



# Town of Rangely

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*RDA Packet*

*April 20, 2017 @ 7:30am*



# 1 – Agenda



## 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, Rangely Mayor

AGENDA  
RANGELY DEVELOPMENT AGENCY (RDA)  
**Rangely District Hospital Conference Room**  
\*\*\* April 20, 2017 @ 7:30 a.m. \*\*\*

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Brad Casto, Chairman

Tim Webber – Vice Chair  
Karen Reed  
David Morton - **Resigned**

Lenora Smuts - Treasurer  
Sarah Nielsen  
Andrew Key

Ex-Officio

Rio Blanco County Commissioner – Jeff Rector  
School District Representative – Joyce Key  
Library District Board Representative – Sandy Payne  
RJCD Board Representative – Ron Granger  
Rio Blanco Water Conservancy Dist. – Tim Winkler  
Rangely District Hospital – John Payne

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1. Call to Order
2. Roll Call
3. Approval of Minutes of March 9, 2017
4. Changes to the Agenda
5. Public Input
6. Old Business
7. New Business
  - a. Discussion with Kelby Bosshardt to review the results of the phone call with the WRM grocery operator and possible next steps
  - b. Discussion regarding the MRO and next steps
  - c. Discussion and Action to Approve the February 2017 Financials
  - d. Discussion and Action to Approve the March 2017 Financials (March Financials will be distributed at the meeting.)
  - e. Discussion and Action to Approve the Façade Grant application for Giovanni's Restaurant.
8. Information
  - a. Resignation of board member David Morton and next steps to appoint new board member
  - b. Bi- Monthly Phone Conference with RBC Economic Development and Better City. 1<sup>st</sup> and 3<sup>rd</sup> Thursdays at 10:00 a.m. Conference number 857-216-3770 PIN # 61607

- c. News about Utah's Enefit Project
  - d. RDA Bylaws-Section 1.07. Composition of Agency
9. Adjourn

3 – Minutes

MINUTES  
RANGELY DEVELOPMENT AGENCY (RDA)  
**Rangely District Hospital Conference Room**  
\*\*\* March 09, 2017 @ 7:30 a.m. \*\*\*

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Brad Casto, Chairman

Tim Webber – Vice Chair  
Karen Reed  
David Morton

Lenora Smuts - Treasurer  
Sarah Nielsen  
Andrew Key

Ex-Officio

Rio Blanco County Commissioner – Jon Hill  
School District Representative – Joyce Key  
Library District Board Representative(s) – Sandy Payne  
RJCD Board Representative – Ron Granger  
Rio Blanco Water Conservancy Dist. – Tim Winkler  
Rangely District Hospital – John Payne

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1. Call to Order @7:30 am
2. Roll Call - Brad Casto, Joyce Key, Tim Winkler, Ron Grainger, Andrew Key, Jeff Rector, Lenora Smuts, Sarah Nielsen, Sandy Payne, Tim Webber present, John Payne absent  
Also in attendance were Jennifer Hill, Katelin Cook, Joeseph Nielsen, Konnie Billgren, Belinda Cloward, Andrew Shaffer, Amber Barnes, Lisa Hatch and Roger Polley
3. Approval of Minutes of January 19, 2017 Motion to approve the minutes of January 19, 2017 made by Sarah Nielsen, seconded by Andrew Key, motion passed
4. Changes to the Agenda – Replace Jon Hill as the County commissioner rep
5. Public Input - None
6. Old Business
  - a. Tabled-Ongoing Development of the Grant/Loan Program – Peter explained that Bruce Penny, Executive Vice- President with Bank of the San Juan's is working on a loan program for the RDA/RDC that would provide for a preferential interest rate for applicants going through a joint application process. He would recommend that the loan go through the committee which is comprised of Lenora Smuts, Karen Reed and John Payne and then move on to approval with the Bank of the San Juan's. Bruce also recommends joint disclosure documents with both the RDA and Bank of the San Juan's to keep everything confidential as possible. Proposing a 3-5 year loan suggesting prime +1/2 pt. for capitol applications. He would also recommend a revolving line of credit which would be a point over prime which is very attractive and does not believe it would take too long to put this together.

## 7. New Business

- a. Discussion and Action to Approve the December 2016 Financials – Lisa Piering reviewed the Financials with only one revenue item in the RDA being accrued back into 2016 from the remediation of the 5S Station. Motion to approve the preliminary December 2016 Financials made by Tim Webber, seconded by Andrew Key, motion passed
- b. Discussion and Action to Approve the January 2017 Financials – Motion to approve the January 2017 Financials made by Tim Webber, seconded by Andy Key, motion passed
- c. Update from Ron Granger on CNCC Program Enhancements and General Updates pertinent to the RDA – the community colleges are planning on making a trip to china to see if students would come to Rangely, we hope to get 10-12 students which would be paid for completely by the government. So if twelve students commit to the program but only five show up payment is still made for twelve. Ron said that we have had some talk about Saudi students that will come and enroll in the maintenance program. Ron also said that in the fall we are trying to host more of the athletic tournaments so it will help with Rangeley's economy. Ron also found out that Delta Dental has donated 1.5 million for the three dental hygiene programs in the state, some will be used for equipment upgrades and the rest will be used as scholarships to students enrolled in the program. Enrollment is fairly flat right now which is common. CNCC is trying to work on increasing that. CNCC is starting to review the budget, it looks like we will be losing half a million dollars but he believes the board has a handle on it. On a personal note Ron's wife is getting ready to open a private photography studio sometime in April so that is one more new business in Town. Peter asked if Ron could address housing possibilities for May, June and July with the hang gliding and Chevron work to be done. Ron said they are still looking at housing some of the Chevron workers and also some of the hang gliding people. Ron said that CNCC also needs downtime to work on the dorms before the fall semester. Konnie has talked to the food services. She said that SODEXO was working on a package deal for room and food services. Ron said that hopefully he and his staff will have something finalized in the next week or so. Sandy Payne said she wanted to thank Ron for the sports tournaments because that definitely benefits the local restaurants. Jeff asked if they would still have the baseball tournaments. Ron said that yes he believes so. Konnie Billgren said that 200 of the Chevron workers/contractors will be staying locally in living quarters here in Town. Joe Nielsen said it would be contractors. Blue Mountain is currently completely booked for that time period.
- d. Update on Econ Development Activities including those pertinent to the RDA- Katelin Cook said that they are working on the open house next Wed the 15<sup>th</sup> at 5:30 at the Park & Rec District. The aviation development zone is being worked on with the state but she is having a hard time connecting with Jason she will try to get the original copy and send into the state. She is also working on CNCC and the Chamber to develop leadership training which will hopefully help with the next generation and also to help cross promote what there is to do in Rangely and build on the next generation of leader's in Rangely. If they don't know the details they should know at least where to send people. Ron said that they are looking at what other states and colleges have done and will try to replicate those programs, he thinks we have a lot of

talented people so the program would be great. Katelin is also looking for grants to offset a study of how to promote the broadband for existing and new businesses, which the commissioners did budget some funds for, but she is looking for at least half to cover the costs. The commissioners are looking how we can reopen the conversation of impact fees, looking to bring the producers together and have a mutual understanding so that all involved parties are on the same page. Jeff Rector said that when he took the job they swore him in and gave him a laptop, he is looking to have open conversations with the producers and the new commissioners to table the fee's until they can work with the producers and have these conversations. The first meeting will be in April, he said that he believes that the lack of information to the producer is why there is so much controversy. Jeff said we need to market it to the producers differently and he feels are very excited to have a voice in these fees and will keep everyone updated. The meeting will be in Meeker and will be posted when it has been set. The invitation list will probably be small so that initial conversations can be had, all of the producers first and then we can move forward. Tim Winkler wanted to make sure all producers were invited to the meeting. Jeff noted that the fees can be very huge for everyone from the small producer to the major's. Jeff hopes that we can make some changes to how they are incremental. Tim Winkler said that program is very convoluted. Jeff said that the original idea was to recoup funds that weren't being realized. Brad Casto asked if we could go back and give more information out to everyone about the internet is not what was originally marketed. Brad said you do not get the speed that was marketed and want to make sure we work through these issues. Jeff said that he has been talking with Blake about those issues. He feels that those will be worked out soon. Lisa Hatch said that when they test for your speed that they use the homes rather than from the server. Joyce said that the reason there are not a lot of complaints because most people are not knowledgeable about the speeds and the internet is much faster than what they were used to. Sandy said that the hardware is important because they get different speeds on different phones and computers. She said that Josh is trying to do some education on line. Sandy Payne said that different devices get different speeds so she does think that the hardware has any bearing on the speed that is being delivered. Brad said he has replaced the routers at home and his business and still are not getting the speeds that were promised. Jeff said that the individuals that have an understanding should contact Blake. Katelin asked if anyone had any questions. Peter asked if Katelin would talk about the Branding process. In front of you is an application of usage which means that anyone can use the brand but we do have to have some way to monitor or approve the use of the brand before it is replicated, and monitor that the view's expressed are approved by the Town and County. She said they are fine tuning the artistic elements and the actual document itself. Peter said so this is a draft document right now, and Katelin replied yes it is. Jennifer Hill asked if there would be a fee. Katelin said not at this time

- e. RDA Project Update on Activities Associated with Scope of Work Activities – Tim Webber said a week or so after the last meeting which he was not present at he received a call from John Hume. He asked what was going on at the RDA/RDC board? He said the store and the employees are confused about the rumors that have been going around that it would be closing. He said rumors have been circulated since



December that he was closing the store. John thought that it would be good to have conversions with the owner Mr. Hill. After a few delays and cancellations Tim Webber, Jeff Rector and Lenora Smuts had a meeting in Rangely this past Monday with Darin. At no time was he trying to undermine this board or anyone in the community he just wanted to find out what was going on and wanted to help the community as did Lenora and Jeff as the new county commissioner. Belinda Cloward manager of the grocery store, also participated in the meeting.

There was a lot of good conversation with Darin and a lot of listening about Darin's view's. Darin said that some of the information that was communicated between himself, and Peter, Joe and Brad was released prematurely and felt that it was throwing mud at himself and the store. Tim said that we have people upset on both sides which he feels is not productive. The overall communication was felt that the community needs a new grocery store and that Darin understands that. Joe Nielsen said in the meeting he said he was going to close the store on December 31, 2016, and said that Darin is misrepresenting himself. Lenora said that at the time he came in he was recruited to come into Town by the RDA, we facilitated him coming into Town. She said she doesn't recall what incentives if any Steiner had for coming into Town. Lenora said that we have always had complaints and doesn't know what the situation was from Steiner. Brad indicated that Steiner left because he was going out of business. Lenora said that when Darin came in, he had the same information and projection from the two previous stores. The store has diminished because of how the community supports it. Lenora said at what point we will have community support, she said that Darin has to have some commitment to stick around. Lenora wants to know what Clarks is basing projections on. Lenora said that Darin has to make some commitments to the Town but we have to make commitment to him as well. Lenora said that Darin made the comment that closing the store has no benefit to anyone, himself, the community etc. Lenora stated that Darin also entered into two non-competes with the existing grocery stores, possibly we should have stayed with them. Initially Mark Hayden managed the store with Roland Hopson which gave Darin high hopes. Having had numerous managers which may have been some of the problem. Brad said he would like to comment, he stated that he was in the meeting and Darin did communicate that he was going out of business at the end of the year. Brad understands why Darin is upset and he has conflicting views about sharing that information regardless of what has happened since. Brad said Darin went to both grocery stores so as to eliminate the competitors, which he feels was his decision not something the Town has to take any ownership of. Brad said that he is not going to give Darin any more help or funds to do anything else with his business. Lenora said going to those other businesses did probably help him with his business. Brad commented that yes it was but he feels he paid far too much and that was his decision. Andy Key said that his impression was that when Steiner came that was when the other two stores agreed to the non-compete. Lenora said no, that was after Darin took ownership. Sandy Payne said that is the same situation in the restaurants, because when there are too many choices, then none of the stores can prosper. Brad feels that Darin has made poor decisions and has lost business because of those decisions. Jeff Rector said we have to figure out where we can go from our conversations today, he said makes no difference who we support we have to deal with the grocery store now. If we cannot get the community to support the store we will never be successful. Andy Key said it has come up but maybe we need a coop. Lisa Hatch said the biggest thing we got from the survey is price and quality. Brad asked if Darin commented on committing to the community? Lenora said they really didn't get into that. Jeff commented that this was just an educational thing, he just wanted

to hear what Darin had to say. Lisa Hatch felt that Darin needed to come to the RDA and address his concerns and needs. Lisa Hatch said possibly a smaller group. Joyce Key said her perceptions are that he has communicated he has a price on his building, and then he meets with a different group from the RDA and expresses a different plan and direction or language. Lenora again said that they did not cover that kind of information. Tim said he feels everyone is upset. We need to communicate with everyone. Joe Nielsen said Tim could you please hear him out. Joe said that Darin said that here is the problem, I have lost xxx number of dollars, I want to close my store on December 31, 2016, I may keep my hardware store open longer. Please don't tell anyone so I have time to tell my staff. Joe felt that someone is being disingenuous. This Town cannot survive without a grocery store. If Darin decides to remove himself from the Town he cannot change that. Lenora said that Darin did not claim to not to have said that during the meeting with the Town. Joe said that if he chose to change his mind he could have come back to the Town and indicated that to the Town. Tim said that is where the problem lies there is a disconnect between Mr. Brixius and Darin. Tim said that three days after the meeting with the Town the employee's at the store heard that the store was being closed. Joe Nielsen said he does not recall the timing of that declaration or what the timing of events where but he did not speak of anything disclosed during that meeting with anyone. Peter indicated that the meeting that Joe Nielsen is referring to happened in October of 2016. Peter said that Darin and he spoke at the end of December and he asked if he could keep his store open because the Town did not have a solution to not have a grocery store. Darin asked when the RDA would be able to meet and possibly have some options which Peter replied the beginning of January which didn't happen. Peter said that the mission at that time was find a solution by either a coop grocery store or another operator if Darin was intent on closing the grocery store. There was no animosity at that time but when Darin called Peter the third or fourth week in January he was upset and indicated so to Peter. Peter said that also in December he provided two valuations. Tim stated that we can go back and forth about who said what but ultimately Mr. Hill has agreed to come to the RDA and discuss the future of the grocery store and decide if he wants to stay or if he wants to go. Roger Polley said he hates to comment since he and Darin have similar business interests, but arguing back and forth seems irrelevant, and for us the fight over who should be there isn't productive nor should we be having these conversations. Roger feels that this conversation needs to happen here and Darin should come and be part of it, no matter what we decide this project hinges on that building and or his longevity. Jeff said that this board needs to know what the problems are. What is the goal of the meeting or what questions; Jeff said we need to get Darin in this room. Darin said he would agree to that. Tim Winkler said that we only have so much we can do, for us to get two businesses to work and get a grocer to present what his intentions are. Jeff feels strongly that Darin needs to present his position. Lenora said the RDA has been a participant from the get go. Tim Webber said we have a down town is that suffering. The RDA is already involved and the projects discussed with Better Cities has evolved to trying to get a grocery store. Roger Polley commented that we need to get the project all wrapped into one vision and finding developers or going back to Darin. Roger said Darin is probably willing to work on something but he cannot lose money. Roger said we cannot build out another store which everyone seems to agree upon. Tim said that the two people that need to talk are Darin and Clarks. Brad said that isn't necessarily so, he felt that Darin initially thought we were making headway but we really haven't had enough discussion to make any firm plan. Tim feels that the Better Cities projects with CNCC are really coming to fruition and we need to make sure that these things are implemented. Lisa Hatch said we are still working towards a big plan the

grocery store is one part of it. Tim asked if we are going to meet with Darin or not. Do we ask are you going to stay, if you stay are you going to improve the store, if you aren't going to stay what does he want for the store. Peter asked then what is the RDA willing to do; Sarah and Lenora asked is the community willing to support the store and not what the RDA is willing to do. Lenora said that Darin said that he knows he needs to put \$50,000 of inventory into the store. Konnie said that her impression is that he is not going to leave and Belinda has said they are going to try to open the deli during the shut in. Brad thinks we need an open invitation to Darin to come to a meeting, Andy Shaffer thinks we need to have a small group meet with Darin. Lisa hatch said we need to be open to Better City plans that may make the grocery store work more efficiently, Brad agrees with this as well. Roger Polley said everyone knows the grocery store was overbuilt which is the main problem. Joe suggests we have a three to four people maximum with questions pre-screened by this group that are questions that do not seem combative does everyone feel that would be more productive. 10-12 questions which have already been laid out we want a grocery store that is not what it is now and we want someone with community involvement. Joyce Key said we should tape record it. Andy Shaffer suggested that people put forward their questions if they have anything they feel is important. Sandy Payne said that the community has to decide to support the business for it to be successful. The community has to pull together. Peter suggested that Better Cities take the lead and try to pull Darin's needs together with ours and see where they are at, is it time for them to do the job we hired them to do. Roger asked if Darin could come up with what he needed to make the grocery store work or how to exit the community. Brad asked if everyone has a consensus about Better City, Jeff, Sarah, Joyce, Andy, Tim Winkler said yes, Tim Webber abstained. Andy Shaffer said that we should have some RDA members on the group in addition to Better City that have the time to invest in this conversation. Andy Key said that disagreeing is not always a bad idea, he thinks we should have a couple of RDA members with differing opinions. Brad said that we should have a face to face meeting not a telephone conversation.

## **8. Information**

- a. Donald Peach Economic Development Feasibilities and Proposals Memo
- b. Agreement for Services with RBC Commissioners, Rio Blanco County and Better City LLC.
- c. Bi- Monthly Phone Conference with RBC Economic Development and Better City. 1<sup>st</sup> and 3<sup>rd</sup> Thursdays at 10:00 a.m. Conference number 857-216-3770 PIN # 61607
- d. Hang Gliding Event
- e. Gateway Directional and Promotional Signage
- f. Brand Guide

## **9. Adjourn**

6 – Old Business  
7- New Business

TOWN OF RANGELY  
BALANCE SHEET  
FEBRUARY 28, 2017

ECONOMIC DEVELOPMENT FUND/RDA

<u>ASSETS</u>			
73-10100	CASH - COMBINED FUND	320,275.57	
73-10116	INVEST SEC DEPOSITS	4,640.00	
73-11121	N/R SENERGY	120,000.00	
73-11513	FNBR CD 102943	12,668.91	
73-13120	INTEREST RECEIVABLE	15.13	
TOTAL ASSETS			457,599.61
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
73-21500	ACCOUNTS PAYABLE	3,603.18	
73-23172	SECURITY DEPOSIT RESERVED	4,640.00	
TOTAL LIABILITIES			8,243.18
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
73-29800	FUND BALANCE	453,387.64	
	REVENUE OVER EXPENDITURES - YTD	( 4,031.21)	
BALANCE - CURRENT DATE		449,356.43	
TOTAL FUND EQUITY			449,356.43
TOTAL LIABILITIES AND EQUITY			457,599.61

TOWN OF RANGELY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2017

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	2,530.00	5,770.00	55,000	49,230.00	10.49
73-30-200 INTEREST EARNINGS CD	28.36	28.36	100	71.64	28.36
73-30-500 MISCELLANEOUS INCOME	.03	.06	26,000	25,999.94	.00
TOTAL REVENUES	2,558.39	5,798.42	81,100	75,301.58	7.15
TOTAL FUND REVENUE	2,558.39	5,798.42	81,100	75,301.58	7.15

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2017

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	763.00	3,389.59	26,000	22,610.41	13.04
73-40-250 HOUSING MANAGEMENT EXPENSE	2,883.84	6,055.24	45,000	38,944.76	13.46
73-40-260 HOUSING MAINT/REPAIRS	223.76	343.52	2,000	1,656.48	17.18
73-40-270 UTILITIES	20.64	41.28	200	158.72	20.64
73-40-300 MARKETING	.00	.00	1,500	1,500.00	.00
73-40-301 GRANT EXPENSES	.00	.00	50,000	50,000.00	.00
TOTAL OPERATING EXPENSES	3,891.24	9,829.63	124,700	114,870.37	7.88
<u>CAPITAL IMPROVEMENTS</u>					
73-40-700 CAPITAL OUTLAY	.00	.00	5,000	5,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	.00	.00	5,000	5,000.00	.00
TOTAL EXPENDITURES	3,891.24	9,829.63	129,700	119,870.37	7.58
TOTAL FUND EXPENDITURES	3,891.24	9,829.63	129,700	119,870.37	7.58
NET REVENUE OVER EXPENDITURES	( 1,332.85)	( 4,031.21)	48,600-	( 44,568.79)	( 8.29)

TOWN OF RANGELY  
BALANCE SHEET  
MARCH 31, 2017

ECONOMIC DEVELOPMENT FUND/RDA

<u>ASSETS</u>			
73-10100	CASH - COMBINED FUND	319,475.23	
73-10116	INVEST SEC DEPOSITS	5,275.00	
73-11121	N/R SENERGY	120,000.00	
73-11513	FNBR CD 102943	12,668.91	
73-13120	INTEREST RECEIVABLE	15.13	
TOTAL ASSETS			457,434.27
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
73-21500	ACCOUNTS PAYABLE	3,962.20	
73-23172	SECURITY DEPOSIT RESERVED	5,275.00	
TOTAL LIABILITIES			9,237.20
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
73-29800	FUND BALANCE	453,387.64	
	REVENUE OVER EXPENDITURES - YTD	( 5,190.57)	
BALANCE - CURRENT DATE		448,197.07	
TOTAL FUND EQUITY			448,197.07
TOTAL LIABILITIES AND EQUITY			457,434.27



TOWN OF RANGELY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2017

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	4,032.50	9,802.50	55,000	45,197.50	17.82
73-30-200 INTEREST EARNINGS CD	.00	28.36	100	71.64	28.36
73-30-500 MISCELLANEOUS INCOME	.04	.10	26,000	25,999.90	.00
TOTAL REVENUES	<u>4,032.54</u>	<u>9,830.96</u>	<u>81,100</u>	<u>71,269.04</u>	<u>12.12</u>
TOTAL FUND REVENUE	<u>4,032.54</u>	<u>9,830.96</u>	<u>81,100</u>	<u>71,269.04</u>	<u>12.12</u>

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2017

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	41.40	3,430.99	26,000	22,569.01	13.20
73-40-250 HOUSING MANAGEMENT EXPENSE	3,941.56	9,996.80	45,000	35,003.20	22.22
73-40-260 HOUSING MAINT/REPAIRS	908.94	1,252.46	2,000	747.54	62.62
73-40-270 UTILITIES	.00	41.28	200	158.72	20.64
73-40-300 MARKETING	300.00	300.00	1,500	1,200.00	20.00
73-40-301 GRANT EXPENSES	.00	.00	50,000	50,000.00	.00
TOTAL OPERATING EXPENSES	5,191.90	15,021.53	124,700	109,678.47	12.05
<u>CAPITAL IMPROVEMENTS</u>					
73-40-700 CAPITAL OUTLAY	.00	.00	5,000	5,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	.00	.00	5,000	5,000.00	.00
TOTAL EXPENDITURES	5,191.90	15,021.53	129,700	114,678.47	11.58
TOTAL FUND EXPENDITURES	5,191.90	15,021.53	129,700	114,678.47	11.58
NET REVENUE OVER EXPENDITURES	( 1,159.36)	( 5,190.57)	48,600-	( 43,409.43)	( 10.68)

RANGELY DEVELOPMENT AGENCY  
FACADE RENOVATION AND SITE IMPROVEMENT APPLICATION

NAME: John & Sandy Payne

ADDRESS: 855 E. Main Street, Rangely, CO 81648

PHONE NUMBER: 970.675.2670 DATE: 4/18/17

PROPERTY OWNER OR LESSEE: JKJ Enterprises, LLC

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

Replace cedar fence across the front of Sunrise RV Park with a new cedar fence.

The current double pane windows are failing, which results in them having a dirty, cloudy look.  
Replace four storefront windows in Giovanni's with vinyl windows.

Repair stucco above the front entrance from water damage. To ensure that not happening again,  
please see the item below.

Install gutter and downspout on front entry of Giovanni's.

ESTIMATED COST OF PROPOSED PROJECT: \$6,000.00

DESCRIBE HOW ESTIMATED COST DETERMINED: Bids and Estimates Attached

AMOUNT OF GRANT REQUESTED UNDER RDA PROGRAM: \$3,000.00

PROPOSED DATE TO COMMENCE PROJECT: May 1, 2017

PROPOSED DATE TO COMPLETE PROJECT: May 15, 2017

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

APPLICANT SIGNATURE

DATE 4/18/17

RANGELY TRUE VALUE HDW  
105 W. MAIN STREET  
RANGELY, CO.  
81648  
PHONE: (970) 675-2454

JSJ FAMILY ENTERPRISES, LLC  
DBA/GIAVONNIS ITALIAN  
855 E MAIN STREET  
RANGELY CO 81648  
(970) 675-2670

CUST # 1446  
TERMS: STATEMENT  
REF. # BID 4/10/2017 RP

ORDR # 951778  
DATE : 4/10/17  
CLERK: MV  
TERM # 553  
TIME : 2:55  
\*\*\*\*\*  
\* SPEC ORDER \*  
\*\*\*\*\*

QUANTITY	UM	ITEM	DESCRIPTION	LOC	PRICE/PER	EXTENSION
230	EA	0507232	BID ON REBUILDING FENCE.		3.49 /EA	802.70
45	EA	0507912	115 FEET		7.80 /EA	351.00
16	EA	0507902	#2 5/8 CEDAR PICKET		13.85 /EA	221.60
16	EA	651614	GRN CEDAR 2X4-8		3.89 /EA	62.24
7	EA	LABOR	GRN CEDAR 4X4-8		75.00 /EA	525.00
7	EA	LABOR	60LB Concrete Mix		75.00 /EA	525.00
4	EA	LABOR	TWO MAN POLES		75.00 /EA	300.00
			TWO MAN PICKETS			
**ORDER*ORDER*ORDER*ORDER**						
DEPOSIT AMT					TAXABLE	1437.54
BALANCE DUE					NON-TAXABLE	1350.00
					SUB-TOTAL	2787.54
					TAX AMOUNT	93.44
					TOTAL ORDER	2880.98

(TVR#5900064623 )  
(JOHN )

DEPOSIT AMT .00  
BALANCE DUE 2880.98

X  
Received By

Valley ACT Hardware

401 E. Market Street

Meeker, Co. 81641

Phone #: 970-878-4608

Fax #: 970-878-9834



QUOTE #	QUOTE DATE	QUOTED BY	Project Name	SHIP VIA
TBD	4/4/2017		Giovannis	Deliver
AMSCO #	ORDER DATE	ORDERED BY	Quote Name	Expiration Date
	Quote Not Ordered		Unassigned	Quote Not Certified

LINE #	DESCRIPTION	QUANTITY	List	PRICE	ExtPrice
100-1		1	\$1,063.00	\$513.43	\$513.43

Rough 72" X 52.5" Overall Unit Size 71.5" X 52" Room Location None Assigned

Artisan Direct Set, 71.5 x 52

U-Factor 0.32 SHGC 0.35 VLT 0.63 CR 53 STC 29 OTC 23 EWR 31

Structural CW-PG50 Air 0.01 Water 12 Test Report 310-2436

Complete Unit, White, 1" Insulated Tempered CozE (LowE) 3/16" over 3/16" Protective Wrap



LINE #	DESCRIPTION	QUANTITY	List	PRICE	ExtPrice
200-1		3	\$760.60	\$367.37	\$1,102.11

Rough 72" X 52.5" Overall Unit Size 71.5" X 52" Room Location None Assigned

Artisan Direct Set, 71.5 x 52

U-Factor 0.31 SHGC 0.33 VLT 0.61 CR 54 STC NR OTC NR EWR NR

Structural CW-PG50 Air 0.01 Water 12 Test Report 310-2436

Complete Unit, White, 3/4" Insulated CozE (LowE), DS over DS, Protective Wrap



U-Values, Visual Light Transmittance and Solar Heat Gain values listed are NFRC certified

ACCEPTED BY:

DATE:

PROJECT	QUOTE
Giovannis	Unassigned

Customer Sub	\$1,615.54
Labor:	\$0.00
Freight:	\$0.00
Tax:	\$0.00
TOTAL:	\$1,615.54



September 29, 2010

Giovanni's Italian Grill  
855 E Main St  
Rangely, CO 81648

Dear Mr. Payne:

The Rangely Development Agency (RDA) Board Members would like to thank you for your commitment to Rangely's economic future. The objective of this program is to help provide financial assistance to owners to make Downtown Rangely businesses a more attractive place. The RDA is pleased to provide you with a Façade Grant to assist you with your project.

The total grant amount awarded is \$7,500.00. This grant amount will be awarded once the project 50% of the total approved invoicing which will be reimbursed to the Elks Lodge in accordance with the Façade Grant Guidelines. The Grant monies must be used on the following improvements:

1. Stucco and stone work to the front and Westside of the building. \$23,813.55  
Total amount \$23,813.00 Grant amount \$7,500.00

In-Kind services are not considered a match for funds. Written receipts for expenditures are required and must be submitted and approved prior to reimbursement from the RDA.

Once the agreement is signed the project will have a timeline of 60 days to complete the project will the option to acquire an extension if needed.

Sincerely,

Brad Casto  
RDA Chairman



MINUTES  
RANGELY DEVELOPMENT AGENCY  
September 29, 2010  
\*\*\* 7:30 A.M. \*\*\*  
REGULARLY SCHEDULED MEETINGS ARE  
FOURTH WEDNESDAY OF EVERY MONTH

---

Sara Hume  
Lenora Smuts  
Karen Reed

Brad Casto, Chairman

Bill Hodges  
Ryan Nay  
John Boyd

---

1) Call to Order

**Meeting was called to order at 7:40 a.m.**

2) Roll Call

**Members present: Brad Casto, Karen Reed, Ryan Nay, John Boyd**

**Members absent: Sara Hume, Lenora Smuts, Bill Hodges**

3) Approval of Minutes of July 28, 2010. **John Boyd moved to approve the minutes of July 28, 2010; seconded by Karen Reed, vote unanimous.**

5) Changes to the Agenda

**None**

6) Old Business

A. Update on Professional Touch project. **Peter met with Jerry regarding including the eastside of his building and resurfacing the parking lot. Jerry was going to get with his contractor and submit a new request that included these items. At this point Jerry has not submitted any request therefore his project is on hold until the additional items are addressed.**

B. Extension on the Façade grant for the Elks. **Don Reed representing the Elks Lodge came to the meeting to request an extension on their Façade grant. Due to income problems the Elks have not been able to fund the project but they feel if they are granted a 60 extension they will have the funds to complete the project. John Boyd moved to approve the extension timeframe to 60-days; seconded by Ryan Nay, motion passed.**

7) New Business

A. Façade application for Giovanni's. **John Payne explained that his grant request is to add stucco and stone to the west and north facing walls of the restaurant. John stated that he wanted to include a new entryway into the application but has not review bids back from the contractors. The total amount of the project is \$31,313.55 and the Façade grant is \$7,500.00. John Boyd moved to approve the façade request for Giovanni's in the amount of**

**\$7,500 with a 60 day timeframe and if John needs more time to complete the project then he can come back to the board for an extension; seconded by Ryan Nay, vote unanimous.**

B. Discussion on future goals and projects.

8) Adjourn

**John Boyd moved to adjourn the meeting; seconded by Ryan Nay, vote unanimous.**

ATTEST:

RANGELY DEVELOPMENT AGENCY:

\_\_\_\_\_  
Christine Brasfield, Town Clerk

\_\_\_\_\_  
Brad Casto, Chairman



## 8 – Information

## News about Enefit's Utah Project

### Enefit's sister company completes \$2.1 billion transaction



*Signing in Amman, Jordan, of \$2.1 billion financing package to facilitate development of oil shale-fired power plant, using Enefit technology, in the Middle Eastern country.*

In a great example of how Enefit is successfully developing oil shale projects outside of its home country of Estonia, Enefit affiliate Attarat Power Company (APCO) recently secured financing to build the first oil shale-fired power station and open cast mine in the country of Jordan. Construction of the power plant will begin soon, with operation set to begin in mid-2020.

The \$2.1 billion transaction is particularly notable as the largest-ever financing deal in the world's oil shale industry. The historic deal also highlights the long lead time needed – eight years in this case – to bring major oil shale projects to fruition, even in a country with strong political support and a business-friendly regulatory structure.

"The Hashemite Kingdom of Jordan and Estonia are alike in many ways – we both have very few natural resources but an abundance of oil shale," said Hando Sutter, Chairman of Enefit's Management Board. "Estonia has utilized oil shale for 100 years and we are proud that we have had the opportunity to help the Kingdom start utilizing its vast resource. Jordan imports over 95% of its energy needs. APCO's power plant meeting 10-15% of the Kingdom's rapidly increasing energy consumption will offer a much-needed solution for Jordan."

With lending for the project secured from a consortium of Chinese banks, the project is the largest externally financed project of any type in Jordan's history. The deal allows Enefit to reduce its shareholding from 65 percent to 10 percent, while increasing ownership percentages for the other two equity partners, YTL Power International of Malaysia (45 percent) and Guangdong Yudean Group Co. Limited of China (45 percent).

In addition to developing the power plant, Enefit is also seeking to produce liquid fuels from Jordanian oil shale, similar to the company's Utah Project. Jordan Oil Shale

Energy Co., 65% owned by Enefit, has signed an Oil Shale Surface Retort Concession Agreement with the Government of Jordan, giving it exploration and production rights for 40 years for approximately 2.6 billion metric tons of geological oil shale resource.

## Final EIS on Enefit's Utility Corridor Proposal Expected Soon

After more than four years of work, the end is in sight for the Bureau of Land Management's review of Enefit's request to build a utility corridor across a small section of federal land. We expect the BLM to release its Final Environmental Impact Statement in the coming months and issue a Record of Decision and right-of-way grant soon thereafter.

While most of Enefit's planned Project activities are located on private land (including mining, retorting, and upgrading operations), we propose to cross BLM to connect to existing utilities. The utility corridor would house overhead electric transmission lines, buried water and natural gas supply pipelines, a buried product delivery pipeline, and an improved county road.

### Utilities Corridor



In its Draft Environmental Impact Statement, released last April, the BLM determined that granting Enefit a right-of-way would be less environmentally impactful than not granting it. That's because, without the utility corridor, the BLM's alternative assumes we would use less-desirable options to meet the project's supply needs, such as building our own power plant and trucking out liquid fuels after processing.

Since the DEIS was released for review, the BLM has been analyzing and responding to issues raised by members of the public, special interest groups and government agencies. Enefit provided additional information and cooperated fully during this process, and we're pleased that the Final EIS is nearly complete.

It's been a long process to get to this point. Enefit filed its application for a right-of-way in November 2012 and the BLM began its environmental review in February 2013. Since then, thousands of hours of work have gone into information-gathering, field work, scientific and engineering analyses, documentation, public engagement, and meetings and conference calls ... lots and lots of meetings and conference calls.

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## Congratulations, Mike McKee!



We've been thankful over the years for the strong, positive support of many local officials in the Uintah Basin – particularly throughout the lengthy EIS process discussed above – but no one has been more supportive than Mike McKee. After 14 years as a Uintah County Commissioner, McKee recently resigned to become Executive Director of the Seven-County Infrastructure Coalition.

"Mike's help and insight has been invaluable to me and to our Utah Project," said Enefit CEO Rikki Hrenko-Browning. "He'll be missed on the County Commission, but we're looking forward to Mike continuing to build a strong economy and improve eastern Utah's quality of life as head of the Infrastructure Coalition."

The Seven County Infrastructure Coalition was formed in 2014 to promote regional planning, increase economic opportunities, and implement sustainable infrastructure projects. Among the Coalition's projects are the proposed Book Cliffs transportation corridor, expanding broadband internet service to Navajo communities, and converting coal-fired power plants to natural gas. In addition to Uintah County, the Coalition includes Daggett, Duchesne, Carbon, Emery, Sevier and San Juan counties.

Duane Shepherd, board chair of the Uintah Transportation Special Service District, was confirmed as McKee's replacement on the Uintah County Commission. Shepherd will serve out the remainder of McKee's term, which ends Dec. 31, 2018.

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## Welcome Back, Rikki!



She's baaack!

Following the birth of her first child, Remmi Amelia Browning, last August and six well-deserved months of maternity leave, Enefit American Oil CEO Rikki Hrenko-Browning is back on the job.

"I'm grateful to Enefit for the ability to devote significant time away from the office to our new baby girl," Rikki said. "Having the opportunity to spend uninterrupted time during those precious early months with Remmi and with our families in Utah and Ohio, gave us an amazing, if sometimes sleepless, opportunity to start learning how to be parents."

Rikki takes back the reins from EAO's Head of Development and Environment, Ryan Clerico, who served as Acting CEO during her time away.

"Ryan did a great job of stepping in and doing both my job and his," Rikki said. "Thanks to his experience and strong management skills, we didn't skip a beat and the company is in as good a position as I left it six months ago, if not better. Many thanks, Ryan!"

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: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

PROPERTY OWNER OR LESSEE: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ESTIMATED COST OF PROPOSED PROJECT: \_\_\_\_\_

DESCRIBE HOW ESTIMATED COST DETERMINED: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

AMOUNT OF GRANT REQUESTED UNDER RDA PROGRAM: \_\_\_\_\_

PROPOSED DATE TO COMMENCE PROJECT: \_\_\_\_\_

PROPOSED DATE TO COMPLETE PROJECT: \_\_\_\_\_

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

\_\_\_\_\_  
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

BYLAWS OF THE RANGELY DEVELOPMENT AGENCY  
OF THE TOWN OF RANGELY, COLORADO

ARTICLE 1

GENERAL PROVISIONS

Section 1.01. Name of Authority. The name of the Authority shall be the "Rangely Development Agency." The Agency may also be referred to as the "RDA." The RDA is a Colorado statutory "urban renewal authority".

Section 1.02. Seal of Agency. The corporate seal of the Agency shall have inscribed thereon the name "Rangely Development Agency, an Urban Renewal Authority," the year of the Agency's organization, and the words "Corporate Seal, Colorado." The seal may be used by causing it or a facsimile thereof to be impressed, affixed, or in any manner reproduced on the document or instrument that is to be authenticated.

Section 1.03. Office of Agency. The registered office of the Agency shall be located in the Rangely Municipal Building, 209 East Main Street, Rangely, Colorado 81648. The Agency may also have an office at such other place in the Town of Rangely, Colorado, as the Agency may designate from time to time.

Section 1.04. Bank Accounts. The Agency hereby delegates to the Town Clerk of the Town of Rangely the duty and authority to collect all money of the Authority and to establish such general and special bank accounts as the Town Clerk, upon consultation with the Town Manager, deems appropriate with such banks, trust companies, or other depositories as the Town Clerk may designate. The Agency may establish such rules and regulations regarding these bank accounts, not inconsistent with these bylaws and the Town of Rangely's requirements and all applicable law, as the Agency may deem expedient.

Section 1.05. Auditing. In conjunction with the annual Town audit, the Agency shall cause the accounts of the Agency to be reviewed [?] by a certified public accountant and a full statement of the Agency's finances shall be distributed to each Commissioner of the Agency then in office.

Section 1.06. Fiscal Year. The fiscal year of the Agency shall begin on January 1 of each calendar year and shall end on December 31 of the calendar year.

Section 1.07. Composition of Agency. The Agency shall be composed of seven Commissioners, who shall be appointed by the Mayor of the Town of Rangely, such appointments being subject to the approval of the Board of Trustees of the Town of Rangely. The term of office of a Commissioner shall be five years, on a staggered basis so that the term of at least one Commissioner shall expire each year. A Commissioner shall hold office until his or her successor has been appointed and approved. Vacancies other than by reason of expiration of a term of office shall be filled by mayoral appointment for the unexpired term. In addition, for all matters involving any tax increment or tax increment financing, directly or indirected, there shall be three *ex-officio* full voting members; (1) A Commissioner appointed by the Rio Blanco County Commissioners; (2) an elected member of the School Board for the Rangely School District; and (3) a board member of a Special district selected by agreement of the Special districts levying a mill levy in the Town of Rangely. Ex-officio Commissioners shall have the right and duty to vote on all matters regarding which other Commissioners vote.

Section 1.08. General Powers of Agency. The Agency shall enjoy all the powers granted to a validly established urban renewal authority under § 31-25-101, *et seq.*, C.R.S., as amended, including the power to make, amend, and repeal (as needed) these bylaws, and orders, rules, and regulations intended to help the Agency effectuate its powers. No acquisition or disposition of property shall be undertaken or made except in conformity with an approved urban renewal plan that has been approved by Resolution of the Board of Trustees, nor shall any action be taken to condemn any property except in accordance with an approved urban renewal plan that has been approved by resolution of the Board of Trustees. All financing plans, annual budgets, capital budgets, borrowings, and long-term financial projections shall be submitted to the Board of Trustees to obtain the Board's advice and consultation.

Section 1.09. Compensation of Commissioners. A Commissioner, including *ex-officio* Commissioners, shall receive no compensation for his or her services, but shall be entitled to payment or reimbursement of the necessary expenses, including traveling expenses, incurred in the discharge of his or her duties.

Section 1.10. Gifts. Any one or more Commissioners may accept on behalf of the Agency any contribution, gift, bequest, or devise made to the Agency, but only in an open meeting. No Commissioner shall ever accept a contribution, gift or other thing of value to the Commissioner personally, or to a family member or business associate of the Commissioner.