/Surplus Factor by Industry Subsector

Chart: Leakage/Surplus Factor by Industry Subsector. X-axis from -40 to 100.

- Motor Vehicle & Parts Dealers
- Furniture & Home Furnishings Stores
- Electronics & Appliance Stores
- Bldg Materials, Garden Equip. & Supply Stores
- Food & Beverage Stores
- Health & Personal Care Stores
- Gasoline Stations
- Clothing and Clothing Accessories Stores
- Sporting Goods, Hobby, Book, and Music Stores
- General Merchandise Stores
- Miscellaneous Store Retailers
- Nonstore Retailers
- Food Services & Drinking Places

2017 Leakage/Surplus Factor by Industry Group

Chart: Leakage/Surplus Factor by Industry Group. X-axis from -40 to 100.

- Automobile Dealers
- Other Motor Vehicle Dealers
- Auto Parts, Accessories, and Tire Stores
- Furniture Stores
- Home Furnishings Stores
- Electronics & Appliance Stores
- Building Material and Supplies Dealers
- Lawn and Garden Equipment and Supplies Stores
- Grocery Stores
- Specialty Food Stores
- Beer, Wine, and Liquor Stores
- Health & Personal Care Stores
- Gasoline Stations
- Clothing Stores
- Shoe Stores
- Jewelry, Luggage, and Leather Goods Stores
- Book, Periodical, and Music Stores
- Department Stores (Excluding Leased Depts.)
- Other General Merchandise Stores
- Florists
- Office Supplies, Stationery, and Gift Stores
- Used Merchandise Stores
- Other Miscellaneous Store Retailers
- Electronic Shopping and Mail-Order Houses
- Vending Machine Operators
- Direct Selling Establishments
- Special Food Services
- Drinking Places (Alcoholic Beverages)
- Restaurants/Other Eating Places

August 29, 2019

BUSINESS IMPROVEMENT GRANTS/LOANS

Rangely Development Agency (RDA) – Grant/Loan Programs – The programs are designed to help local businesses with expansion, capital investment and in some cases consolidation of debt through the RDA and outside loan opportunities, such as the Northwest Loan Program.   Programs offered by a viable Urban Renewal Authority requires the RDA Trustees support economic development opportunities, but in a way that many of these projects and programs can return incremental revenue to the RDA and facilitate future investments within the URA Plan Area. Without a conscious effort to create an income stream for the RDA, while also working to support these Grant/Loan programs and others, the RDA would soon require backfill funding from another source.

It's important to note that the RDA Trustees can suspend or revise these Grant/Loan Programs and Criteria at any time based on a determination of funding availability and effectiveness of the program.

The following criteria will apply to each funding program below:

- The business requesting support from any of these programs must reside within the Urban Renewal Plan Area Boundary as established for the Rangely Development Agency.
- All RDA assisted Grant/Loan program applicants must be a member of the Chamber of Commerce.
- Applicants are required to describe their voluntary contributions of time and resources to the community.
- The annual budget for these grants and loans will be recommended by the Rangely Development Agency Board and approved by the Town Council within their annual budget for the RDA. At present, the targeted annual expense budget for the Grant/Loan programs will be recommended as a line item in the RDA budget in an amount not to exceed $50,000 annually.
- Reimbursement Requests for Grant Funded projects will be submitted by the Grantee to the RDA Treasurer and these Requests will generally be funded within 15 - 30 days after submittal. Reimbursement Requests for Grant Funding will include receipts supporting payments to Grantee as well as proof of match payment required by the Grant/Loan Committee. Receipts for work and materials required for the project must be dated after the Grant/Loan Agreement is fully executed.
- Demonstration of need and ability to repay loans will be the best determination for award.
- Creation of new jobs and retention of existing employees should achieve the highest ranking in the evaluation process for each applicant.
- Successful applicants will not be prioritized for additional funding for a period of at least 3 years from the date of the award and Grant/Loan evaluation criteria will include the following:
    - SUBJECTIVE CRITERIA CAN INCLUDE:
        - Demonstrated Business Acumen
        - Community Involvement
        - Perceived Need Meant by the Business
        - Typical Hours of Operation
    - OBJECTIVE CRITERIA CAN INCLUDE:
        - Financials
        - Profitability

- ▪ Business Plan Demonstrating Business Acumen and Understanding of Market
- ▪ See Individual Program Criteria for Additional Information

BUSINESS IMPROVEMENT GRANTS/LOANS

- ➢ **Grant – Business Improvement Grants up to $5,000.00 (up to $1,000 match or 20%)**
    - o Detailed description of proposed project: (All applicants must attach a detailed project narrative and copies of any supporting documentation that will assist the grant committee in reviewing the proposed project.)
    - o Instructions for Site Enhancement Grant Applications: Make sure to describe how the proposed project will provide significant visual, capital or structural improvement to your business. Applicants should also include relevant information such as project budgets, construction proposals, photographs, site plans/sketches, and project schedules.
    - o Instructions for Economic Development Applicants: Make sure to describe how your proposed project is directly linked to the addition of jobs or other economic development goals. Applicants must also include information such as current staffing levels, hiring plans, business plans, and project costs and schedules.
    - o Project Funding is to be utilized within 12 months from the date of award.
    - o ***Applicants are required to review their proposed projects with the Town staff prior to application submission to gain a full understanding of any Town Codes that may be relevant to a particular project.***
        - ▪ **See Chart for Applicant Required Submittals**
        - ▪ Two years business financial statements/tax returns and business plan
        - ▪ Statement of likelihood of continuing in business over the next 3 years based on the applicants understanding of the market and demand for your product

- ➢ **Grant/Loan – Business Improvement/Capital Acquisition** *(Loans may offer 2 yrs. Interest only)*
    - o Grant: $5,000 – 10,000 Low Interest Loan: $5,000 – 15,000
- ✓ Grant – Business Improvement Grants must be matched to $5,000 with loan equal to total grant plus match. **Max Grant $10,000 + Max Loan $15,000 = $25,000**
    - o Detailed description of proposed project: (All applicants must attach a detailed project narrative and copies of any supporting documentation that will assist the grant committee in reviewing the proposed project.)
    - o Instructions for Site Enhancement Grant Applications: Make sure to specifically describe how the proposed project will provide significant visual, capital or structural improvement to your business. Applicants should also include relevant information such as project budgets, construction proposals, photographs, site plans/sketches, and project schedules.
    - o Instructions for Economic Development Applicants: Make sure to describe how your proposed capital investment is directly linked to the addition of jobs or other economic development goals. Applicants must also include information such as current staffing levels, hiring plans, business plans, and project costs and schedules.

- o *Applicants are required to review their proposed projects with the Town staff prior to application submission to gain a full understanding of any Town Codes that may be relevant to a particular project.*
    - **See Chart for Submittals**
    - Detailed loan application plus a Summary to include history, company description, products and services, marketing and competition, management of key functions & resumes (brief)
    - Three year business financial statement
    - Three year profit/loss projections (my month first year and by quarter years 2&3
    - Three year business tax return *(if available)*
    - Statement of likelihood of continuing in business over the next 5 years.

- ➢ **Grant/Loan – Business Improvement/Capital Acquisition** *(Loans may offer 2 yrs. Interest only)*
    - o Grant: $10,000 – 20,000 Low Interest Loan: $15,000 – 25,000
- ✓ Grant – Business Improvement Grants must be matched to $10,000 with loan equal to total grant plus match. **Max Grant $20,000 + Max Loan $25,000 = $45,000**
    - o Detailed description of proposed project: (All applicants must attach a detailed project narrative and copies of any supporting documentation that will assist the grant committee in reviewing the proposed project.)
    - o Instructions for Site Enhancement Grant Applications: Make sure to specifically describe how the proposed project will provide significant visual, capital or structural improvement to your business. Applicants should also include relevant information such as project budgets, construction proposals, photographs, site plans/sketches, and project schedules.
    - o Instructions for Economic Development Applicants: Make sure to describe how your proposed capital investment is directly linked to the addition of jobs or other economic development goals. Applicants must also include information such as current staffing levels, hiring plans, business plans, and project costs and schedules.
    - o *Applicants are required to review their proposed projects with the Town staff prior to application submission to gain a full understanding of any Town Codes that may be relevant to a particular project.*
        - **See Chart for Submittals**
        - Detailed loan application plus a Summary Business Plan to include history, company description, products and services, marketing plan and competition, management of key functions & resumes (brief)
        - Three year business financial statement
        - Three year profit/loss projections (my month first year and by quarter years 2&3
        - Three year business tax return *(if available)*
        - *Employment Plan*
        - Statement of likelihood of continuing in business over the next 10 years.

- ➢ **Northwest Loan Fund – (Funding up to $500,000)**
    - o See attached criteria and application on website: http://nwccog.org/programs/northwest-loan-fund/

- Contact Information for NWCOG and Mountain Valley Bank in Meeker (Halandras)

- **<u>Façade Grant</u>** - $7500 with equal match for façade improvements (**see program details**)