



Town of Rangely

RDA Packet

June 28, 2018 @ 7:30am



Photo by Margaret Slaugh

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)
Town of Rangely Conference Room
*** June 28, 2018 @ 7:30 a.m. ***

Brad Casto, Chairman

Keeley Winger
Karen Reed
Andrew Key
Treasurer – Lisa Piering

Jason Krueger
Konnie Billgren
Vacant Position

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. – Vince Wilczek
Rangely District Hospital – John Payne

- 1) Call to Order
- 2) Roll Call
- 3) Minutes of Meeting
 - a) Discussion and Action to approve the minutes of May 17, 2018
- 4) Changes to the Agenda
- 5) Public Input
- 6) Old Business
 - a) Discussion and Action to accept the engagement letter for Paul Beneditto to represent the RDA as they update their Urban Renewal Plan
 - b) Discussion and Action to appoint John Payne to represent the Special Districts as their appointed representative to the RDA.
 - c) CNCC Drone Program Update
- 7) New Business
 - a) Discussion and Action to approve the May 2018 Financials
 - b) Discussion and Action to approve an ethical obligation as a representative of the RDA.
 - c) Discussion and Action to appoint a committee to the RDA to lead a special project for all activities related to the development of a feasibility plan for a CO-OP Grocery Store to include research on developing membership, identification of a suitable location for lease or acquisition, funding mechanisms, wholesale suppliers, insurance, permits & licenses, staff training in food service and retail, local workforce availability and skillsets culminating in the development of a business plan to include membership, marketing, funding, pro-forma and annual projections.

- d) Discussion and Action to have the RDA complete the pre-application for the Colorado Fresh Food Financing Fund. This application allows the staff at P.U.M.A. to evaluate our application and determine if we would qualify for the funding based on our demographics as it relates to MHI and unemployment.
- e) Discussion of next steps related to the Better City Contract expiration and recommendations for the Town Council as they consider the relationship with Better City going forward.
Katelin Cook

8) Information

- a) Letter of Support - Enefit American Oil (EAO) – Utility Corridor Project

9) Adjourn

3 – Minutes

Minutes
RANGELY DEVELOPMENT AGENCY (RDA)
Town of Rangely Conference Room
*** May 17, 2018 @ 7:30 a.m. ***

Brad Casto, Chairman

Keeley Winger
Karen Reed
Konnie Billgren
Treasurer – Lisa Piering

Jason Krueger
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. – Vince Wilczek
Rangely District Hospital – John Payne

- 1) Call to Order
- 2) Roll Call – Brad Casto, Jason Krueger, Konnie Billgren, Andrew Key, Sandy Payne, Ron Granger and John Payne were present. Keeley Winger, Vince Wilczek, Joyce Key, Karen Reed, Jeff Rector were absent.
- 3) Minutes of Meeting
 - a) Discussion and Action to approve the minutes of April 19, 2018 – Spelling correction to the name of Rodger Polley. Motion to approve the minutes of April 19, 2018 made by Konnie Billgren, seconded by Jason Krueger, motion passed.
- 4) Changes to the Agenda – Item 7c Discussion and Action to appoint Peter Brixius to negotiate with Darin Carei from Synergy Homes on the Sagewood West Townhome rental property. Item 7d Discussion and Action to accept Keeley Winger to the RDA board.
- 5) Public Input
- 6) Old Business
 - a) Discussion and Action to appoint a Vice-Chairman to the RDA – Motion to nominate Jason Krueger as the Vice Chairman to the RDA by Konnie Billgren, seconded by Sandy Payne, motion passed.
 - b) Discussion regarding call center progress and Next Steps (**Better City Update on 5/09/18**) – Konnie Billgren provided an update. There will be a remote working job fair and workshop held at the library from 6-8pm on May 21st. Anyone interested in working from home will have the opportunity to fill out an application online for companies looking to hire Colorado residents to work from home. This will also give you an idea of how to find legitimate companies. Brad asked how Konnie is advertising. Konnie stated that it is on Facebook, constant contact and flyers around town. Sandy wants to make sure people know this is an open house. They don't have to stay the whole time. Angie at the college is also putting the flyer out. Better City will be putting on the job fair/workshop. Sandy stated that there is a woman who teaches college classes online who will be moving back to Rangely and was excited about this opportunity

7) New Business

- a) Discussion and Action to approve the April 2018 Financials – provided at meeting. Motion to approve the April 2018 Financials made by Jason Krueger, second by Konnie Billgren, motion passed.
- b) Discussion with Paul Benedetti – Attorney 8:00AM – Sandy Payne asked if there is a time frame for how long this will take. Peter stated about 14 months and we would have to budget part of that in next year. Paul Benedetti Joined by phone and asked if this board is separate from the town board. Peter stated yes and we are a 13 member board. Paul asked if what we are doing is exploring the possibility of a new plan with different boundaries or including part of the same area. Brad stated that he thinks our current plan is expired and that we need to do a new plan with new boundaries. Paul stated that we need to have some kind of conditions study to identify conditions that the area would qualify as blighted and we would need at least 4 factors in the statute. After we commission the study, we would need to notify each of the property owners in the area of the survey and let them know that we are conducting a survey. Paul stated that we need to be careful with our notices and make sure that everyone is notified and that we conform to the statutory requirements. After the survey is complete, a plan would be prepared and we would have to identify the kind of uses that we are thinking of. One of the most important document along with the plan would be an impact report showing how much TIF is projected to be created over the 25 year life of the TIF financing provision and the impact that it might have on the taxing bodies and their revenues. You will also want to show any benefits that might accrued to each of the taxing bodies. It is like an economic development type of study where you would show what type of jobs are going to be created and any revenues brought in and how these will generate new business in the community. You will then need to negotiate with each of the taxing bodies if you have to share any of the tax increments with them. Paul asked if any of the land we are looking at is classified by the assessor as agricultural for tax purposes. Peter and Brad stated no. Paul stated it goes back 5 years and asked if it is mostly built up land or does it have any vacant land in it. Brad stated that there is some vacant land, but it is not agriculture. Paul stated that we need to check in to that and make sure that it has not been classified as agricultural for tax purposes any time within the past 5 years. Paul asked if it is within the town boundaries, Peter and Brad states yes it is. Paul states that assuming that is no problem, we have to then have an agreement with each of the taxing bodies. Brad asked what if some of it is outside the city limits. Paul states that it has to be within the city limits and asked if we have a comprehensive plan. Peter stated that we do and it is dated. Paul stated that your land uses have to conform to whatever your comprehensive plan requires. As long as the comp. plan permits all the uses that we are thinking of, we can have higher uses in mind just as long as we are not violating our comp. plan. Paul stated that the school dist. probably has more of a mill levy in the area than anyone else. Usually as long as URA agrees to return the revenue from any bonded and debted mill levy overrides back to the school dist., they realize it will benefit the school district. It is important that they don't lose any money. Brad asked if we have to have a TIF project to get the plan complete, or can we do the plan prior to having a TIF project. Paul stated that it is nice if we have one in mind and it really helps with the impact report. It would be hard to work up accurate TIF projections without having some idea of who might come in and what might get re developed. Peter stated that at this point, real-estate valuations are not increasing. Paul stated that could be a problem and if we think the assessed value is going to go down, we might want to wait until it has at least reached a bottom for a period of time. It depends on how the assessor is looking at the property and what is happening on our proposed area. Paul states that a lot of smaller towns that need help or are trying to attract someone, have no choice but to try and put a plan in place to show that we have a means if someone is thinking of coming here or expanding a business. It helps when cities and counties are cooperating with each other and the school

dist. and the town have a common interest in re development, then we will just have to deal with the small taxing bodies as they come along. Impact report shows they have a net benefit because the base will increase as it goes along and the property values go up due to the economy. This increase gets shared every other year when we have our re assessment. We can then show the taxing bodies that their base will not be frozen for 25 years, they will benefit from a better economy or more activity in the area due to redevelopment. Brad asked if we renegotiate each TIF project that we do with the special districts, or do we negotiate it upfront with the plan and have every project that comes in be a set deal. Paul stated yes, it's negotiated up front and any project going in knows it's a set deal. Paul asked if our school dist. has a bonded indebtedness. Peter stated yes. Paul stated for example, if they have a certain number of mills they levy to take care of that bonded indebtedness, and if you agree with them that anything in the increment that they URA gets from the levy on the increased value in the area, we will give that money back to the school dist. If they have mill levy override for asbestos or school busing etc. then you give that money back to them to pay their bonds. Any money that isn't committed to be paid, is available to the URA to pledge to make project costs. This would include anything that you negotiate with new development in the area. You don't have to go back and renegotiate anything. The only possible time that you may have to do that is if you had a major modification of your existing plan, but usually that is handled in the agreement. Once all of that is in place, the town board would hold a public hearing on the plan and if approved by them, then you will adopt a resolution. For example if this was done in 2018, the way the TIF regulations read now, your base year would be 2017. You have to have a 30 day notice prior to your public hearing on the plan. Paul recommends having your conditions survey and meetings with taxing bodies complete before sending out any notices about the project or public hearings, because once you do that the clock starts ticking and you have 120 days to approve the plan or else you will have to wait another 2 years. Paul stated he assumed we would not want the URA to do eminent domain. Peter stated that is not a popular idea and asked if we would have to eliminate it from the plan. Paul stated that the way the statute reads right now, the town board would have to specifically authorize it. Paul's advice is that it's not worth it because it imposes so many requirements and is very expensive. Since 2004 there has only been one eminent domain case that has made it through the process. Peter stated that there are times where it makes sense, for example when there are out of town owners and there is vacant land. Peter had a question regarding the 13 member board and the one member that we are statutorily unable to secure. Peter asked if it is important to get that done before we start negotiating with the individual districts. Paul stated no, and asked if there is anyone who is a member of our board who is also on the special districts. Peter stated yes, we started to fill up the board with special districts representatives because each of the districts wanted to have individual representation. Paul stated that there can be only one who represents all of the special districts. Peter stated that he understands that. Paul stated that if we have one board member who is also a special districts member, then we could designate that person. If that seat becomes vacant, then it stays vacant until it's filled by a special dist. representative, school board representative or the county. Brad asked if the special districts have to have an input on the person that is on the board. Paul stated that they are supposed to get together and select one. The way the statute reads, you still need 7 members to have a quorum, even if those seats are vacant. Peter asked if we could select one of the special district members as the one member to represent all of the special districts and solicit that to each of the boards and ask for their approval. Paul stated yes, and they should all agree. Paul stated that our board member was appointed under the statute, so they could still stay on the board and then we could advise the special district members that if they want to get together and choose someone else, then we can deal with that as it arises. Paul asked how many special district board members we have. Peter and Brad stated four. Paul stated that he feels those four should decide which one should fill that role. Brad agrees. Paul states that we could have

something in the agreement with the taxing bodies involved that would say that the person selected has agreed to be the representative of this special district. The only special districts that would count are those within our boundaries of our project area. John Payne asked what would happen if one of those districts refuses to participate completely. Peter stated that they could be forced in to mediation. Paul stated that if there is agriculture land involved, each of the taxing bodies has to agree to in writing that the URA can function in the area. The mediator would have to consider all the benefit that would accrue to the taxing body. If you have an accurate impact statement that shows that the economic output will result in increased tax revenue for the taxing body, they would have a hard time claiming that they have been hurt. One of the benefits from these studies is that it has helped the taxing bodies better understand the process. Lisa Piering asked if the boundaries for RDA is just Main St. or will it go out past Basic Energy. Peter stated that currently our boundary line runs out west of town past the grocery store. Peter stated that what we should do is if we have areas, we should add them to the plan area or do a special project area once we get in to it. That will then become a special TIF. Lisa asked if we should then keep the boundaries and add special projects. Peter stated yes, or it could get very complicated. Brad asked about an airport project, but stated it needs to be in city limits. Peter stated that it is in city limits. The airport is owned by the county, but it is in city limits. Peter states that if we do a project at the airport, we could select just the boundary of that project and it would become a special TIF project. We would have to hire an attorney to help us get it prepared and declare it blighted. Brad feels it will be tough to convince the taxing districts that they need to do this if we don't have a project to base anything on to show them what will be their increase. John feels some of the taxing districts are opposed because of reasons of principal. They don't feel the government should be involved in business. To get them to try and change because of the benefit is the way to handle it. John feels it will be difficult to convince them that this is good for the community even though it doesn't fit with their principal concept of what it should be, but we need to be flexible to help everyone. Brad doesn't understand how a special district could not be supportive of everyone when there is a bank of money out there for 25 years. Brad states that you would think that is the most important thing to them, to look for funding and ten years down the road there is this money that they will have to use. John states especially when it doesn't affect their current level of income. They would just not get the increase from the project. Peter stated that also depends on negotiation as well. If a 3 million dollar building is built, that incremental tax that is created and maybe 50% of that tax goes back to the taxing entity. John states that it also increases value for everyone, so it will still benefit them and these are the arguments that need to be used to convince the districts that have principal reasons why they don't want to do this. Konnie states maybe it is putting together a power point and putting them all in a room together. Lisa states there is still the fear there and the stories they hear from other communities that may not necessarily be true. Konnie stated that maybe the RDA needs to go to each special district and present what it is really about and not the pre conceived notions that they have heard. Show them the pros and cons, but let them know the benefits will outweigh the cons. Lisa stated that there are still people pushing for this not to happen. Konnie states that she would ask them why. If you want economic growth and you love Rangely, why would you not support this. John understands Konnie's concept, but states that if you have a principal issue with government in business, it will be hard to change their minds and it needs to be done in the right way. You do not want them feeling it is being forced on them. Brad feels it needs to be more proactive to the community and let them put pressure on their boards. John states the boards need to realize they are representing their districts and not their personal beliefs. Konnie feels for the most part everyone wants to improve Rangely and our economic situation. Peter states that what he has heard lately from those two districts is that if the right project comes along they will support it. John states that they have to be able to trust the person chosen to represent them and that they will articulate their views. Brad doesn't like the setup of this is

how every project is going to be and feels that if a project comes in that is different than we should look at it different, but does like that you don't have to renegotiate every time a new project comes in. Peter stated that the agreement could say that in terms of tax increment financing, the project will use this specified amount of tax and that could be the terms within the agreement. It could also state that we take all of the incremental tax for a certain amount of years and after that we start moving that tax back in to their district. Brad stated that is the hard part because some of those projects are different and can be done for ten years and others fifteen, it depends on the project. Peter states in that case we would amend it for that project. Sandy Payne feels the other side to it is, that in her opinion, there isn't a huge consensus on what is best for Rangely and what is needed economically to move forward. She feels that may be some of the struggle not only with the special districts but with the general population. Konnie stated that realistically, not everything is going to benefit everyone. Peter asked what the board want to do in regards to Paul's engagement letter. Brad stated we should get some information from the county because our 2017 numbers were not good. John stated that is a problem because you do not want your base to be your lowest year. Brad stated looking at our sales tax numbers, 2017 wasn't very good and 2018 is a little better. Peter stated that 2018 numbers are going to be below 2017. John stated that we need to make the special district issue a priority. Konnie and Brad agree. Konnie asked Peter if we should put together a presentation and go to the districts. Brad stated that we have done that twice already. Peter stated that Tim attended the meetings. John stated that Joyce also attended meetings with them. Peter stated that what if in one of our board meetings we select one of the four members to represent to the special districts. We could put a letter out to them and ask if they would endorse this member from their special district. John feels that person needs to attend the meetings and campaign for it as well. Peter agrees. Brad stated that he would go with that person, but doesn't think he could do it all in a month. Lisa feels they could still take too much time in deciding on this. Brad stated that's why they need to know this is coming down the pipe and they need to voice their opinion on it now. Lisa stated, and that it will be decided by majority vote. Lisa asked if one of the 4 is the special districts representative, can the other 3 stay on the board. Peter stated yes. John stated that he would be willing to be the representative. **Brad and Konnie feel that he could get the support needed. Brad stated that John and he could work on it, but that the next month is very busy for him. John stated that he is fairly flexible and that most of the meetings are in the evening and he would be able to get away then. Peter stated that we will put some info together for John. John stated he needs to know when the meetings are so that he can let them know he is coming. Peter wanted to thank Lisa for all of her work, especially this week with some office staff being out.**

- c) Discussion and Action to appoint Peter Brixius to negotiate with Darin Carei from Synergy Homes on the Sagewood West Townhome rental property – Brad feels that sometimes negotiations don't go well if they are in a public setting and would like to appoint Peter to handle those with him and then they will report back to the board what gets finalized. Motion to appoint Peter Brixius, Andy Key and Brad Casto to negotiate with Darin Carei from Synergy Homes on the Sagewood West Townhome rental property made by Konnie Billgren, second by Jason Krueger, motion passed.
 - d) Discussion and Action to accept Keeley Winger to the RDA board – Motion to accept Keeley Winger to the RDA board made by Jason Krueger, second by Sandy Payne, motion passed.
- 8) Information – Konnie stated that the Wild Bunch Consortium is doing well. They are selling out of coolers every weekend and they have bikes going out. During the last 2 weeks 5-6 bikes have come in for repair. Konnie also provided an update on Rally Colorado. Konnie stated everything is going as planned and there will be UTV's brought in for racing. This will be taking place July 19-21st. The 20th and 21st will be the two days of racing. They will end up at CNCC in the big

parking lot to so the awards on Saturday night. There will also be a parade Wednesday night down Main St. September 7-9th the Canyon Pintado Hill Climbers will be racing on 116. These are not street legal. Konnie will be getting her permits this week or next for the ROAR. They will start west of the gas plant. There is also a hill climb phone conference on the 25th at 10:00am. John Payne asked if there are a lot of issues with accommodations since the Budget Host Hotel closed. Konnie stated that last year the Budget Host refused to take any reservations for the rally until Chevron was completely out. Meeker and vernal then received that business. Sandy stated that a motorcycle group called B.R.U.S.H will be coming through town June 23rd. with approx. 250 people. They come from Wyoming down to Grand Junction. Sandy is hoping that they will spend a little time in Rangely and eat. She will give them information about The Tank, Museums and Konnie's info at the Chamber. Brad thinks that we should look in to hiring an advertising agency to promote Rangely. Brad has one for NAPA that is good. Konnie can get matching state funds for advertising. This grant would have to be applied for in August. Brad will email his agency and see if they could do the advertising for us. Brad talked about how NAPA using Geofence and if you walk in to the store with a device it will track your number instantly and he can tell what business you went in to and if you clicked on his ad on your phone. He then gets a report every month. Jason Krueger stated that it's nice because you can target events. You can go to Moab during their events and pay some money and advertise our OHV events. Brad stated that yes, he can call his advertising agency about a week in advance and tell them there is an event going on and he wants to have them Geofence it. He can then advertise to every person that went in to that event. Konnie asked if he can see if they could do one for the ROAR event. Brad stated they could also link the Rangely video that was made. Brad sets a budget each month and once that budget is reached, none of his ads show up anymore.

9) Adjourn – Meeting adjourned at 8:55a.m

6 – Old Business
7- New Business

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2018

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	5,175.00	23,630.00	143,000	119,370.00	16.52
73-30-200 INTEREST EARNINGS CD	27.47	55.87	120	64.13	46.56
73-30-500 MISCELLANEOUS INCOME	.04	5,368.32	85,000	79,631.68	6.32
TOTAL REVENUES	5,202.51	29,054.19	228,120	199,065.81	12.74
TOTAL FUND REVENUE	5,202.51	29,054.19	228,120	199,065.81	12.74

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2018

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	1,039.80	3,961.20	5,000	1,038.80	79.22
73-40-250 HOUSING MANAGEMENT EXPENSE	4,855.38	20,858.44	21,000	141.56	99.33
73-40-260 HOUSING MAINT/REPAIRS	149.73	863.75	1,000	136.25	86.38
73-40-270 UTILITIES	20.64	103.20	100	(3.20)	103.20
73-40-300 MARKETING	.00	.00	700	700.00	.00
73-40-301 GRANT EXPENSES	500.00	(4,250.00)	40,000	44,250.00	(10.63)
TOTAL OPERATING EXPENSES	6,565.55	21,536.59	67,800	46,263.41	31.76
TOTAL EXPENDITURES	6,565.55	21,536.59	67,800	46,263.41	31.76
TOTAL FUND EXPENDITURES	6,565.55	21,536.59	67,800	46,263.41	31.76
NET REVENUE OVER EXPENDITURES	(1,363.04)	7,517.60	160,320	152,802.40	4.69



Ethical Obligation

Public sector positions with the Town of Rangely and persons serving on public commissions and boards bear obligations to their public constituents that are similar to the ethical obligations of other professions. Public sector leaders and participants share with their neighbors all of the responsibilities and rights of citizenship in a democratic society. The mission and goals of The Town of Rangely calls every person serving on public commissions, boards and as employees to serve with additional dedication and commitment.

The Rangely Code of Ethics requires persons serving on commissions, boards and as employees to:

- Demonstrate the highest standards of personal integrity in all public activities in order to inspire public confidence
- Serve the public with respect, concern, courtesy and responsiveness
- Strive for personal professional excellence
- Approach duties and activities with a positive attitude and support open communication, creativity, dedication and compassion
- Serve in such a way as not to realize undue personal gain
- Avoid conflicts of interest
- Respect and protect privileged information
- Exercise appropriate discretionary authority
- Keep up-to-date on emerging duties
- Eliminate fraud, discrimination and mismanagement of public funds
- Respect, support, study and be prepared to work for change as it relates to municipal codes, and other laws

Public administrators and committee leaders bear the added burden of putting personal and financial pursuits aside especially where decisions may conflict with the public business when dealing with public concerns.

By signing this statement, you affirm that you agree with, and will adhere to the Ethics Code as stated both in letter and in spirit when conducting business for the Town of Rangely.

Printed Name

Date

Signature

Position Title

pre-application

applicant information

Legal Name of Business		Fed Tax ID # (or SSN)		Formation Date
Type of Entity	<input type="checkbox"/> C Corporation <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> S Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Cooperative	<input type="checkbox"/> General Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Other:	
Type of Business	<input type="checkbox"/> Single Food Store <input type="checkbox"/> Small Food Market Chain (2 to 5 locations) <input type="checkbox"/> Medium/Large Chain (>5 locations)		<input type="checkbox"/> Food Cooperative <input type="checkbox"/> Real Estate Development Company <input type="checkbox"/> Other:	
Business Street Address		Phone		Accepts food stamps? <input type="checkbox"/> Yes <input type="checkbox"/> No
City		State		Zip

contact information

Legal Name of Individual Serving as Contact for Applicant		
Relationship to Applicant		Mailing Address
City	State	Zip
Email	Phone (primary)	Fax

project information

Type of Project (check all that apply)	<input type="checkbox"/> Land Assembly <input type="checkbox"/> Mixed-use Development <input type="checkbox"/> Equipment Refresh	<input type="checkbox"/> Construct New Food Store <input type="checkbox"/> New Store in Existing Building <input type="checkbox"/> Reopening of Closed Food Store	<input type="checkbox"/> Expand Exist. Food Store <input type="checkbox"/> Renovate Exist. Food Store <input type="checkbox"/> Other:
Food Market Name/Banner		Food Market Parent Company or Cooperative (if applicable)	
Project Street Address		Food Market Major Supplier	
City	County	Estimated No. of Full- & Part-time Jobs to be Created/retained: No. of Existing Full- & Part-time Employees (if applicable):	
Status of Project Site Control	<input type="checkbox"/> Currently Owned <input type="checkbox"/> Currently Leased	<input type="checkbox"/> Negotiating Purchase <input type="checkbox"/> Negotiating Lease	<input type="checkbox"/> Site Under Construction <input type="checkbox"/> Other:

project information (cont.)

Total Store Retail Area	Fresh Foods Retail Area (estimate gross square feet)	Estimated Project Start Date
Existing = _____	Existing = _____	Estimated Project Completion Date
Total After Project Completion = _____	Total After Project Completion = _____	

financing information

Total Project Cost (attach preliminary budget if available)		Amount Requested
Type of Financing Requested	<input type="checkbox"/> Loan <input type="checkbox"/> Loan/Grant <input type="checkbox"/> Grant	
CO4F Loan and Grant Uses: Please list expected uses of CO4F financing (e.g. equipment, working capital, construction)		
Description		Amount
1.		\$
2.		\$
3.		\$
Other Funding Sources: Please list any other sources necessary to complete this transaction and their status (Confirmed, Requested)		
Source	Amount	Status
1.	\$	
2.	\$	
3.	\$	

Please use the space below to describe the specific changes you propose that enhance healthy food access.

Applicant Signature/Title

Date

Return completed pre-application form to: email: CO4F@pumaworldhq.com or fax 720.638.9089. Please visit www.chfainfo.com/CO4F for program information. For application assistance or questions, please contact:

Erin Lyng
P.U.M.A.
720.519.0535
CO4F@pumaworldhq.com

CO4F Loan and Grant Uses

Please list the expected uses of the financing (i.e.: real estate acquisition, construction, pre-development costs, equipment purchase, working capital, etc.)

	Description	Amount
1		
2		
3		
4		
5		
6		
	TOTAL	

8 – Information



Stephanie Howard
Bureau of Land Management
Vernal Field Office
170 South 500 East
Vernal, UT 84078

RE: Enefit American Oil (EAO) – Utility Corridor Project *(Due July 2, 2018)*

Dear Mr. Torres:

The Town of Rangely enthusiastically supports the work accomplished in the Final Environmental Impact Statement for the EAO Utility Corridor Project. Rangely, as noted in the EIS, is positioned just 25 miles northeast of the utility project and we support the issuance of utility rights-of-way across BLM-administered lands and improvements to Dragon Road. The No Action alternative would deny Enefit's application for suitable utility rights-of-way and place a heavier burden on existing infrastructure to deliver these vital utility products to and from the site and would force Enefit to choose a less environmentally beneficial method of securing natural gas, electricity, water and product delivery via alternative means.

We not only find the request by Enefit to extend utilities to the site acceptable, but we believe that the economic benefit to a depressed area dealing with the downturn in the extractions industry to be a major benefit derived from the extension of these utilities. BLM projections site that 85-110 jobs could be created over several years in support of the Utility Corridor Project.

Enefit has proven itself to be a world-class operation and its engineers and scientists have shown the benefit of their oil shale retort process to be environmentally friendly using a marginal amount of water annually for the process of mining and refining. In fact, Enefit has stated their plan to design a "zero liquid discharge" facility. Total water usage projections equate to the amount of water utilized for irrigation of 2000 acres of alfalfa annually.

Enefit has fully responded to all requests by the BLM for information needed for the agency's analysis. Throughout the EIS process all third-party concerns were addressed and resolved to BLM's satisfaction providing clear evidence of the transparent nature of the process.

In conclusion, it is evident that every aspect of the Utility Corridor Project has been researched, reviewed and analyzed. The company has shown itself to be extremely cooperative during the process and helpful in producing data necessary for the EIS determinations. Enefit has demonstrated its expertise in the development of Oil Shale Retort operations around the world and how they can function efficiently and environmentally safe and clean. This study has also demonstrated that the Proposed Action is the most cost effective and environmentally suitable alternative for the project.

The Utility Corridor Project is good for our economy, for Enefit, for the surrounding populations and for the environment. We find no reason to accept the No Action Alternative and we urge BLM to move forward with the Proposed Action.

Sincerely,

Andy Shaffer
Mayor – Rangely, Colorado

Cc: Rangely Board of Trustees